



1st Half 2019

FINANCIAL RESULTS PRESENTATION

30 August 2019

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KEY TAKE AWAYS

1. Total Comprehensive Income of USD 1.5 million in H1 2019
2. NAV per share at NOK 4.0 (after reversed sharesplit)
3. Gasfield occupancy at 95%
4. The company has entered into a conditional agreement with Swedbank with the aim to create a financial capacity to continue operating.

OPERATIONS / FINANCE

1. Gross rental income excl. VAT per month from the Gasfield building, according to signed contracts as at 30 June 2019, was RUB 14.7m
2. As at 30 June 2019 the company is not able to fulfill its debt obligations
3. The value of the building has increased to USD 23.6m as at 30 June 2019 mostly due to currency translation (USD 21.3m as at 31 December 2018). The value of the land lease agreement is stable at USD 0.131 million

P&L – MAJOR ITEMS

mill. USD	H1 2019	H1 2018	12M 2018
Total Comprehensive Income	+1.5	-5.7	-7.3
<u>Summary of major items:</u>			
NOI from investment properties	+0.7	+0.1	+0.2
Value change investment properties	+2.3	-5.4	-5.3
Other operating costs	-0.6	-0.7	-1.3
Borrowing costs	-0.8	-0.9	-1.8
Currency gains/ losses	-0.1	-0.0	-0.1
Contract- and interest derivatives	+0.0	+0.1	+0.5
Taxes	-0.1	+0.7	+0.1

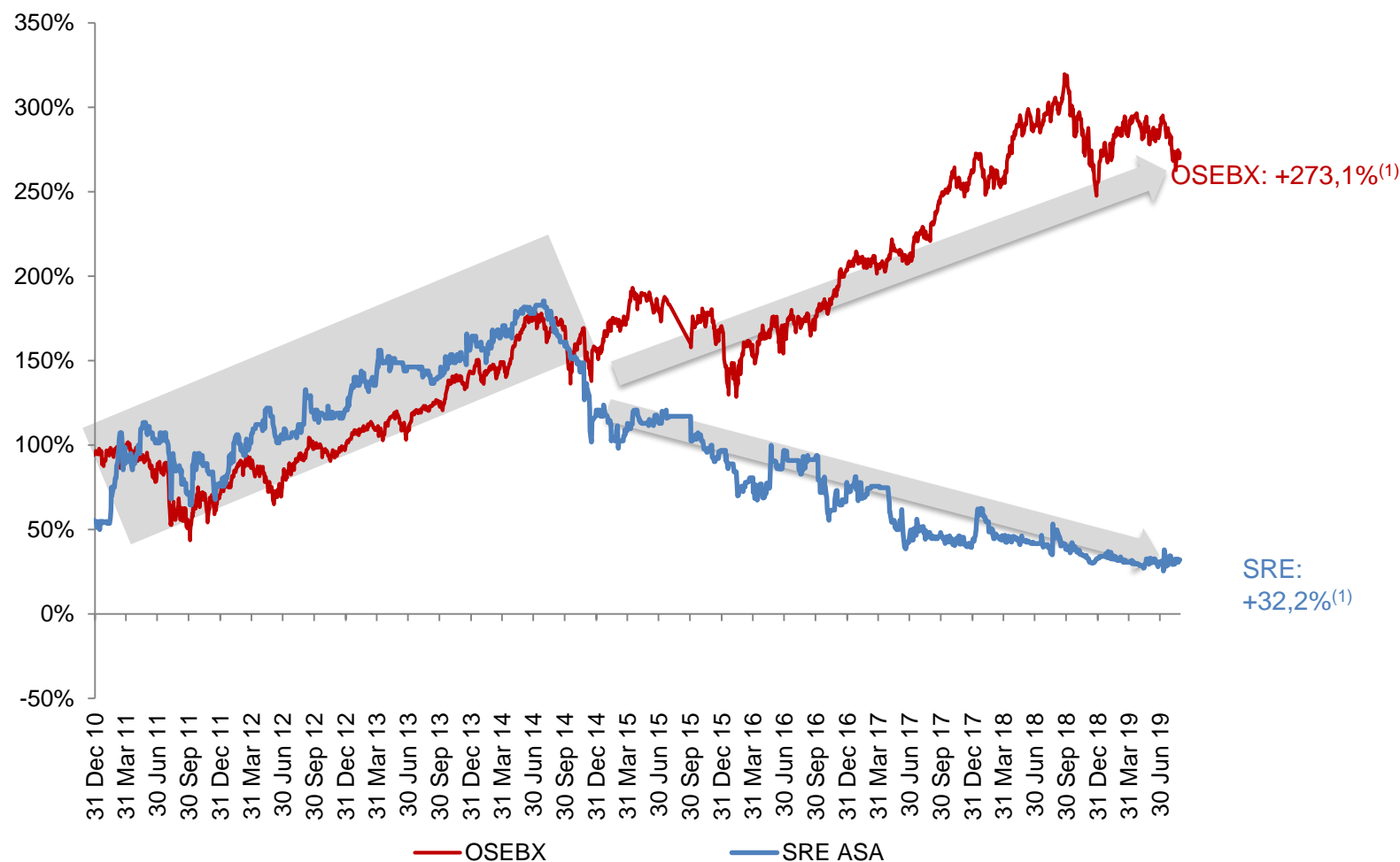
BALANCE SHEET – MAJOR ITEMS

(US\$ '000)	30/06/19 ⁽¹⁾	31/12/18		30/06/19 ⁽¹⁾	31/12/18
Investment property	\$23,731	\$21,419	Bank loans	\$19,317	\$18,678
Total non-current assets	\$23,736	\$21,424	Deferred tax	\$161	\$112
Cash	\$633	\$500	Other liabilities	\$1,178	\$849
Total current assets	\$1,046	\$852	Total liabilities	\$20,657	\$19,639
Total assets	\$24,782	\$22,277	Equity	\$4,125	\$2,637
			Total equity and liabilities	\$24,782	\$22,277
			<i>Equity ratio</i>	16.6%	11.8%

(1) Unaudited.

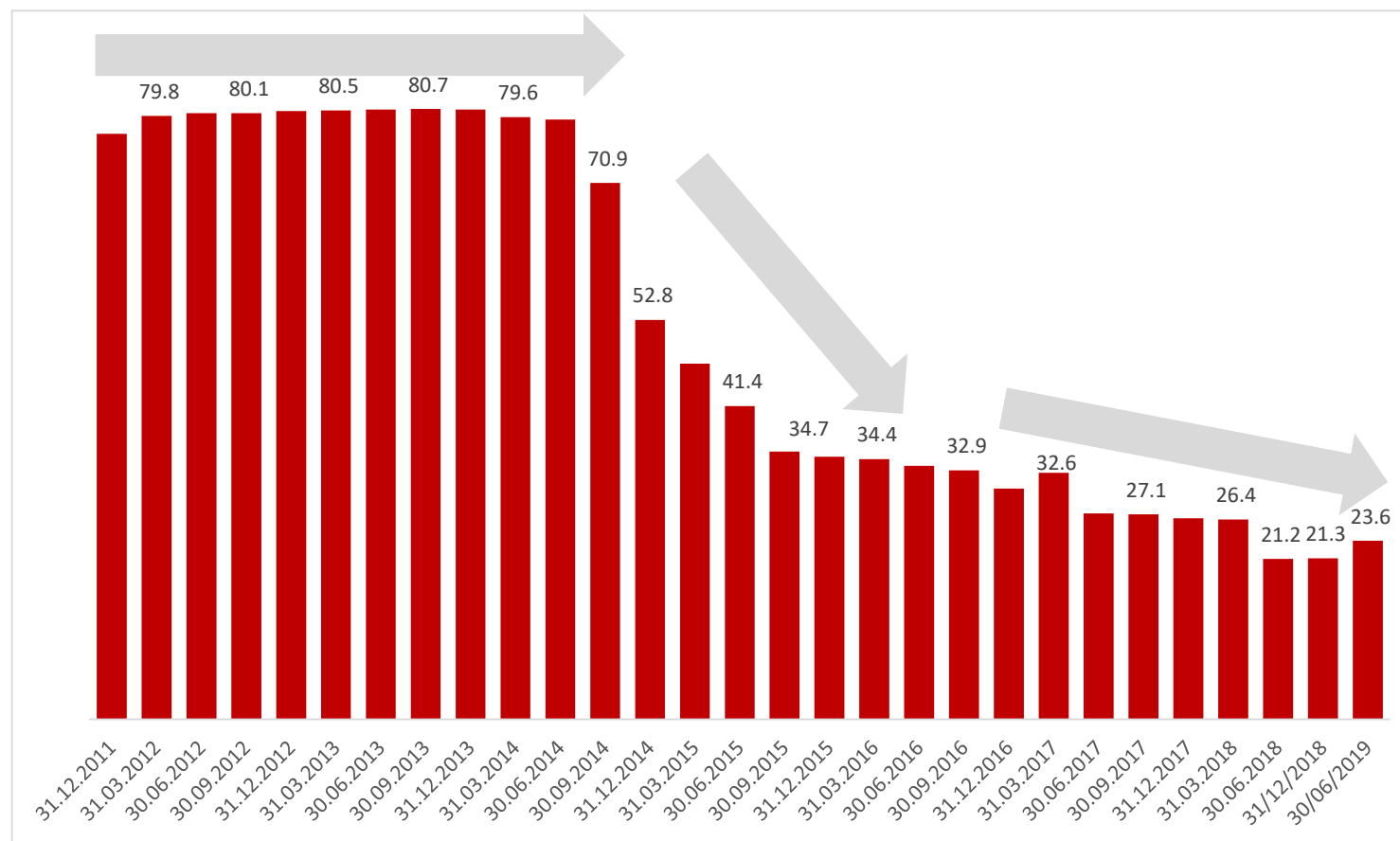
STORM REAL ESTATE SHARE PRICE PERFORMANCE

- The Storm Real Estate share was listed on Oslo main exchange on 6 July 2010.
- Before listing, the Storm share was traded OTC.
- Share prices are adjusted for dividends and changes in number of issued shares.

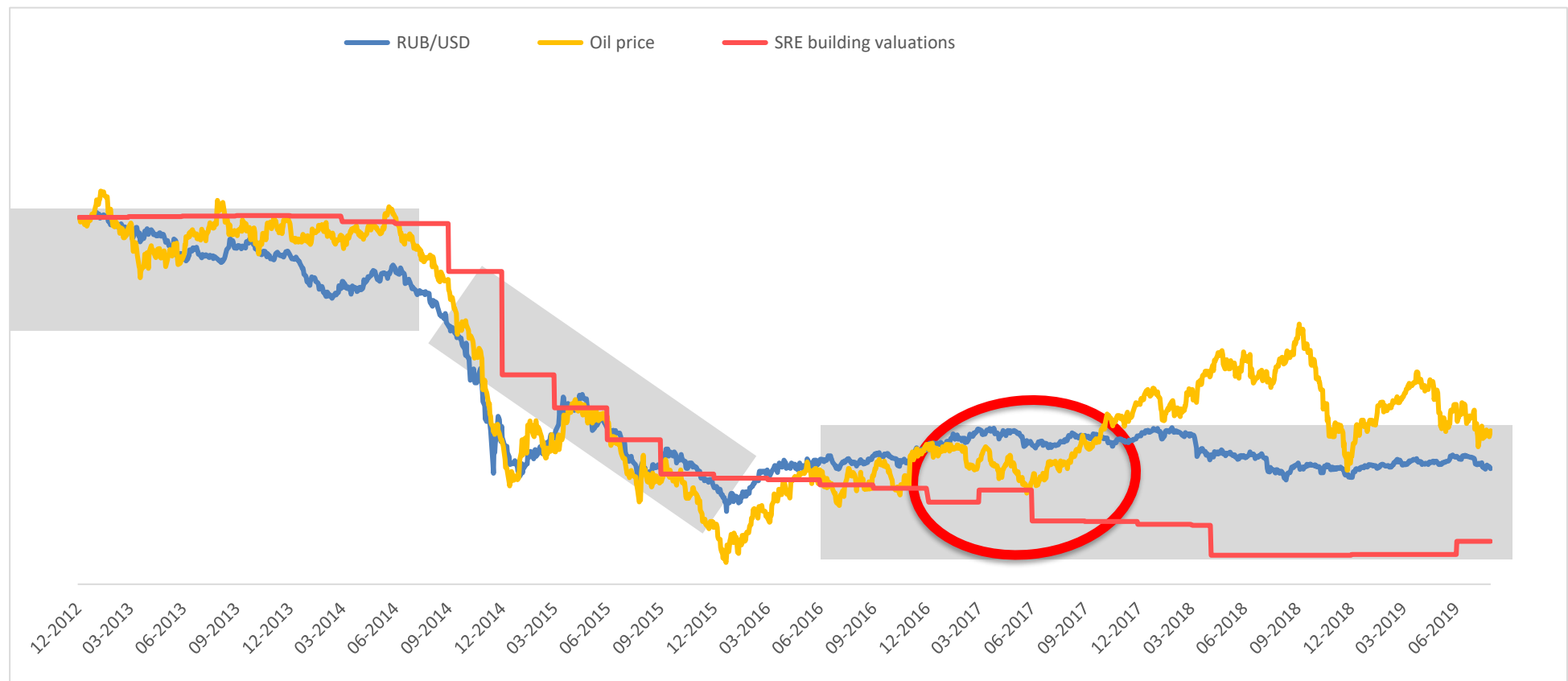


DEVELOPMENT OF GASFIELD VALUATION 2012-2018

- Gasfield building valued at USD 80.7 million at peak (2013).
- Current valuation USD 23.6 million.
- Decline in valuation of USD 57.1 million (-71% from peak).



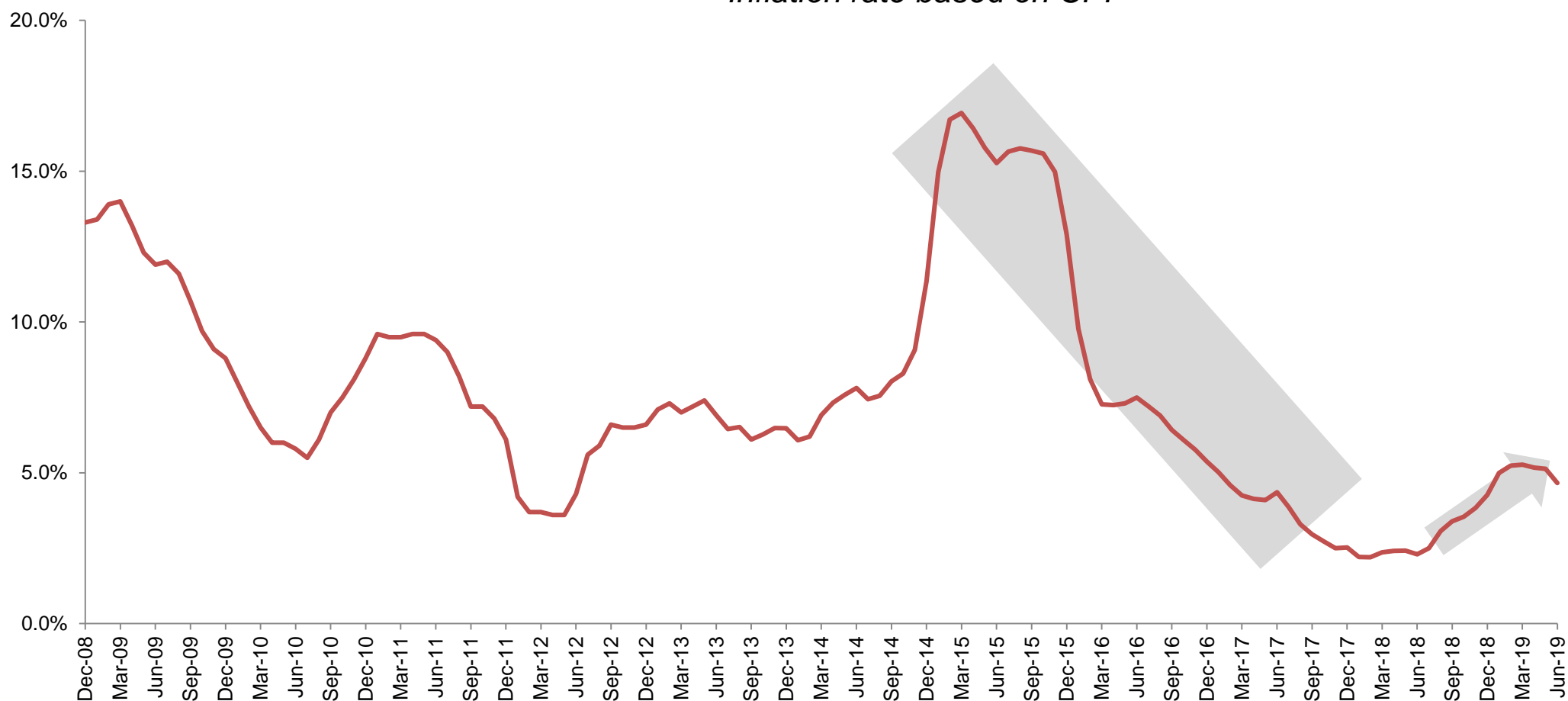
OIL PRICE vs PROPERTY VALUES vs RUBLE



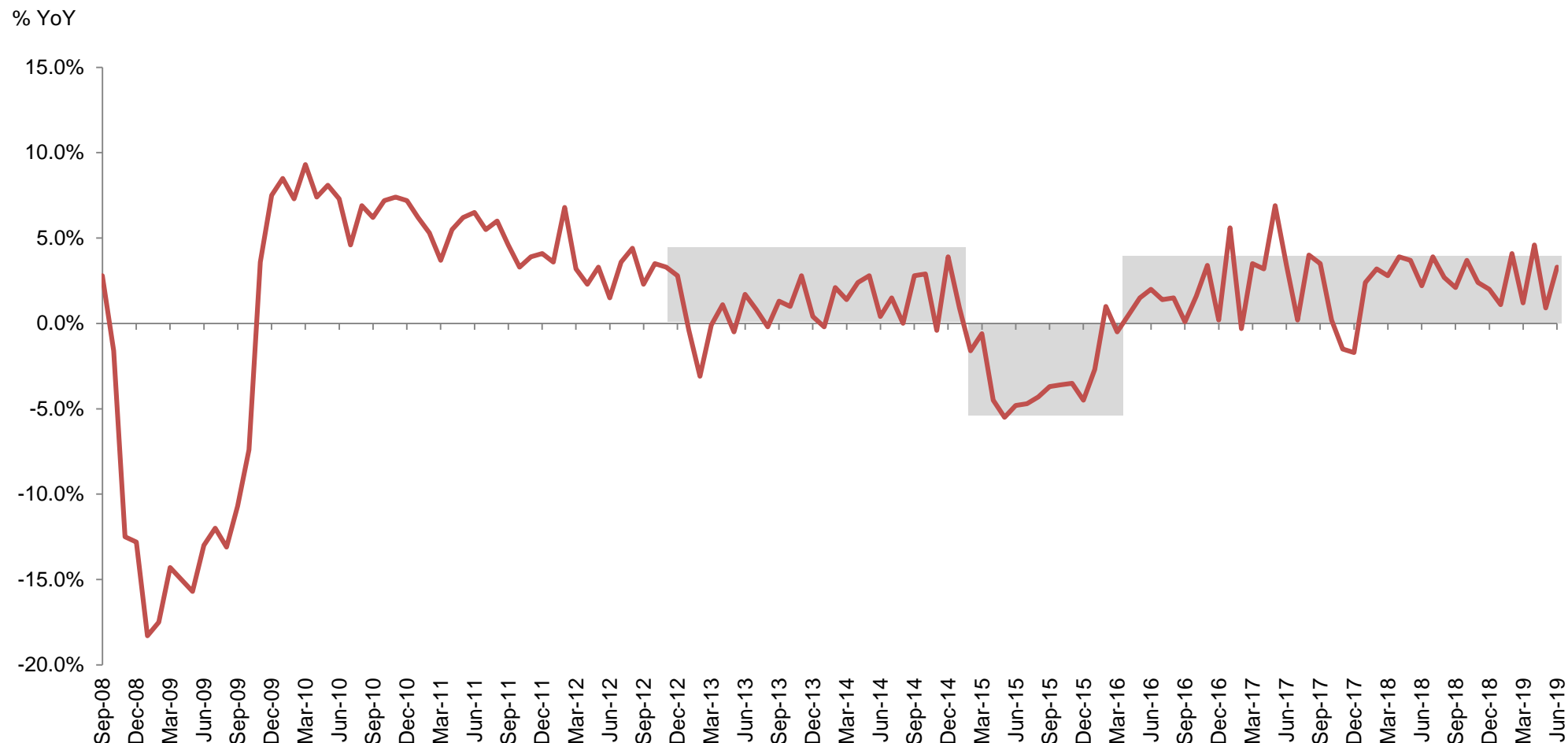
RUSSIA – INFLATION

Inflation rate

Inflation rate based on CPI

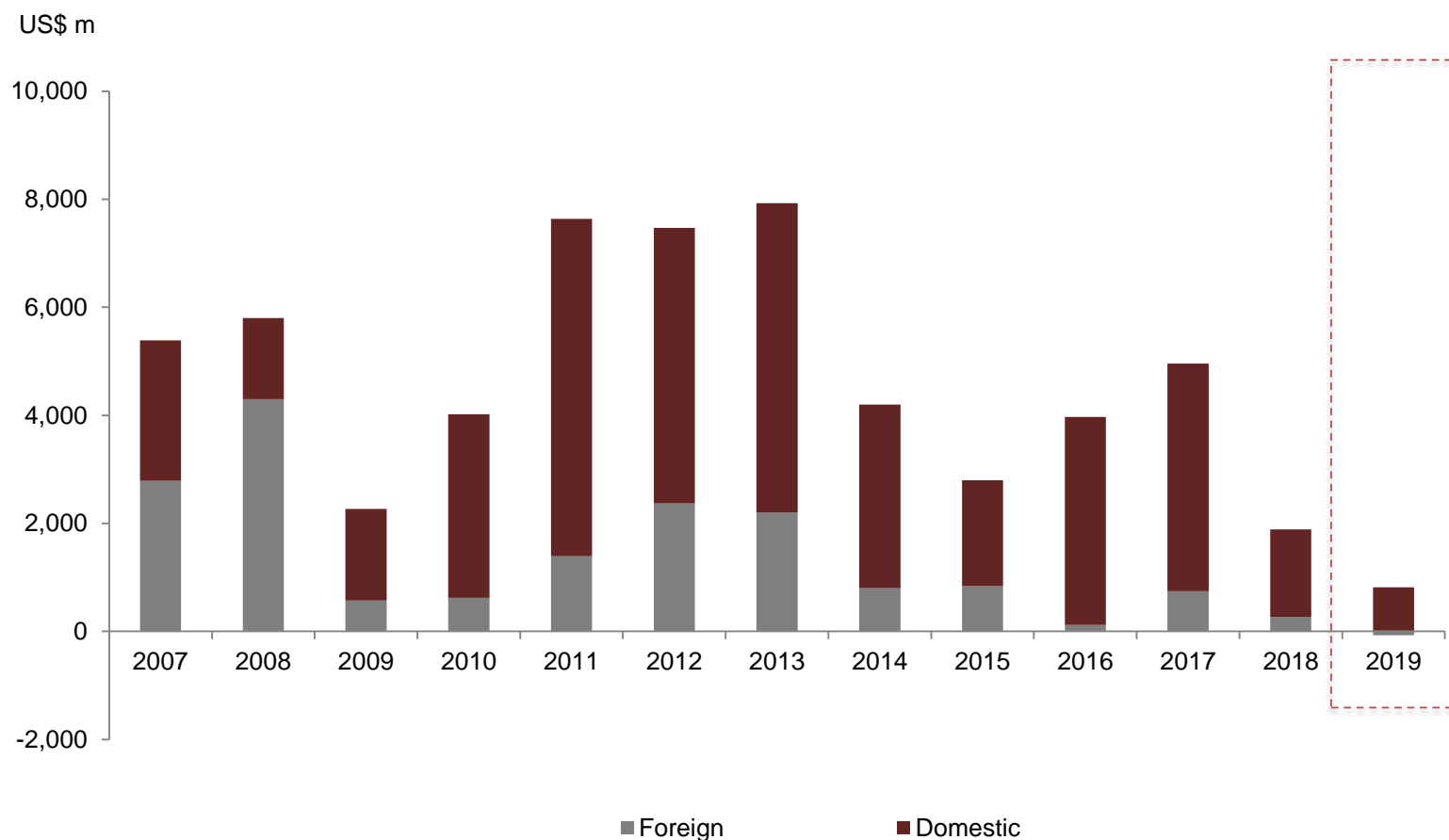


RUSSIA – INDUSTRIAL PRODUCTION



Economic activity (as measured by industrial production)

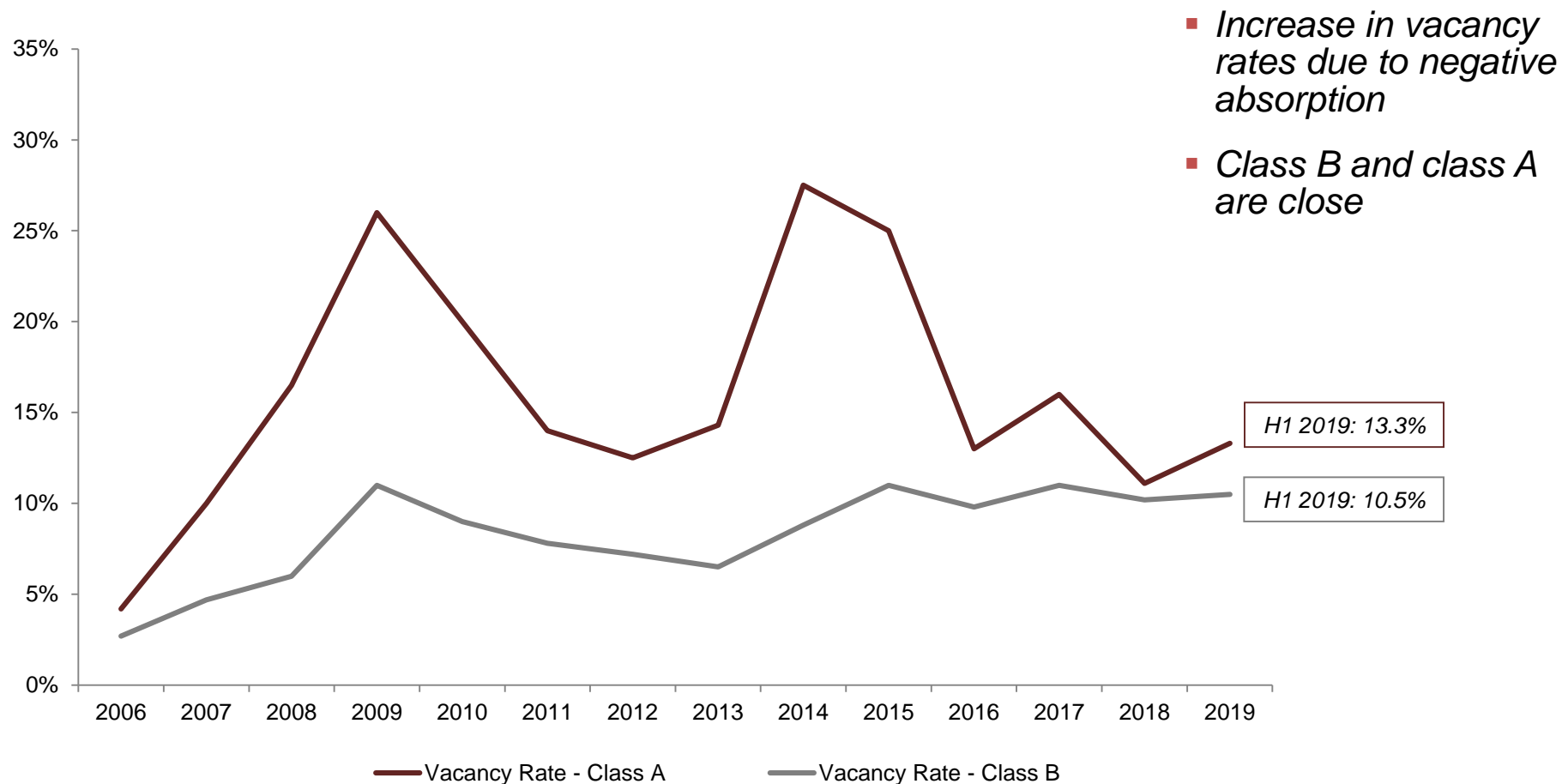
RUSSIA – INVESTMENT VOLUME BY SOURCE OF CAPITAL



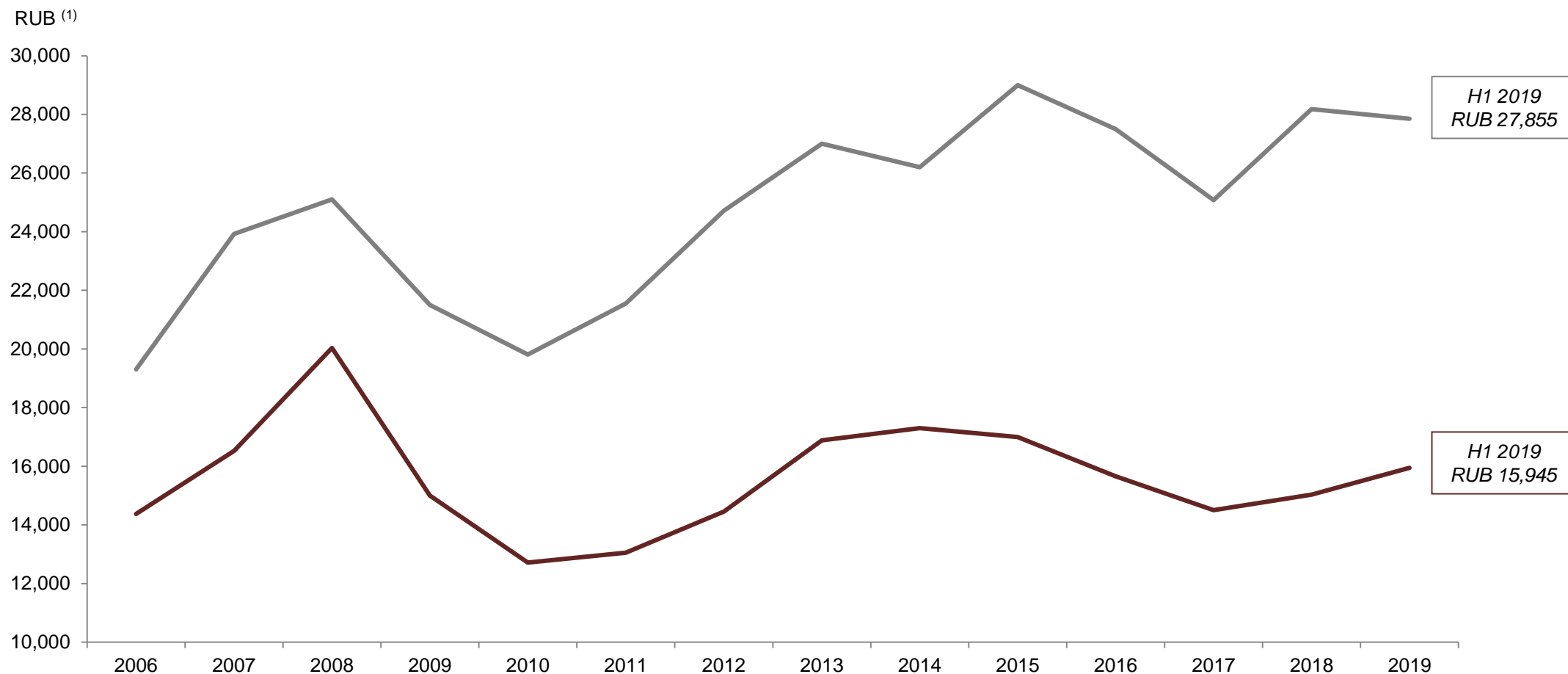
- *Total investment volume low at USD 0.75bn in H1 2019*
- *Net outflow of foreign investments in H1 2019*

MOSCOW OFFICE MARKET – VACANCY RATE

Vacancy (%)



MOSCOW OFFICE MARKET - AVERAGE RENTAL RATES IN RUB ⁽¹⁾

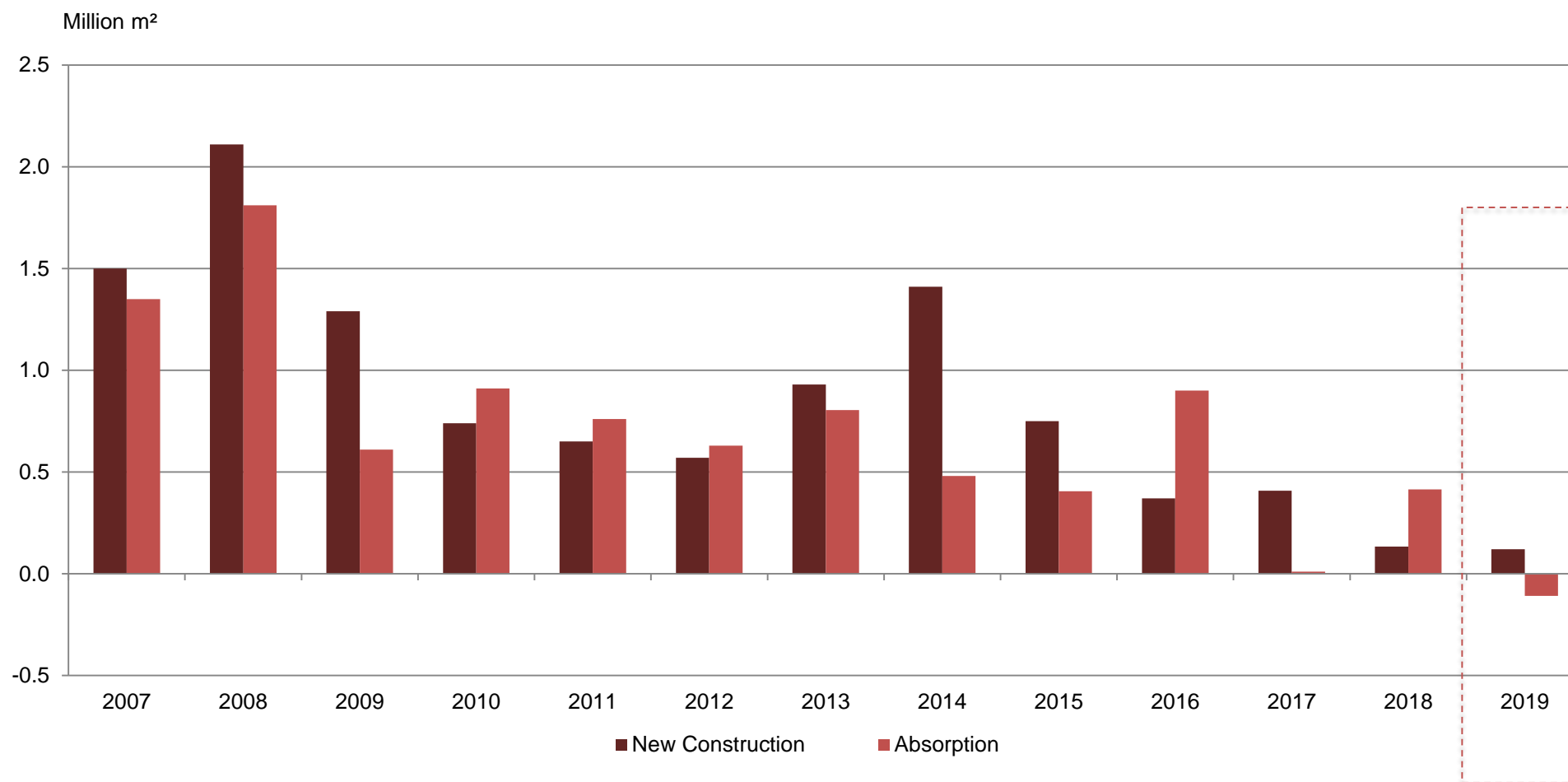


Rent level in RUB terms slightly up in class B

Source: Cushman & Wakefield

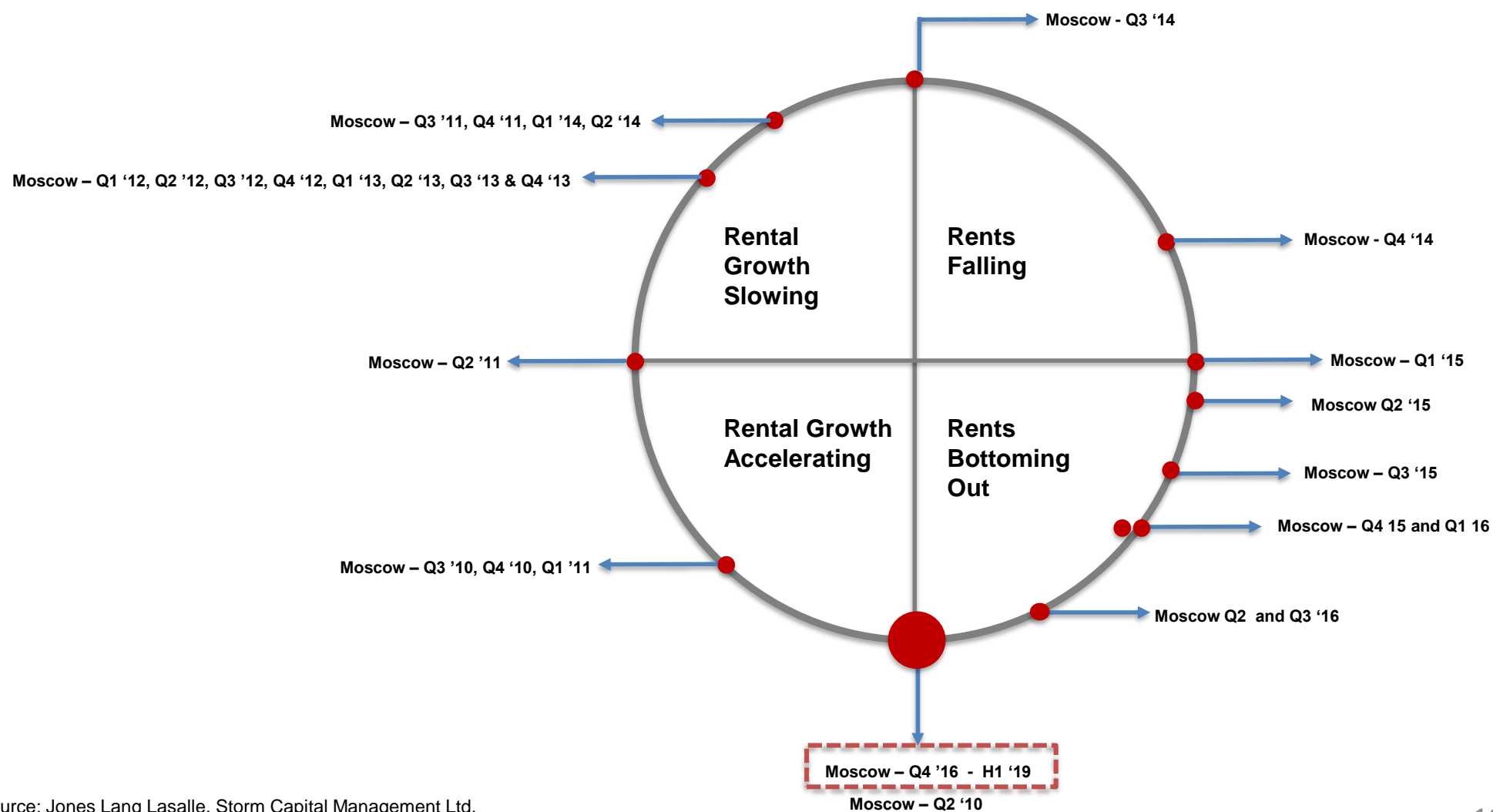
(1) Average rental rates is a weighted average rental rate of asking rents of deals closed within the period, RUB / m²/ annum/ triple net (net of op.ex and VAT)

MOSCOW OFFICE MARKET – NEW CONSTRUCTION AND ABSORPTION



Little new construction, but still negative absorption.

EUROPEAN OFFICE CLOCK 2010 –2018



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APPENDIX

GASFIELD BUILDING

Gasfield Building



Class	B+
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Gross Area	c. 15,200 m ²
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Net lettable area	c. 11,100 m ²
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Occupancy Rate	c. 86%
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PERFORMANCE OF THE RUSSIAN MOEX INDEX

Annual change in the MOEX index:

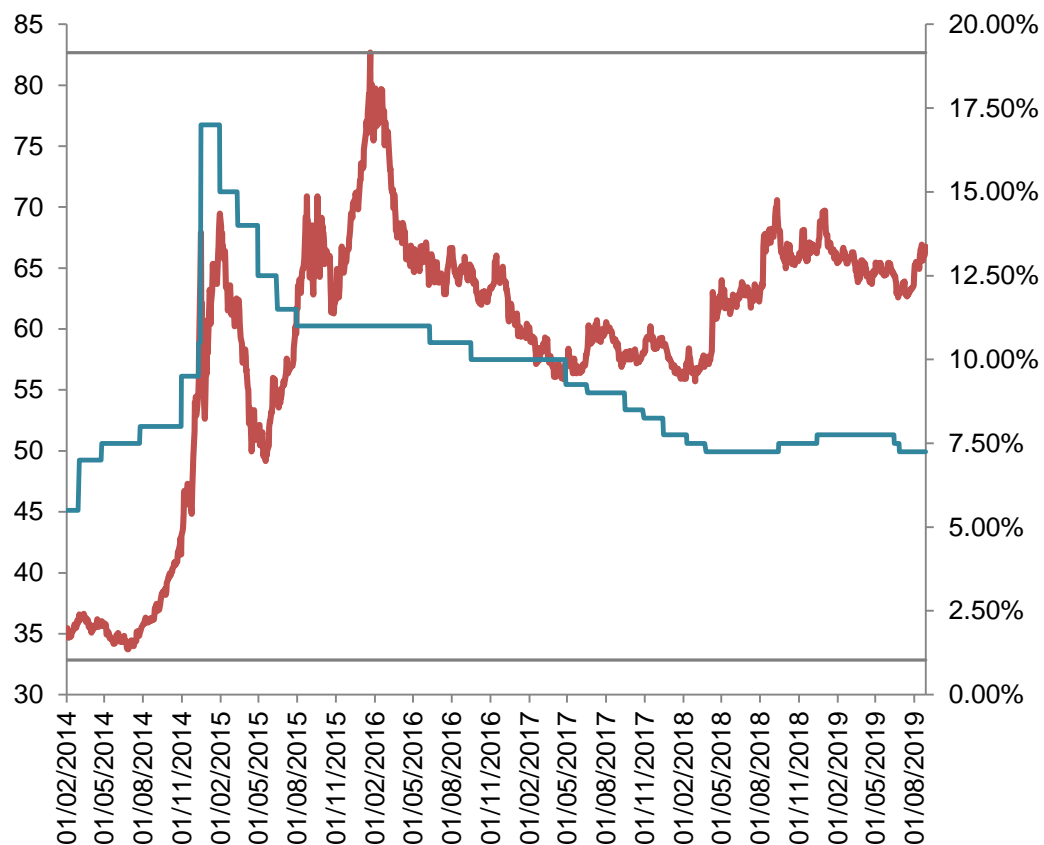
- +26,1% in 2015
- +26,8% in 2016
- -5,5% in 2017
- +12,3% in 2018
- +12,4% in 2019



RUSSIA – US\$/RUB AND NOK/RUB EXCHANGE RATE MOVEMENTS AND CBR KEY RATE

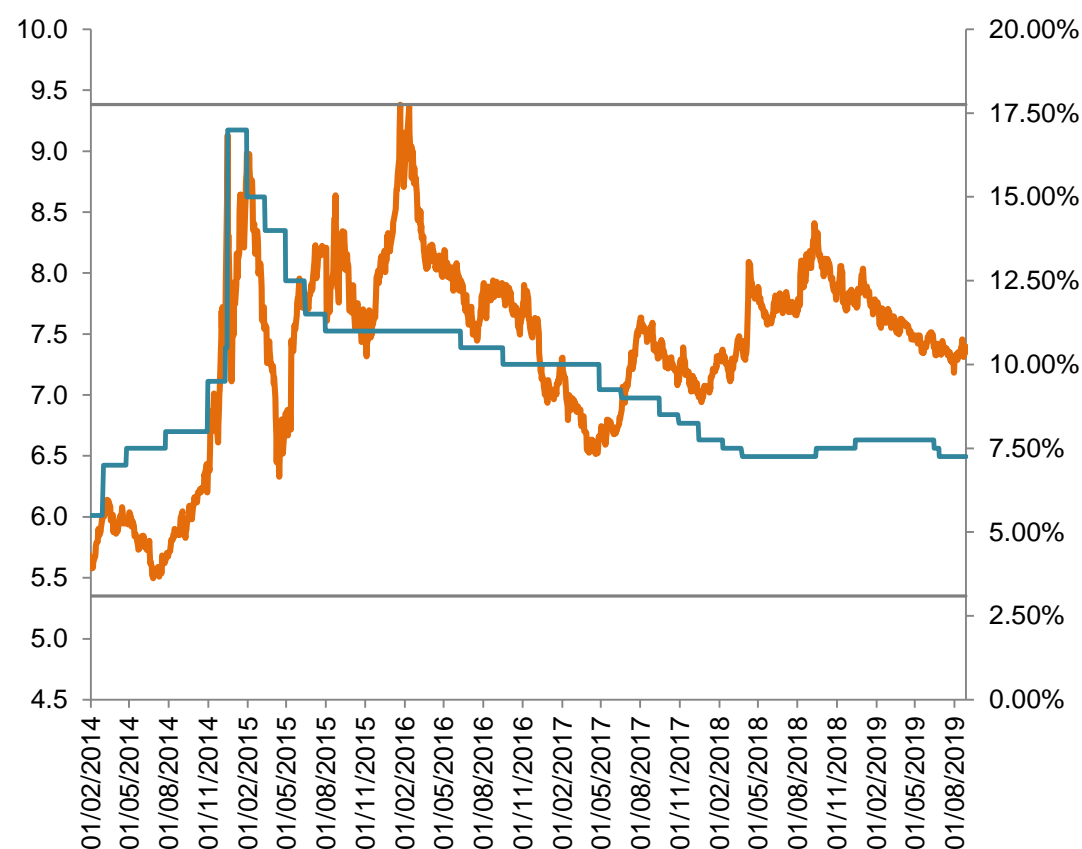
US\$/RUB Exchange Rate

CBR Key Rate



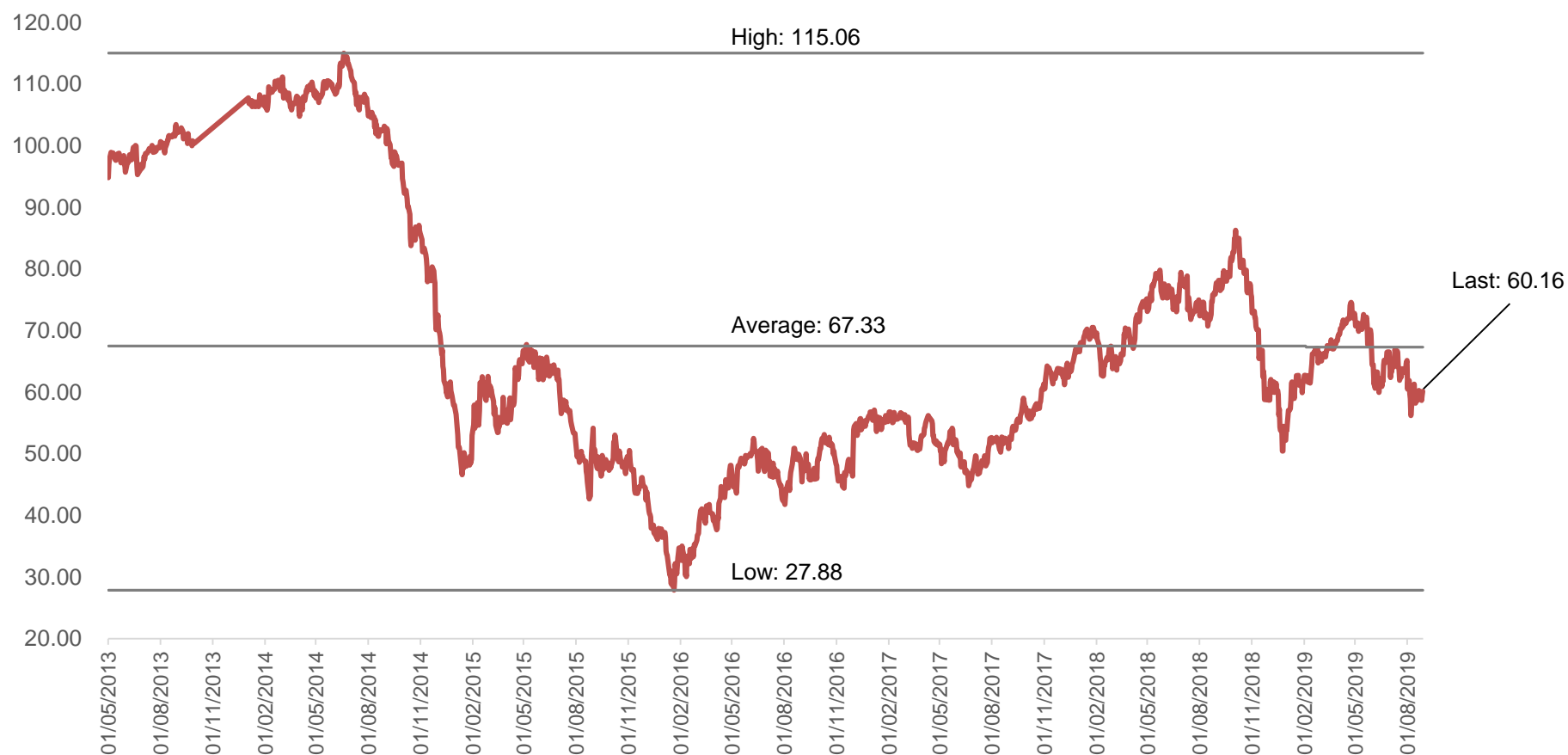
NOK/RUB Exchange Rate

CBR Key Rate



BRENT OIL PRICE

Brent Oil Price (US\$)



CONTACT

Berger House
36-38 Berkeley Square
London W1J 5AE
United Kingdom

E-mail: info@stormcapital.co.uk

Tel: +47 92 81 48 62

Web: www.stormcapital.co.uk

