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# Table of content

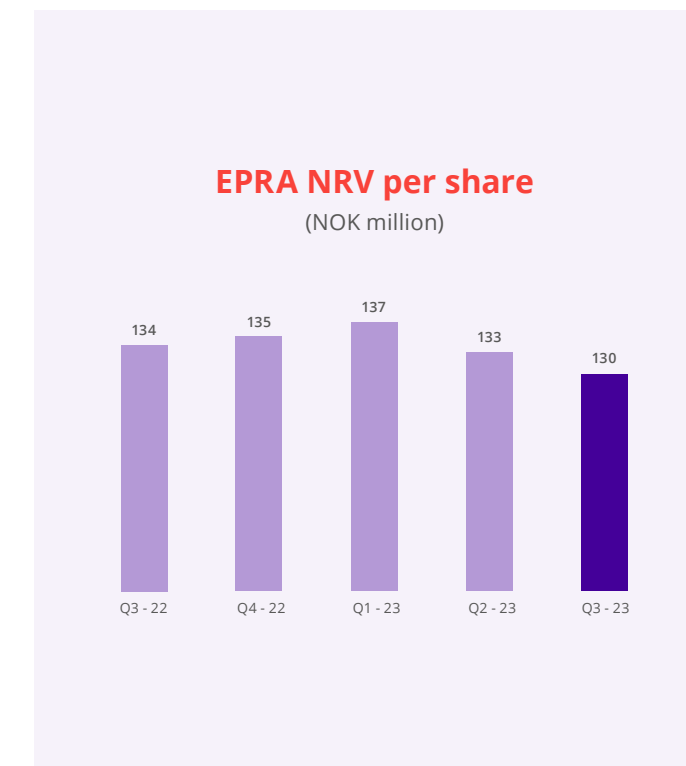
- HIGHLIGHTS AND SUMMARY ..... 06
- LETTER FROM THE CEO ..... 08
- KEY FIGURES ..... 10
- THE REAL ESTATE PORTFOLIO ..... 12
- DEVELOPMENT PROJECTS ..... 13
- SUSTAINABILITY IN AURORA EIENDOM ..... 16
- FINANCIAL DEVELOPMENTS ..... 17
- CONSOLIDATED STATEMENT OF PROFIT OR LOSS ..... 21
- NOTES ..... 28
- ALTERNATIVE PERFORMANCE MEASURES & EPRA REPORTING ..... 32
- GLOSSARY ..... 39



HIGHLIGHTS AND SUMMARY OF THE

# Third quarter of 2023

- Rental income in Q3 was NOK 142 million (NOK 133 million), which corresponds to a like-for-like growth of 7 %. The increase can mostly be attributed CPI growth.
- Net income from property management was NOK 114 million in the quarter (NOK 109 million)
- In Q3, new leases were started on a total area of 3 468 sqm, while leases for 2 161 sqm expired. This led to an increase in occupancy from 93.3% to 93.7% compared to last quarter.
- The quarter’s gross tenant turnover in our fully owned centers was NOK 2 127 million, which is a like-for-like growth of 5.9 % compared to Q3 2022.
  - Year to date 2023, like-for-like growth in gross tenant turnover was 5.1 % compared to 2022.
  - Health food stores, along with coffee bars and pharmacies have had the best development in turnover.
- Alti Forvaltning currently has 45 centers under management, an increase of 3 in the last quarter. A total of 31 shopping centers are branded with the “ALTI” common market profile.
  - Alti Nerstranda in Tromsø, owned by Aurora Eiendom, was rebranded in September.





LETTER FROM THE CEO

# Encouraging trends amidst economic headwinds

As the third quarter of 2023 has concluded, we are inspired by the resilience of the shopping center sector, as evidenced by the increasing footfall amidst economic headwinds. This reinforces our confidence in the robust shopping center model, which continues to deliver relevant offerings and services to our customers through all economic cycles.

Our portfolio has surpassed our expectations, with a like-for-like gross tenant turnover growth of 5.9% in the third quarter, contributing to a year-to-date uptick of 5.1%. Health food stores, coffee bars, and pharmacies stood out as the top-performing tenant categories.

Leasing activities have contributed positively, with new agreements encompassing 3 468 square meters and the conclusion of leases for 2 161 square meters. Additionally, at the end of the quarter, we have signed lease agreements for future commencement on a combined area of 1 589 square meters. Alti Forvaltning's management portfolio continues to expand, now encompassing 45 centers—a growth inclusive of three additions this quarter.

Our commitment to sustainable operations has been lauded by the EPRA, awarding our 2022 annual report the sBPR Gold level for exemplary ESG data disclosure and the sBPR Most Improved Award, ranking us among the top three improvers in ESG practices out of 173 assessed members. The accolade

of Norway's first dementia-friendly shopping center for Alti Vinterbro further underscores our dedication to inclusivity and social responsibility.

Overall, several of our critical performance indicators reflect encouraging trends. However, we are acutely aware of the challenges presented by the current level of refurbishment costs and climbing interest rates. These compel us to innovate continually in the optimization of our tenant mix, ensuring our centers remain preferred shopping destinations and community gathering points.

The upcoming Christmas season is a vital time for retail, and pivotal for the annual performance of some categories of offerings at our shopping centers. We enter this period with optimism, ready to capture the festive surge in activity. Our preparations are geared towards creating an inviting atmosphere for holiday shoppers, enhancing their experience, and affirming our centers as their preferred choice. Despite consumer purchasing power being under pressure, we look forward to a season filled with high activity and are confident in our ability to deliver both joy and value to our visitors.



A handwritten signature in blue ink that reads "Lars Ove Løseth".

**Lars Ove Løseth**  
CEO





# Key figures

Group Key Figures		Q3 2023	Q3 2022	YTD 2023	YTD 2022	2022	2021
Rental Income	NOK	141 849 978	132 567 590	429 211 600	309 199 669	447 915 298	158 043 738
Net income from property management	NOK	114 293 061	109 028 571	357 069 554	261 519 103	377 828 438	129 008 000
		30.09.2023	30.09.2022	YTD 2023	YTD 2022	31.12.2022	31.12.2021
Market value of property portfolio	NOK	8 581 400 000	8 875 200 000	8 581 400 000	8 875 200 000	8 813 000 000	5 222 900 000
Net interest bearing debt*	NOK	4 542 444 523	4 660 744 378	4 542 444 523	4 660 744 378	4 681 651 166	2 377 271 564
Outstanding shares		30 962 431	30 962 431	30 962 431	30 962 431	30 962 431	20 550 400
Equity per share	NOK	130.2	131.0	130.2	131.0	130.5	130.7
Alternative performance measures*		Q3 2023	Q3 2022	YTD 2023	YTD 2022	2022	2021
Interest coverage ratio		1.7	2.1	1.9	2.3	2.2	3.2
Loan to Value (LTV)	%	52.9	52.5	53.1	52.5	53.1	45.5
EPRA earnings per share (EPS)	NOK	1.22	1.49	4.39	4.40	6.42	6.37
EPRA NRV per share	NOK	130	134	130	134	135	139
EPRA NTA per share	NOK	127	130	127	130	130	135
EPRA NDV per share	NOK	130	131	130	131	131	131
EPRA Net Initial Yield	%	5.85	5.30	5.85	5.30	5.76	5.36
EPRA Topped-Up Net Initial Yield	%	5.95	5.45	5.95	5.45	5.85	5.53
Fully Let Net Yield	%	6.13	5.60	6.13	5.60	6.01	5.64
EPRA Vacancy Rate	%	2.5	2.3	2.5	2.3	2.2	1.8

\* See Alternative Performance Measures for details.

Leasing portfolio summary		Q3 2023	Q2 2023	Q1 2023	Q4 2022	Q3 2022
Properties fully owned	#	8	8	8	8	8
GLA	sqm	201 180	202 161	202 055	202 323	201 905
Occupancy*	%	93.7	93.3	93.5	93.4	93.6
WAULT	year	3.0	3.1	3.3	3.3	2.6
Annualised cash passing rental income	MNOK	571 188	571 944	573 429	576 207 **	534 427

\* Occupied leasing area / GLA  
 \*\* Consumer price index adjusted to rental income per 01.01.2023

## Leasing activity

GLA		Q3 2023	Q2 2023	Q1 2023
Change in GLA	sqm	(981)	106	(268)
Change in GLA	%	-0.5	0.1	-0.1

Leases started / ended		Q3 2023	Q2 2023	Q1 2023	YTD 2023	2022
Total area leases started	sqm	3 468	3 209	2 161	8 838	8 786
Total area leases expired	sqm	2 161	3 690	2 213	8 064	6 510
Net area leased	sqm	1 307	(481)	(52)	774	2 276
Net area leased	%	0.6	-0.2	0.0	0.4	1.1
Average lease term	year	5.1	4.6	5.9		6.6

Leases extended		Q3 2023	Q2 2023	Q1 2023	YTD 2023	2022
Total area	sqm	4 572	3 061	8 079	15 712	24 743
Total area	%	2.3	1.5	4.0	7.8	12.3
Average extension	year	3.8	3.6	5.9		5.1

Leases signed (not started)		Q3 2023	Q2 2023	Q1 2023
Total area	sqm	1 589	2 460	1 663
Total area	%	0.8	1.2	0.8
Average lease term	year	8.0	9.5	10.7

Change in GLA could be as a result of acquisition, sale or development of properties, or redefinition of areas from or to common areas or non-lettable areas.

Leases extended are defined as new or extended lease contracts with the same tenant on the same area. All other lease contracts are defined as leases started.

Leases signed (not started) are leases that are signed, but have a later start date than the last day of the quarter. These lease contracts can be for areas that are both vacant and occupied at last day of the quarter. Lease contracts typical for the shopping center industry normally have a start date between three and nine months after the lease is signed.

Leasing portfolio summary and leasing activity key figures do not include Jærhagen Kjøpesenter or Maxi Storsenter.

# Real estate portfolio

## Shopping center portfolio



**Alti Amanda**  
Haugesund 100 %



**Alti Buskerud**  
Krokstadelva 100 %



**Alti Farmandstredet**  
Tønsberg 100 %



**Alti Nerstranda**  
Tromsø 100 %



**Alti Nordbyen**  
Larvik 100 %



**Alti Vinterbro**  
Ås 100 %



**Arkaden Senter**  
Stavanger 100 %



**Gulskogen Senter**  
Drammen 100 %

## Associated companies



**Alti Forvaltning**  
Surnadal 50 %



**Maxi Storsenter**  
Hamar 25 %



**Jærhagen Kjøpesenter**  
Kleppe 10 %

## Key figures

201 180  
sqm

Gross lettable area

NOK  
8.4bn

Tenant revenue

NOK  
571m

Annualised cash passing  
rental income

NOK  
8.6bn

Portfolio value

## Development projects



### Elveparken, Krokstadelva

At Krokstad in Drammen, we have under development approx. 550 housing units with shoreline to the Drammen river. We are developing what will become a new residential area in Drammen next to Alti Buskerud. Part of the land lot will be developed to retail. Planning initiative submitted.

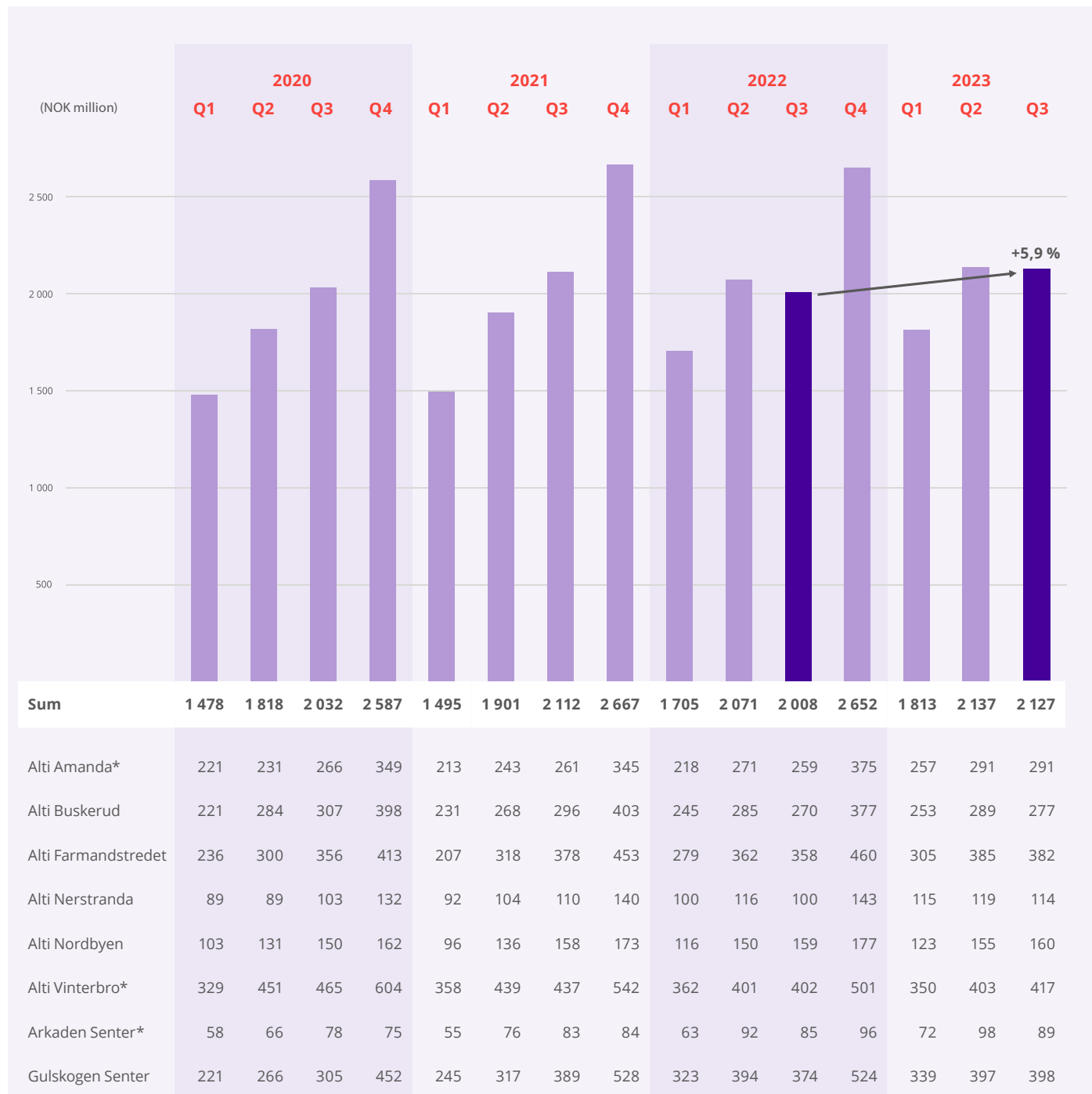


### Hovlandparken, Larvik

At Hovland in Larvik, we have under development approx. 800 housing units on the "old Hovland Trotting Track", combined with retail areas. This is planned to become a residential area just outside the center of Larvik, with Alti Nordbyen as one of the closest neighbours. Planning initiatives politically processed, zoning plan proposal work commenced.



## GROSS TENANT TURNOVER PER QUARTER



\* Gross turnover tenants Alti Amanda and Arkaden Senter includes Coop OBS! & Coop Extra which are not owned by Aurora. Gross turnover tenants Alti Vinterbro includes adjacent big-box retailers not owned by Aurora.



# Sustainability in Aurora Eiendom

- All shopping centers are set to have their energy efficiency assessed by a third party, with 4 out of 8 shopping centers completed by the end of Q3. The assessments will be used to implement measures to improve energy efficiency of the buildings.
- As a continuation of the work with the Transparency Act and Aurora's general efforts within social sustainability, relevant policies and guidelines are being prepared by Alti Forvaltning, expected to be made official within the organization during Q4.
- Alti Vinterbro will have the first solar panel system of Aurora installed on its roof during the next quarter. Two additional shopping centers in our portfolio have in Q3 started a preliminary project towards the goal of establishing solar panels on the roof.
- Alti Vinterbro has been awarded a prize for being voted Norway's first dementia-friendly shopping center.
- Our sustainability report published in the 2022 annual report has been assessed by EPRA, and awarded sBPR Gold level, meaning they consider Aurora Eiendom's disclosure of ESG-data to be at the highest level. We also received the sBPR Most Improved Award, being one of three companies among the 173 assessed members of EPRA that improved our score the most compared to 2021.



# Financial developments

## Rental income

Gross rental income in the quarter was NOK 141.8 million (NOK 132.6 million). This rise can be primarily attributed to the CPI-adjustment of the minimum rent for tenants. Furthermore, we observe that the level of rent in new and extended contracts, as well as the occupancy rate, remains stable in our shopping centers.

## Property related operational expenses and administrative expenses

Property related operational expenses consist of owner's share of common costs, maintenance, leasehold insurance, and other direct property cost. These amounted to NOK 19.0 million for the quarter (NOK 13.4 million), where much of the increase is attributed to maintenance costs. Please see note 5 for further information.

Administrative expenses were NOK 6.6 million (NOK 6.3 million). This represents the fee paid to Alti Forvaltning AS for managing the eight shopping centers in the Aurora portfolio. Alti Forvaltning AS provides management services to the parent company Aurora Eiendom AS, and the cost of this is included in the management fee.

## Other operating income and expenses

Other operating income and expenses consists of income and expenses not related to the properties, such as provision and consultancy and auditing fees. These costs amounted to NOK 1.9 million (NOK 3.9 million). In Q2 2022, these costs included one-off costs incurred as part of the acquisition of new shopping centers.

## Net income from property management

Net income from property management amounted to NOK 114.3 million (NOK 109.0 million).

## Fair value adjustments of investment properties

The fair value of the investment properties was adjusted with NOK -113.4 million this quarter. The Group's investment property portfolio consists of eight 100% owned shopping centers. Each individual property is valued by the external appraiser Cushman & Wakefield Realkapital on a quarterly basis. The value of the properties in Aurora's balance sheet is defined by this external valuation. From Q2 to Q3 2023 the external valuer has increased the valuation yields for the properties with 11 bps on average, which is the main cause for the write-down.

## Share of results from associated companies

Aurora Eiendom AS has three associated companies:

- Alti Forvaltning AS – owned 50 %.
- 10 % indirect ownership in Jærhagen through JHG Invest AS.
- 25 % of Hamar Storsenter Holding AS.

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The Group's share of profit in these companies amounted to NOK 16 012 in Q3. This figure includes amortisation of NOK 1.3 million of the excess book value on the shares in Alti Forvaltning.

### Financial income

Financial income is mainly interests on cash.

### Fair value adjustments on interest rate derivatives

Aurora Eiendom AS has twelve swap agreements and two swaptions.

Market value and position of the interest swap agreements amounted to NOK 227.3 million by the end of the quarter. The market value of the swaptions amounted to NOK -4.7 million.

### Interest-swap agreements

Financial instrument	Principal amount	Remaining term in years	Swap rate	Start date	Maturity date
Interest rate swap 1	392 000 000	8.0	1.883 %	01.10.2021	01.10.2031
Interest rate swap 2	250 000 000	8.0	1.696 %	17.12.2021	01.10.2031
Interest rate swap 3	139 989 735	8.0	2.050 %	13.10.2021	01.10.2031
Interest rate swap 4	112 020 535	8.0	2.050 %	03.01.2022	01.10.2031
Interest rate swap 5	139 296 927	8.0	1.990 %	03.01.2022	01.10.2031
Interest rate swap 6	88 662 210	8.0	1.880 %	01.10.2021	01.10.2031
Interest rate swap 7	70 000 000	8.3	1.720 %	03.01.2022	02.01.2032
Interest rate swap 8	90 000 000	8.3	1.730 %	03.01.2022	02.01.2032
Interest rate swap 9	90 000 000	8.3	1.730 %	03.01.2022	02.01.2032
Interest rate swap 10	110 000 000	8.4	2.135 %	09.03.2022	09.03.2032
Interest rate swap 11	500 000 000	2.0	2.710 %	30.09.2022	30.09.2025
Interest rate swap 12	150 000 000	1.0	2.640 %	30.09.2022	30.09.2024
	<b>2 131 969 407</b>		<b>2.130 %</b>		
Swaption 1	500 000 000		2.710 %	30.09.2025	30.09.2030
Swaption 2	150 000 000		2.640 %	30.09.2024	30.09.2029

Swaption 1 and 2 are based on agreement that the bank has an option, but no obligation, to prolong interest rate swap 11 and 12 for additional 5 years. The exercise of the option is based on the bank's decision alone, and must be communicated to Aurora before the maturity date of the initial interest rate swaps.

### Financial expenses

Financial expenses, net of positive cash flow from swap agreements, amounted to NOK 70.0 million in the quarter (NOK 51.1 million). The expenses are mainly related to interest and fees on interest-bearing debt. Financial expenses are recognised using the amortised cost method.

### Composition and repayment profile of the Group's interest-bearing debt

(NOK million)	Nominal amount 30.09.2023	Repayment profile			Total
		2023	2024	2025	
Bank loan 1	3 033	0	3 033	0	3 033
Bank loan 2	266	2	264	0	266
Bank loan 3	1 415	11	44	1 360	1 415
Seller's credit	200	0	0	200	200
<b>Total long-term debt</b>	<b>4 914</b>	<b>13</b>	<b>3 341</b>	<b>1 560</b>	<b>4 914</b>

The bank loans have a weighted average credit margin of 2.14 % over 3 month NIBOR. The seller's credit has an all-in interest rate of 5 %.

### Summary

Profit before income tax **excluding** fair value adjustments of investment properties and interest rate derivatives was NOK 48.6 million (NOK 59.2 million). The primary factor behind this lower profit is the heightened financial cost resulting from increased interest rates. In Q3 2023, financial expenses are NOK 18.9 million higher compared to the same quarter the previous year. Despite a reduction of NOK 118 million in net interest-bearing debt and Aurora's hedging of 48% of its debt, the market interest rate has surged by 271 basis points over the last 12 months, impacting the floating rate debt. This has had the most substantial impact on the result, although it has been partially offset by the favorable development in rental income, in large due to the CPI-adjustment of minimum leases.

Pre-tax profit, **including** fair value adjustments of investment properties and interest rate derivatives, was NOK -46.3 million (NOK -10.4 million)

### Balance sheet

The Group's assets amounted to NOK 9 396 million. Of this, investment properties amounted to NOK 8 581 million.

Interest-bearing debt was NOK 4 906 million (amortised) at the end of the quarter (NOK 4 914 million in nominal amounts). This includes a seller's credit of NOK 200 million. The seller's credit was repaid on November 1<sup>st</sup> 2023.

Nominal value of debt hedged: 48% per 30.09.2023 (includes fixed rate of seller's credit).  
The equity totaled NOK 4 032 million (43 %).



### Financing

The Group's debt portfolio consists of long-term debt with Scandinavian banks, and a seller's credit. The average remaining term for the debt portfolio is 1.1 years. The proportion of bank loans maturing within 12 months is classified as short-term.

The Group's investment properties are pledged as security for the bank loans.

Aurora Eiendom has a total nominal debt maturity of NOK 3 297 million in 2024. The loans are planned to be refinanced through long-term bank loans, and Aurora Eiendom is in good communication with the banks involved regarding the continuation of the loan commitments.

The Group's bank loans incorporate financial covenants related to minimum liquidity, loan-to-value and interest coverage ratio. Aurora Eiendom was in compliance with conditions in the credit agreements as of 30.09.2023.

### Cash flow and liquidity

Net cash flow from operating activities was NOK 91.0 million (NOK 96.2 million). Net cash flow from investments was NOK -18.3 million (NOK - 2 362 million) and net cash flow from financing activities was NOK -41.6 million (NOK 157.3 million). Cash flow in Q2 2022 from financing and investment activities is colored by the acquisition of Gulskogen and Arkaden.

The net change in cash and cash equivalents was NOK 31.0 million (NOK -2 108.0 million), and cash and cash equivalents at the end of the period were NOK 371.6 million (NOK 359.0 million).

## CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	Note	Q3 2023	Q3 2022	YTD 2023	YTD 2022	2022
<b>Aurora Eiendom</b>						
Rental income		141 849 978	132 567 590	429 211 600	309 199 669	447 915 298
Property-related operational expenses	5	-19 034 781	-13 393 274	-45 202 433	-25 015 164	-36 869 249
<b>Net rental income</b>		<b>122 815 197</b>	<b>119 174 316</b>	<b>384 009 167</b>	<b>284 184 505</b>	<b>411 046 049</b>
Other income		15 766	4 810	33 592	36 327	182 845
Other operating expenses	5	-1 945 597	-3 887 991	-5 558 902	-6 946 535	-10 830 266
Administrative expenses	5	-6 592 305	-6 262 565	-21 414 303	-15 755 194	-22 570 190
<b>Net income from property management</b>		<b>114 293 061</b>	<b>109 028 571</b>	<b>357 069 554</b>	<b>261 519 103</b>	<b>377 828 438</b>
Fair value adjustment, investment property	2, 3	-113 417 493	-84 857 996	-282 665 282	170 508 440	105 770 125
Share of profit from JV and associates		16 012	1 164 182	5 888 753	2 673 609	19 582 471
<b>Operating profit</b>		<b>891 580</b>	<b>25 334 757</b>	<b>80 293 025</b>	<b>434 701 152</b>	<b>503 181 034</b>
Financial income		4 243 289	97 740	9 969 862	176 906	8 863 984
Fair value adjustments, interest rate derivatives	2, 4	18 525 239	15 245 093	95 178 496	167 160 477	136 059 830
Financial expenses		-70 002 159	-51 116 717	-198 698 017	-112 751 718	-178 092 948
<b>Net financial items</b>		<b>-47 233 631</b>	<b>-35 773 884</b>	<b>-93 549 659</b>	<b>54 585 665</b>	<b>-33 169 134</b>
<b>Profit before income tax</b>		<b>-46 342 051</b>	<b>-10 439 128</b>	<b>-13 256 634</b>	<b>489 286 817</b>	<b>470 011 900</b>
Change in deferred tax		15 585 970	6 217 446	22 508 694	-95 031 171	-80 404 072
Income tax payable		-5 508 517	-3 944 718	-19 592 234	-16 002 700	-26 389 317
<b>Income tax</b>		<b>10 077 453</b>	<b>2 272 728</b>	<b>2 916 460</b>	<b>-111 033 871</b>	<b>-106 793 389</b>
<b>Profit</b>		<b>-36 264 599</b>	<b>-8 166 400</b>	<b>-10 340 175</b>	<b>378 252 946</b>	<b>363 218 510</b>
>>						



## CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	Note	Q3 2023	Q3 2022	YTD 2023	YTD 2022	2022
<b>Other Comprehensive income</b>						
<b>Total comprehensive income for the period/year</b>		<b>-36 264 599</b>	<b>-8 166 400</b>	<b>-10 340 175</b>	<b>378 252 946</b>	<b>363 218 510</b>
<b>Profit attributable to:</b>						
Shareholders of the parent		-36 264 599	-8 166 400	-10 340 175	378 252 946	363 218 510
<b>Total comprehensive income attributable to:</b>						
Equity holders of the Company		-36 264 599	-8 166 400	-10 340 175	378 252 946	363 218 510
<b>Basic = diluted earnings per share</b>		<b>-1.17</b>	<b>-0.26</b>	<b>-0.33</b>	<b>14.59</b>	<b>13.36</b>

## CONSOLIDATED BALANCE SHEET – ASSETS

	Note	30.09.2023	30.09.2022	31.12.2022
<b>Non-current assets</b>				
Investment properties	3	8 581 400 000	8 875 200 000	8 813 000 000
Investment in joint ventures and associated companies		142 195 285	119 397 670	136 306 532
Receivables		9 302 758	3 708 241	6 795 922
Derivative financial instruments	4	227 271 849	177 741 128	143 629 940
<b>Total non-current assets</b>		<b>8 960 169 892</b>	<b>9 176 047 039</b>	<b>9 099 732 394</b>
<b>Current assets</b>				
Trade receivables	4	17 215 021	13 290 343	8 461 847
Other current asset		46 564 106	31 024 104	37 298 920
Cash and cash equivalents	4	371 571 781	358 957 252	327 025 464
<b>Total current assets</b>		<b>435 350 908</b>	<b>403 271 699</b>	<b>372 786 231</b>
<b>Total assets</b>		<b>9 395 520 800</b>	<b>9 579 318 738</b>	<b>9 472 518 625</b>



## CONSOLIDATED BALANCE SHEET – EQUITY & LIABILITIES

	Note	30.09.2023	30.09.2022	31.12.2022
<b>Equity</b>				
Share capital		2 322 182 325	2 322 182 325	2 322 182 325
Share premium		703 763 154	703 763 154	703 763 154
Retained earning		1 005 673 412	1 031 048 022	1 016 013 587
<b>Total equity</b>		<b>4 031 618 891</b>	<b>4 056 993 501</b>	<b>4 041 959 066</b>
<b>Long-term liabilities</b>				
Loans	4	1 468 383 588	4 703 463 074	4 635 945 456
Derivative financial instruments	4	4 713 850	19 291 244	16 280 702
Lease liabilities		10 128 313	11 043 416	10 650 491
Deferred tax liabilities		227 903 682	265 039 475	250 412 376
<b>Total long-term liabilities</b>		<b>1 711 129 433</b>	<b>4 998 837 209</b>	<b>4 913 289 025</b>
<b>Short-term liabilities</b>				
Loans	4	3 437 132 972	301 594 598	359 543 176
Income tax payable		37 198 326	50 226 024	35 286 318
Trade payables	4	37 484 516	40 698 093	22 916 574
Current lease liabilities		814 181	1 188 736	1 109 889
Other current liabilities		140 142 480	129 780 577	98 414 576
<b>Total short-term liabilities</b>		<b>3 652 772 475</b>	<b>523 488 028</b>	<b>517 270 533</b>
<b>Total liabilities</b>		<b>5 363 901 909</b>	<b>5 522 325 238</b>	<b>5 430 559 558</b>
<b>Total liabilities and shareholders' equity</b>		<b>9 395 520 800</b>	<b>9 579 318 738</b>	<b>9 472 518 624</b>

## CHANGES IN EQUITY

	Share capital	Share premium	Retained earnings	Total equity
<b>Equity 31.12.2021</b>	<b>1 541 280 000</b>	<b>492 656 586</b>	<b>652 795 077</b>	<b>2 686 731 663</b>
Share issue	780 902 325	219 099 726	-	1 000 002 051
Transaction cost equity issue net of tax	-	-7 993 158	-	-7 993 158
Profit for period	-	-	363 218 510	363 218 510
<b>Equity 31.12.2022</b>	<b>2 322 182 325</b>	<b>703 763 154</b>	<b>1 016 013 587</b>	<b>4 041 959 066</b>
Profit for period	-	-	-10 340 175	-10 340 175
<b>Equity 30.09.2023</b>	<b>2 322 182 325</b>	<b>703 763 154</b>	<b>1 005 673 412</b>	<b>4 031 618 891</b>



## STATEMENT OF CASH FLOWS

	Q3 2023	Q3 2022	YTD Q3 2023	YTD Q3 2022	2022
Profit before tax	-46 342 051	-10 439 128	-13 256 634	489 286 816	470 011 899
Income tax paid	7 404 040	-	-17 680 226	-	-23 561 936
Net expensed interest and fees on loans and leases	70 002 159	51 116 717	198 698 017	112 751 718	177 749 543
Net interest and fees paid on loans and leases	-65 766 867	-46 120 967	-188 317 448	-98 984 191	-153 779 450
Share of profit from associates and jointly controlled entities	-16 012	-1 164 182	-5 888 753	-2 673 609	-19 582 471
Changes in value of investment properties	113 417 493	84 857 996	282 665 282	-170 508 440	-105 770 125
Changes in value of financial instruments	-18 525 239	-15 245 093	-95 178 496	-167 160 477	-136 059 830
Change in working capital	30 793 299	33 196 978	30 045 070	35 945 495	436 594
<b>Net cash flow from operating activities</b>	<b>90 966 822</b>	<b>96 202 321</b>	<b>191 086 812</b>	<b>198 657 313</b>	<b>209 444 225</b>
Acquisitions of investment properties	-	-2 351 590 931	-	-3 423 984 856	-3 428 414 590
Investment in and upgrades of investment properties	-13 317 493	-9 968 491	-51 065 283	-19 787 130	-42 831 193
Net payment of loans to associates and JVs	-	-	-	-	-3 750 000
Investments in associates and JVs	-5 000 000	-	-5 000 000	-31 250 000	-31 250 000
Dividends from associates and JVs	-	-	5 000 000	4 250 000	4 250 000
<b>Net cash flow from investment activities</b>	<b>-18 317 493</b>	<b>-2 361 559 422</b>	<b>-51 065 283</b>	<b>-3 470 771 986</b>	<b>-3 501 995 783</b>
Proceeds interest bearing debt	-	200 000 000	-	2 420 000 000	2 420 000 000
Repayment interest bearing debt	-41 350 326	-42 285 000	-94 660 326	-66 285 000	-77 310 000
Repayment of lease liabilities	-272 632	-370 849	-814 886	-1 112 553	-1 582 456
Proceeds from issue of shares/repurchase of shares	-	-	-	989 754 412	989 754 412
<b>Net cash flow from financing activities</b>	<b>-41 622 958</b>	<b>157 344 151</b>	<b>-95 475 212</b>	<b>3 342 356 859</b>	<b>3 330 861 956</b>
Change in cash and cash equivalents	31 026 371	-2 108 012 950	44 546 317	70 242 186	38 310 398
Cash and cash equivalents at beginning of period	340 545 410	2 466 970 202	327 025 464	288 715 066	288 715 066
<b>Cash and cash equivalents at end of period</b>	<b>371 571 781</b>	<b>358 957 252</b>	<b>371 571 781</b>	<b>358 957 252</b>	<b>327 025 464</b>







# Notes

- 1** ACCOUNTING PRINCIPLES
- 2** FAIR VALUE
- 3** INVESTMENT PROPERTIES
- 4** FINANCIAL ASSETS AND LIABILITIES
- 5** COSTS
- 6** EVENTS AFTER THE BALANCE SHEET DATE

## NOTE 1 – ACCOUNTING PRINCIPLES

The financial statements for Q3-2023 have been prepared in accordance with IAS 34 Interim Financial Reporting. The accounting principles that have been used are described in the annual report of 2022. The interim financial statements for Q3-2023 have not been audited.

## NOTE 2 – FAIR VALUE

Fair value hierarchy:

Level 1: Quoted (unadjusted) prices in active markets for identical assets and liabilities.

Level 2: Other techniques where all of the parameters that have a significant impact on measuring fair value are either directly or indirectly observable.

Level 3: Valuation techniques that use parameters that significantly affect the valuation, but which are not observable.

*Aurora Eiendom AS has the following assets and liabilities measured at fair value*

	<b>Level</b>
Investment properties	3
Derivatives	2

## NOTE 3 – INVESTMENT PROPERTIES

	<b>Q3 2023</b>	<b>Q3 2022</b>	<b>YTD 2023</b>	<b>YTD 2022</b>	<b>2022</b>
Opening balance	8 681 500 000	6 575 200 000	8 813 000 000	5 222 900 000	5 222 900 000
Additions from acquisitions	0	2 374 889 505	0	3 441 498 682	3 441 498 682
Investment in the property portfolio	13 317 493	9 968 491	51 065 283	40 292 878	42 831 193
Net gain/loss on changes in fair value	-113 417 493	-84 857 996	-282 665 282	170 508 440	105 770 125
<b>Closing balance</b>	<b>8 581 400 000</b>	<b>8 875 200 000</b>	<b>8 581 400 000</b>	<b>8 875 200 000</b>	<b>8 813 000 000</b>

Investment properties are valued at fair value (Level 3) based on independent external valuations. Latest valuation was carried out on 30<sup>th</sup> of September 2023.

Changes in fair value are recognised as through profit and loss.



## NOTE 4 – FINANCIAL ASSETS AND FINANCIAL LIABILITIES

### ASSETS AND LIABILITIES - FAIR VALUE

The Group uses derivatives to manage its interest rate risk.  
The financial derivatives are measured at fair value (Level 2) through profit and loss.

<b>Financial assets measured at fair value</b>	<b>30.09.2023</b>	<b>30.09.2022</b>	<b>31.12.2022</b>
Derivatives	227 903 682	177 741 128	143 629 940
<b>Financial liabilities measured at fair value</b>	<b>30.09.2023</b>	<b>30.09.2022</b>	<b>31.12.2022</b>
Derivatives	4 713 850	19 291 244	16 280 702

### ASSETS AND LIABILITIES - AMORTISED COST

The following of the financial assets and liabilities are measured at amortised cost.

<b>Assets</b>	<b>30.09.2023</b>	<b>30.09.2022</b>	<b>31.12.2022</b>
Accounts receivable	17 215 021	13 290 343	8 461 847
Cash and cash equivalents	371 571 781	358 957 252	327 025 464
<b>Total Financial assets</b>	<b>388 786 802</b>	<b>372 247 595</b>	<b>335 487 311</b>
<b>Liabilities</b>	<b>30.09.2023</b>	<b>30.09.2022</b>	<b>31.12.2022</b>
Bank Loan 1	3 027 656 653	3 083 764 114	3 085 508 987
Bank Loan 2	265 843 707	265 956 819	265 897 861
Bank Loan 3	1 412 016 200	1 455 336 740	1 444 081 784
Seller's credit	200 000 000	200 000 000	200 000 000
Trade payables	37 484 516	40 698 093	22 916 574
<b>Total financial liabilities</b>	<b>4 943 001 076</b>	<b>5 045 755 766</b>	<b>5 018 405 206</b>

## NOTE 5 – COSTS

### REAL ESTATE RELATED COSTS

<b>Operating costs</b>	<b>Q3 2023</b>	<b>Q3 2022</b>	<b>YTD 2023</b>	<b>YTD 2022</b>	<b>2022</b>
Maintenance	10 626 184	3 653 750	18 802 766	4 405 557	8 167 416
Leasehold and property insurance	1 420 991	1 544 659	4 318 468	3 481 021	5 085 641
Other expenses / direct property costs	6 987 606	8 194 865	22 081 199	17 128 586	23 616 192
<b>Sum</b>	<b>19 034 781</b>	<b>13 393 274</b>	<b>45 202 433</b>	<b>25 015 164</b>	<b>36 869 249</b>

Expenses directly related to the operation of existing properties are presented as real estate related costs.

### OTHER COSTS

<b>Other operating expenses</b>	<b>Q3 2023</b>	<b>Q3 2022</b>	<b>YTD 2023</b>	<b>YTD 2022</b>	<b>2022</b>
Advertising	-	81 000	-	175 884	175 884
Consultancy fees and external personnel	435 611	1 024 704	1 222 196	3 093 913	3 655 320
Other operating costs	1 509 986	2 782 287	4 336 706	3 676 738	6 999 062
<b>Total operating expenses</b>	<b>1 945 597</b>	<b>3 887 991</b>	<b>5 558 902</b>	<b>6 946 535</b>	<b>10 830 266</b>
<b>Administrative expenses</b>	<b>Q3 2023</b>	<b>Q3 2022</b>	<b>YTD 2023</b>	<b>YTD 2022</b>	<b>2022</b>
Administrative expenses	6 592 305	6 262 565	20 365 338	14 717 794	21 532 790
Board remuneration	-	-	1 048 965	1 037 400	1 037 400
<b>Total</b>	<b>6 592 305</b>	<b>6 262 565</b>	<b>21 414 303</b>	<b>15 755 194</b>	<b>22 570 190</b>

Administrative expenses represent the management fee paid to Alti Forvaltning AS for management of the shopping center portfolio. Alti Forvaltning AS provides management services for the parent company Aurora Eiendom AS, the cost of which is included in the management fee. Board remuneration is paid and invoiced by Alti Forvaltning AS and is thus classified under "Administrative expenses" by the Company.

## NOTE 6 – EVENTS AFTER THE BALANCE SHEET DATE

The seller's credit was repaid on November 1<sup>st</sup> 2023.

# Aurora Eiendom's Alternative performance measures and EPRA reporting

Aurora Eiendom AS' financial reporting is prepared in accordance with IFRS. As a supplement to the financial statements, the company reports alternative performance measures. These are intended to be a supplement to the financial statements, to enhance the understanding of the Group's performance.

## AURORA EIENDOM'S ALTERNATIVE PERFORMANCE MEASURES ARE

### 1. Debt ratio – Loan to value (LTV)

### 2. Interest Coverage Ratio

### 3. EPRA Performance Measures

- |  |   |
|--|---|
| <p><b>A.</b> EPRA Earnings<br/>EPRA Earnings per share (EPS)</p> <p><b>B.</b> EPRA Net Asset Value metrics<br/>EPRA Net Reinstatement Value (NRV)<br/>EPRA Net Tangible Assets (NTA)<br/>EPRA Net Disposal Value (NDV)</p> | <p><b>C.</b> EPRA Net Initial Yield<br/>EPRA Topped-Up Net Initial Yield</p> <p><b>D.</b> EPRA Vacancy Rate</p> |
|--|---|

EPRA metrics are presented in accordance with the best practices defined by the European Public Real Estate Association BPR 2022.

## 1. DEBT RATIO – LOAN TO VALUE (LTV)

Loan to Value (LTV)	30.09.2023	30.09.2022	31.12.2022	31.12.2021
Fair value of investment properties	8 581 400 000	8 875 200 000	8 813 000 000	5 222 900 000
Nominal interest-bearing debt	4 914 016 304	5 019 701 630	5 008 676 630	2 665 986 630
Cash and bank deposits	371 571 781	358 957 252	327 025 464	288 715 066
Net interest-bearing debt	4 542 444 523	4 660 744 378	4 681 651 166	2 377 271 564
<b>Loan to value</b>	<b>52.9 %</b>	<b>52.5 %</b>	<b>53.1 %</b>	<b>45.5 %</b>

## 2. INTEREST COVERAGE RATIO (ICR)

	Q3 2023	Q3 2022	YTD 2023	2022
Net income from property management	114 293 061	109 028 571	357 069 554	377 828 348
Financial expenses*	65 758 870	51 018 977	188 728 155	169 228 964
<b>Interest coverage ratio</b>	<b>1.7</b>	<b>2.1</b>	<b>1.9</b>	<b>2.2</b>

\* Financial expenses = amortised interests less interest income for the period.



### 3. EPRA PERFORMANCE MEASURES

	Unit	Q3 2023	Q3 2022	YTD 2023	2022	2021	
<b>A</b>	EPRA earnings per share (EPS)	NOK	1.22	1.49	4.39	6.42	6.37
<b>B</b>	EPRA NRV per share	NOK	130	134	130	135	139
	EPRA NTA per share	NOK	127	130	127	130	135
	EPRA NDV per share	NOK	130	131	130	131	131
<b>C</b>	EPRA Net Initial Yield	%	5.85	5.30	5.85	5.76	5.36
	EPRA Topped-Up Net Initial Yield	%	5.95	5.45	5.95	5.85	5.53
<b>D</b>	EPRA Vacancy Rate	%	2.5	2.3	2.5	2.2	1.8

#### A. EPRA EARNINGS QUARTERLY

All amounts in NOK million	Q3 2023		
	IFRS reported	EPRA adjustments	EPRA Earnings
Rental income	142		142
Operating costs	-19		-19
<b>Net operating income</b>	<b>123</b>	<b>0</b>	<b>123</b>
Other revenue	0		0
Other costs	-2		-2
Administrative costs	-7		-7
Share of profit from associates and JVs	0		0
Net realised financials	-66		-66
<b>Net income</b>	<b>49</b>	<b>0</b>	<b>49</b>
Changes in value of investment properties	-113	113	0
Changes in value of financial instruments	19	-19	0
<b>Profit before tax / EPRA Earnings before tax</b>	<b>-46</b>	<b>95</b>	<b>49</b>
Tax payable	-6		-6
Change in deferred tax	16	-21	-5
<b>Profit for period / EPRA Earnings</b>	<b>-36</b>	<b>74</b>	<b>38</b>
Average outstanding shares (million)			31.0
EPRA Earnings per share (NOK)			1.22

EPRA Earnings is a measure of operational performance and represents the net income generated from the company's operational activities.

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### 3. EPRA PERFORMANCE MEASURES

#### A. EPRA EARNINGS YEARLY

All amounts in NOK million	YTD 2023		
	IFRS reported	EPRA adjustments	EPRA Earnings
Rental income	429		429
Operating costs	-45		-45
<b>Net operating income</b>	<b>384</b>	<b>0</b>	<b>384</b>
Other revenue	0		0
Other costs	-6		-6
Administrative costs	-21		-21
Share of profit from associates and JVs	6		6
Net realised financials	-189		-189
<b>Net income</b>	<b>174</b>	<b>0</b>	<b>174</b>
Changes in value of investment properties	-283	283	0
Changes in value of financial instruments	95	-95	0
<b>Profit before tax / EPRA Earnings before tax</b>	<b>-13</b>	<b>187</b>	<b>174</b>
Tax payable	-20		-20
Change in deferred tax	23	-41	-19
<b>Profit for period / EPRA Earnings</b>	<b>-10</b>	<b>146</b>	<b>136</b>
Average outstanding shares (million)			31.0
EPRA Earnings per share (NOK)			4.39

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### 3. EPRA PERFORMANCE MEASURES

#### B. EPRA NET ASSET VALUE METRICS

	Q3 2023		
	NRV	NTA	NDV
IFRS Equity	4 032	4 032	4 032
<b>Net Asset Value (NAV) at fair value</b>	<b>4 032</b>	<b>4 032</b>	<b>4 032</b>
Deferred tax properties and financial instruments	228	228	
Estimated real tax liability		114	
Net fair value on financial derivatives	-223	-223	
<b>EPRA NAV</b>	<b>4 037</b>	<b>3 923</b>	<b>4 032</b>
Outstanding shares at period end (million)	31	31	31
<b>EPRA NAV per share (NOK)</b>	<b>130</b>	<b>127</b>	<b>130</b>

EPRA Net Reinstatement Value (NRV): the objective of this metric is to highlight the value of net assets on a long term-basis, assuming that no selling of assets takes place.

EPRA Net Tangible Assets (NTA): the calculation assumes entities buy and sell assets, thereby crystallising certain levels of deferred tax liability. Aurora Eiendom has chosen option (iii) in the EPRA BPR Guidelines. In this calculation 50 % of the deferred taxes are added back.

EPRA Net Disposal Value (NDV) provides the reader with a scenario where deferred tax, financial instruments and certain other adjustments are calculated to the full extent of their liability, net of any resulting tax, this to illustrate shareholder value in a scenario of orderly sale of all the company's assets.

### 3. EPRA PERFORMANCE MEASURES

#### C. EPRA NIY AND 'TOPPED-UP' NIY

		30.09.2023	30.09.2022	31.12.2022	31.12.2021
(NOK million)					
Investment property - wholly owned		8 581	8 875	8 813	5 224
Less: developments		-141	-156	-156	-92
Completed property portfolio		8 440	8 719	8 657	5 132
Allowance for estimated purchasers' costs		17	17	17	10
<b>Gross up completed property portfolio valuation</b>		<b>8 457</b>	<b>8 737</b>	<b>8 674</b>	<b>5 142</b>
Annualised cash passing rental income		571	534	576 *	315
Property outgoings		-76	-71	-76	-40
<b>Annualised net rents</b>		<b>495</b>	<b>463</b>	<b>500</b>	<b>275</b>
Add: notional rent expiration of rent free periods or other lease incentives		9	13	8	9
<b>Topped-up net annualised rent</b>		<b>504</b>	<b>476</b>	<b>508</b>	<b>284</b>
Add: market rent of vacant space		15	13	13	6
<b>Fully let net annualised rent</b>		<b>518</b>	<b>489</b>	<b>521</b>	<b>290</b>
EPRA NIY	A/B	5.85 %	5.30 %	5.76 %	5.36 %
EPRA "topped-up" NIY	C/B	5.95 %	5.45 %	5.85 %	5.53 %
Fully let net yield	D/B	6.13 %	5.60 %	6.01 %	5.64 %
Exit yield		6.37 %	5.84 %	5.89 %	5.56 %

EPRA initial yields do not include Jærhagen Kjøpesenter or Maxi Storsenter.

Market value of investment properties and development projects are independently valued by Cushman & Wakefield Realkapital. The latest valuation was carried out 30<sup>th</sup> September 2023.

The allowance for estimated purchaser's costs is an estimate based on the company's experiences.

The property outgoings are based on the owner's costs estimated in the independent valuation.

The market rent of vacant space is based on the independent valuation.

The exit yield is set by the independent valuer, based on reference transactions and adjusted for conditions specific to the individual properties.

\* Consumer price index adjusted to rental income per 01.01.2023



### 3. EPRA PERFORMANCE MEASURES

#### D. EPRA VACANCY RATE

(NOK million)

		30.09.2023	30.09.2022	31.12.2022	31.12.2021
Estimated rental value of vacant space	A	15	13	13	6
Estimated rental value of the whole portfolio	B	595	560	597	330

EPRA Vacancy Rate	A/B	2.5 %	2.3 %	2.2 %	1.8 %
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The market rent of vacant space is based on the independent valuation.  
EPRA vacancy rate does not include Jærhagen Kjøpesenter or Maxi Storsenter.

### GLOSSARY

EPRA	European Public Real Estate Association
EPRA NDV	EPRA Net Disposal Value (NDV) provides the reader with a scenario where deferred tax, financial instruments and certain other adjustments are calculated to the full extent of their liability, net of any resulting tax, this to illustrate shareholder value in a scenario of orderly sale of all the company's assets.
EPRA NRV	Net Reinstatement Value (NRV): the objective of this metric is to highlight the value of net assets on a long term-basis, assuming that no selling of assets takes place.
EPRA NTA	EPRA Net Tangible Assets (NTA): the calculation assumes entities buy and sell assets, thereby crystallising certain levels of deferred tax liability. Aurora Eiendom has chosen option (iii) in the EPRA BPR Guidelines. In this calculation 50 % of the deferred taxes are added back.
EPRA sBPR	EPRA sustainability best practice recommendations
Exit Yield	Valuation yield set by external appraiser, used in the valuation of investment properties
External / Independent Appraisers	Cushman & Wakefield Realkapital AS
GLA	Gross Lettable Area, areas exclusive to the tenant including storage units
ICR	Interest Coverage Ratio, Net income from property management divided by amortised interest less interest income for the period
LTV	Loan To Value, Nominal Interest-bearing debt minus cash and cash deposits divided by fair value of investment properties
WAULT	Weighted Average Unexpired Lease Term



# AURORA

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## Financial calendar

**Date**  
Tuesday 16.02.2024

**Report**  
Q4 2023 Report

[www.aurora.no](http://www.aurora.no)

