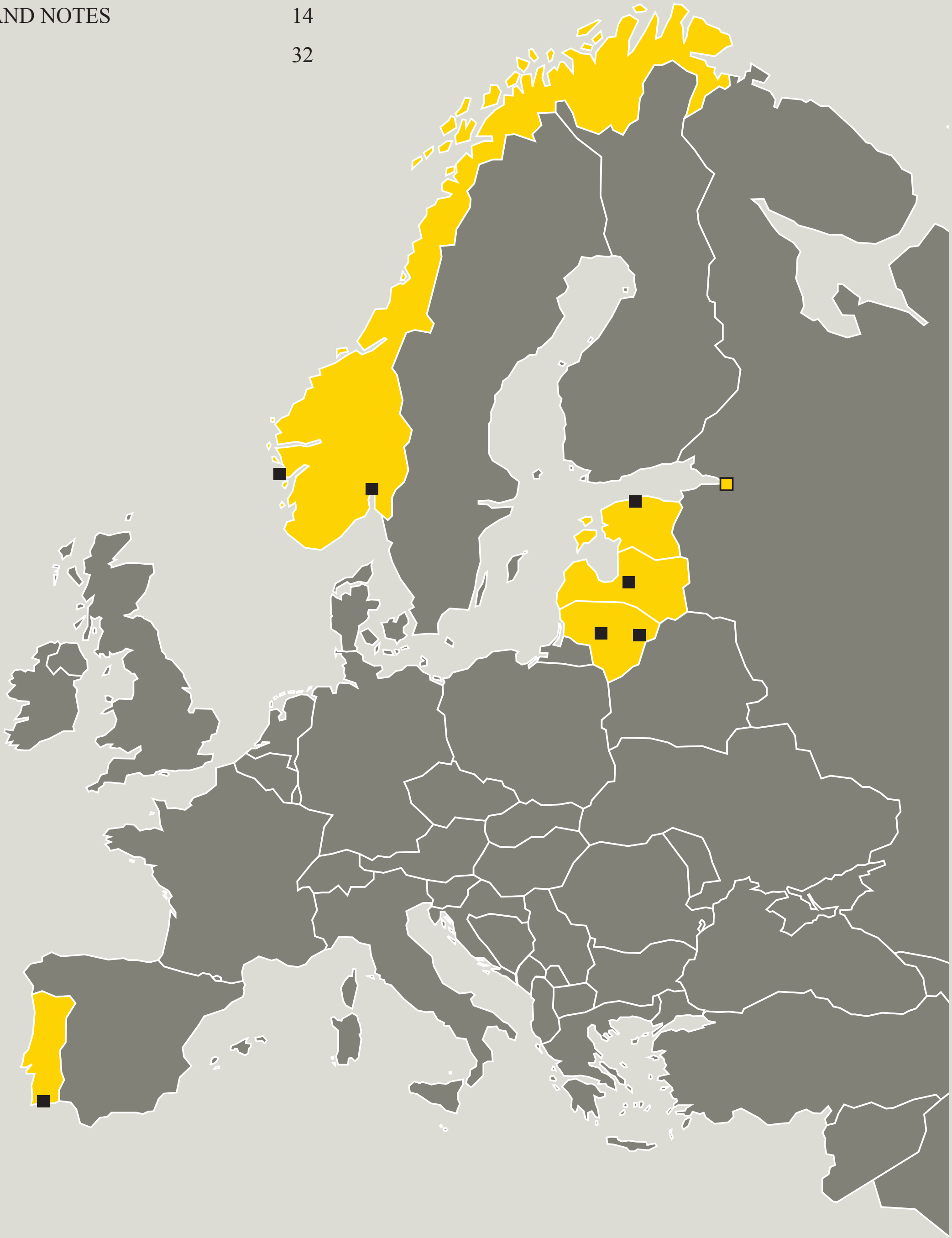
Annual Report 2018

Radisson Blu Hotel Lietuva, Vilnius.

CONTENTS



(Square meters)		Number of rooms	In Operation	Under Construction	Development Possibilities	Total
Norway	**Hotels**					
	Comfort Hotel Bergen Airport	304	15 477			15 477
	Offices					
	Romerike Helsebygg, Lillestrøm		31 009			31 009
	Damsgårdsveien 161-171		15 858			15 858
	Tollbugt 32, Oslo		6 007			6 007
	Brubakkveien 16, Oslo		4 000			4 000
	Oslo S. Utvikling AS (33,3%)		5 015	17 642	15 206	37 863
	Bergen Lufthavn Utvikling AS (50%)		713	3 310	97 700	101 723
	Residential					
	Oslo S. Utvikling AS (33,3%)			14 478	20 945	35 423
	Gustav Vigelands vei 24, Oslo			1 969		1 969
	Citadellet, Nesodden				25 000	25 000
	Parking					
	Grønland Parkering, Oslo		17 223			17 223
	Galleriet Parkering, Oslo		14 969			14 969
TOTAL NORWAY		**304**	**110 271**	**37 399**	**158 851**	**306 521**
The Baltic`s/Russia	**Hotels**					
	Radisson Blu Hotel Latvija, Riga	571	43 902			43 902
	Radisson Blu Hotel Lietuva, Vilnius	456	40 157			40 157
	Radisson Blu Olümpia, Tallinn	390	30 854		12 000	42 854
	Radisson Blu Elizabete Hotel, Riga	228	13 076			13 076
	Park Inn by Radisson Kaunas	206	13 018			13 018
	Park Inn by Radisson Central Tallinn	245	9 888			9 888
	Radisson Sonya Hotel, St. Petersburg	173	7 810			7 810
	Radisson Blu Ridzene Hotel, Riga	95	7 892			7 892
	Shopping					
	Ülemiste, Tallinn		89 000	42 000		131 000
	Galerija Centrs, Riga		36 785			36 785
	Origo, Riga		35 538	45 892		81 430
	Riga Retail Park				150 000	150 000
	Alfa Home Center, Riga				60 000	60 000
	Block 1, Riga				15 000	15 000
	Other					
	Bisumuizas Nami, Riga				100 000	100 000
	Jekaba Arcade, Riga		8 600			8 600
TOTAL BALTIC`S/ RUSSIA		**2 364**	**336 520**	**87 892**	**337 000**	**761 412**
Portugal	**Resort**					
	Dunas Douradas		1 668	2 705	1 379	5 752
TOTAL LINSTOW GROUP		**2 668**	**448 459**	**127 996**	**497 230**	**1 073 685**

Radisson Blu Hotel Lietuva, Vilnius.

Linstow AS is one of Norway's leading property companies. The company owns, develops and manages property in different segments in both Norway and abroad. The company is owned by Awilhelmsen AS, a privately-owned investment company with the following business areas: cruise industry, property, shipping & offshore, retail sales and new investments.

Linstow AS and its subsidiaries (hereinafter referred to as Linstow or the Group) play a key investor role in Norway in several major development projects and owns and manages office, healthcare, hotel and parking properties. The company has a large share of its activities in the Baltic region, and is a major operator in the hotel and shopping center segment. The Group owns a total of seven hotels and three centrally located shopping centres in the largest cities in the Baltic countries. In addition, the company has a holiday resort in Portugal and one hotel in St. Petersburg and in Bergen. Linstow's head office is located at Tjuvholmen in Oslo, Norway.

Market developments

Shopping Centres

Linstow owns three shopping centers totalling 161 000 m^2 in Riga and Tallinn. The shopping centers saw a 4% reduction of revenue in local currency (2017: 6% increase) from the previous year. The rental income in local currency decreased by 6% (2017: 1% increase). The reduction in revenue and rental income is mainly due to the effects from the ongoing expansion of the Ülemiste shopping center in Estonia. The expansion of the Origo shopping center in Riga by 16 000 m^2 of retail and catering areas and 10 000 m^2 of office space has commenced and is expected to be completed in 2020. The expansion of the Ülemiste shopping center by 13 500 m^2 of retail, catering and entertainment areas is expected to be completed in mid-2019.

Hotel business in the Baltic region and Russia

Linstow owns a total of 8 hotels (2017: 8), with a total of 2 364 (2017: 2 199) rooms, in Tallinn, Riga, Vilnius, Kaunas and St. Petersburg. The hotel occupancy rate was 64% in 2018 (2017: 66%), and revenue measured in euro increased by 4% (2017: 9%) from the previous year. The hotels are operated by the listed company Radisson Hospitality AB under the brand names of Radisson Blu and Park Inn by Radisson. In 2018, the expansion of Radisson Blu Lietuva in Vilnius with 165 rooms was completed.

Norway

Engagement in urban development projects is a key aspect of Linstow's strategy. Linstow is working on the development of office, retail and residential projects in Bjørvika through Oslo S. Utvikling AS (OSU), in which Linstow owns one third of the shares. OSU's total development potential, including already completed and sold properties, is approximately 380 000 m^2 above ground and around 105 000 m^2 below ground. At the end of 2018, approximately 222 000 m^2 remains to be completed.

Over 400 residential units have been developed and sold in the Barcode area. OSU will develop an additional 1 500 residential units at Bispevika. 145 of these units have been completed and sold. In addition, 470 units are under construction, of which more than 325 have already been sold. In the coming year, the focus will be on the construction and sale of residential projects, the development and letting of OSU's portfolio of commercial, catering and cultural premises that are in the process of being sold, and the completion of the last major office project, Eufemia,

Radisson Blu Hotel Lietuva, Vilnius.

which has already been sold. In 2018, OSU sold Barcode Basement AS for NOK 829 million.

Bergen Lufthavn Utvikling AS (BLU) (50% owned by Linstow) is a long-term cooperation project with Flesland Holding AS for the development of Bergen Business Park. Bergen Business Park has been planned as a new and innovative business park at Bergen Airport Flesland, Western Norway's transport hub. The site measures approximately 12 hectares and is located next to the new terminal at Flesland, where the end station for the Bergen Light Rail is also located. Bergen Business Park, where the plan is to develop 200 000 m^2 of commercial space, will, for example, include an airport hotel and modern offices adapted to the business activities of tomorrow in the Bergen region. The development of phase 1, the part of the business park that is located closest to the airport terminal, comprises a hotel and three office buildings, totalling approximately 35 000 m^2. The hotel, Comfort Hotel Bergen Airport, was completed in February 2017 and is at a walking distance from the terminal. In 2018, BLU commenced the development of office buildings in stage 1.

Linstow owns a total property portfolio in Norway of 110 000 m^2 and focuses on good technical operation of the properties and excellent service for our tenants. The portfolio consists primarily of the properties Romerike Helsebygg, Damsgårdsveien 161-171, Comfort Hotel Bergen Airport, Tollbugaten 32, Brubakkveien 16 and the multi-storey car parks Galleriet and Grønland Torg in Oslo. In 2017, we commenced development of an apartment building with seven apartments in Gustav Vigelands vei in Oslo. This building, in which all flats have been sold, will be completed in mid-2019. In 2018, the company sold a residential project in Storetveitåsen in Bergen. Linstow owns 27.5% of the shares in Helsehusene in Fredrikstad, and plans further investments in health-related property development. In Stavern, a jointly owned company (Linstow's stake: 50%) was established with Agnes Utvikling for the development of healthcare properties or other activities. In 2018, Linstow acquired Damsgårdsveien 161-171 AS in Bergen. Today, the property is used for a combination of office and warehouse purposes, and has significant long-term development potential for both residential and commercial use.

Other business

Linstow manages a holiday and leisure resort in Portugal, and owns some development properties for the construction of holiday homes adjacent to the resort. In 2018, the construction of six villas was commenced, with completion expected in mid-2020. Three of the six villas under construction have already been sold.

Health, safety and the environment

Linstow AS had 22 employees at year-end 2018, which corresponded to 21.5 FTEs in 2018. The Group had a total of 1 178 employees at year-end 2018 (2017: 1 188), equivalent to approximately 988 FTEs (2017: 1 024). In 2018, the rate of absence due to illness at Linstow AS was 1.1% (2017: 1%). The company has a good working environment. In connection with our hotel business, six minor injuries concerning the Group's employees were reported in 2018. No workplace accidents were registered at Linstow's construction sites in 2018.

The property industry in general is male dominated. Women make up approximately 32% of Linstow AS' employees. The company's owners and the Board of Directors wish to ensure equal rights and opportunities for all employees and can see the benefit of an even distribution between the genders, also at the management level.

Radisson Blu Hotel Lietuva, Vilnius.

The Board's goal is to have no discrimination relating to gender or anything else. Linstow will ensure good working conditions in all countries in which the Group operates. The Board of Directors of Linstow AS consists of four men.

Preventing economic crime and corruption

Linstow has zero tolerance for corruption and is making an active effort to prevent financial irregularities. Linstow does not accept nor make use of facilitating payments.

Sustainability reporting

Development projects and property management

Linstow's activities affect the external environment through waste handling in connection with the demolition of old and the construction of new properties, as well as the operation of the company's properties. In every part of the organisation, Linstow has a strong focus on complying with all public requirements and recommendations relating to the environment. Our projects also have clear goals regarding energy consumption, pollution, use and reuse of materials, indoor climate, development, and use of space, which generally extend further than public requirements. Linstow requires that all contractors follow a comprehensive programme for sorting demolition waste for recycling.

Linstow is an advocate of sustainable social development and promotes long-term quality and environmental work in all our activities. We do so by:

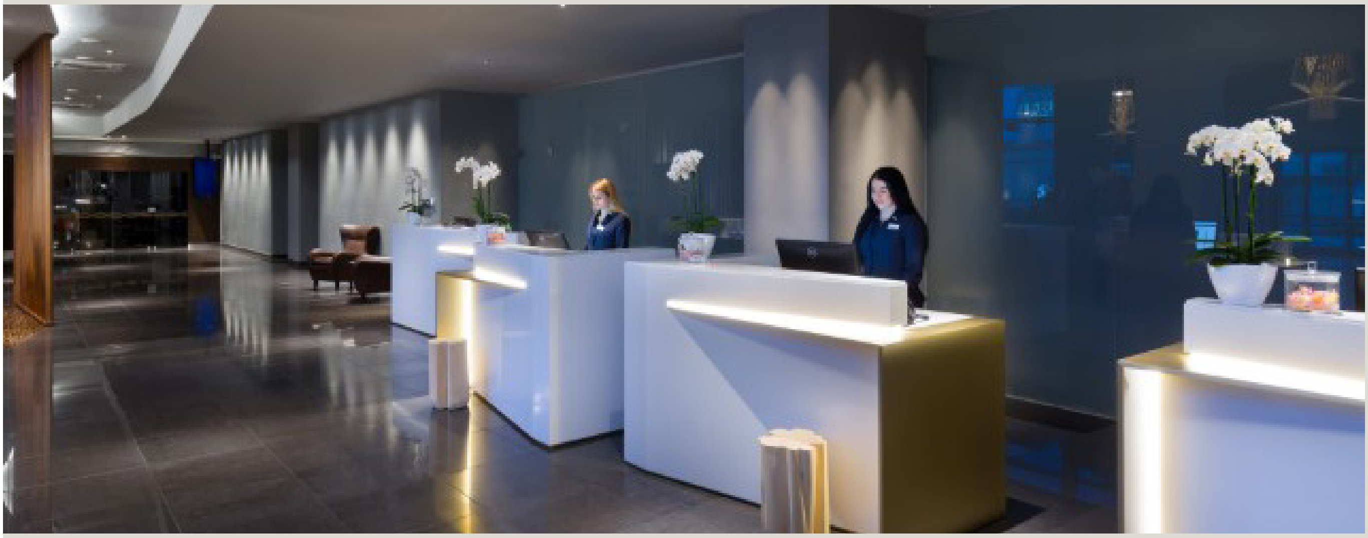
- Working in a systematic and focused manner to reduce our environmental impact.
- Erecting buildings with sound environmental solutions.
- Construct space-efficient buildings in order to reduce land requirements.
- Focus on properties at central locations close to public transport hubs, in order to reduce transport requirements, and thereby achieve indirect positive environmental impacts.

Linstow uses the BREEAM/BREEAM-NOR Manual for environmental certification of all of our new buildings under construction. The BREEAM manual is divided into nine different environmental areas, in addition to innovation. The nine areas are:

1. Management and administration
2. Health and wellbeing
3. Energy consumption
4. Transport
5. Water
6. Materials
7. Waste
8. Land use and ecology
9. Pollution

Each area consists of several topics that describe how the environmental impact of a new or rehabilitated building can be reduced. Each topic gives a detailed description of a purpose, with associated criteria and documentation requirements. The criteria specify the benefit(s) that the selected solution(s) are to provide. Where the project can document that the criteria are fulfilled, BREEAM points can be awarded. The criteria in the BREEAM Manual are generally stricter than the minimum standards in building regulations and other regulatory provisions. The criteria and performance levels represent good or best practice for sustainable design and procurement.

In 2018, Comfort Hotel Bergen Airport achieved certification as "BREEAM Very Good". The ambition for the expansion of Hotel



Radisson Blu Hotel Lietuva, Vilnius.

Lietuva in Vilnius is to achieve the same classification during 2019. The new complexes at Origo and Ülemiste are being constructed with the same objective. Within OSU, all ongoing construction projects in Bispevika South are subject to BREEAM certification, with the ambition of achieving BREEAM Excellent. The same ambition is the basis for BLU's first office building at Flesland, the Expo building. For Bergen Business Park at Flesland, BLU has also decided to apply BREEAM Communities to the environmental certification of the entire area development project.

Hotels

As from 2006, Linstow has conducted an active energy follow-up programme for all of our hotels in the Baltic States, Russia, and, last year, also in Norway. From 2010 to 2018, total energy consumption was reduced by approximately 9.2 GWh, or approximately 16% (not adjusted for changes in floor space and climate variations). All hotels achieved significant reductions. The largest hotel, Hotel Latvia, which accounts for around 27% of the total energy consumption, reduced its consumption by 28%. During the last five years, approximately TEUR 630 has been invested in energy follow-up initiatives at the hotel, and the annual savings during the same period amount to approximately TEUR 120. In 2018, on a comparable basis, energy consumption increased by 0.6 GWh from 2017, equivalent to 1.3% of total consumption. The background for the increase was that the winter of 2018 was colder than in previous years, while the summer was warmer and required additional cooling.

Linstow's foreign hotels are members of "GREEN KEY", an international organisation that provides certification for environment-friendly hotels. This requires that the hotels adhere to specific guidelines on energy consumption, waste segregation and staff training. Through the Choice chain, Linstow's Norwegian hotel, Comfort Hotel Bergen Airport, has implemented the internationally recognised environmental standard, ISO 14001, and is working diligently to continuously reduce our environmental impact. All of Linstow's hotels are certified by "Safehotels", an international organisation that assesses the safety system at hotels and meeting places according to best practice.

In addition to the aforementioned, during 2018 our hotels conducted a series of initiatives to support the hotels' focus on sustainability. These initiatives can be summarised as follows:

- Focus on reduced use of plastic. The use of plastic straws, plastic bottles, plastic bags and plastic pens has been reduced/discontinued (although remaining stock may be used up). At some hotels, these products have been replaced with straws of hemp, hay or paper, glass bottles, paper bags and pencils.
- A programme has been launched for the reuse of towels and limited cleaning of rooms, as requested by the customer, with donation of cost savings amounts to charitable causes.
- Soup donations to local soup kitchens for distribution to people in need.
- Christmas events for children from children's homes. Financial support for SOS Children's Villages and to hold joint activities.
- Cooperation on using eco-friendly chemicals for kitchens, rooms and laundry services.
- An annual plant-a-tree day.
- Activities related to being a blood donor.
- Our objective is to reduce our hotels' water consumption, and to measure and follow up on this on a continuous basis.
- Second-hand TVs, beds, bed linen and towels are donated to children's homes and prisons for further use.

Radisson Blu Hotel Lietuva, Vilnius.

Shopping Centres

As from 2008, Linstow has run an active energy follow-up programme at all of our shopping centres. From 2010 to 2018, the total energy consumption of our shopping centres was reduced by approximately 11 GWh, or around 25% (adjusted for changes in floor space, but not for climate variations). In 2018, on a comparable basis, the shopping center activities' energy consumption increased by around 3.8% from the previous year, due to a colder winter and warmer summer than the previous year. Work on improving energy efficiency continues, and it will always be one of the Group's areas of focus.

Other initiatives can be summarised as follows:

- We participate in a forest care and forest activity programme.
- We support a foundation that provides free specialist healthcare services to children in rural areas, in the form of a mobile healthcare bus. Over 5 000 children received treatment under this programme in 2018, and more than 25 000 children since 2011, when Linstow helped to launch the programme.

Norway

- "ROOM for Volunteering" is a pilot project established in cooperation with Red Cross Akershus and Skedsmo Municipality. The cooperation aims to coordinate real estate areas beyond the core time when areas are vacant, to give volunteers the opportunity to use the premises at no cost for health promotion activities. The Red Cross homework assistance programme has used our premises, and other activities that have been launched include blood donor days and a parental guidance programme (International Child Development Program).
- Linstow collaborates with SINTEF in a "dementia-friendly commerce" innovation project. The project is eligible for grants from the Regional Research Fund - the Oslofjord Fund, and is developing a main project on "Future-oriented location development".

Report on the annual financial statements (2017 figures in brackets)

Pursuant to Section 3-3a of the Norwegian Accounting Act, we confirm that the financial statements have been prepared on the going concern assumption. The annual report includes statements about future operations that are associated with risks and uncertainties. These statements about the future reflect the current view on future conditions and are by nature subject to risks and uncertainties because they are tied to events and depend on conditions that will occur in the future. For various reasons, the actual results may diverge significantly from the expectations that are expressed in the statements on future conditions.

In 2018, the Group had rental income of NOK 352 million (350 million). Revenue from hotels and other operations was NOK 868 million (808 million). Gains from the sale of property totalled NOK 1 million (40 million). Project revenues amounted to NOK 100 million (67 million).

Operating costs were NOK 1 035 million (881 million). Net reversals of write-downs on non-current assets amounted to NOK 17 million (63 million). Write-downs and reversals are calculated for each property, based on the average of two valuations made by independent appraisers. Project costs totalled NOK 105 million (61 million).

Radisson Blu Hotel Lietuva, Vilnius.

Net financial items were NOK 88 million (136 million). In 2018, the profit/loss from associates was NOK 174 million (140 million), of which the result from OSU amounted to NOK 175 million (142 million). Furthermore, other financial income amounted to NOK 36 million (136 million, of which dividend from Koksa Eiendom AS amounted to NOK 100 million).

The Group's results before tax were NOK 374 million (520 million). After tax and minority interests the profit for the year was NOK 328 million (536 million).

Linstow AS's profit after tax amounted to NOK 953 million (439 million), and includes dividends from subsidiaries and associated companies for an amount of NOK 1 041 million (335 million) and exchange rate losses of NOK -31 million. (-118 million).

Investments

The Group's investments in 2018 amounted to NOK 811 million (319 million). The acquisition of Damsgårdsveien (NOK 290 million), and investments in the expansion of the shopping centres Origo in Riga (NOK 149 million) and Ülemiste in Tallinn (NOK 122 million), Hotel Lietuva in Vilnius (NOK 133 million), and the construction of the residential complex Gustav Vigelandsvei 24 in Oslo (NOK 70 million) were the largest individual investments.

Equity and cash flow

The Group's recognised equity is NOK 1 141 million (1 277 million). The net cash flow from operations was NOK 304 million (548 million). At year-end 2018, total bank deposits and cash equivalents on Group accounts amounted to NOK 1 003 million (1 235 million).

Financing and liquidity

At year-end 2018, the Group had long-term liabilities of NOK 4 905 million (4 518 million). The Group's solidity and liquidity are good. The book equity ratio was 16% (19%) at the close of 2018. The Group's property portfolio is valued annually by at least two independent appraisers. The valuations indicate that the market value of the Group's property portfolio is significantly higher than its carrying amount.

Risk

Financial risk

Linstow is exposed to exchange rate fluctuations, as the Group's activities abroad are denominated in foreign currency (Euro). As far as possible, Linstow aims to align the Group's liabilities with underlying assets and revenues.

Linstow is also exposed to refinancing risk and changes in the interest rate level. The Group seeks to reduce this risk by entering into interest rate swap agreements with varying terms and entering into long-term loan agreements with a diversified maturity. Linstow is also exposed to changes in the amount for which the properties can be sold on the market. These amounts are largely dependent on earnings, interest rates and the attractiveness of the properties.

The risk that counterparties and clients would be financially unable to meet their obligations is considered to be unchanged in the course of the year. Most rental agreements are covered by a bank guarantee or a cash deposit equivalent to three months' rent. The Board of Directors considers the liquidity of the Group to be very good, so it sees no reason to take measures to significantly change the liquidity risk.

Project risk
Contracts for the Group's projects have been entered into with large, well-established contractors. Standard performance bonds have been provided for these projects.

Other risk
The financial results of our hotel business are largely dependent on the occupancy rate and the room prices that can be charged in the market. The risk in our shopping center business is related to increased online shopping, economic development in the countries in which the centers are located, the attractiveness and competitiveness of the individual shopping centres, their popularity with tenants, the tenants' ability to pay, vacancy rates and the market rents that can be charged.

Property portfolio

At year-end 2018, the Group owned 448 000 m^2 of property. Of this, 337 000 m^2 was property in the Baltic region and Russia, while 110 000 m^2 was property in Norway. Linstow also manages a property portfolio of shopping centres of approximately 158 000 m^2 in the Baltic region for other owners.

Outlook

Economic growth in the Baltic region in 2018 was somewhat higher than the Eurozone average. Again in 2019, growth is expected to be somewhat higher than in the Eurozone, among other things due to high activity in the construction industry. Growth in the region is expected to diminish somewhat during the next two years. All countries are experiencing pressure in the labour market and strong wage growth, indicating that further structural reforms are important to maintaining the countries' competitiveness. In Tallinn, a new shopping center has opened opposite our shopping center, and in Riga, several large shopping centres are under construction/expansion. Together with increased online shopping and adjusted consumer behaviour, this can exert pressure on earnings going forward. Linstow is taking active steps to position our shopping centers to meet future consumer trends.

After a demanding housing market in the second half of 2017, the housing market in Oslo showed positive trends throughout 2018, with more normalised housing sales for OSU. The market is expected to be stable throughout 2019 and over time there will be good demand for the company's residential units.

After many years of declining ROI requirements for commercial real estate in Norway, most recently the return requirements have remained stable. Prime yields for office properties in the Oslo area are currently estimated at around 3.6-3.75%. After an increase in long-term interest rates in 2017 and the first half of 2018, they fell back during the autumn of 2018. Furthermore, the office rental market in Oslo performed well in 2018 and continued positive development is expected in 2019.

The Board of Directors' proposed allocation of the annual profit

Linstow AS's profit after tax amounted to NOK 952.8 million (439.2 million). After receipt of a group contribution after tax of NOK 30.8 million (114 million) from the Awilhelmsen Group, and the transfer of NOK 443.6 million (55.2 million) to other reserves, the Board of Directors proposes the payment of a dividend to A/S Møllegaarden of NOK 540 million (498 million).

The Board of Directors of Linstow AS
Oslo, Norway, 12 April 2019

Sigurd E. Thorvildsen
Chairman

Henrik Fougner
Board Member

Knut I. Nossen
Board Member

Arve Ree
Board Member

Per Tore Mortensen
CEO

Linstow AS 2018	Linstow AS 2017	(NOK 000)	Notes	Linstow Group 2018	Linstow Group 2017
		OPERATING INCOME			
		Rental income, properties		352 172	350 333
166	44 695	Profit from sale of fixed assets	1	592	40 126
75 142	22 977	Project income		100 089	66 637
15 512	14 031	Hotel revenues and other operating income	2	868 228	807 639
90 820	81 703	**Total operating income**		**1 321 082**	1 264 735
		OPERATING EXPENSES			
-69 653	-65 081	Wages, salaries, employer's national insurance contributions and pension costs	3	-295 764	-283 003
-17 703	-15 640	Other administrative expenses	2	-336 957	-311 323
		Cost of materials		-57 971	-57 523
-73	-28	Operating costs for properties and bad debts		-53 408	-49 501
-81 207	-20 225	Project expenses		-104 964	-60 600
	-92	Loss on the sale of fixed assets	1	-0	0
1 007	120 829	Impairment/(reversal) of fixed assets	1,5	16 990	63 133
-310	**-304**	Amortisation	5	-202 978	-182 426
-167 940	**19 457**	**Total operating expenses**		**-1 035 053**	**-881 243**
-77 119	**101 160**	**Operating profit**		**286 029**	**383 492**
		FINANCIAL ITEMS			
1 041 177	334 994	Profit/loss from group companies and associates	4	174 270	140 128
75 078	155 263	Finance income	6	36 153	136 039
-99 562	-189 270	Finance expense	6	-122 885	-139 837
1 016 692	**300 988**	**Net financial items**		**87 538**	**136 331**
939 573	**402 148**	**Profit before tax**		**373 567**	**519 823**
13 219	37 095	Tax	7	-45 564	15 627
952 792	**439 243**	**Profit for the year**	**8**	**328 003**	**535 451**
		Minority interests		51	193
952 792	**439 243**	**Profit for the year after minority interest**		**328 054**	**535 644**
		APPROPRIATIONS			
-443 592	-55 203	Transferred to/from other equity			
-540 000	-498 000	Accrued dividend			
30 800	113 960	Group contribution received after tax			
-952 792	**-439 243**	**Total appropriations**	8		

Linstow AS 2018	Linstow AS 2017	(NOK 000)	Notes	Linstow Group 2018	Linstow Group 2017
		ASSETS			
		Fixed assets			
		Intangible assets			
15 637	11 618	Deferred tax assets	7		
		Tangible fixed assets			
1 500	1 500	Real property	5	4 578 946	4 219 987
		Projects in progress	5	363 885	170 998
1 055	1 104	Machinery,fixtures/fittings and vehicles	5	128 937	120 189
		Financial assets			
2 873 988	2 911 240	Shares in subsidiaries	4		
920 670	622 705	Receivables from group companies			
426 035	401 303	Shares in associates	4	503 020	540 306
55 462	2 522	Receivables from associates		55 462	2 522
2 371	2 746	Other shares	4	2 371	2 746
13 380	1 200	Other long-term receivables	9	34 636	29 370
4 310 098	**3 955 938**	**Total fixed assets**		**5 667 257**	**5 086 117**
		Current assets			
86 586	24 625	Current receivables	9	174 395	94 877
40 000	148 000	Receivables from group companies		40 000	148 000
	9 995	Projects for sale	5	91 015	116 758
668 281	861 870	Bank deposits, group account	12	1 002 774	1 234 782
794 867	**1 044 490**	**Total current assets**		**1 308 184**	**1 594 417**
5 104 965	**5 000 428**	**Total assets**		**6 975 441**	**6 680 534**
		EQUITY AND LIABILITIES			
		Equity			
817 808	817 808	Share capital (1 264 600 shares – par value NOK 647)		817 808	817 808
405 333	405 333	Other paid-in capital		405 333	405 333
1 046 143	602 551	Retained earnings		-83 218	52 161
		Minority interests		1 331	1 369
2 269 284	**1 825 692**	**Total equity**	**8**	**1 141 254**	**1 276 671**
		Long-term liabilities			
		Provisions for liabilities			
		Deferred tax	7	260 484	191 112
41 930	53 217	Other commitments	10	61 530	53 765
		Other non-current liabilities			
875 996	1 189 008	Liabilities to group companies			
30 013	30 013	Debt instrument loans and credit facilities	10		30 013
1 310 810	1 348 699	Secured debt	10	4 583 345	4 242 901
2 228 736	**2 620 936**	**Total long-term liabilities**		**4 905 359**	**4 517 791**
		Current liabilities			
606 945	553 800	Other current liabilities	11	928 828	886 071
606 945	**553 800**	**Total current liabilities**		**928 828**	**886 071**
5 104 965	**5 000 428**	**Total equity and liabilities**		**6 975 441**	**6 680 534**

Oslo, Norway, 12 April 2019

Sigurd E. Thorvildsen
Chairman

Henrik Fougner
Board Member

Knut I. Nossen
Board Member

Arve Ree
Board Member

Per Tore Mortensen
CEO

	Linstow AS		Linstow Group	
(NOK 000)	**2018**	**2017**	**2018**	**2017**
Profit before tax	939 573	402 148	373 567	519 823
- Tax payable			-44 321	-26 257
- Profit from sale of fixed assets	-166	-44 695	-592	-40 126
+/- Net loss/profit from sale of projects	6 064	-2 752	4 875	-6 036
- Profit/loss from associates			-174 270	-140 128
+ Amortisation	310	304	202 978	182 426
+ Impairment/reversal of fixed assets	-1 007	-120 829	-16 990	-63 133
+/- Change in accounts receivable	-351	-791	1 562	-7 912
+/- Change in accounts payable	6 291	-148	8 611	42 817
+/- Change in interest	-2 508	1 935	-2 983	2 280
+/- Change in other accruals	-54 929	84 644	-48 581	84 310
NET CASH FLOW FROM OPERATING ACTIVITIES (A)	**893 278**	**319 909**	**303 856**	**548 064**
+ Sale of tangible assets and projects	75 142		104 533	286 850
- Investment in tangible assets and projects	-70 626	-10 554	-810 610	-318 892
+ Payments in from investments in shares	276 848	169 001	246 000	207 875
- Investment in shares	-272 632	-125 055	-24 733	-16 509
+/- Changes in other receivables/intra-group balances	-676 097	-3 996	-58 206	-353
NET CASH FLOW FROM INVESTING ACTIVITIES (B)	**-667 365**	**29 397**	**-543 017**	**158 971**
+/- Change in external long-term liabilities	-69 503	105 600	374 691	11 702
+/- Exchange rate differences			-17 540	-208 392
- Equity transactions and loans to parent company	-350 000	-78 940	-350 000	-78 940
NET CASH FLOW FROM FINANCING ACTIVITIES (C)	**-419 503**	**26 660**	**7 152**	**-275 631**
NET CHANGE IN CASH & CASH EQUIVALENTS DURING YEAR (A+B+C)	**-193 589**	**375 966**	**-232 009**	**431 405**
Cash & cash equivalents 1 Jan (*)	861 870	485 904	1 234 782	803 378
Cash & cash equivalents 31 Dec (*)	**668 281**	**861 870**	**1 002 774**	**1 234 782**

(*) Cash and cash equivalents are largely related to group account and thus represent a receivable with the parent company under the group banking scheme.

ACCOUNTING PRINCIPLES

General
The annual financial statements have been prepared in accordance with current legislation and generally accepted accounting principles. Accounting standards for other enterprises have been used.

With respect to the parent company, Linstow AS uses the cost method for valuing shares and interests in subsidiaries and associates. Acquisition and disposal of subsidiaries is part of the company's ordinary operation. Comparative figures have not therefore been prepared for this.

Basis of consolidation
Shares and participating interests in subsidiaries are eliminated in accordance with the purchase method. This means that the cost price of the shares and interests is set off against the subsidiaries' equity at the date of acquisition. Any added/negative values of individual properties arising from this process are depreciated using the same principles as for the properties themselves. Profit/loss from the purchase/sale of subsidiaries and associates is included from/to the date of acquisition/disposal. For gradual investment in/acquisition of subsidiaries, values at the date of consolidation are generally used. The minority interests' share of income and equity is shown as a separate line on the income statement and balance sheet. Internal receivables, liabilities and profit/loss items are eliminated in the consolidated accounts.

In the parent company accounts, the cost method is used for all companies, regardless of structure and ownership share. Group contributions and dividend received which lie inside and outside the subsidiaries' accrued earning in the ownership period are respectively recognised in the parent company's income statement and recognised directly in the balance sheet as an investment. Group contributions from the parent company to a subsidiary are considered as investments in subsidiaries and are capitalised as part of the cost of the shares. Group companies are fully consolidated in the accounts, while associates are accounted for using the equity method. More information can be found in note 4, where shares and ownership interests are specified.

Translation of foreign companies
In the consolidated accounts, the accounts of foreign subsidiaries and associates are aligned with the parent company's accounting principles as far as possible. When these companies' accounts are converted from local currencies to Norwegian kroner (NOK), balance sheet items are translated using the exchange rate prevailing at the balance sheet date, while income statement items are mainly translated using the average rate for each quarter. The difference arising when the company's opening equity is translated based on this method, is recognised as a correction to the group's equity.

Financial instruments
The group hedges the majority of its variable interest rates by entering into forward rate agreements. The agreements are valued at fair value by external parties. Current payments are presented as interest cost. The effect of value changes is recognised in profit/loss. Unrealised gains are not recognised. See below for further details, as well as Note 6.

Revenue recognition
Transactions are recognised at the value of the compensation at the time of delivery. Income is recognised when it is accrued, i.e. when the service is provided. Income is presented after deduction of VAT, rebates and discounts. Costs are compared with accrued revenues.

Redemption amounts from leases are recognised as income when the premises are leased and the rent covers costs. If the premises remain leased continuously, the income is accrued over the original lease term. If costs are partially covered, the buyout revenues are recognised as income proportionately.

Gains/losses/impairment losses on fixed assets
Profit/loss and impairment losses on fixed assets are classified as ordinary operating income/expense in the income statement.

Maintenance and improvements
Ongoing maintenance costs to keep the properties in the best state of repair during the group's ownership are included in operating expenses. Alterations for specific tenants and general work on the buildings which increase their rental value are depreciated over their expected useful life. The cost is included in amortisation. Rehabilitation expenditure raising the property standard from best state of repair during the group's ownership and increasing future rental income is capitalised and depreciated with the building over its normal amortisation period.

Current-/fixed assets
Current-/long term liabilities
Items are classified as fixed assets/long-term liabilities if they are intended for long-term ownership or use or their settlement date is after the end of the next accounting period. The first year's instalments for long-term liabilities are accounted for as long-term liabilities. Other items are classified as current assets/current liabilities. Current assets are recognised in the balance sheet at the lower of cost and fair value. See separate note on the valuation of

fixed assets. The group account arrangement is classified as a bank deposit.

Projects for sale

Projects defined as for sale are treated in accordance with Norwegian accounting standard NRS 2, construction contracts. Linstow utilises current revenue recognition based on expected revenue in proportion to the stage of completion of the contract and sale. The result for the period is the expected final result multiplied by the stage of completion of the contract and sale. Projects expected to make a loss are recognised as an expense. Accrued costs at the reporting date comprise recognised costs allowing for any invoicing lag. Income comprises accrued costs plus the project margin. Income is not recognised until a substantial part of the project has been sold and the construction is well in progress, making it possible to give a reliable estimate of profit. If in doubt, the project is booked without profit. The same principle is applied, where natural, in the parent company accounts.

Fixed assets

Fixed assets are recognised at cost less accumulated depreciation and impairment losses. Leased assets which qualify as finance leases are capitalised and depreciated with other fixed assets. In general, fixed assets are written down if their fair value as defined in the Norwegian Accounting Act is lower than their carrying amount. If the recoverable amount of an asset is lower than the carrying value, the asset will be written down to the recoverable amount. Recoverable amount is the higher of fair value less costs to sell and value in use. Value in use is the present value of the future cash flows expected to be derived from the asset. Fixed assets for which a decision to sell has been made are not generally reclassified, and the estimated sales value is used as the fair value.

At some of the Group's properties, new rental projects are subject to project design/construction. The cost of these projects, including interest on capital expenditure, is capitalised until the projects are completed/have full rental coverage. Interest on capital expenditure on projects acquired through the purchase of companies is capitalised. For projects where a decision has been taken to delay/halt the construction process, the interest on capital expenditure is expensed as it arises. Development projects and major conversions are transferred to properties and depreciated from the time the premises have been put into use.

Pensions

Pension costs are accounted for in compliance with Norwegian accounting standards. Gross earned pension liabilities, less pension funds, are booked as a liability at the start of the year based on actuarial calculations. Changes in the underlying economic and actuarial assumptions are systematically distributed over the remaining service period. Linstow also has unfunded pension liabilities, and their present value is entered on the balance sheet in the same way. The pension cost for the year is included in wages, salaries, etc. in the income statement, and comprises the current service cost, plus interest on pension liabilities less the return on pension funds. For unfunded pension liabilities the pension cost for the year is mainly interest on the accrued liabilities. Estimate discrepancies are accrued. When non-amortised estimate variances exceed 10% of the higher of obligations including employer's national insurance contributions and pension fund assets, the excess amount is amortised over the average remaining period.

Deferred tax

Deferred tax is calculated on the basis of the temporary differences that exist at the end of the financial year between accounting and taxable values. Temporary differences which reverse or may reverse in the same period are offset.

Deferred tax is generally recognised at nominal value using the enacted tax rate on the balance sheet date. Deferred tax on value added arising from acquisitions is valued at the present value, due to the long reversal time. Deferred tax liabilities and assets abroad are not offset against deferred tax benefits in Norway. In accordance with the exemption model, tax on temporary differences in share values is not recorded. Deferred tax assets/liabilities are classified respectively as fixed assets and provision for liabilities. Change in deferred tax for the year is entered as a tax expense in the income statement.

OTHER

Financial market risk
The group's market risk can be related to interest rate risk, currency risk and other risk. Please also see the Board of Directors' Annual Report for further comments.

Interest rate risk
See also note 10, where the repayment schedule for long-term liabilities is described. The principals for the mortgage debt owed by the Group and the dates of margin adjustment thereof are listed below: The average interest rates presented in the table are equivalent to the sum of margin and reference interest rate (3-month NIBOR, etc.) as of 31 December 2018 for each individual loan.

(NOK 000)

Year	Subtotal	Average interest rate	Percentage of portfolio	Accumulated percentage
1 year	877 228	2,3 %	19 %	19 %
2 years				19 %
3 years	1 059 329	1,8 %	23 %	42 %
4 years	265 288	1,4 %	6 %	48 %
5 years	2 381 499	1,6 %	52 %	100 %
Total	**4 583 345**	**1,7 %**		

In order to reduce interest rate risk, the Group has entered into fixed interest rate swap agreements. Below, the redemption structure for fixed interest rate swap agreements in the Group is presented.

(NOK 000)

Year	Amount	Fixed rate	Shareholding %	Accumulated
1 year	274 225	1,5 %	10 %	10 %
2 years	300 000	1,3 %	10 %	20 %
3 years	282 698	0,3 %	10 %	30 %
4 years	184 358	0,2 %	6 %	36 %
5 years				36 %
6 years +	1 841 470	0,3 %	64 %	100 %
Total	**2 882 750**	**0,5 %**		

Currency risk
The group uses Norwegian kroner (NOK) as its base currency, but through its business outside of Norway it is exposed to exchange rate changes in other countries, mainly euro. The group has currency risks related to both recognised monetary items and shares in foreign companies.

Investments in foreign companies are made in a long-term perspective and do not have currency hedging. Monetary items are exchanged continuously to the currency that best corresponds to the group's future liquidity requirements.

Exchange gains, etc. of TNOK 10,689 on Linstow's international investments were carried to Group equity in 2018.

Exchange rates used at 31 December were:

	2018	2017
1 USD = NOK	8,6885	8,2050
1 EUR = NOK	9,9483	9,8403
1 RUB = NOK	0,1248	0,1418

Large individual transactions
The Group invested NOK 810 million in 2018. 85% of the investments comprise the purchase of Damsgårdsveien in Bergen, and the expansion of Hotel Lietuva in Lithuania, the Ülemiste shopping mall in Estonia and the Origo shopping mall in Riga.

NOTE 1 PROFIT AND LOSS ON SALE OF FIXED ASSETS, IMPAIRMENT AND REVERSALS

Profit from sale of fixed assets

	Linstow AS		Linstow Group	
(NOK 000)	**2018**	2017	**2018**	2017
Profit from sale of properties	157	165	157	40 072
Profit from sale of shares		44 530		
Profit from sale of fixtures, fittings and vehicles	9	-	435	55
Total	**166**	**44 695**	**592**	**40 126**

Loss on sale of fixed assets

	Linstow AS		Linstow Group	
(NOK 000)	**2018**	2017	**2018**	2017
Loss on disposal of shares		-92		
Loss on disposal of fixtures, fittings and vehicles				
Total	**0**	**-92**	**-0**	**0**

Impairment of fixed assets and reversals

	Linstow AS		Linstow Group	
(NOK 000)	**2018**	2017	**2018**	2017
Impairment/reversal of projects		-243	226	-865
Impairment/reversal of shares	-8 678	120 540	-375	
Impairment/reversal of fixed assets, etc.	9 685	6 755		
Impairment/reversal of properties		-6 223	17 139	64 748
Total	**1 007**	**120 829**	**16 990**	**63 883**

Impairment/reversal are shown as net in the group above. Refer to segment information for further information.

NOTE 2 HOTEL REVENUES AND OTHER OPERATING INCOME - OTHER ADMINISTRATIVE EXPENSES

Hotel revenues and other operating income
This includes income from the group's international hotel operations, with the main items being restaurant and room revenues. The group also receives fees for the management of properties in Portugal and Norway. See also the distribution of group income by segment.

Other administrative expenses
International operations also include costs related to the running of the group's hotels. Costs such as maintenance, marketing and cleaning are therefore included.

NOTE 3 WAGES, SALARIES, EMPLOYER'S NATIONAL INSURANCE CONTRIBUTIONS AND PENSION COSTS

Wages, salaries and employer's national insurance contributions

	Linstow AS		Linstow Group	
	2018	**2017**	**2018**	**2017**
Wages/salaries and pensions	-61 175	-57 203	-253 245	-235 918
Public duties payable	-8 478	-7 878	-45 027	-49 327
Other			2 508	2 243
Total	**-69 653**	**-65 081**	**-295 764**	**-283 003**

Pension expense

	Linstow AS		Linstow Group	
Net pension expense	**2 018**	**2 017**	**2 018**	**2 017**
Current service cost	-5 428	-4 941	-5 428	-4 941
Cost of interest on pension liabilities	-2 203	-2 085	-2 203	-2 085
Return on plan assets	1 963	1 586	1 963	1 586
Accrued employer contributions	-799	-767	-799	-767
Administration	-710	-669	-710	-669
Recognised actuarial gains/losses	860	412	860	412
Net pension expense	**-6 317**	**-6 464**	**-6 317**	**-6 464**
Net pension expense, inclusive of defined contribution pensions	**-6 566**	**-6 728**	**-6 566**	**-6 728**
Pension liabilities - funded pension plans				
Calculated pension liabilities	67 870	62 710	67 870	62 710
Plan assets	-50 917	-47 836	-50 917	-47 836
Employer contributions	2 390	2 097	2 390	2 097
Unrecognised changes in plan	-7 310	-4 430	-7 310	-4 430
Net pension liabilities	**12 033**	**12 542**	**12 033**	**12 542**
Pension liabilities - unfunded pension plans				
Calculated pension liabilities	31 839	29 734	31 839	29 734
Employer contributions	4 474	4 170	4 474	4 170
Unrecognised actuarial gains/losses	-6 416	-6 337	-6 416	-6 337
Net pension liabilities	**29 897**	**27 566**	**29 897**	**27 566**
Composition of pension fund assets				
Shares	16,0 %	14,9 %	16,0 %	14,9 %
Bonds	51,1 %	52,2 %	51,1 %	52,2 %
Money market etc.	19,2 %	20,8 %	19,2 %	20,8 %
Property	13,7 %	12,1 %	13,7 %	12,1 %

Composition of the pension fund assets as at 30 September 2018/31 December 2017.

Financial assumptions				
Discount rate	2,60 %	2,60 %	2,60 %	2,60 %
Annual wage increases	2,75 %	2,50 %	2,75 %	2,50 %
Annual pension increases	1,73 %	1,48 %	1,73 %	1,48 %
Annual increase in NI base rate	2,50 %	2,50 %	2,50 %	2,50 %
Expected return on plan assets	4,30 %	3,60 %	4,30 %	3,60 %
Mortality table	K2013	K2013	K2013	K2013

The company's occupational pension scheme fulfils legal requirements.
Linstow AS has a defined benefit pension scheme for most employees in Norway in the form of a collective pension insurance scheme for pay up to 12 G (G = the National Insurance scheme's basic amount). Full pension requires an earning period of 30 years and gives the right to a retirement pension of the difference between 70% of pay and calculated National Insurance benefits. This scheme fulfils the requirements of the Occupational Pensions Act. The company's defined-benefit pension scheme was closed as of 1 January 2012. Those employed after this date have a defined contribution pension scheme. In 2018, five persons are covered by this scheme.

Linstow AS also has obligations relating to salaries in excess of 12 G and agreements regarding early retirement for certain employees. Obligations relating to salaries in excess of 12 G and early retirement pensions are financed from operations in the company. Subsidiaries outside of Norway have pension schemes for their employees only to a limited degree. Such schemes are mainly defined contribution plans.

Number of employees
The number of employees in the Group at year-end 2018 was 1 178 (around 988 FTEs), compared with 1 188 (around 1 024 FTEs) in the Group in the previous year, excluding associated companies. The parent company employed 21.5 full-time equivalents in 2018, the same as in the previous year.

Remuneration of key management personnel - auditor's fees

Auditor's fees	**Linstow AS**		**Linstow Group**	
(NOK 000)	**2018**	2017	**2018**	2017
Auditor's fees (incl. VAT)	-447	-408	-2 999	-3 029
Attestation and other fees - audit (incl. VAT)	-575	-248	-931	-640
Total	**-1 022**	**-656**	**-3 930**	**-3 670**

Remuneration of key management personnel and/or the Board of Directors

	Linstow AS	
(NOK 000)	**2018**	2017
Salary Managing Director	-4 280	-4 173
Bonus scheme paid to Managing Director	-4 286	-4 459
Bonus scheme provision for the Managing Director	-1 138	-503
Pension Managing Director	-1 305	-1 044
Total	**-11 009**	**-10 180**

There are no agreements for the board or managing director with regard to special compensation on termination of employment.

There is a bonus scheme for the company's managing director and other key management personnel based on the growth of the Linstow Group. Payment of the accrued bonus scheme is dependent on future growth for the group. Payment is based on value-adjusted equity at 31 December 2009 and on future growth in this exceeding the return on 5-year government bonds. As at 31 December 2012 and for subsequent years, payment is made of 20% of any increase in value, while equivalent new shares are also awarded. It is a condition for payment and award of shares that the employee remains in the position. A net total of TNOK 21 059, including employer's national insurance contributions, was expensed for the scheme in 2018, compared with TNOK 17 433 for the previous year. The bonus scheme has been valued in accordance with NRS 15A.

NOTE 4 RESULTS AND INVESTMENTS IN ASSOCIATES - INVESTMENTS IN GROUP COMPANIES

Profit/loss from associated companies can be found below under shares in associated companies.The parent company's profit represents Group contributions received and dividend from subsidiaries.

Shares in subsidiaries

Company (NOK 000)	Reg'd office	Linstow AS Number of shares	Linstow AS shares/votes %	Linstow AS Carrying amount
Flesland 110/15 and 22 AS	Oslo	3 000	100,0 %	372 388
Viesnica Latvija SIA	Riga	18 212 759	100,0 %	333 461
Romerike Helsebygg AS	Oslo	157 874	100,0 %	275 822
Olümpia Holding Nederland B.V.	Amsterdam	40 100	100,0 %	224 061
Elizabetes Centrs SIA	Riga	139 494	100,0 %	187 951
Attistibas Agentura SIA	Riga	27 000 000	100,0 %	176 349
Onistus Ltd	Nicosia	100 000	100,0 %	168 731
Tollbugaten 32 AS	Oslo	7 000	100,0 %	158 166
Saliena Retail SIA	Riga	3 486 456	100,0 %	128 277
Hotel Neris UAB	Kaunas	1 000 000	100,0 %	108 015
Damsgårdsveien Holding AS	Oslo	100 000	100,0 %	100 500
Dunas Portugal SGPS Unipessoal Lda	Faro	1	100,0 %	97 573
Viesbutis "Lietuva" UAB	Vilnius	845 612	100,0 %	96 848
Grønland Torg Parkering AS	Oslo	30 751	100,0 %	77 711
Galleriet Parkering AS	Oslo	25 658	100,0 %	75 894
Central Holding Nederland B.V.	Amsterdam	40 100	100,0 %	58 233
Brivibas 382 SIA	Riga	8 930 139	100,0 %	38 440
Attistibas ADX SIA	Riga	3 800 000	100,0 %	33 216
Jekaba Arcade SIA	Riga	121 429	100,0 %	33 153
Linstow Baltic SIA	Riga	11 094 723	100,0 %	31 489
Brubakkveien 16 AS	Oslo	10 000	100,0 %	28 548
Buone SIA	Riga	2 000 000	100,0 %	18 854
Linstow Airport Bratislava s.r.o.	Bratislava	1	100,0 %	14 669
Viesnica Ridzene SIA	Riga	3 600 000	100,0 %	11 978
A/S Storetvedt Utbyggingsselskap	Oslo	24 990	100,0 %	11 027
Linstow Center Management SIA	Riga	1 162 486	100,0 %	9 783
Linstow Eiendom AS	Oslo	1 000	100,0 %	2 117
Ülemiste Holding Nederland B.V.	Amsterdam	40 100	100,0 %	714
Reval Hotel Management OÜ	Tallinn	1	100,0 %	19
TC Tampere Invest SIA	Riga	5 438 595	100,0 %	
Linstow SIA	Riga	7 204 780	100,0 %	
Total				**2 873 988**

Shares and interests in associated companies

Company (NOK 000)	Reg'd office	Linstow Group Number of shares	Linstow Group Shares/votes %	Linstow Group Carrying amount
Oslo S. Utvikling AS	Oslo	3 000	33,3 %	295 333
Helsehusene Fredrikstad AS	Oslo	335 635	27,48 %	97 002
Sjøparken Helse AS	Larvik	215	50,0 %	18 740
Baltic Park AS	Oslo	1 375	50,0 %	9 500
Bergen Lufthavn Utvikling AS	Oslo	1 200	50,0 %	5 461
Total				**426 035**

Company (NOK 000)	Linstow Group Carrying amount 2017	Linstow Group Profit/loss	Linstow Group Acquisitions and other	Linstow Group Carrying amount 2018
Oslo S. Utvikling AS	427 497	174 608	-230 000	372 105
Helsehusene Fredrikstad AS	87 473	3 401	5 993	96 866
Sjøparken Helse AS		-277	18 740	18 463
Baltic Park AS	25 336	6 522	-16 272	15 586
Bergen Lufthavn Utvikling AS		-9 985	9 985	0
Total	**540 306**	**174 270**	**-211 555**	**503 020**

The shares in Bergen Lufthavn Utvikling AS, NOK 17.9 million, are shown as part of long-term liabilities in the consolidated balance sheet.

Other shares

Company (NOK 000)	Reg'd office	Linstow AS Number of shares	Linstow AS Shares/votes %	Linstow Group Carrying amount
Koksa Eiendom AS	Oslo	16 146 670	12,5 %	2 371
Norefjell Golfbane AS	Krødsherad	312	31,2 %	0
Total Linstow AS				**2 371**

NOTE 5 INTANGIBLE ASSETS AND FIXED ASSETS

Fixed assets - Linstow AS

(NOK 000)	Machinery, fixtures and vehicles	Properties	Land	Projects in progress	Total
Cost, 1 Jan	**9 381**	**0**	**1 500**	**0**	**10 881**
Additions	**261**				**261**
Cost, 31 Dec	**9 642**	**0**	**1 500**	**0**	**11 142**
Accumulated amortisation and impairment, 1 Jan	-8 277				-8 277
Depreciation for the year	-310				-310
Accumulated depreciation and impairment, 31 Dec	**-8 587**	**0**	**0**	**0**	**-8 587**
Carrying amount, 31 Dec	**1 055**	**0**	**1 500**	**0**	**2 555**

Interest on capital expenditure in 2018 recognised in the balance sheet					0
Depreciation rates	20-30%		0%	0%	

Fixed assets - Linstow Group

(NOK 000)	Machinery, fixtures and vehicles	Properties	Land	Projects in progress	Total
Cost, 1 Jan	494 747	5 770 671	1 312 518	221 240	7 799 176
Transferred from/to projects in progress and for sale		91 767		-91 767	0
Exchange differences	3 597	-38 054	10 988	2 153	-21 315
Additions	46 377	363 807	40 201	282 858	733 243
Disposals	-17 626	-7 607	-3 082		-28 316
Cost, 31 Dec	**527 096**	**6 180 583**	**1 360 625**	**414 484**	**8 482 788**
Accumulated amortisation and impairment, 1 Jan	-374 558	-2 337 477	-525 725	-50 242	-3 288 003
Depreciation for the year	-37 231	-165 747			-202 978
Impairment/reversal for the year		8 331	8 807		17 139
Exchange differences	-3 930	48 272	-5 677	-358	38 307
Disposal of depreciation and impairment	17 561	6 953			24 514
Accumulated depreciation and impairment, 31 Dec	398 158	-2 439 668	-522 595	-50 600	-3 411 021
Carrying amount, 31 Dec	**128 937**	**3 740 915**	**838 030**	**363 885**	**5 071 767**

Interest on capital expenditure in 2018 recognised in the balance sheet					1 979
Depreciation rates	20-30%	1-8%	0%	0%	

Projects for sale

	Linstow AS		Linstow Group	
(NOK 000)	2018	2017	2018	2017
Cost, 1 Jan	9 995	19 666	116 758	111 055
Impairment			226	-750
Exchange differences			780	5 163
Additions	70 365	10 554	77 368	61 890
Disposals	-80 360	-20 225	-104 117	-60 600
Carrying amount, 31 Dec	**0**	**9 995**	**91 015**	**116 758**

NOTE 6 FINANCIAL ITEMS

Finance income

	Linstow AS		Linstow Group	
(NOK 000)	2018	2017	2018	2017
Finance income from group companies	20 744	20 262		
Finance income from group account arrangement	3 165	2 498	3 422	2 911
Finance income from associates	1 738	22	1 738	1 631
Currency gains	46 608	32 390	22 605	20 656
Adjustment to value of financial instruments	2 796	106	7 227	9 610
Other finance income	26	99 985	1 162	101 232
Total	**75 078**	**155 263**	**36 153**	**136 039**

Other financial income includes dividend from Koksa Eiendom AS of NOK 99.95 million in 2017.

Finance expense

	Linstow AS		Linstow Group	
(NOK 000)	**2018**	**2017**	**2018**	**2017**
Finance costs - group companies	-25 754	-28 434		-1 334
Currency losses	-31 496	-117 720	-19 215	-38 085
Adjustment to value of financial instruments			-857	
Other finance expense	-42 313	-43 115	-102 814	-100 245
Total	**-99 562**	**-189 270**	**-122 885**	**-139 664**

NOTE 7 TAX EXPENSE

Tax expense for the year consists of:

	Linstow AS		Linstow Group	
(NOK 000)	**2018**	**2017**	**2018**	**2017**
Income tax payable			-6 950	-56 305
Change in deferred tax	13 219	37 095	-38 613	71 932
Total tax expense	**13 219**	**37 095**	**-45 564**	**15 628**

Tax impact of temporary differences:

	Linstow AS		Linstow Group	
(NOK 000)	**2018**	**2017**	**2018**	**2017**
Current assets	-703			
Tangible fixed assets	-1 138	-719	73 045	64 540
Profit and loss account	6 822	8 915	8 433	10 384
Pensions	-9 225	-9 225	-9 225	-9 225
Other temporary items	-9 352	-9 157	191 050	146 259
Tax loss carryforwards	-774	-131	-17 166	-19 761
Tax loss carryforwards, interest limitation	-1 267	-1 300	-2 866	-1 474
Differences not offset			17 206	391
Deferred tax/tax benefit	**-15 637**	**-11 618**	**260 484**	**191 112**
Tax rate at the end of the year	22 %	23 %		
Of which Norwegian business	-15 637	-11 618	27 756	14 562
Of which foreign business			232 728	176 551
Change in deferred tax				
Change in deferred tax	4 019	3 055	-69 372	39 535
Acquired through acquisitions			17 139	
Group contributions, currency gains/losses and other	9 200	34 040	13 620	32 397
Change in deferred tax in income statement	**13 219**	**37 095**	**-38 613**	**71 932**

Explanation of the Group's tax expense

	Linstow AS		Linstow Group	
(NOK 000)	**2018**	**2017**	**2018**	**2017**
Profit before tax	939 573	402 148	373 567	519 823
23% tax (24% in 2017)	-216 102	-96 515	-85 920	-124 758
Tax effect of:				
Permanent differences	230 031	135 596	40 132	27 680
Changes to and tax rate differences	-711	-1 985	225	112 705
Calculated tax expense	13 219	37 095	-45 564	15 627
Effective tax rate for the group	-1 %	-9 %	12 %	-3 %

NOTE 8 CHANGES IN EQUITY

Changes in equity - Linstow AS

	Paid-in capital			
(NOK 000)	**Share capital**	**Other paid-in capital**	**Retained equity**	**Total equity**
Balance, 1 Jan	817 808	405 333	602 551	1 825 692
Accrued dividend			-540 000	-540 000
Recognised in equity			30 800	30 800
Profit for the year			952 792	952 792
Balance sheet as at 31 Dec	**817 808**	**405 333**	**1 046 143**	**2 269 284**

Changes in equity - Linstow Group

(NOK 000)	**Share capital**	**Other paid-in capital**	**Retained equity**	**Minority interests**	**Total equity**
Balance, 1 Jan	817 808	405 333	52 162	1 369	1 276 672
Accrued dividend			-540 000		-540 000
Recognised in equity			56 469		56 469
Group contribution received after tax			30 800		30 800
Translation effects (*)			-10 702	13	-10 689
Profit for the year			328 054	-51	328 003
Balance sheet as at 31 Dec	**817 808**	**405 333**	**-83 218**	**1 331**	**1 141 255**
(*) Accumulated translation effects included in retained earnings			26 694	284	26 978

NOTE 9 OTHER RECEIVABLES

Current receivables

	Linstow AS		Linstow Group	
(NOK 000)	**2018**	2017	**2018**	2017
Accounts receivable	1 259	908	33 805	35 367
Inventories			8 470	8 482
Accruals and other receivables	85 327	23 716	132 121	51 028
Total	**86 586**	**24 625**	**174 395**	**94 877**

Accounts receivable are measured at their nominal value, less provisions for expected losses.

Long-term receivables

	Linstow AS		Linstow Group	
(NOK 000)	**2018**	2017	**2018**	2017
Advance payments, etc. the Baltics			21 256	28 170
Other receivables	13 380	1 200	13 380	1 200
Total	**13 380**	**1 200**	**34 636**	**29 370**

NOTE 10 MORTGAGES

Carrying amounts of assets provided as collateral for mortgage liabilities are:

	Linstow AS		Linstow Group	
(NOK 000)	**2018**	2017	**2018**	2017
Mortgage liabilities	1 310 810	1 378 711	4 583 345	4 242 900
Carrying amounts of assets pledged as collateral for liabilities:				
Shares (*)	1 386 237	670 463		2 746
Real property and projects in progress			4 476 432	4 078 406
Fixtures & fittings			90 693	73 940
Other			14 394	97 258
Total	**1 386 237**	**670 463**	**4 581 520**	**4 252 349**

(*) Linstow AS has taken out several loans secured on property owned by subsidiaries. For two of the loans, shares have also been pledged as security.

Guarantees for parent company
Linstow AS is wholly owned by Møllegaarden AS. Møllegaarden AS is wholly owned by AS Investa, and the latter is wholly owned by Awilhelmsen AS. Møllegaarden AS has provided 1st priority collateral in all its shares in Linstow AS as security for a syndicated loan raised by Awilhelmsen AS. The guarantee has an upper limit of NOK 2.2 billion.

Repayment schedule for secured debt and credit facilities

	Linstow AS		Linstow Group	
Long-term liabilities due within:	**2018**	2017	**2018**	2017
1 year	163 789	30 013	175 407	765 861
2 years	117 408	167 679	117 408	829 472
3 years	700 030	106 700	1 140 159	219 863
4 years	329 583	730 153	594 871	1 032 857
5 years		344 167	2 555 499	1 328 622
6 years +				96 238
Total	**1 310 810**	**1 378 711**	**4 583 345**	**4 272 913**

Other liabilities / Other long-term liabilities	Linstow AS		Linstow Group	
(NOK 000)	2018	2017	2018	2017
Plan liabilities (see note 3)	41 930	40 108	41 930	40 108
Other liabilities and provisions		13 109	19 599	13 657
Total	**41 930**	**53 217**	**61 530**	**53 765**

Other liabilities in the group were primarily losses on swap contracts.

NOTE 11 CURRENT INTEREST-FREE LIABILITIES

	Linstow AS		Linstow Group	
(NOK 000)	2018	2017	2018	2017
Trade payables	8 340	2 049	111 735	103 124
Accrued interest	266	2 774	8 426	11 409
Income tax payable			348	37 718
Dividends and group contributions (*)	540 000	498 000	540 000	498 000
Advances from tenants and customers			124 735	95 332
Public duties payable, holiday pay etc.	7 647	7 377	28 606	30 716
Other accruals	50 692	43 600	114 978	109 772
Total	**606 945**	**553 800**	**928 828**	**886 071**

(*) Group contributions received and dividend provisions are presented on a gross basis in the accounts.

NOTE 12 BANK DEPOSITS, GROUP ACCOUNT

	Linstow AS		Linstow Group	
(NOK 000)	2018	2017	2018	2017
Cash and bank deposits	3 211	8 073	302 732	336 003
Group account	665 069	853 798	700 042	898 779
Total	**668 281**	**861 870**	**1 002 774**	**1 234 782**

Linstow AS and some of its subsidiaries form a group banking system with the Awilhelmsen Group. The balance in the group banking system thus represents a receivable from the parent company of the group. Only an insignificant amount of bank deposits in the group are related to suspended employee tax withholding .

NOTE 13 GUARANTEE LIABILITIES AND OTHER COMMITMENTS

	Linstow AS		Linstow Group	
(NOK 000)	2018	2017	2018	2017
Guarantee commitments	512 669	111 926		

The guarantee liability of the parent company is related to foreign subsidiaries and guarantee furnished in connection with Koksa Eiendom AS' land sale in 2017. In addition to the above, Linstow AS has provided guarantees to cover any cost overruns in connection with the development of the Origo Retail and Office Project in Riga, Latvia.

NOTE 14 SHAREHOLDER INFORMATION

Shareholders at 31 Dec 2018

	Number of shares	Nominal	Shareholding %
Møllegaarden AS	1 264 000	647	100.0%

All the company's shares carry one vote.

Related parties
Linstow AS also contributes to the management of wholly and partly owned companies in Norway and abroad. Loans and interest have been given to and received from wholly and partly owned companies. Fees are paid at market prices. Linstow AS' transactions with related parties can be grouped as follows:

2018 (NOK 000)	Shareholders	Group companies	Associates	Total
Fee income		8 247	7 262	15 510
Administrative costs		-1 666		-1 666
Finance income		20 744	1 738	22 482
Finance income group banking system		3 165		3 165
Finance expense		-25 754		-25 754
Intragroup contributions	30 800	32 175		62 975
Dividends	-540 000		246 000	-294 000
Total	**-509 200**	**36 912**	**255 000**	**-217 288**
Lending	40 000	920 670	55 462	1 016 131
Borrowing		875 996		875 996
Group account		700 042		700 042

2017 (NOK 000)	Shareholders	Group companies	Associates	Total
Fee income		9 169	4 831	14 000
Administrative costs		-1 595		-1 595
Finance income	1 610	18 652	22	20 284
Finance income group banking system		2 498		2 498
Finance expense	-1 507	-28 434		-29 941
Intragroup contributions	148 000	30 213		178 213
Dividends	-498 000		207 875	-290 125
Total	**-349 897**	**30 503**	**212 727**	**-106 667**
Lending	148 000	622 705	2 522	773 227
Borrowing		1 189 008		1 189 008
Group account		853 798		853 798

NOTE 15 SEGMENT INFORMATION LINSTOW AS GROUP

Income statement 1 Jan - 31 Dec

	Hotels Baltics/Eastern Europe		Shopping centres Baltics		Other including Portugal		Investments Norway		Total	
(NOK 000)	**2018**	2017	**2018**	2017	**2018**	2017	**2018**	2017	**2018**	2017
OPERATING INCOME										
Rental income, properties			227 224	234 891	8 841	7 559	116 107	107 883	352 173	350 333
Profit from sale of fixed assets	4	326	421		1	20	166	39 781	592	40 126
Project income					4 747	43 659	95 342	22 977	100 089	66 637
Hotel revenues and other operating income	725 344	674 152	57 098	44 923	74 440	77 672	11 346	10 893	868 228	807 640
Total operating income	**725 347**	**674 477**	**284 744**	**279 814**	**88 029**	**128 909**	**222 962**	**181 534**	**1 321 082**	**1 264 735**
OPERATING EXPENSES										
Wages, salaries, employer's national insurance contributions and pension costs	-164 663	-160 878	-41 473	-35 286	-19 737	-21 428	-69 892	-65 411	-295 764	-283 003
Other administrative expenses	-244 604	-221 351	-28 270	-27 139	-46 156	-46 945	-17 927	-15 889	-336 958	-311 323
Cost of materials	-52 338	-52 173			-5 634	-5 350			-57 971	-57 523
Operating costs for properties and bad debts		-335	-29 681	-22 707	-2 043	-2 091	-21 684	-24 368	-53 408	-49 501
Project expenses			-0		-4 678	-40 375	-100 287	-20 225	-104 964	-60 600
Impairment of fixed assets	52 252	71 162	-35 113	-813	226		-375	-7 216	16 990	63 133
Amortisation	-102 223	-86 967	-45 801	-46 067	-3 593	-3 558	-51 362	-45 834	-202 978	-182 426
Total operating expenses	**-511 576**	**-450 542**	**-180 337**	**-132 012**	**-81 613**	**-119 747**	**-261 526**	**-178 943**	**-1 035 053**	**-881 244**
Operating profit	**213 771**	**223 935**	**104 407**	**147 802**	**6 415**	**9 163**	**-38 564**	**2 591**	**286 029**	**383 491**
FINANCIAL ITEMS										
Profit/loss from group companies and associates					6 522	6 451	167 747	133 677	174 270	140 128
Finance income	313	317	782	927			5 228	104 529	6 322	105 773
Finance expense	-26 935	-23 507	-32 435	-31 611	-1 081	-1 246	-42 362	-45 387	-102 814	-101 751
Net financial instruments	1 426	3 489	2 148	6 014			2 796	106	6 370	9 609
Net currency gains/losses	-280	-24	39	488			3 631	-17 892	3 390	-17 429
Net financial items	**-25 476**	**-19 725**	**-29 467**	**-24 182**	**5 441**	**5 205**	**137 040**	**175 033**	**87 538**	**136 331**
Profit before tax	**188 295**	**204 210**	**74 940**	**123 620**	**11 856**	**14 368**	**98 475**	**177 624**	**373 567**	**519 822**
Investments, not incl. associates	151 712	107 818	274 935	63 800	7 930	56 580	375 990	100 694	810 567	318 892
Sale of fixed assets and projects, not incl. associates	703	3 113	493	189		30	3 248	216 882	4 444	220 213

SEGMENT INFORMATION LINSTOW AS GROUP

Balance sheet at 31 Dec

(NOK 000)	Hotels Baltics/Eastern Europe 2018	2017	Shopping centres Baltics 2018	2017	Other including Portugal 2018	2017	Investments Norway 2018	2017	Total 2018	2017
ASSETS										
Real property	1 715 985	1 556 234	1 264 941	1 321 990	67 609	69 646	1 530 412	1 272 117	4 578 946	4 219 987
Projects in progress	5 946	79 423	353 369	80 607	412		4 159	10 968	363 885	170 998
Machinery,fixtures/fittings and vehicles	95 316	82 414	14 767	18 242	3 246	2 720	15 608	16 813	128 937	120 189
Other shares							2 371	2 746	2 371	2 746
Receivables from group companies and associates							55 461	2 521	55 461	2 521
Interests in associates					15 586	25 336	487 434	514 970	503 020	540 306
Other long-term receivables	1 693	1 361	19 459	21 818	104	4 990	13 380	1 200	34 636	29 370
Total fixed assets	**1 818 939**	**1 719 432**	**1 652 536**	**1 442 658**	**86 957**	**102 692**	**2 108 826**	**1 821 336**	**5 667 258**	**5 086 118**
Current receivables	34 055	28 310	30 888	24 389	11 943	13 056	137 509	177 123	214 395	242 877
Projects for sale					89 075	86 643	1 940	30 114	91 015	116 758
Bank deposits, group account	108 001	85 226	123 470	172 317	55 017	68 031	716 285	909 208	1 002 774	1 234 782
Total current assets	**142 056**	**113 536**	**154 358**	**196 706**	**156 035**	**167 730**	**855 735**	**1 116 444**	**1 308 184**	**1 594 417**
Total assets	**1 960 996**	**1 832 969**	**1 806 894**	**1 639 364**	**242 991**	**270 423**	**2 964 561**	**2 937 780**	**6 975 441**	**6 680 534**
EQUITY AND LIABILITIES										
Share capital (1,264,000 shares of NOK 647)							817 808	817 808	817 808	817 808
Other equity	305 973	318 440	-107 459	-70 964	174 014	112 991	-50 413	97 028	322 116	457 496
Minority interests			1 331	1 369					1 331	1 369
Total equity	**305 973**	**318 440**	**-106 128**	**-69 595**	**174 014**	**112 991**	**767 395**	**914 836**	**1 141 254**	**1 276 673**
Liabilities to group companies										
Deferred tax	115 968	83 475	117 695	95 578	-934	-2 503	27 756	14 561	260 484	191 111
Credit facilities								30 013		30 013
Secured debt	1 450 346	1 313 270	1 636 570	1 455 435	11 618	125 496	1 484 810	1 348 699	4 583 345	4 242 900
Other non-current liabilities	1 102	2 436	924	-167	48	47	59 456	51 449	61 530	53 766
Total long-term liabilities	**1 567 416**	**1 399 182**	**1 755 189**	**1 550 846**	**10 731**	**123 040**	**1 572 023**	**1 444 722**	**4 905 359**	**4 517 790**
Other current liabilities	87 607	115 347	157 833	158 112	58 245	34 391	625 143	578 222	928 828	886 072
Total current liabilities	**87 607**	**115 347**	**157 833**	**158 112**	**58 245**	**34 391**	**625 143**	**578 222**	**928 828**	**886 072**
Total equity and liabilities	**1 960 996**	**1 832 969**	**1 806 894**	**1 639 364**	**242 991**	**270 423**	**2 964 561**	**2 937 780**	**6 975 442**	**6 680 535**

Segment information is subject to a higher degree of uncertainty than non-segment data.

Statsautoriserte revisorer
Ernst & Young AS

Dronning Eufemias gate 6, NO-0191 Oslo
Postboks 1156 Sentrum, NO-0107 Oslo

Foretaksregisteret: NO 976 389 387 MVA
Tlf: +47 24 00 24 00

www.ey.no
Medlemmer av Den norske revisorforening

INDEPENDENT AUDITOR'S REPORT

To the Annual Shareholders' Meeting of Linstow AS

Report on the audit of the financial statements

Opinion

We have audited the financial statements of Linstow AS, which comprise the financial statements for the parent company and the Group. The financial statements for the parent company and the Group comprise the balance sheets as at 31 December 2018, income statement, and statements of cash flows for the year then ended and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the financial statements have been prepared in accordance with laws and regulations and present fairly, in all material respects, the financial position of the Company and the Group as at 31 December 2018 and their financial performance and cash flows for the year then ended in accordance with the Norwegian Accounting Act and accounting standards and practices generally accepted in Norway.

Basis for opinion

We conducted our audit in accordance with laws, regulations, and auditing standards and practices generally accepted in Norway, including International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the Company and the Group in accordance with the ethical requirements that are relevant to our audit of the financial statements in Norway, and we have fulfilled our ethical responsibilities as required by law and regulations. We have also complied with our other ethical obligations in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other information

Other information consists of the information included in the Company's annual report other than the financial statements and our auditor's report thereon. The Board of Directors and Chief Executive Officer (management) are responsible for the other information. Our opinion on the financial statements does not cover the other information, and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information, and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of management for the financial statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the Norwegian Accounting Act and accounting standards and practices generally accepted in Norway, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the

A member firm of Ernst & Young Global Limited

going concern basis of accounting, unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with law, regulations and generally accepted auditing principles in Norway, including ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also

- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control;
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management;
- conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern;
- evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation;
- obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on other legal and regulatory requirements

Opinion on the Board of Directors' report

Based on our audit of the financial statements as described above, it is our opinion that the information presented in the Board of Directors' report concerning the financial statements, the going concern assumption and proposal for the allocation of the result is consistent with the financial statements and complies with the law and regulations.

A member firm of Ernst & Young Global Limited

Opinion on registration and documentation

Based on our audit of the financial statements as described above, and control procedures we have considered necessary in accordance with the International Standard on Assurance Engagements (ISAE) 3000, *Assurance Engagements Other than Audits or Reviews of Historical Financial Information*, it is our opinion that management has fulfilled its duty to ensure that the Company's accounting information is properly recorded and documented as required by law and bookkeeping standards and practices accepted in Norway.

Oslo, 12 April 2019
ERNST & YOUNG AS

Finn Ole Edstrøm
State Authorised Public Accountant (Norway)

(This translation from Norwegian has been made for information purposes only.)

A member firm of Ernst & Young Global Limited

Linstow AS, Tjuvholmen allé 3, PB. 1594 Vika, NO-0118 Oslo, Norway
T: +47 23 11 96 00 **W:** www.linstow.no

oktanoslo.no • 48377