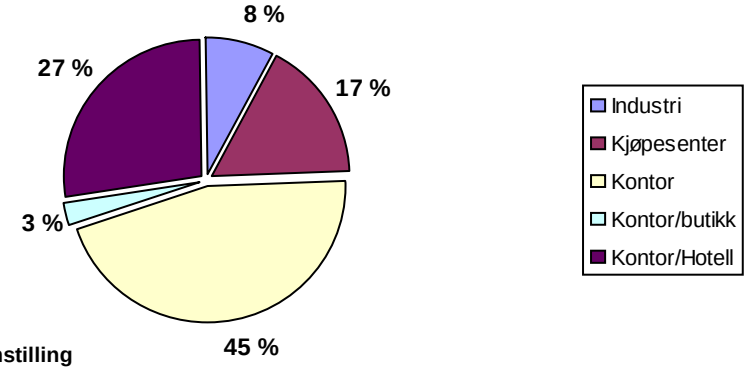
NEWSEC

The Full Service Property House

OPPSUMMERINGSARK

Typeinndeling verdi



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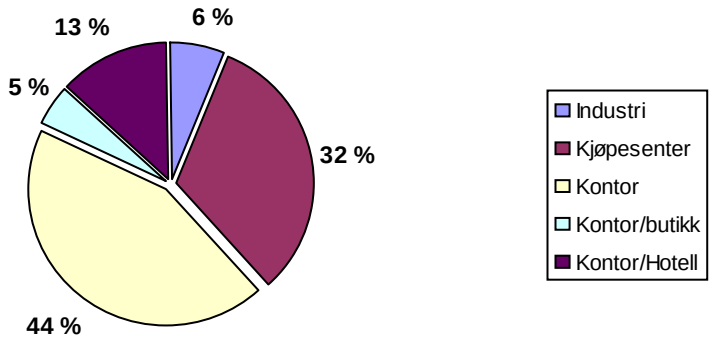

Verdivurdering - sammenstilling

Eiendom	Q3-2018 (30.09.2018) Avkastn. Krav RAK	Dir. yield	Verdi Mnok	Q4-2018 (31.12.2018) Avkastn. Krav RAK	Dir. yield	Verdi Mnok	Q1-2019 (31.03.2019) Avkastn. Krav RAK	Dir. yield	Verdi Mnok	Q2-2019 (30.06.2019) Tot m2	Brutto nåleie Totalt	m2	År	Markedsleie Totalt	m2	Leie%	Eierkost	Avkastn. Krav RAK	Dir. yield	R.IRR	Verdi Mnok	Verdiøkning Periode	År
R8 Property AS																							
Arkaden Skien	7,40%	3,90%	313,0	7,25%	4,84%	325,0	7,15%	4,74%	355,0	21,8	24,1	1 323	9,3	37,9	1 737	84%	6 986	7,10%	4,68%	7,13%	366,0	3,1%	33,1%
Centrumgården, Torggata 8				6,25%	4,84%	56,0				3,5	3,1	985	2,7	4,1	1 190	91%	391	6,30%	4,84%	6,29%	56,0	0,0%	3,7%
Kammerherreløkka 1,3,5	3,75%	0,00%	230,0	3,75%		266,0	6,25%	5,29%	293,0	9,1	17,2	2 197	12,1	21,6	2 383	86%	1 409	6,25%	5,26%	6,20%	303,0	3,4%	89,4%
Nordre Fokserød 14	6,05%	4,44%	119,0	6,05%	4,21%	123,0				5,3	5,5	1 465	6,8	8,5	1 596	71%	456	6,25%	4,11%	6,25%	123,0	0,0%	8,8%
Polymer Exploration Center - F										4,5	9,4	2 112	22,0	9,4	2 112	100%	376	5,15%	5,16%	5,04%	175,0	0,0%	0,0%
Porsgrunn Næringspark, Dokkv				6,50%	6,52%	225,0	6,50%	6,54%	225,0	10,9	16,7	1 580	1,9	18,0	1 648	96%	1 274	6,60%	6,69%	6,68%	230,0	2,2%	6,0%
Powerhouse Telemark	3,75%	0,00%	81,0	3,75%		99,5	3,75%		135,0	0,0	0,0	0	0,0	0,0	0	0%		3,75%		0,00%	165,0	22,2%	166,1%
Rådhusgata 2				6,25%	-1,03%	40,0	6,10%	-0,84%	47,0	3,3	0,0	0	10,5	6,7	2 006	86%	394	5,65%	NA	5,89%	64,0	36,2%	0,0%
Vinkelbygget, Kjelleveien 21				5,55%	5,78%	352,0	5,55%	5,94%	354,0	10,6	22,2	2 091	2,9	21,8	2 050	100%	1 223	5,55%	5,94%	5,60%	354,0	0,0%	1,1%
			743,0			1 486,5			1 409,0	69,0	98,2			127,9			12 510				1 836,0		

Avkastning pr periode

Periode	Avkastning
Q2-2019	5,18%
Q1-2019	7,76%
Q4-2018	9,49%
Q3-2018	21,80%

Martin Nyberg
Director Advice/Partner/REV

Christopher Krohnstad
Senior Analyst/Partner/REV

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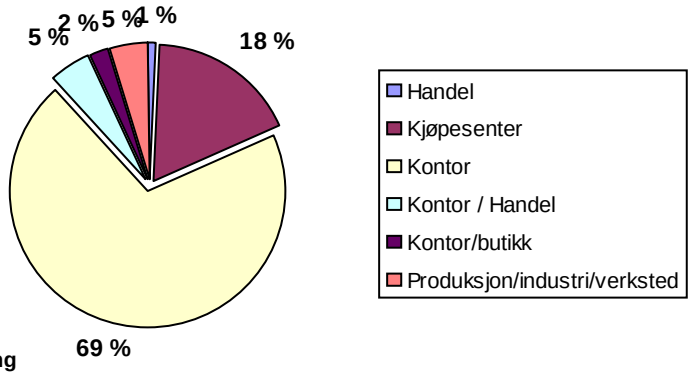

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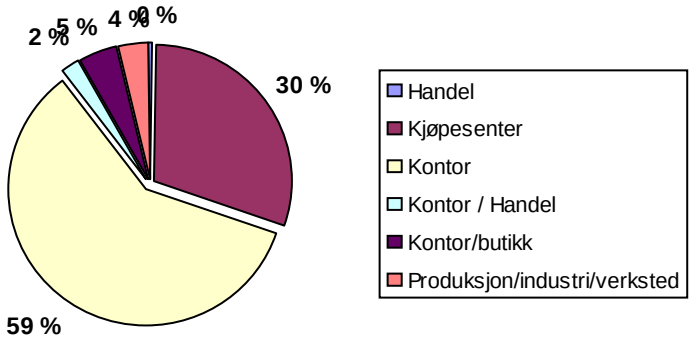

Verdivurdering - sammenstilling

Eiendom	Q1-2018 (31.03.2018) Avkastn. Krav RAK	Dir. yield	Verdi Mnok	Q2-2018 (30.06.2018) Avkastn. Krav RAK	Dir. yield	Verdi Mnok	Q3-2018 (30.09.2018) Avkastn. Krav RAK	Dir. yield	Verdi Mnok	Q4-2018 (31.12.2018) Tot m2	Brutto nåleie Totalt	m2	År	Markedsleie Totalt	m2	Leie%	Eierkost	Avkastn. Krav RAK	Dir. yield	R.IRR	Verdi Mnok	Verdiøkning Periode	År
R8 Property AS																							
Arkaden Skien	8,00%	4,95%	255,0	7,70%	3,99%	275,0	7,40%	3,90%	313,0	21,8	22,5	1 179	7,9	36,0	1 651	88%	6 800	7,25%	4,84%	7,24%	325,0	3,8%	51,2%
Centrumgården, Torggata 8				6,00%	5,03%	54,0				3,5	3,1	985	3,2	4,1	1 190	91%	391	6,25%	4,84%	6,13%	56,0	0,0%	4,7%
Grønlikroken 5				7,75%	5,81%	38,0				3,2	2,6	1 030	1,5	3,4	1 070	81%	218	7,90%	6,35%	7,78%	38,0	0,0%	0,0%
Henrik Ibsens gate 6										1,9	1,4	1 187	5,1	2,0	1 010	61%	316	8,25%	5,70%	8,33%	19,0	0,0%	0,0%
Hesselbergs gate 4				6,75%	6,46%	35,0				2,3	2,7	1 428	4,0	3,3	1 481	84%	350	6,75%	6,70%	6,71%	35,0	0,0%	0,0%
Kammerherreløkka Prosjekt				3,75%	0,00%	160,0	3,75%	0,00%	230,0	0,0	0,0	0	0,0	0,0	0	0%	0	3,75%	0,00%	0,00%	263,0	14,3%	0,0%
Nedre Hjellegate 11				8,00%	8,06%	13,0				0,3	1,2	3 453	9,3	1,2	3 453	100%	103	8,00%	8,01%	7,74%	13,5	0,0%	3,8%
Nordre Fokserød 14				6,10%	4,68%	113,0	6,05%	4,44%	119,0	5,2	5,6	1 430	7,4	8,3	1 599	75%	395	6,05%	4,21%	6,00%	123,0	3,4%	0,0%
Parkbygget, Kjelleveien 21				9,00%	3,84%	16,0				2,3	1,0	1 301	1,2	3,1	1 351	34%	358	9,00%	4,03%	9,42%	16,0	0,0%	-5,9%
Porsgrunn Næringspark, Dokkv				6,50%	6,46%	217,0				10,6	15,9	1 604	2,4	17,3	1 640	94%	1 184	6,50%	6,52%	6,47%	225,0	0,0%	3,7%
Powerhouse Telemark				3,75%	0,00%	62,0	3,75%	0,00%	81,0	0,0	0,0	0	0,0	0,0	0	0%	0	3,75%	0,00%	0,00%	99,5	22,8%	123,6%
Rådhusgata 2										3,3	0,0	0	11,0	6,6	2 002	88%	388	6,25%	NA	6,17%	40,0	0,0%	0,0%
Sentralbygget, Kjelleveien 21				6,25%	5,50%	62,0				3,8	4,0	1 047	5,8	6,3	1 672	100%	411	6,50%	5,92%	6,52%	60,0	0,0%	-2,4%
Storgata 106				7,00%	6,79%	30,5				1,7	2,3	1 382	4,2	2,5	1 486	100%	174	7,00%	6,92%	6,95%	30,5	0,0%	0,0%
Versvikvegen 6B										2,6	1,7	648	4,2	2,3	884	100%	152	7,25%	5,53%	7,21%	27,5	0,0%	1,9%
Vinkelbygget, Kjelleveien 21				5,55%	5,75%	350,0				10,6	21,6	2 028	3,4	21,8	2 050	100%	1 223	5,55%	5,78%	5,48%	352,0	0,0%	0,6%

Eiendom	Q1-2018 (31.03.2018) Avkastn. Krav RAK	Dir. yield	Verdi Mnok	Q2-2018 (30.06.2018) Avkastn. Krav RAK	Dir. yield	Verdi Mnok	Q3-2018 (30.09.2018) Avkastn. Krav RAK	Dir. yield	Verdi Mnok	Q4-2018 (31.12.2018) Tot m2	Brutto nåleie Totalt	m2	År	Markedsleie Totalt	Leie% m2	Eierkost	Avkastn. Krav RAK	Dir. yield	R.IRR	Verdi Mnok	Verdiøkning Periode	År
			255,0			1 425,5			743,0	73,0	85,5			118,2		12 450				1 723,0		

Avkastning pr periode

Periode	Avkastning
Q4-2018	9,08%
Q3-2018	21,80%
Q2-2018	7,84%
Q1-2018	18,60%

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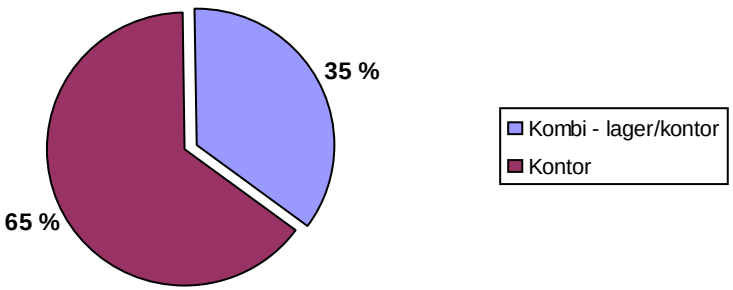

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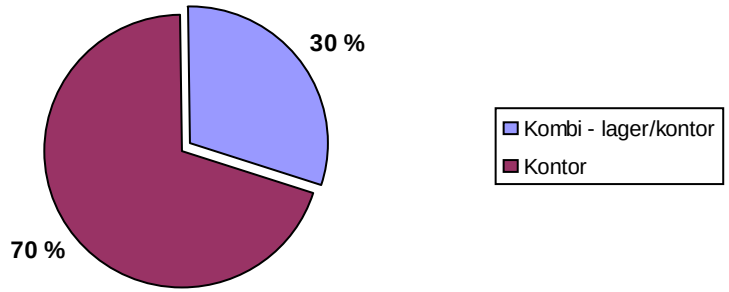

Verdivurdering - sammenstilling

Eiendom	Q4-2017 (31.12.2017) Avkastn. Krav RAK	Dir. yield	Verdi Mnok	Q1-2018 (30.03.2018) Avkastn. Krav RAK	Dir. yield	Verdi Mnok	Q2-2018 (30.06.2018) Avkastn. Krav RAK	Dir. yield	Verdi Mnok	Q4-2018 (31.12.2018) Tot m2	Brutto nåleie Totalt	m2	År	Markedsleie Totalt	m2	Leie%	Eierkost	Avkastn. Krav RAK	Dir. yield	R.IRR	Verdi Mnok	Verdiøkning Periode	År
Valore AS																							
Bedriftsvegen 52-58	6,90%	5,48%	32,5				6,15%	5,77%	35,0	3,0	2,3	850	4,5	2,5	834	92%	227	6,25%	5,98%	6,35%	35,0	0,0%	0,0%
Rødmyrlia 20	7,75%	5,71%	30,0				7,40%	5,90%	32,0	3,5	2,1	699	3,3	2,8	790	84%	225	7,40%	6,09%	7,19%	32,0	0,0%	0,0%
Storgata 171-175	7,00%	7,02%	12,0				7,00%	6,94%	12,0	0,9	0,9	1 104	2,2	1,1	1 250	100%	105	7,25%	6,94%	7,05%	12,0	0,0%	0,0%
Tollboden, Langbrygga 1	6,15%	5,13%	29,0	6,05%	5,77%	30,0				1,2	1,7	1 707	5,2	2,2	1 739	78%	151	6,25%	5,07%	6,05%	30,0	0,0%	0,0%
Vipevegen 43							3,75%	0,00%	7,5	0,0	0,0	0	0,0	0,0	0	0%		3,75%	0,00%	0,00%	7,5	0,0%	0,0%
Vipevegen 51	7,25%	6,41%	32,5				7,30%	6,51%	32,0	3,0	2,5	834	1,8	3,0	1 010	100%	394	7,35%	6,59%	7,23%	32,0	0,0%	-4,5%
			136,0			30,0			118,5	11,6	9,5			11,5			1 110				148,5		

Avkastning pr periode

Periode	Avkastning
Q4-2018	0,00%
Q2-2018	0,00%
Q1-2018	3,45%
Q4-2017	-2,99%

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