

# DIRECT INVESTMENTS

SHIPPING, OFFSHORE AND REAL ESTATE

## MARKET REPORT 2022



**Fearnley Securities**

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17	The Projects	Estimated NAV per 1 % (31.12.2021)	
18	Agder Kontorbygg AS	NOK	843 000
19	Avenyen Storhandel AS	NOK	2 716 000
20	Bileiendom Invest AS	NOK	1 157 000
21	Bjerke Utvikling AS	NOK	894 000
22	Bogstadveien 48 Invest AS	NOK	481 000
23	Dyrskueveien 5 KS	NOK	1 125 000
24	Eiendomsselskapet Vest-Sverige AS	SEK	1 819 000
25	Glassverket Bolig AS	NOK	282 000
26	Handelseiendom Gjøvik AS	NOK	1 155 000
27	Handelseiendom Invest AS	NOK	2 371 000
28	Handelseiendom Lillehammer AS	NOK	682 000
29	Handelseiendom Vågsbygd AS	NOK	372 000
30	Havnekvartalet Holding AS	NOK	1 311 000
31	Industrieiendom Skien AS	NOK	605 000
32	Industrieiendom Sørlandet AS	NOK	1 389 000
33	Jakslandåsen Boligutvikling AS	NOK	396 000
34	Kjøita Park 1 AS	NOK	1 766 000
35	Kombieiendom Sandefjord AS	NOK	996 000
36	Kombieiendom Østlandet AS	NOK	434 000
37	Larvik Eiendomsinvest AS	NOK	1 523 000
38	Lillestrøm Sentrumsbolig AS	NOK	1 367 000
39	M17 Holding AS	NOK	388 000
40	R13 Holding AS	NOK	451 000
41	Rogaland Handelsinvest AS	NOK	854 000
42	Sagelva Brygge AS	NOK	247 000
43	Stavanger Property Invest AS	NOK	225 000
44	Sola Helikopterterminal Eiendom AS	NOK	1 500 000



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Estimated NAV per 1 % (31.12.2021)

70	Atlantic Bridge AS	USD	82 271
71	Atlantic Discoverer AS	USD	198 179
72	Atlantic MPP AS	USD	80 160
73	Atlantic Pinara AS	USD	160 257
74	Atlantica Bay AS	USD	69 219
75	Atlantica Breeze AS	USD	75 217
76	Atlantica Bell AS	USD	69 177
77	Dyvi Cable Ship II DIS	USD	67 272
78	Greenbarge DIS	USD	25 028
79	Nippon Supra AS	USD	91 061
80	Njord Handy	USD	223 538
81	Njord Julie AS	USD	141 847
82	NOCC Atlantic DIS	USD	297 780
83	Ocean Scout DIS	NOK	377 057
84	OKEE Cuno AS	USD	207 443
85	Rán Barge DIS	USD	45 861
86	Rem Aquarius AS	USD	151 163
87	Ross Car Carrier Ltd	USD	47 734
88	Ross Magdeburg AS	USD	179 099

## 89 Contact Information





A photograph of a modern, multi-story office building with a glass facade. The building is viewed from a low angle, looking up. The sky is a clear, pale blue. The building's name, "Astrup Fearnley", is visible on the upper part of the facade. The building has a grid-like structure of windows and horizontal bands. To the right, another building is partially visible.

Astrup Fearnley

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By receiving this report you acknowledge that you will be solely responsible for your own assessment of the project and the shipping and/or real estate market and that you will conduct your own analysis and are solely responsible for forming your own view of the project.

An investment in the real estate market and/or shipping market involves risk and several factors could cause the actual result of the investment. General economic and business conditions, changes in the domestic and foreign markets

and laws and regulation and other factors may have an impact on the project and each investors' investment. If information contained in this report is used as basis for investments, the investor is obliged to check and compare the information herein with the official accounts and information published by the company at all times.

Purchase agreement, charter parties and corporate documentation such as partnership agreement and other relevant documentation, can be obtained from FS.



## Dear Investor

As always, it is a pleasure to present our annual market report for shipping and real estate projects, where you will find valuation estimates and a description of each project. By the end of 2021 total assets under management were NOK 13.5 billion, an increase of NOK 1 billion from last year. Purchase and sales activity, as well as historical returns, can be found later in the report.

2021 marked the first full year for Direct Investments as a part of Fearnley Securities AS, after reorganizing the Astrup Fearnley group. Fearnley Securities is now the sole capital markets player of the Astrup Fearnley group, serving shipping, offshore, renewables and real estate. The restructuring was successful, and the group was able to operate without any inconvenience or disruption.

2021 continued the strong momentum in which 2020 finished off, despite the ongoing pandemic. Due to periodic lockdowns and other restrictions, the consume and buying power of the Norwegian households were at a high level, which resulted in growth in the Norwegian economy. The capital markets were thriving, and the Norwegian real estate market was no exception. The real estate transaction volume was at an all-time high in 2021, reaching NOK 154 billion, surpassing the former record from 2015 by NOK 15 billion. Shipping capital markets followed a similar trajectory in 2021. With continued uncertainties related to the pandemic, the performance of the different shipping markets was very much a mixed bag in 2021; the container, dry bulk, LNG and RoRo segments were thriving whereas the tanker market experienced weak market conditions and poor earnings throughout the year. The effects of covid related disruptions have been most evident in the container segment where it has led to operational inefficiencies throughout the supply chain which have reduced effective fleet supply significantly. This, coupled with increased consumer spending, and record-low inventory levels around the world pushed freight rates up to all-time high levels in 2021. In the best-performing segments, many investors have realized strong returns and have been looking to re-invest in other sectors. During 2021, we saw greatest investor interest for dry bulk, container and tanker projects. Investments in dry bulk and container projects, where markets are strong and asset values are elevated, offer investors a strong yield play while investments in tanker projects offer a typical asset play investment with weak markets and low

asset values.

Investor confidence has recovered and remained consistently high since the start of the pandemic. Appetite for real estate as an asset class persists, and according to Malling & Co investor confidence measurement 90 % of investors were net buyers of real estate pr. Q4 2021. Fearnley is experiencing solid demand for development and value-add projects across all segments as investors are seeking higher returns from real estate projects. With a combination of strong operational partnerships outside of Oslo and our in-house asset management, Fearnley Real Estate, Fearnley is ideally placed to provide such projects.

Fundamentals in the broader shipping industry continue to look attractive with record low orderbooks in most segments. There are several reasons why we believe that the orderbooks will remain low going forward including uncertainties with regards to environmental regulations and what propulsion/fuel types to opt for and limited shipyard capacity, as yard slots are filled up with containership orders that have been placed during the booming market in 2021. Simultaneously, we believe that the demand outlook for most segments looks favourable. With this in mind, we believe that demand growth will outpace supply growth going forward which, hopefully, gives us a prolonged upcycle across most shipping segments.

FS Direct Investments was an active player in 2021. In real estate a total of 9 new projects were established with a total value of NOK 2.3 billion, bringing assets under management up to NOK 8,8 billion, divided between a total of 28 projects. At the same time, 7 projects were realized with a total value of NOK 1.4 billion at an average IRR of 23,9 % p.a. In shipping, 3 new projects were established with a total value of USD 51,2 million. Total asset under management is now USD 536 million spread across 25 projects. Seven projects were concluded during the year.

We thank all our partners, investors, lenders and service providers for your support and remain at your disposal for discussions related to new ventures and running projects.



Axel K. Bendvold  
Head of Direct Investments

Global network within shipping, offshore, energy and finance

### The Astrup Fearnley service offerings

#### Capital Markets

##### Fearnley Securities

Oslo | New York

Fearnley Securities is a leading investment bank with a concentrated focus on maritime and energy industries

Fearnley Direct Investments specializes in direct investments in real estate, shipping and offshore

#### Offshore

##### Fearnley Offshore Fearnley Offshore Supply

Oslo | Houston | Singapore

Chartering of Drilling Rigs, Supply- and FPSO Vessels

Newbuildings, Sale and Purchase of Second-Hand Rigs and Drillships

Advisory, Research and Consultancy Services

#### Shipping

##### Fearnleys Lihra Fearnley Energy

Oslo | Paris | Tokyo | Beijing | Shanghai | Hong Kong Houston | Singapore | Mumbai Santa Barbara | London

Chartering of Tankers, Bulk, LPG, LNG, RoRo and Car carriers

Newbuildings, Sale and Purchase of second-hand vessels, Oil trading, Advisory, Research and Consultancy Services

The Astrup Fearnley global network

Oslo

Stockholm

London

Genoa

New York

Paris

Houston

Santa Barbara

Mumbai

Beijing

Hong Kong

Shanghai

Tokyo

Singapore

Offshore Rig

Offshore Supply

Shipping

Investment Banking | Direct Investments

Energy Broking

Oslo	Hong Kong	Mumbai	Santa Barbara	Stockholm
Beijing	Houston	New York	Shanghai	Tokyo
Genova	London	Paris	Singapore	

The Astrup Fearnley Global Network

Fearnley Securities

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Direct Investments - Market Report 2022

Fearnley Securities, a subsidiary of the Astrup Fearnley Group, is a fully integrated Investment Bank. Our Direct Investments division specializes in structuring and financing direct investments in shipping and real estate projects for private investment companies and institutional investors, both in Norway and internationally.

The Astrup Fearnley group can trace its history back to 1869 when Thomas Fearnley established a shipping and agency business in Oslo, Norway. Today the Astrup Fearnley Group employs approximately 350 people across the world through its offices in Europe, US and Asia.

Fearnley Project Finance AS was established In 1981, as a direct result of an increased demand for growth capital, financial brokerage services and direct investments among maritime companies. Later, in 1987, Fearnley Securities AS was established to provide additional services to our clients and investors. Capital was scarce for shipowners and Fearnley Securities found its niche as a provider of financing to a variety of shipping projects. In 2020, Fearnley Project Finance AS merged into Fearnley Securities AS to enhance cooperation across the departments.

Fearnley Project Finances’ entry into real estate started with the economic downturn in the late 1980s and the beginning of the 1990s. A sharp decrease in demand and high interest rates pushed real estate prices to a record low. The company saw this as an opportunity for their investors to enter the real estate market at attractive levels.

Fearnley Project Finance AS (now part of Fearnley Securities AS) was the first project broking house in Norway and is recognised for integrity, professionalism and speed of execution. Being part of the Astrup Fearnley Group allows Fearnley Securities to utilize the Groups resources and expertise within business areas such as shipping, offshore, consulting, equity and debt capital markets. Today, the FS Direct Investments team consist of professionals of which about half are project brokers and half are business managers. We manage a portfolio of approx. NOK 13.5 billion whereof abt. 65% in real estate and 35% in shipping and offshore.

The real estate portfolio consists of offices, retail, logistics, industrial, development and residential real estate. The shipping and offshore portfolio is also well diversified, with projects ranging from commodity-based shipping such as dry bulk and tank, to offshore and industrial shipping. Furthermore, the shipping & offshore team aims to provide its clients with the best risk-reward through a wide range of structures, from sale-leasebacks, to asset-backed bond structures and pure equity investments.

Direct Investments - Business Areas & Value Chain

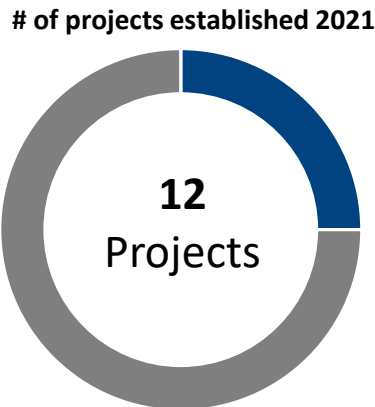
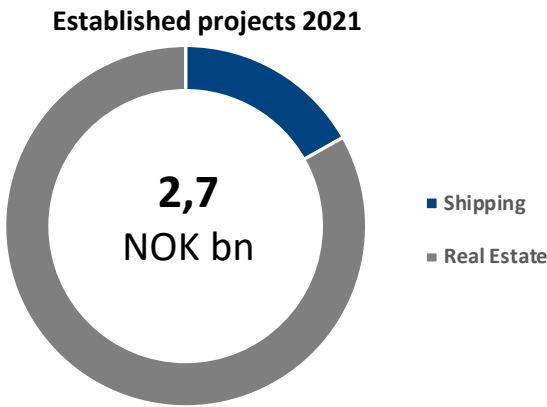
Structuring & syndication	Business Management	Valuation & secondhand trading	Asset management	Exit
<ul style="list-style-type: none"><li>Identifying and presenting investment opportunities</li><li>Optimizing capital structure between debt and equity</li><li>Due diligence, negotiations and closing</li></ul>	<ul style="list-style-type: none"><li>Dividend payments</li><li>Cash flow budgeting</li><li>Covenant compliance management</li><li>Tax reporting</li><li>Commercial follow-up</li><li>Annual reporting for the SPC/SPV</li></ul>	<ul style="list-style-type: none"><li>Quarterly valuations based on underlying asset values (NAV) and traded shares</li><li>Facilitate and execute second hand trade</li><li>Newsletter with buy and sell interest, and latest transactions</li></ul>	<ul style="list-style-type: none"><li>Identifying and executing value-add opportunities</li><li>Commercial follow-up</li><li>Project management</li></ul>	<ul style="list-style-type: none"><li>Continuously consideration of exit based on hold/sell analysis and market forecasts</li><li>Due diligence, negotiations and closing</li></ul>



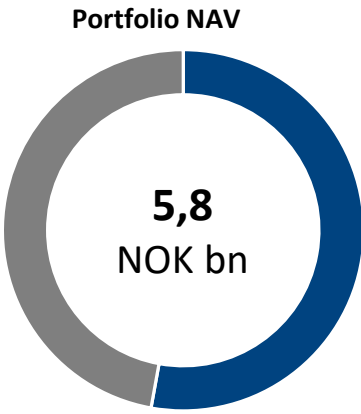
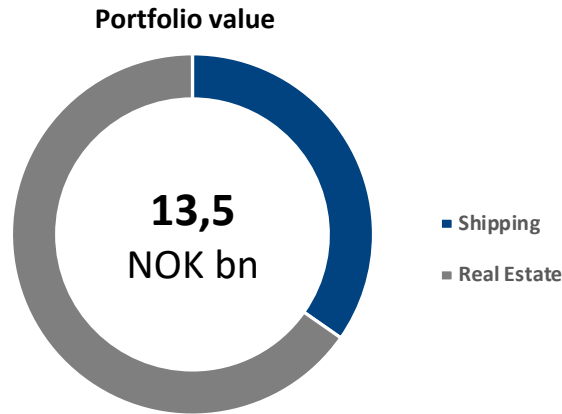
Fearnley Securities Portfolio

A total of 12 shipping and real estate projects were established in 2021, with a total value of about NOK 2,7 bn (USD 305 m). The current real estate portfolio is experiencing growth, and consists of a wide variety of projects totalling NOK 8,8 billion. On the shipping side, the managed portfolio decreased by 3 projects in total. Three projects were established, including one container vessel, one dry bulk carrier and one tanker. The container vessel and dry bulk carrier acquired in 2021 were also sold during 2021 at significantly higher levels.

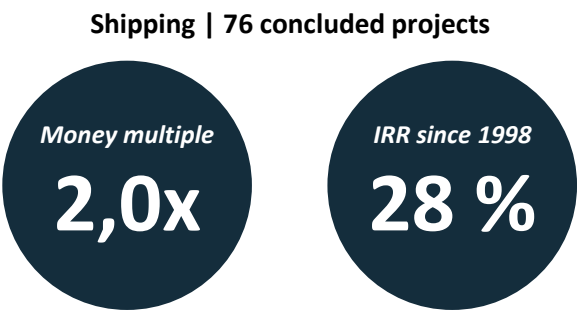
Activity in 2021



Current Portfolio



Historical returns





# Fearnley Securities

## REAL ESTATE





## About | Fearnley Securities Real Estate

Fearnley Securities Real Estate was established to offer our investors and clients direct investment opportunities in real estate. The concluded projects structured and financed by Fearnley Securities has yielded a weighted average return on equity (IRR) of approximately 33 % p.a and weighted average nominal return of 122 %.

Fearnley Securities Real Estate is able to offer a full range of property services to our investors. Through our subsidiaries, Fearnley Business Management and Property Management Norge, we offer services within cash management, tenant follow-up, contact with suppliers and banks, and commercial and technical management of the properties.

Our Asset Managers provide valuable commercial insight in project assessment, establishing and executing business plans mainly related to value-add projects. Asset management also provides service to established projects by identifying value add potential or conserving value through active management. Asset Management provides

all-inclusive service through tenant management, identification and execution value-add opportunities, and project development follow-up.

Fearnley Securities currently manages a real estate portfolio of approximately NOK 8,8 billion. The portfolio of assets under management and second hand sale of projects facilitate strong and consistent contact with the market, brokers and existing and new investors.

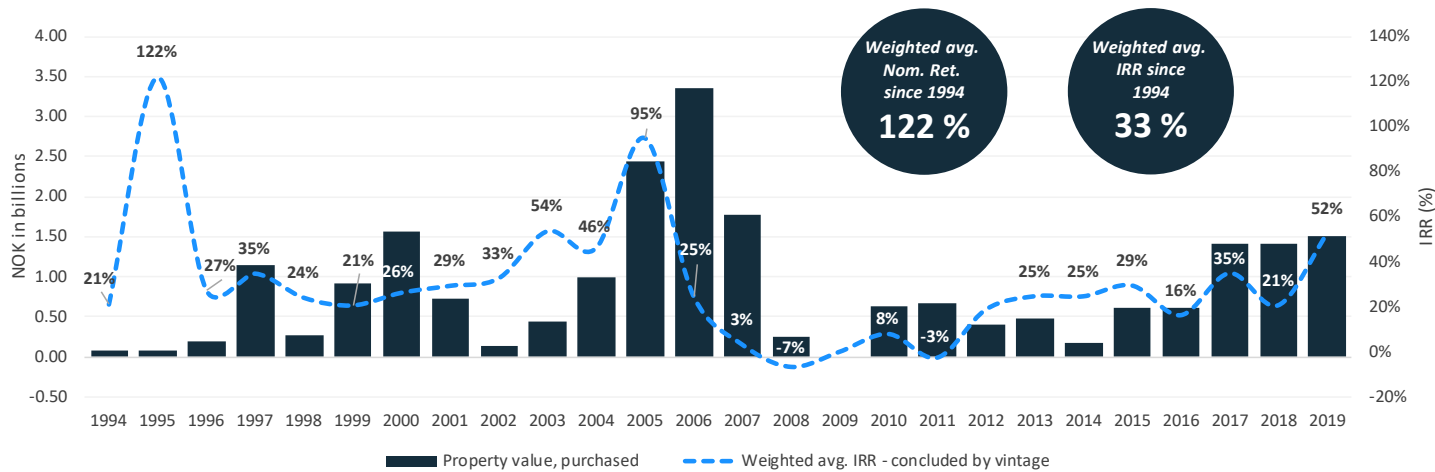
With our strong market presence and extensive network, Fearnley Securities are able to capitalize on projects through structured processes, semi off-market and off-market deals. Our dynamic team enables us to participate in a wide array of investment opportunities, ranging from prime office locations to retail, logistics and even full scale development projects. This diversity has enabled us to deliver stable and strong returns for our investors for more than twenty years.



Newly established project: Kambobukta BoligutVikling AS



## Track Record

Weighted average IRR by vintage year<sup>1</sup>

Note 1: The year in which the first influx of investment capital was delivered to a project.

Transactions (MNOK)	#	Purchased	Sold	Volume	Nom. Ret.	IRR*
Last year*	17	2,234	1,668	3,902	n/a**	n/a**
Last 3 years	40	6,076	3,596	9,672	71 %	52 %
Last 5 years	64	9,117	4,819	13,936	112 %	34 %
Last 10 years	121	12,213	8,744	20,957	108 %	27 %
Last 15 years	192	20,044	16,395	36,439	80 %	18 %
Since 1994	275	29,025	21,784	50,809	122 %	33 %

**Average holding period (project duration)** **5.1 years**

\* Weighted average return on equity on concluded projects according to year established

\*\* No realised investments, see est. returns (unrealised) for the current portfolio

CONCLUDED PROJECTS										
Project	Segment	Established	Concluded	Duration	Initial value	Exit value	Paid in capital	Nominal Return (NOK)	Nominal return (%)	IRR
Olavsgård Kontorsenter KS	Multi-purpose	1994	1999	5 years	82,400,000	85,750,000	8,920,000	n/a	n/a	21.0 %
Lørenskog Næringspark KS	Industrial	1995	1998	3 years	82,000,000	253,500,000	16,200,000	n/a	n/a	122.0 %
Kjelsåsveien 161 KS	Industrial	1996	1999	3 years	97,380,000	100,250,000	10,380,000	12,130,000	117 %	32.1 %
Lørenfarete 1b KS	Multi-purpose	1996	1999	3 years	29,550,000	55,000,000	5,490,000	5,300,000	97 %	52.5 %
Haugerud Senter KS	Multi-purpose	1996	2005	10 years	61,100,000	67,000,000	15,450,000	19,140,000	124 %	15.1 %
TEBO Senteret KS	Retail	1997	1999	2 years	18,760,000	23,500,000	1,800,000	5,320,000	295 %	94.0 %
Ekofiskvegen 1 KS	Industrial	1997	2000	3 years	712,000,000	696,000,000	114,320,000	85,680,000	75 %	31.1 %
Fyrstiktorget KS	Office	1997	2000	3 years	215,000,000	249,670,000	20,000,000	70,000,000	350 %	69.5 %
Knudsrødveien 7 KS	Industrial	1997	2006	9 years	32,240,000	37,000,000	4,000,000	17,820,000	446 %	25.6 %
Kjøllberggaten 31 KS	Office	1997	2006	10 years	64,580,000	70,000,000	6,000,000	19,070,000	318 %	15.6 %
Grensesvingen 9 Eiendom KS	Office	1997	2011	15 years	103,780,000	164,000,000	13,000,000	90,250,000	694 %	16.6 %
Jernkroken 16 KS	Logistics	1998	2005	7 years	53,300,000	49,000,000	6,000,000	9,110,000	152 %	14.0 %
Dusavik Næringspark KS	Industrial	1998	2006	7 years	67,240,000	121,500,000	10,000,000	69,910,000	699 %	36.9 %
Ole Deviks Vei KS	Office	1998	2006	8 years	114,600,000	150,000,000	14,200,000	38,960,000	274 %	18.6 %
Smestadgård KS	Office	1998	2006	8 years	39,270,000	55,750,000	4,560,000	19,510,000	428 %	25.6 %
Kjelsåsveien 161 KS 2	Industrial	1999	2002	2 years	100,250,000	102,500,000	17,300,000	8,030,000	46 %	19.4 %
Breigata 10 KS	Office	1999	2005	6 years	41,000,000	39,000,000	5,500,000	11,060,000	201 %	21.5 %
Lørenfarete KS	Multi-purpose	1999	2006	7 years	55,000,000	105,000,000	7,350,000	33,430,000	455 %	30.5 %
Fyrstikkalleen 1&3 KS	Office	1999	2006	8 years	247,000,000	265,000,000	27,000,000	40,280,000	149 %	12.9 %
Sven Oftedals vei 2-8 KS	Logistics	1999	2007	7 years	148,110,000	263,400,000	21,000,000	129,770,000	618 %	36.2 %
VVS Huset KS	Multi-purpose	1999	2007	8 years	44,130,000	110,650,000	14,000,000	28,170,000	201 %	19.6 %
Grini Næringspark KS	Office	1999	2012	12 years	54,070,000	54,500,000	11,500,000	2,270,000	20 %	2.1 %
Kjeller Teknologipark KS	Office	1999	2011	12 years	179,600,000	262,000,000	7,000,000	113,980,000	1628 %	30.3 %
Millennium Property KS	Residential	1999	2013	13 years	46,130,000	n/a	14,000,000	43,500,000	311 %	19.0 %
Forus Næringsseidendom KS	Office	2000	2003	3 years	91,270,000	110,000,000	11,000,000	7,730,000	70 %	21.2 %
Dagligvare Invest KS	Retail	2000	2003	3 years	75,030,000	89,500,000	7,900,000	9,010,000	114 %	29.0 %
Økernveien 9 KS	Office	2000	2003	4 years	172,500,000	211,250,000	15,000,000	22,550,000	150 %	27.8 %
Fredrik Selmersvei 2 KS	Office	2000	2004	4 years	180,000,000	207,380,000	21,900,000	15,200,000	69 %	12.8 %
Karenslyst Alle 16 KS	Office	2000	2004	4 years	181,500,000	197,000,000	22,000,000	21,340,000	97 %	20.4 %
Fridtjof Nansens vei 12 KS	Office	2000	2005	4 years	132,000,000	146,000,000	15,000,000	15,180,000	101 %	16.9 %
Raufoss Næringspark KS	Industrial	2000	2006	5 years	660,000,000	1,010,000,000	70,000,000	366,000,000	523 %	39.7 %
Chr. Kroghsgate 30 KS	Office	2000	2006	6 years	79,440,000	172,000,000	14,000,000	-420,000	-3 %	-0.4 %

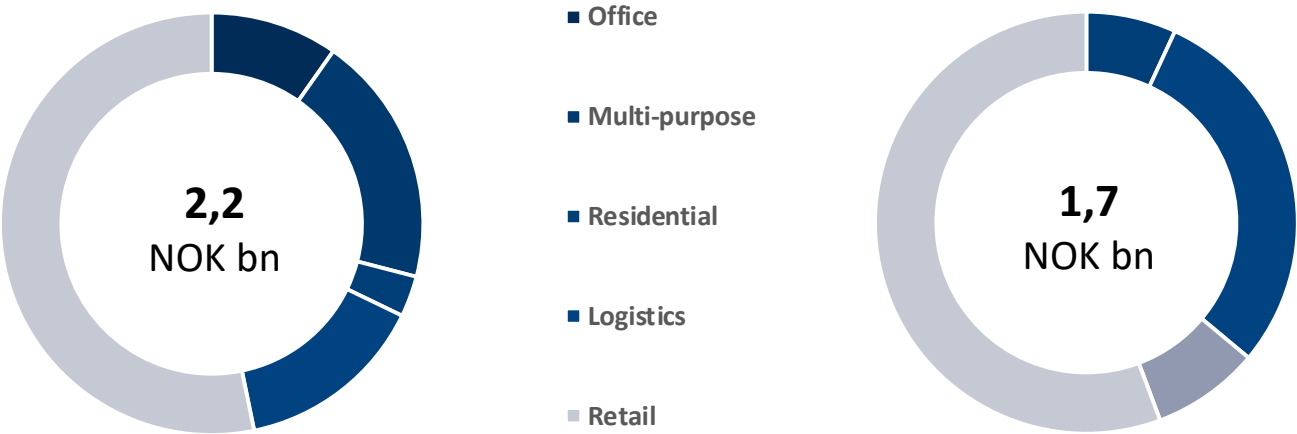
## Concluded Projects continued

Project	Segment	Established	Concluded	Duration	Initial value	Exit value	Paid in capital	Nominal Return (NOK)	Nominal return (%)	IRR
St. Olavs Plass KS	Office	2001	2003	2 years	87,750,000	93,000,000	12,650,000	3,330,000	26 %	16.7 %
Notodden Næringspark KS	Industrial	2001	2004	3 years	50,000,000	70,700,000	7,000,000	15,620,000	223 %	45.7 %
Midtunlia 73 KS	Logistics	2001	2006	4 years	59,000,000	82,250,000	5,250,000	16,720,000	319 %	41.0 %
Dagligvare Oslo Eiendom KS	Retail	2001	2006	5 years	67,500,000	94,000,000	3,510,000	16,800,000	479 %	44.9 %
Fredensborgveien 24-26 KS	Office	2001	2006	5 years	131,400,000	170,000,000	15,150,000	34,760,000	229 %	26.4 %
Haslevangen 16 KS	Office	2001	2006	5 years	40,750,000	38,000,000	4,500,000	- 780,000	-17 %	-3.8 %
Økern Park KS	Office	2001	2007	5 years	285,000,000	367,800,000	35,000,000	83,200,000	238 %	32.8 %
Dagligvare Østlandet KS	Retail	2002	2005	3 years	89,170,000	145,000,000	9,150,000	10,900,000	119 %	29.7 %
Ålesund Hagesenter KS	Retail	2002	2005	3 years	41,300,000	56,000,000	5,200,000	7,710,000	148 %	37.7 %
Nydalen Eiendomsinvest KS	Office	2003	2004	1 year	163,300,000	210,000,000	34,100,000	41,600,000	122 %	70.2 %
Pilestredet Utsyn AS	Residential	2003	2005	2 years	34,850,000	44,880,000	9,000,000	21,640,000	240 %	92.6 %
Drammen Fjordpark KS	Multi-purpose	2003	2006	3 years	124,000,000	168,000,000	21,300,000	44,300,000	208 %	48.7 %
Union Eiendomsinvest AS	Office	2003	2007	4 years	90,200,000	121,800,000	16,910,000	43,990,000	260 %	41.1 %
Wexelsplass AS	Residential	2003	2012	9 years	32,750,000	n/a	20,000,000	90,520,000	453 %	23.5 %
Karenslyst Alle 12-14 KS	Office	2004	2005	1 year	410,000,000	495,000,000	90,000,000	64,410,000	72 %	49.2 %
Forus Eiendomsinvest KS	Office	2004	2006	1 year	185,000,000	214,770,000	41,000,000	28,330,000	69 %	65.4 %
Borgestad Eiendom KS	Multi-purpose	2004	2006	1 year	128,630,000	148,050,000	22,000,000	20,130,000	92 %	67.5 %
Askim Næringspark KS	Multi-purpose	2004	2007	3 years	79,000,000	248,000,000	14,800,000	40,710,000	275 %	58.1 %
SkøyenHagen AS	Residential	2004	2008	3 years	142,930,000	1,001,540,000	74,120,000	107,200,000	145 %	26.9 %
Union Universitetsboliger AS	Residential	2004	2011	7 years	44,290,000	51,750,000	7,310,000	3,030,000	41 %	5.2 %
Hotell Eiendom AS	Hotel	2005	2005	1 year	1,455,890,000	1,592,100,000	190,260,000	82,250,000	43 %	109.8 %
Høyden Eiendom KS	Industrial	2005	2006	1 year	129,000,000	169,430,000	21,900,000	37,190,000	170 %	92.4 %
Asker Eiendomsinvest AS	Multi-purpose	2005	2006	1 year	540,000,000	668,000,000	54,010,000	117,490,000	218 %	159.7 %
Drammen Eiendom Invest KS	Multi-purpose	2005	2007	2 years	94,000,000	115,000,000	20,900,000	20,180,000	97 %	39.1 %
Kongensgt. 22 Eiendomsinvest AS	Office	2005	2007	2 years	117,150,000	143,000,000	20,010,000	15,980,000	80 %	34.1 %
Pilestredet Park Invest AS	Residential	2005	2009	4 years	98,000,000	n/a	45,010,000	15,810,000	35 %	9.1 %
Skøyen Næringseiendom AS	Office	2006	2006	1 year	402,000,000	n/a	71,120,000	28,880,000	41 %	66.2 %
Borg Logistikkbygg AS	Logistics	2006	2006	1 year	449,000,000	468,500,000	89,020,000	38,900,000	44 %	60.9 %
Leangbukta Marina AS	Logistics	2006	2007	1 year	105,000,000	115,740,000	27,510,000	11,400,000	41 %	55.4 %
KombiEiendom Invest AS	Industrial	2006	2019	13 years	420,000,000	400,000,000	95,200,000	186,200,000	196 %	10.8 %
AK Eiendomsinvest AS	Industrial	2006	2012	6 years	616,500,000	765,000,000	105,000,000	75,680,000	72 %	10.0 %
Hotellinvest Holding AS	Hotel	2006	2012	6 years	660,990,000	571,340,000	138,000,000	59,120,000	43 %	7.4 %
Helsfyr Eiendomsinvest KS	Office	2006	2013	6 years	265,000,000	299,000,000	61,650,000	50,150,000	81 %	10.0 %
Leiraveien Holding KS	Logistics	2006	2015	9 years	107,500,000	119,500,000	18,500,000	20,190,000	109 %	8.7 %
Trondheimsveien Eiendomsinvest KS	Office	2006	2016	9 years	164,500,000	159,500,000	20,640,000	- 7,640,000	-37 %	-3.6 %
Sven Oftedalsvei Holding KS	Office	2007	2011	4 years	263,400,000	288,000,000	49,700,000	17,790,000	36 %	7.1 %
Uddevalia Eiendomsinvest AS	Residential	2007	2012	5 years	86,130,000	84,040,000	16,550,000	- 1,550,000	-9 %	-1.9 %
Oslo Vest Handelseiendom AS	Retail	2007	2011	4 years	183,500,000	191,540,000	39,300,000	4,790,000	12 %	3.2 %
Vinterbro Eiendomsinvest AS	Logistics	2007	2015	8 years	227,500,000	185,500,000	61,510,000	- 7,040,000	-11 %	-2.4 %
Kjelsåsveien Invest AS	Office	2007	2016	9 years	124,000,000	130,500,000	23,500,000	9,840,000	42 %	3.3 %
Sentrumshotell Holding KS	Hotel	2007	2017	9 years	146,000,000	60,000,000	36,650,000	4,440,000	12 %	1.3 %
Vestby Lagereiendom AS	Logistics	2007	2020	14 years	41,000,000	71,500,000	5,510,000	8,990,000	163 %	7.1 %
Millennium Property II AS	Residential	2007	2013	6 years	23,250,000	n/a	23,250,000	13,010,000	56 %	14.7 %
Logistikkbygg AS	Logistics	2008	2015	7 years	133,100,000	168,000,000	37,600,000	32,900,000	88 %	12.2 %
Tunsbergghus Eiendom AS	Office	2008	2017	9 years	120,000,000	118,000,000	56,520,000	- 28,520,000	-50 %	-19.4 %
Torp Eiendomsinvest AS	Office	2010	2015	5 years	51,000,000	60,500,000	14,200,000	18,000,000	127 %	19.3 %
Sørlandsparken Eiendomsinvest AS	Retail	2010	2015	5 years	80,500,000	69,500,000	16,100,000	- 2,370,000	-15 %	-3.5 %
Moss Eiendomsinvest AS	Office	2010	2016	6 years	71,280,000	74,000,000	18,000,000	7,500,000	42 %	6.9 %
Hamar Eiendomsinvest KS	Logistics	2010	2019	9 years	108,000,000	157,000,000	22,200,000	29,300,000	132 %	11.9 %
Nordania Eiendom AS	Logistics	2010	2018	7 years	328,000,000	296,000,000	93,460,000	51,660,000	55 %	7.4 %
Løvenskioldsgate 1 Invest AS	School	2011	2015	5 years	86,900,000	142,000,000	18,000,000	48,730,000	271 %	32.3 %
Rjukan Næringspark KS	Industrial	2011	2021	10 years	39,380,000	57,500,000	11,000,000	61,250,000	557 %	28.4 %
Oslo Nord Eiendomsinvest KS	Office	2011	2016	4 years	121,250,000	139,250,000	25,900,000	20,430,000	79 %	15.7 %
Eikveien Holding AS	Logistics	2011	2016	5 years	91,000,000	137,500,000	18,700,000	38,220,000	204 %	25.5 %
Haslevangen Invest KS	Office	2011	2016	5 years	136,000,000	202,000,000	25,000,000	64,280,000	257 %	28.5 %
Rogaland Logistikkinvest AS	Logistics	2011	2017	6 years	200,000,000	125,340,000	43,500,000	- 38,500,000	-89 %	-65.9 %
Sørlandsparken Logistikkinvest	Logistics	2012	2021	9 years	152,100,000	225,100,000	39,000,000	105,900,000	272 %	18.8 %
Pro Juventute KS	Retail	2013	2015	2 years	30,100,000	32,300,000	6,300,000	650,000	10 %	6.1 %
Drammen Handelsbygg KS	Retail	2013	2015	1 year	76,500,000	91,250,000	20,000,000	10,360,000	52 %	32.7 %
Sarpsfossen Utvikling KS	Office	2013	2015	2 years	77,600,000	103,000,000	20,750,000	16,250,000	78 %	33.3 %
Hoffsveien 48 AS	Office	2013	2016	4 years	140,000,000	160,000,000	36,600,000	28,360,000	77 %	17.5 %
Arendal Logistikkinvest AS	Logistics	2013	2018	5 years	47,250,000	64,400,000	12,500,000	24,390,000	195 %	27.8 %
Torp Kontorinvest AS	Office	2014	2020	5 years	60,500,000	56,000,000	14,370,000	8,230,000	57 %	9.9 %
Mjåvann Eiendomsinvest AS	Industrial	2014	2021	7 years	40,500,000	60,000,000	10,800,000	30,770,000	285 %	21.9 %
Sola Eiendomsinvest AS	Office	2014	2015	1 year	78,250,000	91,000,000	19,500,000	9,760,000	50 %	37.1 %
Lahaugmoen Eiendomsinvest AS	Multi-purpose	2015	2018	3 years	197,750,000	216,000,000	41,200,000	42,620,000	103 %	29.4 %
Hoveveien Eiendomsinvest AS	Multi-purpose	2016	2018	3 years	110,000,000	126,500,000	35,700,000	21,560,000	60 %	20.2 %
Kronogården Bolig AS	Residential	2016	2021	6 years	65,000,000	98,000,000	13,640,000	29,860,000	219 %	22.7 %
Handelseiendom Østlandet AS	Retail	2016	2020	5 years	243,500,000	270,000,000	92,600,000	55,270,000	60 %	11.5 %
KombiEiendom Skien AS	Retail	2017	2018	1 year	165,300,000	217,000,000	40,500,000	48,090,000	119 %	80.0 %
Avenyen Holding AS	Retail	2017	2021	4 years	395,000,000	562,400,000	108,000,000	157,070,000	145 %	24.6 %
Avenyen Holding II AS	Retail	2017	2021	4 years	165,000,000	229,600,000	10,000,000	59,570,000	596 %	63.2 %
Tungasletta Invest AS	Retail	2017	2020	3 years	185,100,000	210,000,000	54,200,000	29,800,000	55 %	16.6 %
Vestfold Logistikkinvest AS	Logistics	2018	2021	3 years	150,000,000	190,000,000	50,500,000	35,500,000	70 %	20.2 %
Midtbyen Invest AS	Office	2018	2021	2 years	95,000,000	245,000,000	31,500,000	19,400,000	62 %	21.4 %
Trondheim Eiendomsinvest AS	Office	2019	2020	1 year	135,000,000	167,000,000	45,000,000	32,000,000	71 %	52.4 %
<b>Sum/weighted average</b>	<b>109 concluded projects</b>			<b>5 years</b>	<b>17,442,000,000</b>	<b>21,102,000,000</b>	<b>3,210,000,000</b>	<b>3,894,000,000</b>	<b>122 %</b>	<b>32.8 %</b>

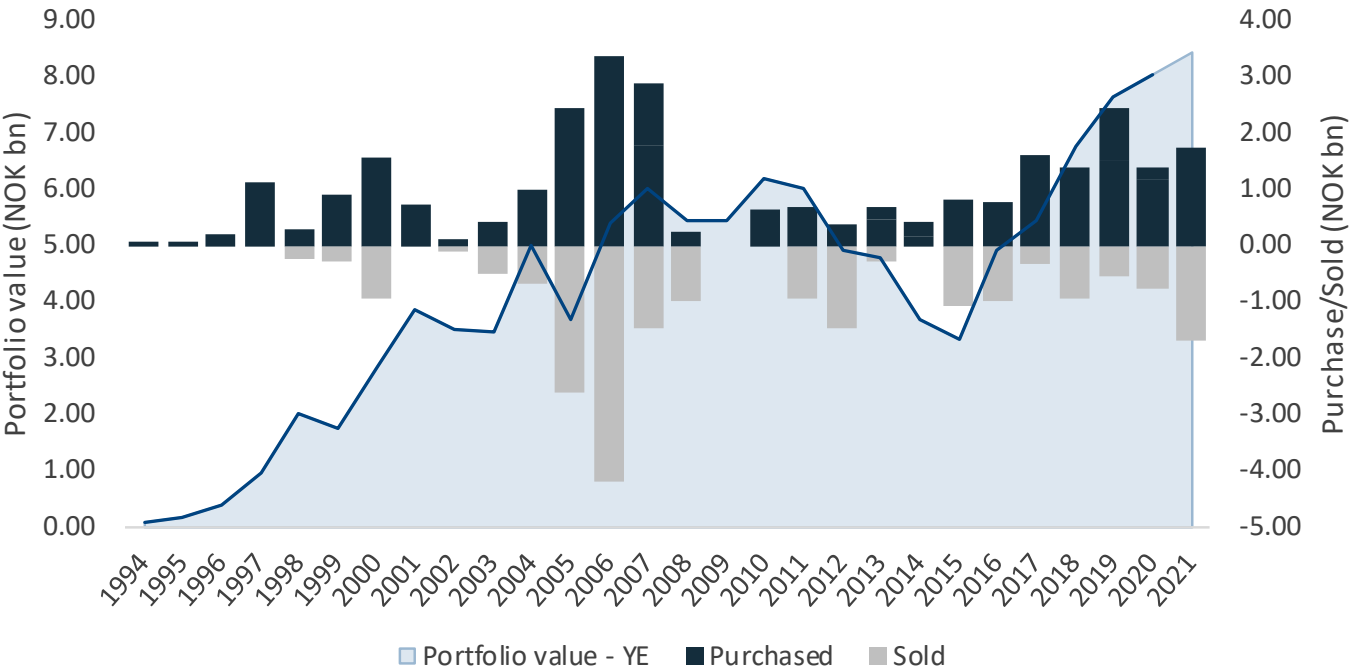
Activity in 2021

Projects established 2021

Sold projects 2021



Portfolio value 1994-2021



Office



Development



Logistics



Industrial



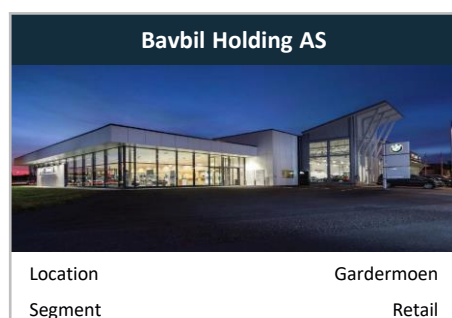
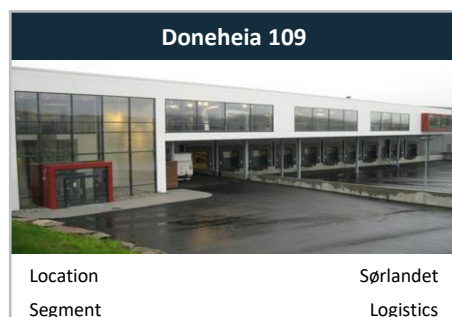
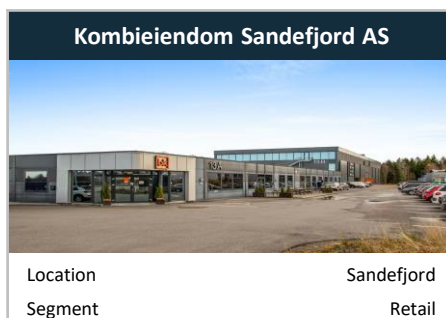
Retail



Residential



## Selection of activity in 2021

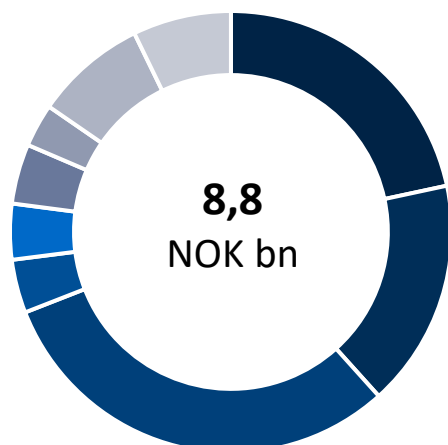


## Current Portfolio

### CURRENT PROJECTS

Project	Established	Segment	Building area	Estimated property value	Net yield	Gross rent 2022	Estimated NAV per 1 %
Agder Kontorbygg AS	2012	Office	7,891	185,000,000	6.00 %	11,772,000	843,000
Avenyen Storhandel AS	2021	Retail	36,156	822,000,000	5.50 %	46,530,000	2,716,000
Bileiendom Invest AS	2020	Retail	14,868	307,000,000	6.00 %	19,307,000	1,157,000
Bjerke Utvikling AS	2021	Office	n/a	552,000,000	n/a	n/a	894,000
Bogstadveien 48 Invest AS	2016	Retail/Office	1,474	212,000,000	3.80 %	8,852,000	481,000
Dyrskueveien 5 KS	2013	Retail	7,721	186,000,000	5.00 %	9,579,000	1,125,000
Eiendomsselskapet Vest-Sverige AS	2007	Multi-purpose	30,857	172,000,000	5.15 %	n/a	1,819,000
Glassverket Bolig AS	2017	Residential	5,299	209,200,000	n/a	n/a	282,000
Handelseiendom Gjøvik AS	2018	Retail	10,246	253,000,000	6.00 %	15,716,000	1,155,000
Handelseiendom Invest AS	2017	Retail	21,037	404,000,000	5.00 %	21,037,000	2,371,000
Handelseiendom Lillehammer AS	2017	Retail	9,575	187,000,000	5.60 %	11,257,000	682,000
Handelseiendom Vågsbygd AS	2019	Retail	4,587	82,000,000	6.20 %	5,404,000	372,000
Havnekvartalet Holding AS	2018	Multi-purpose	11,877	377,000,000	6.00 %	22,519,000	1,311,000
Industrieiendom Skien AS	2021	Industrial	7,983	164,000,000	7.00 %	12,172,000	605,000
Industrieiendom Sørlandet AS	2018	Industrial	24,028	270,000,000	6.00 %	16,209,000	1,389,000
Jakslundåsen Boligutvikling AS	2020	Residential	n/a	824,100,000	n/a	n/a	396,000
Kjøita Park 1 AS	2020	Office	22,594	539,000,000	5.50 %	31,601,000	1,766,000
Kombieendom Sandefjord AS	2021	Logistics	11,291	223,000,000	5.60 %	12,637,000	996,000
Kombieendom Østlandet AS	2015	Multi-purpose	8,248	83,000,000	6.50 %	5,540,000	434,000
Larvik Eiendomsinvest AS	2019	Multi-purpose	29,892	342,000,000	5.60 %	20,230,000	1,523,000
Lillestrøm Sentrumsbolig AS	2015	Residential	13,695	959,584,000	n/a	n/a	1,367,000
Markensgate 17 Invest AS	2018	Retail/Office	2,662	113,000,000	5.25 %	6,432,000	388,000
R13 Holding AS	2020	Retail	6,363	128,000,000	6.25 %	8,369,000	451,000
Rogaland Handelsinvest AS	2020	Retail	11,599	208,000,000	6.00 %	13,056,000	854,000
Sagelva Brygge AS	2020	Residential	n/a	465,408,000	n/a	n/a	247,000
Sarpsborg Sentrumsbolig AS	2016	Residential	3,136	29,340,000	n/a	n/a	32,000
Stavanger Property Invest AS	2007	School	5,490	81,400,000		5,962,000	225,000
Sola Helikopterterminal Eiendom	2021	Multi-purpose	18,265	400,000,000	6.40 %	25,521,000	1,500,000
<b>Sum</b>		<b>28 current projects</b>	<b>326,834</b>	<b>8,800,000,000</b>		<b>329,702,000</b>	<b>27,628,000</b>

- Big Box
- Multi-purpose
- Residential
- High street retail / F&B / Office
- Logistics
- Industrial
- School
- Office
- Retail



### Estimated unrealised returns for the portfolio

Our current portfolio consists of approximately 45 properties spread across 28 projects, at an estimated value pr. 31.12.2021 of NOK 8,8 billion. NAV is estimated at NOK 2,76 billion, with unrealised return (IRR) estimated between 12 % and 20 %.

IRR	IRR	IRR
High	Mid	Low
20 %	15 %	12 %









# Fearnley Securities

## THE PROJECTS





## PROJECT & COMPANY INFORMATION

Established	10.12.2012
Currency	NOK
Initial property value	138,000,000
Net yield at establishment	6.5 %

Equity	Total	per 1 %
Initial paid in capital	30,850,000	308,500
Issue of new shares	0	0
Sum paid in capital	30,850,000	308,500

Accumulated dividend (% of paid in capital / NOK per 1 %)	12 %	35,500
Last traded (date / NOK per 1 %)	17.06.2019	545,000

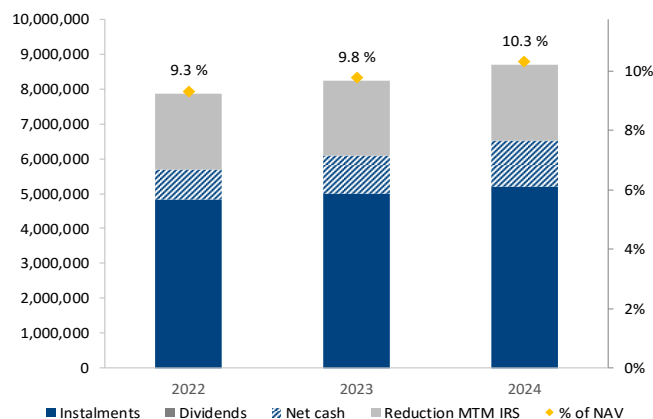
## EST. VALUE AT 31.12.2021

	High	Mid	Low
Net Yield	5.75 %	6.00 %	6.25 %
Annualised net rental income as per 31.12.2021			
Property value	193,100,000	185,300,000	177,600,000
Tax discount	10.0 %	- 10,770,000	- 9,990,000
Value of loss carried forward	10.0 %	1,341,000	1,341,000
Value of plot	8,000,000	8,000,000	8,000,000
NPV other rental income/costs	-	-	-
Net debt	- 87,863,000	- 87,863,000	- 87,863,000
NAV ex. MTM IRS	103,808,000	96,788,000	89,858,000
MTM IRS (90 %)	- 12,510,000	- 12,510,000	- 12,510,000
NAV	91,298,000	84,278,000	77,348,000
NAV per 1%	913,000	843,000	773,000

Total return on equity (since project start)	248 % / 207 %	225 % / 185 %	203 % / 162 %
Return on equity p.a. (IRR since project start)	15 % / 14 %	14 % / 13 %	14 % / 12 %
Est. cash flow to equity (avg. next 3 years)	9.0 %	9.8 %	10.7 %

Property value per sq.m.	24,500	23,500	22,500
LTV (property value)	46 %	48 %	50 %

## EST. CASH FLOW TO EQUITY



Estimates shown are based on estimates made by Fearnley Securities AS (FSEC) on a best effort basis and are based upon accessible information from sources deemed reliable. The estimates are made solely for the use as information to investors in connection with the projects, and may not be reproduced or redistributed, in whole or in part, to any other person. FSEC makes no representation or warranty (expressed or implied) as to, and no reliance should be placed on, any information, including projections, estimates, targets and opinions, contained herein, and no liability whatsoever is accepted as to any errors, omissions or misstatements contained herein, and, accordingly, FSEC or any of its group companies or any such person's officers or employees does not accept any liability whatsoever arising directly or indirectly from the use of estimates shown. Should one or more of the risks or uncertainties materialize, or should underlying assumptions prove to be incorrect, actual results may vary materially from those described. By receiving these estimates you acknowledge that you will be solely responsible for your own assessment of the project and the real estate market and that you will conduct your own analysis and are solely responsible for forming your own view of the project.

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## PROPERTY INFORMATION

Location	Nygård 1, Lillesand
Tenant(s)	Nasjonal Kommunikasjonsmyndighet
Year of construction	2007
Building area (sq. m.)	7,891
Plot, freehold (sq. m)	16,258
Occupancy rate (sq. m)	100 %
Weighted CPI adjustment	100 % KPI opp til 2,5% (70% av overstigende)
Lease agreement	Standard terms
Average rent per leased sq.m. 2022	1,490

Business Management	Fearnley Business Management AS
Property Management	Lister Forvaltning AS

## CASH FLOW FORECAST

Year	2022E	2023E	2024E
Gross rental income	11,772,000	12,007,000	12,211,000
Owner's costs	- 673,000	- 686,000	- 700,000
<b>Net rental income</b>	<b>11,099,000</b>	<b>11,321,000</b>	<b>11,511,000</b>
Other rental income/costs	-	-	-
Administration costs	- 586,000	- 598,000	- 609,000
Other costs	-	-	-
<b>EBITDA</b>	<b>10,513,000</b>	<b>10,723,000</b>	<b>10,902,000</b>

Net financial expenses	- 4,822,000	- 4,643,000	- 4,380,000
Taxes	-	-	-
Capital expenditures	-	-	-
Instalments	- 4,829,000	- 5,014,000	- 5,208,000
Other payments	-	-	-
Dividends	-	-	-
<b>Net cash flow</b>	<b>862,000</b>	<b>1,066,000</b>	<b>1,314,000</b>

Dividend yield (basis NAV (Mid))	0.0 %	0.0 %	0.0 %
Est. cash flow to equity (basis NAV (Mid))	9.3 %	9.8 %	10.3 %

## BALANCE SHEET FORECAST

Year	2021A	2022E	2023E	2024E
Current assets	2,168,000	3,030,000	4,097,000	5,411,000
Other assets	1,341,000	998,000	602,000	149,000
Property value <sup>1</sup>	175,310,000	175,310,000	175,310,000	175,310,000
Total assets	178,819,000	179,338,000	180,009,000	180,870,000

Total Liabilities	90,031,000	85,172,000	80,104,000	74,840,000
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NAV ex. MTM IRS <sup>2</sup>	88,788,000	94,166,000	99,905,000	106,030,000
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Note 1: after tax discount

Note 2: after est. dividend

## DEBT STRUCTURE AT 31.12.2021

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	43 %	79,997,000	5.73 %	16.10.2027
Tranche 2	2 %	3,150,000	3.80 %	03.01.2027
Tranche 4	3 %	5,867,000	3.69 %	15.04.2027
Long-term liabilities	48 %	89,014,000	5.53 %	5,7 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
Swap 1	90 %	79,997,000	5.11 %	16.10.2027
Sum Swap	90 %	79,997,000	5.11 %	5.8 yrs

## COMMENTS

The property is centrally located in Lillesand - close to E18, Kristiansand, Sørlandsparken and Kjevik airport. The property is let to Nasjonal Kommunikasjonsmyndighet (NKOM) as the single tenant. The property is the headquarter of NKOM. In addition, a neighbouring freehold plot of 2 780 sq.m. was acquired in July 2020.





## PROJECT & COMPANY INFORMATION

Established	19.04.2021
Currency	NOK
Initial property value	792,000,000
Net yield at establishment	5.6 %

Equity	Total	per 1 %
Initial paid in capital	245,000,000	2,450,000
Issue of new shares	0	0
Sum paid in capital	245,000,000	2,450,000

Accumulated dividend (% of paid in capital / NOK per 1 %)	0 %	0
Last traded (date / NOK per 1 %)	n.a.	n.a.

## EST. VALUE AT 31.12.2021

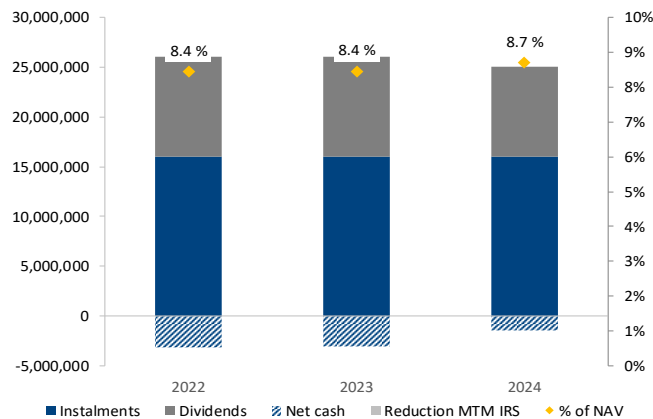
	High	Mid	Low
Net Yield	5.25 %	5.50 %	5.75 %
Annualised net rental income as per 31.12.2021			
Property value	860,700,000	821,600,000	785,900,000
Tax discount	10.0 %	- 34,550,000	- 30,640,000
Value of loss carried forward	10.0 %	-	-
NPV other rental income/costs	5.6 %	1,072,000	1,072,000
Net debt	- 520,441,000	- 520,441,000	- 520,441,000
NAV ex. MTM IRS	306,781,000	271,591,000	239,461,000

MTM IRS (0 %)	-	-	-
NAV	306,781,000	271,591,000	239,461,000
NAV per 1%	3,068,000	2,716,000	2,395,000

Total return on equity (since project start)	25 % / 25 %	11 % / 11 %	-2 % / -2 %
Return on equity p.a. (IRR since project start)	38 % / 38 %	16 % / 16 %	-3 % / -3 %
Est. cash flow to equity (avg. next 3 years)	7.5 %	8.5 %	9.7 %

Property value per sq.m.	23,800	22,700	21,700
LTV (property value)	63 %	66 %	69 %

## EST. CASH FLOW TO EQUITY



Estimates shown are based on estimates made by Fearnley Securities AS (FSEC) on a best effort basis and are based upon accessible information from sources deemed reliable. The estimates are made solely for the use as information to investors in connection with the projects, and may not be reproduced or redistributed, in whole or in part, to any other person. FSEC makes no representation or warranty (expressed or implied) as to, and no reliance should be placed on, any information, including projections, estimates, targets and opinions, contained herein, and no liability whatsoever is accepted as to any errors, omissions or misstatements contained herein, and, accordingly, FSEC or any of its group companies or any such person's officers or employees does not accept any liability whatsoever arising directly or indirectly from the use of estimates shown. Should one or more of the risks or uncertainties materialize, or should underlying assumptions prove to be incorrect, actual results may vary materially from those described. By receiving these estimates you acknowledge that you will be solely responsible for your own assessment of the project and the real estate market and that you will conduct your own analysis and are solely responsible for forming your own view of the project.

<b>Project Broker</b> Axel Bendvold (+47) 40 46 00 04	<b>Business Manager</b> Eivind Brekke Johnsen (+47) 92 28 96 86	<b>Secondhand trade</b> Project Sales fpfsales@fearnleys.com
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## PROPERTY INFORMATION

Location	Avenyen 1-5, 14-24, 21-27, 37 og 44, Kristiansand, Norway
Tenant(s)	Bohus, Elkjøp, Julia, Jysk, Tesla m.v.
Year of construction	2007
Building area (sq. m.)	36,156
Plot, freehold (sq. m)	71,860
Occupancy rate (sq. m)	100 %
Weighted CPI adjustment	100 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2022	1,300

Business Management	Fearnley Business Management AS
Property Management	Property Management Norge AS

## CASH FLOW FORECAST

Year	2022E	2023E	2024E
Gross rental income	46,530,000	47,529,000	48,259,000
Owner's costs	- 1,725,000	- 1,759,000	- 1,794,000
<b>Net rental income</b>	<b>44,805,000</b>	<b>45,770,000</b>	<b>46,465,000</b>

Other rental income/costs	- 301,000	126,000	228,000
Administration costs	- 1,727,000	- 1,762,000	- 1,797,000
Other costs	-	-	-
<b>EBITDA</b>	<b>42,777,000</b>	<b>44,134,000</b>	<b>44,896,000</b>

Net financial expenses	- 19,906,000	- 19,366,000	- 18,825,000
Taxes	-	- 1,824,000	- 2,481,000
Capital expenditures	-	-	-
Instalments	- 16,000,000	- 16,000,000	- 16,000,000
Other payments	-	-	-
Dividends	- 10,000,000	- 10,000,000	- 9,000,000
<b>Net cash flow</b>	<b>- 3,129,000</b>	<b>- 3,056,000</b>	<b>- 1,410,000</b>

Dividend yield (basis NAV (Mid))	3.7 %	3.7 %	3.3 %
Est. cash flow to equity (basis NAV (Mid))	8.4 %	8.4 %	8.7 %

## BALANCE SHEET FORECAST

Year	2021A	2022E	2023E	2024E
Current assets	22,615,000	19,486,000	16,430,000	15,019,000
Other assets	1,072,000	1,442,000	1,395,000	1,241,000
Property value <sup>1</sup>	790,960,000	790,960,000	790,960,000	790,960,000
Total assets	814,647,000	811,888,000	808,785,000	807,220,000

Total Liabilities	543,056,000	528,879,000	513,534,000	498,028,000
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NAV ex. MTM IRS <sup>2</sup>	271,591,000	283,009,000	295,251,000	309,192,000
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Note 1: after tax discount  
Note 2: after est. dividend

## DEBT STRUCTURE AT 31.12.2021

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	8 %	68,000,000	3.35 %	30.03.2026
Tranche 2	29 %	237,500,000	3.76 %	30.04.2026
Tranche 3	29 %	237,500,000	3.64 %	30.04.2026
Long-term liabilities	66 %	543,000,000	3.66 %	4.3 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
Sum swap	0 %	0	n/a	0

## COMMENTS

Five modern retail properties let out to some of the leading retailers in Norway. The portfolio is managed by Mosvold & Co, one of the biggest real estate companies in Kristiansand.



## PROJECT & COMPANY INFORMATION

Established	30.06.2020
Currency	NOK
Initial property value	270,000,000
Net yield at establishment	6.3 %

Equity	Total	per 1 %
Initial paid in capital	80,500,000	805,000
Issue of new shares	0	0
Sum paid in capital	80,500,000	805,000

Accumulated dividend (% of paid in capital / NOK per 1 %)	5 %	40,000
Last traded (date / NOK per 1 %)	n.a.	n.a.

## EST. VALUE AT 31.12.2021

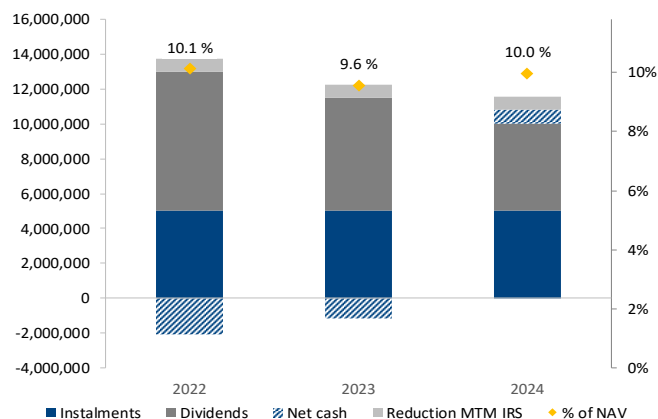
	High	Mid	Low
Net Yield	5.75 %	6.00 %	6.25 %
Annualised net rental income as per 31.12.2021			
Property value	320,500,000	307,100,000	294,800,000
Tax discount	10.0 %	- 16,260,000	- 13,690,000
Value of loss carried forward	10.0 %	-	-
NPV other rental income/costs	6.3 %	- 1,702,000	- 1,702,000
Net debt	- 172,278,000	- 172,278,000	- 172,278,000
NAV ex. MTM IRS	130,260,000	118,200,000	107,130,000

MTM IRS (90 %)	- 2,530,000	- 2,530,000	- 2,530,000
NAV	127,730,000	115,670,000	104,600,000
NAV per 1%	1,277,000	1,157,000	1,046,000

Total return on equity (since project start)	67 % / 64 %	52 % / 49 %	38 % / 35 %
Return on equity p.a. (IRR since project start)	41 % / 39 %	32 % / 30 %	24 % / 22 %
Est. cash flow to equity (avg. next 3 years)	8.9 %	9.9 %	10.9 %

Property value per sq.m.	21,600	20,700	19,800
LTV (property value)	55 %	58 %	60 %

## EST. CASH FLOW TO EQUITY



Project Broker	Business Manager	Secondhand trade
Per-Erik Amundsen	Marianne Fossum	Project Sales
(+47) 22 93 64 54	(+47) 22 93 64 52	pfpsales@fearnleys.com

## PROPERTY INFORMATION

Location	Tønsberg, Sandefjord, Moss, Lillehammer
Tenant(s)	Bertel O. Steen AS
Year of construction	Various
Building area (sq. m.)	14,868
Plot, freehold (sq. m)	31,988
Plot, leasehold (sq. m)	16,676
Occupancy rate (sq. m)	100 %
Weighted CPI adjustment	100 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2022	1,300

Business Management	Fearnley Business Management AS
Property Management	Property Management Norge AS

## CASH FLOW FORECAST

Year	2022E	2023E	2024E
Gross rental income	19,307,000	19,694,000	20,087,000
Owner's costs	- 880,000	- 888,000	- 896,000
Net rental income	18,427,000	18,806,000	19,191,000

Other rental income/costs	-	-	-
Administration costs	- 823,000	- 839,000	- 855,000
Other costs	-	-	-
EBITDA	17,604,000	17,967,000	18,336,000

Net financial expenses	- 6,340,000	- 6,166,000	- 5,889,000
Taxes	- 305,000	- 1,474,000	- 1,648,000
Capital expenditures	-	-	-
Instalments	- 5,000,000	- 5,000,000	- 5,000,000
Other payments	-	-	-
Dividends	- 8,000,000	- 6,500,000	- 5,000,000
Net cash flow	- 2,041,000	- 1,173,000	799,000

Dividend yield (basis NAV (Mid))	6.9 %	5.6 %	4.3 %
Est. cash flow to equity (basis NAV (Mid))	10.1 %	9.6 %	10.0 %

## BALANCE SHEET FORECAST

Year	2021A	2022E	2023E	2024E
Current assets	5,672,000	3,631,000	2,458,000	3,256,000
Other assets	-1,702,000	0	0	0
Property value <sup>1</sup>	292,180,000	292,180,000	292,180,000	292,180,000
Total assets	296,150,000	295,811,000	294,638,000	295,436,000

Total Liabilities	177,950,000	174,121,000	169,292,000	164,484,000
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NAV ex. MTM IRS <sup>2</sup>	118,200,000	121,690,000	125,346,000	130,952,000
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Note 1: after tax discount  
Note 2: after est. dividend

## DEBT STRUCTURE AT 31.12.2021

Loan	LTV	Balance	Interest rate	Maturity
Tranche 2	46 %	142,000,000	3.26 %	15.06.2025
Tranche 3	7 %	20,600,000	3.10 %	01.07.2030
Tranche 4	5 %	14,996,000	5.48 %	15.06.2025
Long-term liabilities	58 %	177,596,000	3.43 %	4 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
Swap 1	52 %	92,000,000	0.70 %	15.06.2025
Sum swap	52 %	92,000,000	0.70 %	3.5 yrs

## COMMENTS

Fire moderne forhandleranlegg lokalisert i Lillehammer, Moss, Tønsberg og Sandefjord. Leieavtalene er inngått på en 10-årig sale/leaseback-avtale med Bertel O. Steen som motpart.

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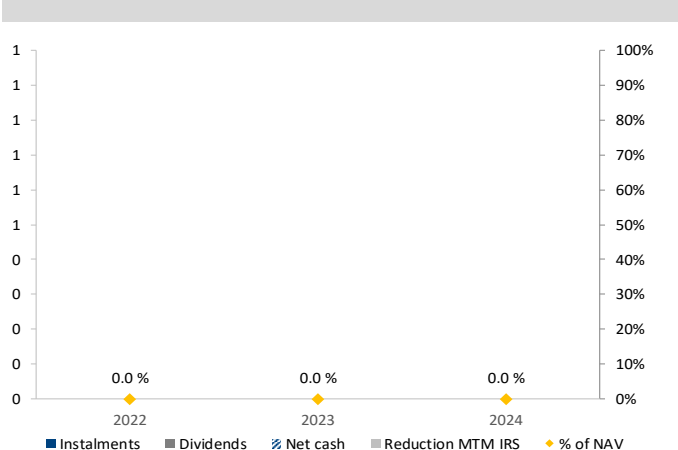


PROJECT & COMPANY INFORMATION			
Established	01.12.2021		
Currency	NOK		
Initial property value	202,400,000		
Net yield at establishment	3.2 %		
<b>Equity</b>	<b>Total</b>	<b>per 1 %</b>	
Initial paid in capital	89,400,000	894,000	
Issue of new shares	0	0	
Sum paid in capital	89,400,000	894,000	
Accumulated dividend (% of paid in capital / NOK per 1 %)	0 %	0	
Last traded (date / NOK per 1 %)	n.a.	n.a.	

## EST. VALUE AT 31.12.2021

	High	Mid	Low
<b>Net Yield</b>			
<i>Annualised net rental income as per 31.12.2021</i>			
Property value			
Tax discount	10.0 %		
Value of loss carried forward	10.0 %		
NPV other rental income/costs			
Net debt			
NAV ex. MTM IRS			
MTM IRS (0 %)			
NAV			
<b>NAV per 1%</b>			
Total return on equity (since project start)			
Return on equity p.a. (IRR since project start)			
Est. cash flow to equity (avg. next 3 years)			
Property value per sq.m.			
LTV (property value)			

## EST. CASH FLOW TO EQUITY



<b>Project Broker</b>	<b>Business Manager</b>	<b>Secondhand trade</b>
Fredrik Honningsvåg	Eivind Brekke Johnsen	Project Sales
(+47) 98 62 51 55	(+47) 92 28 96 86	fpfsales@fearnleys.com

## PROPERTY INFORMATION

Location	Refstadveien 60-74
Tenant(s)	Deichman bibliotek, Lagerboks AS, m.fl.
Year of construction	1966
Building area (sq. m.)	10,760
Plot, freehold (sq. m)	5,495
Occupancy rate (sq. m)	69 %
Weighted CPI adjustment	100 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2022	928
Business Management	Fearnley Business Management AS
Property Management	Property Management Norge AS

## CASH FLOW FORECAST

Year	2022E	2023E	2024E
Gross rental income			
Owner's costs			
<b>Net rental income</b>			
Other rental income/costs			
Administration costs			
Other costs			
<b>EBITDA</b>			
Net financial expenses			
Taxes			
Capital expenditures			
Instalments			
Capex funding			
Dividends			
<b>Net cash flow</b>			
Dividend yield (basis NAV (Mid))	n/a	n/a	n/a
Est. cash flow to equity (basis NAV (Mid))	n/a	n/a	n/a

## BALANCE SHEET FORECAST

Year	2021A	2022E	2023E	2024E
Current assets				
Other assets				
Property value <sup>1</sup>				
Total assets				
Total Liabilities				
NAV ex. MTM IRS <sup>2</sup>				
Note 1: after tax discount				
Note 2: after est. dividend				

## DEBT STRUCTURE AT 31.12.2021

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	0 %	131,600,000	3.37 %	15.01.2027
Long-term liabilities	0 %	131,600,000	3.37 %	5,0 yrs
Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
Swap 1	0 %	0	0.00 %	00.01.1900
Sum swap	0 %	0	0.00 %	00.01.1900

## COMMENTS

Development project with Scandinavian Development AS. Rehabilitation of existing building and construction of new office/retail building on parking lot.



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# Bogstadveien 48 Invest AS



## PROJECT & COMPANY INFORMATION

Established	25.10.2016
Currency	NOK
Initial property value	147,500,000
Net yield at establishment	4.2 %

Equity	Total	per 1 %
Initial paid in capital	46,000,000	460,000
Issue of new shares	5,000,000	50,000
Sum paid in capital	51,000,000	510,000

Accumulated dividend (% of paid in capital / NOK per 1 %)	94 %	480,000
Last traded (date / NOK per 1 %)	02.06.2021	900,000

## EST. VALUE AT 31.12.2021

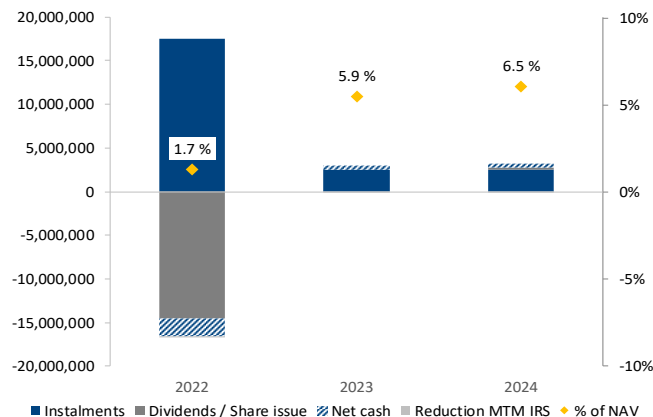
	High	Mid	Low
<b>Net Yield</b>	3.70 %	3.80 %	3.90 %
<i>Annualised net rental income as per 31.12.2021</i>			
Property value	217,500,000	211,800,000	206,400,000
Tax discount	10.0 % - 14,540,000	- 13,970,000	- 13,430,000
Value of loss carried forward	10.0 % -	-	-
NPV other rental income/costs	4.2 % - 2,329,000	- 2,329,000	- 2,329,000
Net debt	- 149,680,000	- 149,680,000	- 149,680,000
NAV ex. MTM IRS	50,951,000	45,821,000	40,961,000

MTM IRS (90 %)	2,268,000	2,268,000	2,268,000
NAV	53,219,000	48,089,000	43,229,000
<b>NAV per 1 %</b>	<b>532,000</b>	<b>481,000</b>	<b>432,000</b>

Total return on equity (since project start)	94 % / 98 %	84 % / 88 %	74 % / 79 %
Return on equity p.a. (IRR since project start)	15 % / 15 %	14 % / 14 %	12 % / 13 %
Est. cash flow to equity (avg. next 3 years)	4.3 %	4.7 %	5.2 %

Property value per sq.m.	147,600	143,700	140,000
LTV (property value)	69 %	70 %	72 %

## EST. CASH FLOW TO EQUITY



Property value	Yield	NAV per 1 %	WAULT	Segment	Date of analysis
<b>MNOK 212</b>	<b>3.80 %</b>	<b>481,000</b>	<b>3.8 yrs</b>	<b>Retail</b>	<b>31.12.2021</b>

<b>Project Broker</b> Fredrik Honningsvåg (+47) 98 62 51 55	<b>Business Manager</b> Marianne Fossum (+47) 95 00 91 12	<b>Secondhand trade</b> Project Sales fpfsales@fearnleys.com
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## PROPERTY INFORMATION

Location	Bogstadveien 48, Oslo, Norge
Tenant(s)	Norrøna, Kicks, JCDecaux
Building area (sq. m.)	1,474
Plot, freehold (sq. m.)	527
Occupancy rate (sq. m)	100 %
Weighted CPI adjustment	100 %
Lease agreement(s)	Standard terms
WAULT - Retail	4.1
Average rent per sq.m. retail 2022	10,055

Business Management	Fearnley Business Management AS
Property Management	Property Management Norge AS

## CASH FLOW FORECAST

Year	2022E	2023E	2024E
Gross rental income	8,852,000	9,029,000	9,210,000
Owner's costs	- 804,000	- 817,000	- 834,000
<b>Net rental income</b>	<b>8,048,000</b>	<b>8,212,000</b>	<b>8,376,000</b>

Other rental income/costs	- 1,538,000	- 476,000	- 263,000
Administration costs	- 428,000	- 424,000	- 433,000
Other costs	- 92,000	- 150,000	-
<b>EBITDA</b>	<b>5,990,000</b>	<b>7,162,000</b>	<b>7,680,000</b>

Net financial expenses	- 4,956,000	- 4,410,000	- 4,322,000
Taxes	- 195,000	- 164,000	- 549,000
Capital expenditures	-	-	-
Instalments	- 17,500,000	- 2,500,000	- 2,500,000
Other payments	120,000	385,000	439,000
Share issue	14,500,000	-	-
Dividends	-	-	- 200,000
<b>Net cash flow</b>	<b>- 2,041,000</b>	<b>473,000</b>	<b>548,000</b>

Dividend yield (basis NAV (Mid))	0.0 %	0.0 %	0.4 %
Est. cash flow to equity (basis NAV (Mid))	1.7 %	5.9 %	6.5 %

## BALANCE SHEET FORECAST

Year	2021A	2022E	2023E	2024E
Current assets	845,000	783,000	1,256,000	1,804,000
Other assets	- 2,474,000	- 1,007,000	- 563,000	- 319,000
Property value <sup>1</sup>	197,830,000	197,830,000	197,830,000	197,830,000
Total assets	196,201,000	197,606,000	198,523,000	199,315,000

Total Liabilities	150,525,000	132,822,000	130,686,000	128,301,000
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NAV ex. MTM IRS <sup>2</sup>	45,676,000	64,784,000	67,837,000	71,014,000
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Note 1: after tax discount  
Note 2: after est. dividend

## DEBT STRUCTURE AT 31.12.2021

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	2 %	4,850,000	2.41 %	01.04.2023
Tranche 2	14 %	29,700,000	2.77 %	22.06.2022
Tranche 3	12 %	25,000,000	3.32 %	22.06.2022
Tranche 4	42 %	89,550,000	2.91 %	30.09.2022
Long-term liabilities	70 %	149,100,000	2.93 %	0.7 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
Swap 1	26 %	39,450,000	1.88 %	02.11.2026
Swap 2	37 %	54,438,000	1.22 %	17.09.2035
Sum swap	63 %	93,888,000	1.50 %	10 yrs

## COMMENTS

The property consists of retail space (610 sq. m.) on the ground floor and 9 apartments (864 sq. m.) on floors 2-4, and undeveloped loft space.

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## PROJECT &amp; COMPANY INFORMATION

Established	25.06.2013
Currency	NOK
Initial property value	105,000,000
Net yield at establishment	7.0 %

Equity	Total	per 1 %
Initial paid in capital	31,700,700	317,007
Issue of new shares	0	0
Sum paid in capital	31,700,700	317,007

Accumulated dividend (% of paid in capital / NOK per 1 %)	102 %	322,808
Last traded (date / NOK per 1 %)	10.04.2017	770,000

## EST. VALUE AT 31.12.2021

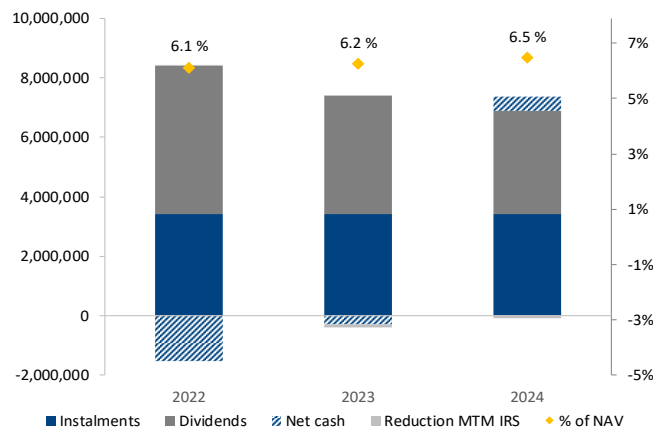
	High	Mid	Low
<b>Net Yield</b>	4.75 %	5.00 %	5.25 %
<i>Annualised net rental income as per 31.12.2021</i>			
Property value	195,700,000	185,900,000	177,000,000
Tax discount 10.0 %	- 12,200,000	- 11,220,000	- 10,330,000
Value of loss carried forward 10.0 %	-	-	-
NPV other rental income/costs	-	-	-
Net debt	- 62,546,000	- 62,546,000	- 62,546,000
NAV ex. MTM IRS	120,954,000	112,134,000	104,124,000

MTM IRS (76.79 %)	340,000	340,000	340,000
NAV	121,294,000	112,474,000	104,464,000
<b>NAV per 1 %</b>	<b>1,213,000</b>	<b>1,125,000</b>	<b>1,045,000</b>

Total return on equity (since project start)	383 % / 384 %	356 % / 357 %	330 % / 331 %
Return on equity p.a. (IRR since project start)	26 % / 26 %	25 % / 25 %	24 % / 24 %
Est. cash flow to equity (avg. next 3 years)	5.8 %	6.3 %	6.8 %

Property value per sq.m.	25,300	24,100	22,900
LTV (property value)	33 %	35 %	37 %

## EST. CASH FLOW TO EQUITY



<b>Project Broker</b> Fredrik Honningsvåg (+47) 98 62 51 55	<b>Business Manager</b> Marianne Fossum (+47) 95 00 91 12	<b>Secondhand trade</b> Project Sales fpfsales@fearnleys.com
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## PROPERTY INFORMATION

Location	Dyrskueveien 5, Kløfta
Tenant(s)	DNB Bank ASA, Megafliis AS
Year of construction	2007
Building area (sq. m.)	7,721
Plot, freehold (sq. m)	21,710
Occupancy rate (sq. m)	100 %
Weighted CPI adjustment	86 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2022	1,240

Business Management	Fearnley Business Management AS
Property Management	Property Management Norge AS

## CASH FLOW FORECAST

Year	2022E	2023E	2024E
Gross rental income	9,579,000	9,722,000	9,889,000
Owner's costs	- 289,000	- 295,000	- 301,000
<b>Net rental income</b>	<b>9,290,000</b>	<b>9,427,000</b>	<b>9,588,000</b>

Other rental income/costs	-	-	-
Administration costs	- 469,000	- 479,000	- 488,000
Other costs	-	-	-
<b>EBITDA</b>	<b>8,821,000</b>	<b>8,948,000</b>	<b>9,100,000</b>

Net financial expenses	- 1,846,000	- 1,701,000	- 1,603,000
Taxes	- 100,000	- 129,000	- 136,000
Capital expenditures	-	-	-
Instalments	- 3,400,000	- 3,400,000	- 3,400,000
Other payments	-	-	-
Dividends	- 5,000,000	- 4,000,000	- 3,500,000
<b>Net cash flow</b>	<b>- 1,525,000</b>	<b>- 282,000</b>	<b>461,000</b>

Dividend yield (basis NAV (Mid))	4.4 %	3.6 %	3.1 %
Est. cash flow to equity (basis NAV (Mid))	6.1 %	6.2 %	6.5 %

## BALANCE SHEET FORECAST

Year	2021A	2022E	2023E	2024E
Current assets	3,170,000	1,645,000	1,363,000	0
Other assets	0	0	0	0
Property value <sup>1</sup>	174,680,000	174,680,000	174,680,000	174,680,000
<b>Total assets</b>	<b>177,850,000</b>	<b>176,325,000</b>	<b>176,043,000</b>	<b>174,680,000</b>

<b>Total Liabilities</b>	<b>65,716,000</b>	<b>62,331,000</b>	<b>58,930,000</b>	<b>143,000</b>
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NAV ex. MTM IRS <sup>2</sup>	112,134,000	113,994,000	117,113,000	174,537,000
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Note 1: after tax discount

Note 2: after est. dividend

## DEBT STRUCTURE AT 31.12.2021

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	35 %	65,450,000	2.47 %	01.06.2022
Long-term liabilities	35 %	65,450,000	2.47 %	0,4 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
Swap 1	65 %	42,500,000	1.45 %	15.06.2022
Swap 2	23 %	15,000,000	0.84 %	04.07.2026
Sum swap	88 %	57,500,000	1.29 %	1,5 yrs

## COMMENTS

The Property is located at Kløfta, along the attractive logistics axis, Oslo - Gardermoen, with good exposure to the main highway E6. The Property was built in 2007 and is let out to DNB Bank AS (Autolease) and Megafliis AS.

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## PROJECT & COMPANY INFORMATION

Established	18.06.2007
Currency	SEK
Initial property value	435,500,000
Net yield at establishment	6.2 %

Equity	Total	per 1 %
Initial paid in capital	81,863,000	818,630
Issue of new shares	5,675,520	56,755
Sum paid in capital	87,538,520	875,385

Accumulated dividend (% of paid in capital / NOK per 1 %)	72 %	628,163
Last traded (date / NOK per 1 %)	02.02.2021	1,150,000

## EST. VALUE AT 31.12.2021

	High	Mid	Low
Net Yield	4.80 %	5.15 %	5.50 %
Annualised net rental income as per 31.12.2021		8,858,000	
Property value	184,500,000	172,000,000	161,100,000
Tax discount	6 %	- 7,360,000	- 5,930,000
Value of loss carried forward	10.0 %	491,000	491,000
NPV other rental income/costs	-	-	-
Net debt	16,030,000	16,030,000	16,030,000
NAV ex. MTM IRS	193,661,000	181,921,000	171,691,000

MTM IRS (0 %)	-	-	-
NAV	193,661,000	181,921,000	171,691,000
NAV per 1%	1,937,000	1,819,000	1,717,000

Total return on equity (since project start)	193 % / 193 %	180 % / 180 %	168 % / 168 %
Return on equity p.a. (IRR since project start)	8 % / 8 %	8 % / 8 %	8 % / 8 %
Est. cash flow to equity (avg. next 3 years)	-0.3 %	-0.3 %	-0.3 %

Property value per sq.m.	9,400	8,800	8,200
LTV (property value)	39 %	42 %	44 %



Project Broker	Business Manager	Secondhand trade
Fredrik Honningsvåg (+47) 98 62 51 55	Ann-Sophie Hövelmann (+47) 48 18 47 57	Project Sales fpfsales@fearnleys.com

## PROPERTY INFORMATION

Location	Trollhättan, Skövde, Lidköping
Tenant(s)	Varied
Year of construction	Varied
Building area (sq. m.)	19,534
Number of apartments	326
Occupancy rate (sq. m.)	95 %
Weighted CPI adjustment	100 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2022	960

Business Management	Fearnley Business Management AS
Property Management	APF Management AB

## CASH FLOW FORECAST

Year	2022E	2023E	2024E
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## BALANCE SHEET FORECAST

Year	2021A	2022E	2023E	2024E
Current assets	87,968,000			
Other assets	2,991,000			
Property value <sup>1</sup>	165,400,000			
Total assets	256,359,000			

Total Liabilities	71,938,000
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NAV ex. MTM IRS <sup>2</sup>	184,421,000
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Note 1: after tax discount  
Note 2: after est. dividend

## DEBT STRUCTURE AT 31.12.2021

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	3 %	5,231,000	2.95 %	30.04.2030
Tranche 2	25 %	43,621,000	2.00 %	
Tranche 4	13 %	22,823,000	2.30 %	30.04.2030
Long-term liabilities	42 %	71,675,000	2.17 %	8.3 yrs

## COMMENTS

The portfolio consists of residential properties and some offices located in West Sweden, mainly in Trollhättan and Skövde. The portfolio sold two properties in 2019, in order to further focus the portfolio.

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# Glassverket Bolig AS

Expected completion

Paid-in capital per 1 %

Segment Date of analysis

Q3 2022

282,000

Residential 31.12.2021



## PROJECT & COMPANY INFORMATION

Established	06.07.2017
Currency	NOK
Initial property value	33,500,000
Initial property value per sq.m.²	11,964

Equity	Total	per 1 %
Initial paid in capital	8,008,800	80,088
Capital paid in during project	0	0
Shareholders' guarantee	20,191,200	201,912
Paid in & guaranteed capital	28,200,000	282,000

Accumulated dividend (% of paid in capital / NOK per 1 %)	0 %	0
Last traded (date / NOK per 1 %)	04.04.2019	122,500

Note 1: Per projected residential building area (sq.m.)

Project Broker	Business Manager	Secondhand trade
Fredrik Honningsvåg (+47) 98 62 51 55	Ann-Sophie Hövelmann (+47) 48 18 47 57	Project Sales fptsales@fearnleys.com

## PROJECT DETAILS

Location	Moss
Project Manager	EVR Norge AS
Business Management	Fearnley Business Management AS
Web site	www.glassverket2.no/
Plot, freehold (sq.m)	5,956
Number of apartments	50
BRA-s	3,299
Building stages	1
Sales start of first building stage	Q2 2019
Building start of first building stage	Q1 2020
Expected completion	Q3 2022

## PROJECT ILLUSTRATIONS











## COMMENTS

Glassverket Bolig AS was established in 2017 in order to develop 50 apartments as well as retail sections on the ground floor, occupied by Bunnpris AS and Boots Norge AS. The project has a great location in Moss city centre. Construction started in Q2 2020.

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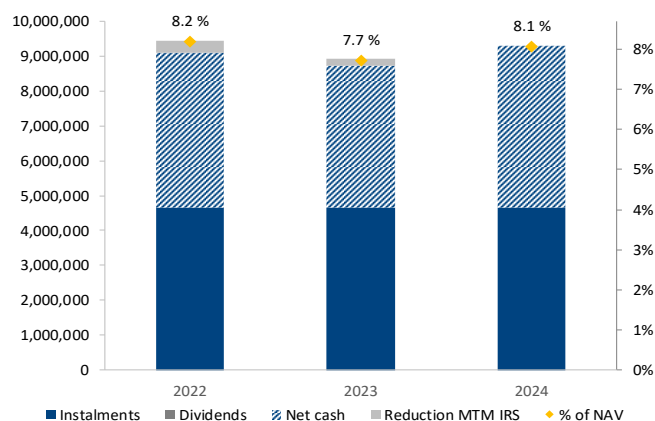
## PROJECT & COMPANY INFORMATION

Established	28.05.2018	
Currency	NOK	
Initial property value	224,240,000	
Net yield at establishment	6.0 %	
<b>Equity</b>	<b>Total</b>	<b>per 1 %</b>
Initial paid in capital	72,000,000	720,000
Issue of new shares	0	0
Sum paid in capital	72,000,000	720,000
Accumulated dividend (% of paid in capital / NOK per 1 %)	0 %	0
Last traded (date / NOK per 1 %)	22.01.2020	745,000

## EST. VALUE AT 31.12.2021

	High	Mid	Low
<b>Net Yield</b>	5.75 %	6.00 %	6.25 %
<i>Annualised net rental income as per 31.12.2021</i>			
Property value	263,800,000	252,800,000	242,700,000
Tax discount	9.0 %	- 11,390,000	- 9,490,000
Value of loss carried forward	10.0 %	-	-
Value of plot	8,500,000	8,500,000	8,500,000
Net debt	- 134,897,000	- 134,897,000	- 134,897,000
NAV ex. MTM IRS	126,013,000	116,003,000	106,813,000
MTM IRS (90 %)	- 535,000	- 535,000	- 535,000
NAV	125,478,000	115,468,000	106,278,000
<b>NAV per 1%</b>	<b>1,255,000</b>	<b>1,155,000</b>	<b>1,063,000</b>
Total return on equity (since project start)	75 % / 74 %	61 % / 60 %	48 % / 48 %
Return on equity p.a. (IRR since project start)	17 % / 17 %	14 % / 14 %	12 % / 11 %
Est. cash flow to equity (avg. next 3 years)	7.3 %	8.0 %	8.7 %
Property value per sq.m.	25,700	24,700	23,700
LTV (property value)	53 %	56 %	58 %

## EST. CASH FLOW TO EQUITY



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<b>Project Broker</b>	<b>Business Manager</b>	<b>Secondhand trade</b>
Per-Erik Amundsen	Marianne Fossum	Project Sales
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## PROPERTY INFORMATION

Location	Kasper Andresens veg , Gjøvik	
Tenant(s)	Rusta Retail AS, Elkjøp Norge AS, Norgesgruppen Innland AS, et al.	
Year of construction	1999/2008/2014	
Building area (sq. m.)	10,249	
Plot, freehold (sq. m)	22,831	
Occupancy rate (sq. m)	100 %	
Weighted CPI adjustment	100 %	
Lease agreement	Standard terms	
Average rent per leased sq.m. 2022	1,530	
Business Management	Fearnley Business Management AS	
Property Management	Property Management Norge AS	

## CASH FLOW FORECAST

Year	2022E	2023E	2024E
Gross rental income	15,716,000	16,031,000	16,351,000
Owner's costs	- 551,000	- 562,000	- 573,000
<b>Net rental income</b>	<b>15,165,000</b>	<b>15,469,000</b>	<b>15,778,000</b>
Other rental income/costs	-	-	-
Administration costs	- 626,000	- 637,000	- 649,000
Other costs	- 141,000	-	-
<b>EBITDA</b>	<b>14,398,000</b>	<b>14,832,000</b>	<b>15,129,000</b>
Net financial expenses	- 4,918,000	- 4,793,000	- 4,343,000
Taxes	- 389,000	- 1,307,000	- 1,479,000
Capital expenditures	-	-	-
Instalments	- 4,665,000	- 4,665,000	- 4,665,000
Other payments	-	-	-
Dividends	-	-	-
<b>Net cash flow</b>	<b>4,426,000</b>	<b>4,067,000</b>	<b>4,642,000</b>
Dividend yield (basis NAV (Mid))	0.0 %	0.0 %	0.0 %
Est. cash flow to equity (basis NAV (Mid))	8.2 %	7.7 %	8.1 %

## BALANCE SHEET FORECAST

Year	2021A	2022E	2023E	2024E
Current assets	6,425,000	10,851,000	14,917,000	19,558,000
Other assets	0	0	0	0
Property value <sup>1</sup>	242,400,000	242,400,000	242,400,000	242,400,000
Total assets	248,825,000	253,251,000	257,317,000	261,958,000
Total Liabilities	141,322,000	137,598,000	133,055,000	128,585,000
NAV ex. MTM IRS <sup>2</sup>	107,503,000	115,653,000	124,262,000	133,373,000

Note 1: after tax discount  
Note 2: after est. dividend

## DEBT STRUCTURE AT 31.12.2021

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	56 %	140,508,000	2.73 %	30.10.2022
Long-term liabilities	56 %	140,508,000	2.73 %	0,8 yrs
<b>Interest Rate Swaps</b>	<b>% of loan</b>	<b>Amount</b>	<b>Swap rate</b>	<b>Maturity</b>
Swap 1	48 %	68,139,000	1.79 %	06.07.2023
Sum swap	48 %	68,139,000	1.79 %	1,5 yrs

## COMMENTS

Modern retail property centrally located in an established retail-area with good exposure towards one of the most trafficked roads in Innlandet county.



## PROJECT & COMPANY INFORMATION

Established	15.12.2017
Currency	NOK
Initial property value	321,000,000
Net yield at establishment	5.6 %

Equity	Total	per 1 %
Initial paid in capital	117,800,000	1,178,000
Issue of new shares	19,435,000	194,350
Sum paid in capital	137,235,000	1,372,350

Accumulated dividend (% of paid in capital / NOK per 1 %)	12 %	170,000
Last traded (date / NOK per 1 %)	n.a.	n.a.

## EST. VALUE AT 31.12.2021

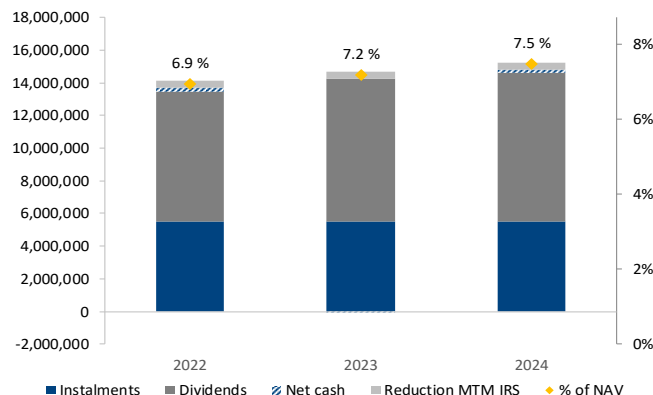
	High	Mid	Low
Net Yield	4.80 %	5.00 %	5.20 %
Annualised net rental income as per 31.12.2021		20,209,000	
Property value	421,000,000	404,200,000	388,600,000
Tax discount 9 %	- 25,430,000	- 23,920,000	- 22,510,000
Value of loss carried forward 9 %	-	-	-
Net debt	- 174,090,000	- 174,090,000	- 174,090,000
NAV ex. MTM IRS	221,480,000	206,190,000	192,000,000
MTM IRS (90 %)	- 2,569,000	- 2,569,000	- 2,569,000
NAV ex. Handelseiendom Vågsbygd AS	218,911,000	203,621,000	189,431,000

NAV- Handelseiendom Vågsbygd AS (90 %)	33,440,000	33,440,000	33,440,000
NAV incl. Handelseiendom Vågsbygd AS	252,351,000	237,061,000	222,871,000
NAV per 1% - Total	2,524,000	2,371,000	2,229,000

Total return on equity (since project start)	98 % / 96 %	87 % / 85 %	77 % / 75 %
Return on equity p.a. (IRR since project start)	20 % / 20 %	18 % / 18 %	17 % / 16 %
Est. cash flow to equity (avg. next 3 years)	6.7 %	7.2 %	7.7 %

Property value per sq.m.	20,000	19,200	18,500
LTV (property value)	41 %	43 %	45 %

## EST. CASH FLOW TO EQUITY



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<b>Project Broker</b> Axel Bendvold (+47) 40 46 00 04	<b>Business Manager</b> Marianne Fossum (+47) 95 00 91 12	<b>Secondhand trade</b> Project Sales fpfsales@fearnleys.com
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## PROPERTY INFORMATION

Location	Kristiansand, Jessheim and Notodden
Tenant(s)	Carlsen Fritzøe Handel AS
Year of construction	2008 -2014-1970/2011
Building area (sq. m.)	21,037
Plot, freehold (sq. m)	44,699
Occupancy rate (sq. m)	100 %
Weighted CPI adjustment	100 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2022	1,000

Business Management	Fearnley Business Management AS
Property Management	Hjertnes Eiendomsdrift AS

## CASH FLOW FORECAST

Year	2022E	2023E	2024E
Gross rental income	21,037,000	21,458,000	21,887,000
Owner's costs	- 829,000	- 845,000	- 862,000
Net rental income	20,208,000	20,613,000	21,025,000

Other rental income/costs	-	-	-
Administration costs	- 636,000	- 648,000	- 660,000
Other costs	-	-	-
EBITDA	19,572,000	19,965,000	20,365,000

Net financial expenses	- 5,774,000	- 5,795,000	- 5,670,000
Taxes	- 2,100,000	- 1,604,000	- 1,625,000
Financial income from investments	1,980,000	1,620,000	1,710,000
Instalments	- 5,535,000	- 5,535,000	- 5,535,000
Other payments	-	-	-
Dividends	- 7,900,000	- 8,700,000	- 9,100,000
Net cash flow	243,000	- 49,000	145,000

Dividend yield (basis NAV (Mid))	3.9 %	4.3 %	4.5 %
Est. cash flow to equity (basis NAV (Mid))	6.9 %	7.2 %	7.5 %

## BALANCE SHEET FORECAST

Year	2021A	2022E	2023E	2024E
Current assets	2,246,000	2,489,000	2,440,000	2,585,000
Other assets	0	0	0	0
Property value <sup>1</sup>	380,280,000	380,280,000	380,280,000	380,280,000
Total assets	382,526,000	382,769,000	382,720,000	382,865,000

Total Liabilities	176,336,000	171,049,000	166,326,000	161,742,000
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NAV ex. MTM IRS <sup>2</sup>	206,190,000	211,720,000	216,394,000	221,123,000
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Note 1: after tax discount

Note 2: after est. dividend

## DEBT STRUCTURE AT 31.12.2021

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	43 %	172,983,000	2.13 %	09.01.2027
Long-term liabilities	43 %	172,983,000	2.13 %	5 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
Swap 1	78 %	134,500,000	2.10 %	19.01.2028
Sum swap	78 %	134,500,000	2.10 %	6,1 yrs

## COMMENTS

The project consist of three properties, in Sørlandsparken, Jessheim and Notodden. Project also has a 90 % share of Handelseiendom Vågsbygd AS.



## PROJECT & COMPANY INFORMATION

Established	27.12.2017
Currency	NOK
Initial property value	158,000,000
Net yield at establishment	6.0 %

Equity	Total	per 1 %
Initial paid in capital	55,500,000	555,000
Issue of new shares	0	0
Sum paid in capital	55,500,000	555,000

Accumulated dividend (% of paid in capital / NOK per 1 %)	55 %	303,000
Last traded (date / NOK per 1 %)	31.03.2020	590,000

## EST. VALUE AT 31.12.2021

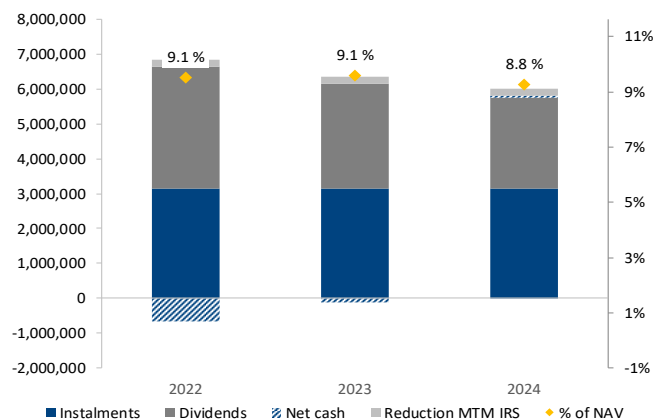
	High	Mid	Low
Net Yield	5.50 %	5.60 %	5.70 %
Annualised net rental income as per 31.12.2021		10,496,000	
Property value	190,800,000	187,400,000	184,100,000
Tax discount	9.0 %	- 6,380,000	- 5,770,000
Value of loss carried forward	10.0 %	186,000	186,000
NPV other rental income/costs	-	-	-
Net debt	- 112,065,000	- 112,065,000	- 112,065,000
NAV ex. MTM IRS	72,541,000	69,451,000	66,451,000

MTM IRS (90 %)	- 1,214,000	- 1,214,000	- 1,214,000
NAV	71,327,000	68,237,000	65,237,000
NAV per 1%	713,000	682,000	652,000

Total return on equity (since project start)	85 % / 83 %	80 % / 78 %	74 % / 72 %
Return on equity p.a. (IRR since project start)	18 % / 18 %	17 % / 17 %	16 % / 16 %
Est. cash flow to equity (avg. next 3 years)	8.6 %	9.0 %	9.4 %

Property value per sq.m.	19,900	19,600	19,200
LTV (property value)	60 %	61 %	62 %

## EST. CASH FLOW TO EQUITY



Project Broker	Business Manager	Secondhand trade
Nicolay Staff	Marianne Fossum	Project Sales
(+47) 97 70 80 00	(+47) 95 00 91 12	fpsales@fearnleys.com

## PROPERTY INFORMATION

Location	Snekkerveien 7-13, Lillehammer
Tenant(s)	Jula Norge AS, Europris Butikkdrift AS, Bohus Lillehammer AS, Jysk AS
Year of construction	2014 / 2016
Building area (sq. m.)	9,575
Plot, freehold (sq. m.)	12,057
Occupancy rate (sq. m.)	100 %
Weighted CPI adjustment	100 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2022	1,180

Business Management	Fearnley Business Management AS
Property Management	Property Management Norge AS

## CASH FLOW FORECAST

Year	2022E	2023E	2024E
Gross rental income	11,257,000	11,487,000	11,690,000
Owner's costs	- 761,000	- 772,000	- 784,000
Net rental income	10,496,000	10,715,000	10,906,000

Other rental income/costs	-	-	-
Administration costs	- 444,000	- 450,000	- 457,000
Other costs	-	-	-
EBITDA	10,052,000	10,265,000	10,449,000

Net financial expenses	- 4,069,000	- 4,084,000	- 3,982,000
Taxes	-	- 148,000	- 655,000
Capital expenditures	-	-	-
Instalments	- 3,149,000	- 3,149,000	- 3,149,000
Other payments	-	-	-
Dividends	- 3,500,000	- 3,000,000	- 2,600,000
Net cash flow	- 666,000	- 116,000	63,000

Dividend yield (basis NAV (Mid))	5.1 %	4.4 %	3.8 %
Est. cash flow to equity (basis NAV (Mid))	9.1 %	9.1 %	8.8 %

## BALANCE SHEET FORECAST

Year	2021A	2022E	2023E	2024E
Current assets	2,963,000	2,297,000	2,180,000	2,243,000
Other assets	186,000	0	0	0
Property value <sup>1</sup>	181,330,000	181,330,000	181,330,000	181,330,000
Total assets	184,479,000	183,627,000	183,510,000	183,573,000

Total Liabilities	115,028,000	112,085,000	109,420,000	106,361,000
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NAV ex. MTM IRS <sup>2</sup>	69,451,000	71,542,000	74,090,000	77,212,000
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Note 1: after tax discount  
Note 2: after est. dividend

## DEBT STRUCTURE AT 31.12.2021

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	61 %	114,160,000	2.64 %	10.07.2028
Long-term liabilities	61 %	114,160,000	2.64 %	6,5 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
Swap 1	45 %	51,500,000	2.19 %	31.01.2028
Sum swap	45 %	51,500,000	2.19 %	6,1 yrs

## COMMENTS

Modern retail property centrally located in a growing retail area north of Lillehammer city centre.

Estimates shown are based on estimates made by Fearnley Securities AS (FSEC) on a best effort basis and are based upon accessible information from sources deemed reliable. The estimates are made solely for the use as information to investors in connection with the projects, and may not be reproduced or redistributed, in whole or in part, to any other person. FSEC makes no representation or warranty (expressed or implied) as to, and no reliance should be placed on, any information, including projections, estimates, targets and opinions, contained herein, and no liability whatsoever is accepted as to any errors, omissions or misstatements contained herein, and, accordingly, FSEC or any of its group companies or any such person's officers or employees does not accept any liability whatsoever arising directly or indirectly from the use of estimates shown. Should one or more of the risks or uncertainties materialize, or should underlying assumptions prove to be incorrect, actual results may vary materially from those described. By receiving these estimates you acknowledge that you will be solely responsible for your own assessment of the project and the real estate market and that you will conduct your own analysis and are solely responsible for forming your own view of the project.



# Handelseiendom Vågsbygd AS

Property value	Yield	NAV per 1%	WAULT	Segment	Date of analysis
MNOK 82	6.20 %	372,000	12 yrs	Retail	31.12.2021



## PROJECT & COMPANY INFORMATION

Established	21.06.2019
Currency	NOK
Initial property value	74,400,000
Net yield at establishment	6.3 %

Equity	Total	per 1 %
Initial paid in capital	27,150,000	271,500
Issue of new shares	0	0
Sum paid in capital	27,150,000	271,500

Accumulated dividend (% of paid in capital / NOK per 1 %)	12 %	32,500
Last traded (date / NOK per 1 %)	n.a.	n.a.

## EST. VALUE AT 31.12.2021

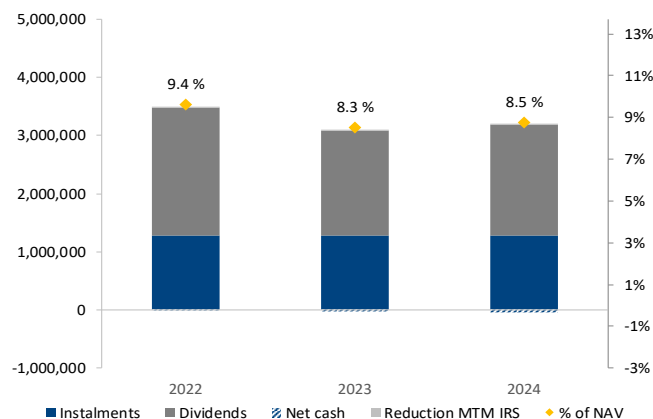
	High	Mid	Low
Net Yield	6.00 %	6.20 %	6.40 %
Annualised net rental income as per 31.12.2021			
Property value	84,400,000	81,700,000	79,200,000
Tax discount 10.0 %	- 5,020,000	- 4,750,000	- 4,500,000
Value of loss carried forward 10.0 %	-	-	-
NPV other rental income/costs	-	-	-
Net debt	- 39,659,000	- 39,659,000	- 39,659,000
NAV ex. MTM IRS	39,721,000	37,291,000	35,041,000

MTM IRS (90 %)	- 133,000	- 133,000	- 133,000
NAV	39,588,000	37,158,000	34,908,000
NAV per 1%	396,000	372,000	349,000

Total return on equity (since project start)	58 % / 58 %	49 % / 49 %	41 % / 41 %
Return on equity p.a. (IRR since project start)	21 % / 20 %	18 % / 18 %	15 % / 15 %
Est. cash flow to equity (avg. next 3 years)	8.2 %	8.7 %	9.3 %

Property value per sq.m.	18,400	17,800	17,300
LTV (property value)	49 %	50 %	52 %

## EST. CASH FLOW TO EQUITY



Project Broker	Business Manager	Secondhand trade
Axel Bendvold (+47) 22 93 63 46	Marianne Fossum (+47) 95 00 91 12	Project Sales fpfsales@fearnleys.com

## PROPERTY INFORMATION

Location	Sagmyra 2, Kristiansand, Norge
Tenant(s)	Carlsen Fritzgø Handel AS
Year of construction	2009
Building area (sq. m.)	4,587
Plot, freehold (sq. m)	5,394
Occupancy rate (sq. m)	100 %
Weighted CPI adjustment	100 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2022	1,180

Business Management	Fearnley Business Management AS
Property Management	Mosvold Eiendomsdrift AS

## CASH FLOW FORECAST

Year	2022E	2023E	2024E
Gross rental income	5,404,000	5,512,000	5,622,000
Owner's costs	- 338,000	- 345,000	- 351,000
Net rental income	5,066,000	5,167,000	5,271,000

Other rental income/costs	-	-	-
Administration costs	- 262,000	- 267,000	- 272,000
Other costs	-	-	-
EBITDA	4,804,000	4,900,000	4,999,000

Net financial expenses	- 1,242,000	- 1,278,000	- 1,264,000
Taxes	- 91,000	- 560,000	- 588,000
Capital expenditures	-	-	-
Instalments	- 1,283,000	- 1,283,000	- 1,283,000
Other payments	-	-	-
Dividends	- 2,200,000	- 1,800,000	- 1,900,000
Net cash flow	- 12,000	- 21,000	- 36,000

Dividend yield (basis NAV (Mid))	5.9 %	4.8 %	5.1 %
Est. cash flow to equity (basis NAV (Mid))	9.4 %	8.3 %	8.5 %

## BALANCE SHEET FORECAST

Year	2021A	2022E	2023E	2024E
Current assets	1,623,000	1,612,000	1,592,000	1,557,000
Other assets	0	0	0	0
Property value <sup>1</sup>	76,950,000	76,950,000	76,950,000	76,950,000
Total assets	78,573,000	78,562,000	78,542,000	78,507,000

Total Liabilities	41,282,000	40,469,000	39,214,000	37,969,000
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NAV ex. MTM IRS <sup>2</sup>	37,291,000	38,093,000	39,328,000	40,538,000
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Note 1: after tax discount  
Note 2: after est. dividend

## DEBT STRUCTURE AT 31.12.2021

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	50 %	41,157,000	2.55 %	21.06.2029
Long-term liabilities	50 %	41,157,000	2.55 %	7,5 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
Swap 1	54 %	22,300,000	1.90 %	26.06.2029
Sum swap	54 %	22,300,000	1.90 %	7,5 yrs

## COMMENTS

Project owned 90 % by Handelseiendom Invest AS.

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## PROJECT & COMPANY INFORMATION

Established	19.12.2018
Currency	NOK
Initial property value	352,500,000
Net yield at establishment	6.1 %

Equity	Total	per 1 %
Initial paid in capital	91,500,000	915,000
Issue of new shares	5,000,000	50,000
Sum paid in capital	96,500,000	965,000

Accumulated dividend (% of paid in capital / NOK per 1 %)	0 %	0
Last traded (date / NOK per 1 %)	15.01.2020	804,000

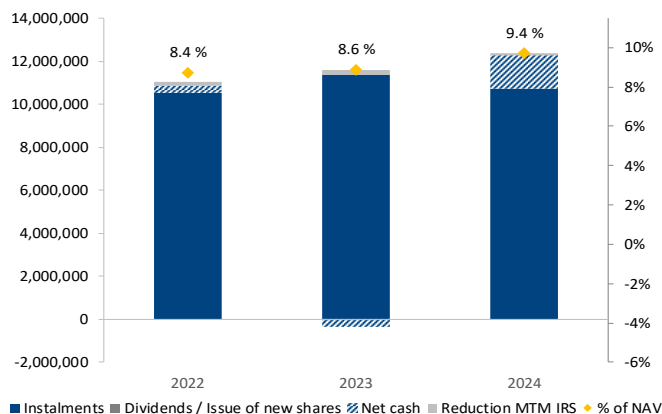
## EST. VALUE AT 31.12.2021

	High	Mid	Low
<b>Net Yield</b>	5.75 %	6.00 %	6.25 %
Annualised net rental income as per 31.12.2021		22,607,000	
Property value	393,300,000	376,900,000	361,800,000
Tax discount	9.0 % - 15,640,000	- 14,160,000	- 12,800,000
Value of loss carried forward	10.0 % 5,270,000	5,270,000	5,270,000
NPV other rental income/costs	6.1 % - 191,000	- 191,000	- 191,000
Net debt	- 236,079,000	- 236,079,000	- 236,079,000
NAV ex. MTM IRS	146,660,000	131,740,000	118,000,000
MTM IRS (90 %)	- 661,000	- 661,000	- 661,000
NAV	145,999,000	131,079,000	117,339,000
<b>NAV per 1 %</b>	<b>1,460,000</b>	<b>1,311,000</b>	<b>1,173,000</b>

Total return on equity (since project start)	52 % / 51 %	37 % / 36 %	22 % / 22 %
Return on equity p.a. (IRR since project start)	15 % / 15 %	11 % / 11 %	n.a.
Est. cash flow to equity (avg. next 3 years)	7.9 %	8.8 %	9.8 %

Property value per sq.m.	33,100	31,700	30,500
LTV (property value)	61 %	63 %	66 %

## EST. CASH FLOW TO EQUITY



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Property value	Yield	NAV per 1 %	WAULT	Segment	Date of analysis
<b>MNOK 377</b>	<b>6.00 %</b>	<b>1,311,000</b>	<b>4.7 yrs</b>	<b>Office</b>	<b>31.12.2021</b>

Project Broker	Business Manager	Secondhand trade
Axel Bendvold	Eivind Brekke Johnsen	Project Sales
(+47) 40 46 00 04	(+47) 92 28 96 86	fpfsales@fearnleys.com

## PROPERTY INFORMATION

Location	Vestre Strandgate 23-27-29, Kristiansand
Tenant(s)	Asplan Viak, Advokatfirma Wigemyr, et. Al
Year of construction	1956-57, 1974
Building area (sq. m.)	11,877
Plot, freehold (sq. m)	2,466
Occupancy rate (sq. m)	96 %
Weighted CPI adjustment	100 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2022	2,050

Business Management	Fearnley Business Management AS / Forvaltningspartner AS
Property Management	Forvaltningspartner AS

## CASH FLOW FORECAST

Year	2022E	2023E	2024E
Gross rental income	22,473,000	20,696,000	21,110,000
Owner's costs	- 846,000	- 863,000	- 880,000
<b>Net rental income</b>	<b>21,627,000</b>	<b>19,833,000</b>	<b>20,230,000</b>
Other rental income/costs	- 200,000	-	-
Missing rent (set-off against Seller's credit)	- 3,595,000	- 3,667,000	- 3,740,000
Market rent vacant area	- 750,000	- 765,000	- 780,000
Administration costs	- 806,000	- 812,000	- 828,000
Other costs	-	-	-
<b>EBITDA</b>	<b>16,276,000</b>	<b>14,589,000</b>	<b>14,882,000</b>
Net financial expenses	- 7,512,000	- 7,215,000	- 6,309,000
Taxes	-	-	-
Capital expenditures	- 1,500,000	-	-
Instalments	- 6,975,000	- 7,725,000	- 6,975,000
Dividends / Issue of new shares	-	-	-
<b>Net cash flow</b>	<b>289,000</b>	<b>- 351,000</b>	<b>1,598,000</b>
Dividend yield (basis NAV (Mid))	0.0 %	0.0 %	0.0 %
Est. cash flow to equity (basis NAV (Mid))	8.4 %	8.6 %	9.4 %

## BALANCE SHEET FORECAST

Year	2021A	2022E	2023E	2024E
Current assets	4,469,000	2,169,000	555,000	6,599,000
Other assets	5,079,000	4,516,000	3,833,000	2,964,000
Property value <sup>1</sup>	362,740,000	362,740,000	362,740,000	362,740,000
<b>Total assets</b>	<b>372,288,000</b>	<b>369,425,000</b>	<b>367,128,000</b>	<b>372,303,000</b>
Total Liabilities	240,548,000	227,188,000	214,015,000	202,209,000
NAV ex. MTM IRS <sup>2</sup>	131,740,000	142,237,000	153,113,000	170,094,000

Note 1: after tax discount  
Note 2: after est. dividend

## DEBT STRUCTURE AT 31.12.2021

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	29 %	107,500,000	2.58 %	01.04.2035
Tranche 2	30 %	112,050,000	2.58 %	01.04.2035
Tranche 3	4 %	16,102,000	5.00 %	21.12.2025
Tranche 4	1 %	3,000,000	2.80 %	30.06.2023
Long-term liabilities	63 %	238,652,000	2.75 %	12.5 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
Swap 1	24 %	56,803,100	1.81 %	10.01.2024
Swap 2	24 %	56,803,100	2.02 %	10.01.2029
Sum swap	48 %	113,606,200	1.91 %	4.5 yrs

## COMMENTS

Modern office property centrally located by the sea in Kristiansand city centre.

# Industrieiendom Skien AS

Property value	Yield	NAV per 1%	WAULT	Segment	Date of analysis
MNOK 164	7.00 %	605,000	7.4 yrs	Industrial	31.12.2021



## PROJECT & COMPANY INFORMATION

Established	22.04.2021
Currency	NOK
Initial property value	159,500,000
Net yield at establishment	7.0 %

Equity	Total	per 1 %
Initial paid in capital	54,300,000	543,000
Issue of new shares	0	0
Sum paid in capital	54,300,000	543,000

Accumulated dividend (% of paid in capital / NOK per 1 %)	0 %	0
Last traded (date / NOK per 1 %)	n.a.	n.a.

## EST. VALUE AT 31.12.2021

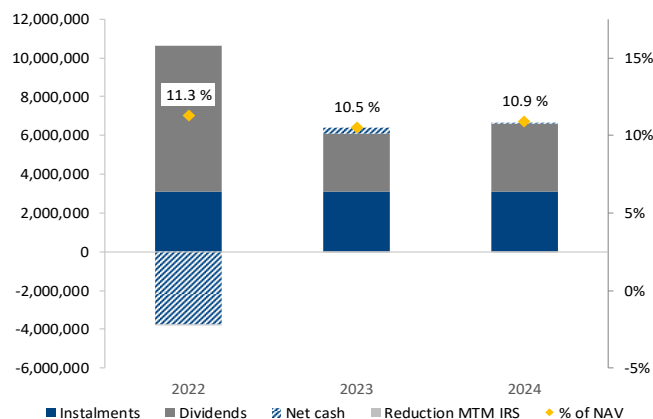
	High	Mid	Low
Net Yield	6.75 %	7.00 %	7.25 %
Annualised net rental income as per 31.12.2021			
Property value	169,700,000	163,600,000	158,000,000
Tax discount	9.0 %	- 7,820,000	- 7,270,000
Value of loss carried forward	10.0 %	-	-
NPV other rental income/costs	-	-	-
Net debt	- 96,084,000	- 96,084,000	- 96,084,000
NAV ex. MTM IRS	65,796,000	60,246,000	55,146,000

MTM IRS (78 %)	255,000	255,000	255,000
NAV	66,051,000	60,501,000	55,401,000
NAV per 1%	661,000	605,000	554,000

Total return on equity (since project start)	21 % / 22 %	11 % / 11 %	2 % / 2 %
Return on equity p.a. (IRR since project start)	32 % / 33 %	16 % / 17 %	2 % / 3 %
Est. cash flow to equity (avg. next 3 years)	10.0 %	10.9 %	11.9 %

Property value per sq.m.	21,300	20,500	19,800
LTV (property value)	60 %	62 %	64 %

## EST. CASH FLOW TO EQUITY



<b>Project Broker</b> Fredrik Honningsvåg (+47) 98 62 51 55	<b>Business Manager</b> Marianne Fossum (+47) 95 00 91 12	<b>Secondhand trade</b> Project Sales fpfsales@fearnleys.com
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## PROPERTY INFORMATION

Location	Havnevegen 15, 17 & 31, Skien
Tenant(s)	Agility Subsea Fabrication AS
Year of construction	1989-2014
Building area (sq. m.)	7,983
Plot, freehold (sq. m)	38,518
Occupancy rate (sq. m)	100 %
Weighted CPI adjustment	100 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2022	1,520

Business Management	Fearnley Business Management AS
Property Management	Property Management Norge AS

## CASH FLOW FORECAST

Year	2022E	2023E	2024E
Gross rental income	12,172,000	12,487,000	12,736,000
Owner's costs	- 718,000	- 732,000	- 747,000
Net rental income	11,454,000	11,755,000	11,989,000

Other rental income/costs	-	-	-
Administration costs	- 444,000	- 451,000	- 454,000
Other costs	-	-	-
EBITDA	11,010,000	11,304,000	11,535,000

Net financial expenses	- 3,926,000	- 3,820,000	- 3,700,000
Taxes	- 218,000	- 1,070,000	- 1,188,000
Capital expenditures	-	-	-
Instalments	- 3,104,000	- 3,104,000	- 3,104,000
Other payments	-	-	-
Dividends	- 7,500,000	- 3,000,000	- 3,500,000
Net cash flow	- 3,738,000	310,000	43,000

Dividend yield (basis NAV (Mid))	12.4 %	5.0 %	5.8 %
Est. cash flow to equity (basis NAV (Mid))	11.3 %	10.5 %	10.9 %

## BALANCE SHEET FORECAST

Year	2021A	2022E	2023E	2024E
Current assets	5,817,000	2,079,000	2,388,000	2,431,000
Other assets	0	0	0	0
Property value <sup>1</sup>	156,330,000	156,330,000	156,330,000	156,330,000
Total assets	162,147,000	158,409,000	158,718,000	158,761,000

Total Liabilities	101,901,000	99,648,000	96,661,000	93,662,000
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NAV ex. MTM IRS <sup>2</sup>	60,246,000	58,761,000	62,057,000	65,099,000
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Note 1: after tax discount  
Note 2: after est. dividend

## DEBT STRUCTURE AT 31.12.2021

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	62 %	101,672,000	3.47 %	30.04.2026
Long-term liabilities	62 %	101,672,000	3.47 %	4.3 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
Swap 1	50 %	50,836,000	1.58 %	30.06.2026
Sum swap	50 %	50,836,000	1.58 %	4.5 yrs

## COMMENTS

Large industrial property located at Grenland port in Skien, one of Norway's biggest ports. The property is let to Agility Subsea Fabrication, a Moreld company. The plot size is aprox. 38,5 dekar and represents a development potential.

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## PROJECT & COMPANY INFORMATION

Established	04.04.2018
Currency	NOK
Initial property value	204,800,000
Net yield at establishment	6.7 %

Equity	Total	per 1 %
Initial paid in capital	66,500,000	665,000
Issue of new shares	0	0
Sum paid in capital	66,500,000	665,000

Accumulated dividend (% of paid in capital / NOK per 1 %)	22 %	143,000
Last traded (date / NOK per 1 %)	26.05.2020	807,000

## EST. VALUE AT 31.12.2021

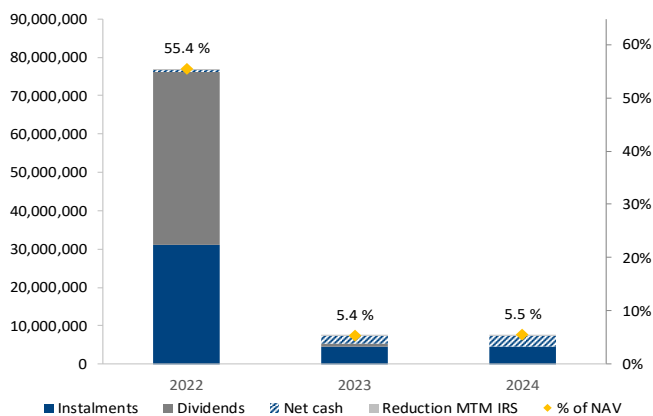
	High	Mid	Low
<b>Net Yield</b>	5.75 %	6.00 %	6.25 %
<i>Annualised net rental income as per 31.12.2021</i>		16,209,000	
Property value	281,900,000	270,100,000	259,300,000
Tax discount	10.0 % - 17,110,000	- 15,930,000	- 14,850,000
Value of loss carried forward	10.0 % 58,000	58,000	58,000
NPV other rental income/costs	6.7 % 1,343,000	1,343,000	1,343,000
Net debt	- 115,586,000	- 115,586,000	- 115,586,000
NAV ex. MTM IRS	150,605,000	139,985,000	130,265,000

MTM IRS (90 %)	- 1,111,000	- 1,111,000	- 1,111,000
NAV	149,494,000	138,874,000	129,154,000
<b>NAV per 1 %</b>	<b>1,495,000</b>	<b>1,389,000</b>	<b>1,292,000</b>

Total return on equity (since project start)	148 % / 146 %	132 % / 130 %	117 % / 116 %
Return on equity p.a. (IRR since project start)	29 % / 29 %	27 % / 26 %	25 % / 24 %
Est. cash flow to equity (avg. next 3 years)	20.5 %	22.1 %	23.8 %

Property value per sq.m.	11,700	11,200	10,800
LTV (property value)	43 %	45 %	46 %

## EST. CASH FLOW TO EQUITY



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Property value	Yield	NAV per 1 %	WAULT	Segment	Date of analysis
<b>MNOK 270</b>	<b>6.00 %</b>	<b>1,389,000</b>	<b>7,2 yrs</b>	<b>Industrial</b>	<b>31.12.2021</b>

Project Broker	Business Manager	Secondhand trade
Nicolay Staff	Eivind Brekke Johnsen	Project Sales
(+47) 97 70 80 00	(+47) 92 28 96 86	fpfsales@fearnleys.com

## PROPERTY INFORMATION

Location	Mjåvannsvegen 90/128/226, Kristiansand
Tenant(s)	Sørlandschips AS, Norsk Gjenvinning Miljøeiendommer AS, CEMO AS
Year of construction	2001/2016/2017
Building area (sq. m.)	24,028
Plot, freehold (sq. m.)	49,347
Occupancy rate (sq. m.)	100 %
Weighted CPI adjustment	100 %
Lease agreements	Standard terms (90/128) / Barehouse (226)
Average rent per leased sq.m. 2022	710

Business Management:	Mjåvannsparken Eiendomsdrift AS/Fearnley Business Management AS
Property Management:	Mjåvannsparken Eiendomsdrift AS

## CASH FLOW FORECAST

Year	2022E	2023E	2024E
Gross rental income	12,253,000	11,891,000	12,129,000
Owner's costs	- 563,000	- 472,000	- 482,000
<b>Net rental income</b>	<b>11,690,000</b>	<b>11,419,000</b>	<b>11,647,000</b>
Other rental income/costs	243,000	247,000	252,000
Administration costs	- 673,000	- 687,000	- 700,000
Other costs	-	-	-
<b>EBITDA</b>	<b>11,260,000</b>	<b>10,979,000</b>	<b>11,199,000</b>

Net financial expenses	- 3,612,000	- 3,085,000	- 2,929,000
Taxes	-	- 564,000	- 797,000
Capital expenditures	-	-	-
Instalments	- 31,210,000	- 4,460,000	- 4,460,000
Other payments	69,100,000	-	-
Dividends	- 45,000,000	- 1,000,000	-
<b>Net cash flow</b>	<b>538,000</b>	<b>1,870,000</b>	<b>3,013,000</b>

Dividend yield (basis NAV (Mid))	32.4 %	0.7 %	0.0 %
Est. cash flow to equity (basis NAV (Mid))	55.4 %	5.4 %	5.5 %

## BALANCE SHEET FORECAST

Year	2021A	2022E	2023E	2024E
Current assets	5,110,000	5,713,000	7,263,000	10,276,000
Other assets	1,401,000	1,185,000	1,010,000	820,000
Property value <sup>1</sup>	254,170,000	254,170,000	254,170,000	254,170,000
<b>Total assets</b>	<b>260,681,000</b>	<b>261,068,000</b>	<b>262,443,000</b>	<b>265,266,000</b>

<b>Total Liabilities</b>	<b>120,696,000</b>	<b>90,010,000</b>	<b>85,776,000</b>	<b>81,452,000</b>
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<b>NAV ex. MTM IRS<sup>2</sup></b>	<b>139,985,000</b>	<b>171,058,000</b>	<b>176,667,000</b>	<b>183,814,000</b>
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Note 1: after tax discount  
Note 2: after est. dividend

## DEBT STRUCTURE AT 31.12.2021

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	45 %	120,515,000	2.76 %	15.03.2023
Long-term liabilities	45 %	120,515,000	2.76 %	1,2 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
Swap 1	52 %	62,313,000	2.17 %	15.03.2028
Sum swap	52 %	62,313,000	2.17 %	6,2 yrs

## COMMENTS

The portfolio consists of modern production facilities for Sørlandschips and CEMO, and recycling facilities for Norsk Gjenvinning. The properties are located in the well established Mjåvann industrial area 7 km west of Kristiansand city centre.

# Jakslandåsen Boligutvikling AS



## PROJECT & COMPANY INFORMATION

Established	22.01.2021
Currency	NOK
Initial property value	63,000,000
Initial property value pr. sqm <sup>1</sup>	2,890
<i>Note 1: Per projected residential building area (sq.m)</i>	

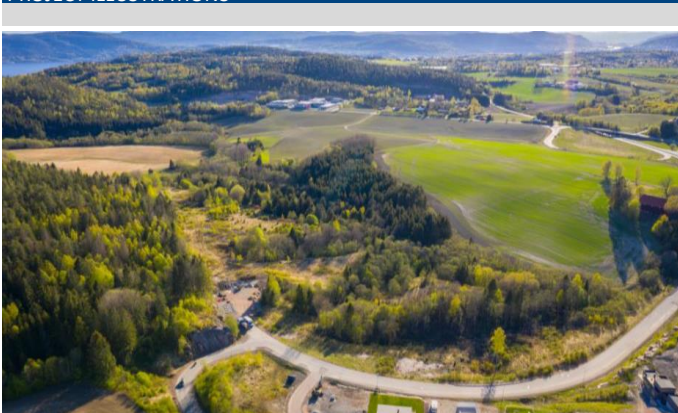
Paid-in equity	Total	Per 1 %
Initial paid-in capital	19,100,000	191,000
Paid-in capital	19,100,000	191,000

Remaining equity commitment	Total	Per 1 %
Equity for utilization based settlement of plot and construction	8,400,000	84,000
Equity commitment	8,400,000	84,000

Equity	Total	Per 1 %
Est. total equity requirement	27,500,000	275,000

Accumulated dividend (% of paid in capital / NOK per 1 %)	0 %	0
Last traded (date / NOK per 1 %)	n.a.	n.a.

## PROJECT ILLUSTRATIONS



Expected completion	Paid-in capital per 1 %	Segment	Date of analysis
Q4 2026	191,000	Residential	31.12.2021

Project Broker	Business Manager	Secondhand trade
Fredrik Honningsvåg (+47) 98 62 51 55	NRE Norway AS	Project Sales fpfsales@fearnleys.com

## PROJECT DETAILS

Location	Asker kommune
Project manager	NRE Norway AS
Web site	n/a
Plot, freehold (sq.m)	134,000
Number of residential plots	27
Number of townhouses	133
Building stages	4
Expected sales start of first building stage	Q4 2022
Expected building start of first building stage	Q3 2022
Expected completion	Q4 2026

## UPDATED FINANCIAL PROJECTIONS

Last updated 31.12.2021	Total
<b>Sales revenue</b>	<b>824,100,000</b>
Building cost	542,719,000
Project development expenses	8,375,000
Project and business management	31,000,000
Site purchase	60,863,000
Sales and marketing expenses	13,321,000
Fees	6,700,000
Financial expenses	22,170,000
<b>Project cost</b>	<b>685,148,000</b>
<b>Profit before tax</b>	<b>138,952,000</b>
Profit margin before tax (%)	16.9 %
Est. tax payable	48,120,000
<b>Profit after tax</b>	<b>90,832,000</b>
Profit margin after tax (%)	11.0 %
Est. equity requirement	27,500,000
<b>Est. NAV at completion</b>	<b>118,332,000</b>

## EST. PURCHASE NAV PR. 31.12.2021

Est. NAV at completion	118,332,000
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Buyer's Required Return (IRR)	20 %	25 %	30 %
Est. Purchase NAV <sup>2</sup>	47,700,000	39,600,000	33,100,000
Est. Purchase NAV pr. 1 % <sup>2</sup>	477,000	396,000	331,000

*Note 2: estimates 1 pay-out pre-completion, abt. MNOK 44,1 pr. Q4 2025. Expected project completion payment date EOY 2026*

## DEBT STRUCTURE AT 31.12.2021

Loan	% of total debt	Balance	Interest rate	Maturity
Plot loan	41 %	18,900,000	4.18 %	15.04.2024
Seller's credit	59 %	26,900,000	0.00 %	01.03.2022
<b>Total debt</b>	<b>100 %</b>	<b>45,800,000</b>	<b>1.72 %</b>	<b>15.01.2023</b>

## COMMENTS

Residential development plot in Røyken, a township in close proximity to Drammen. The project will sell of ready-to-build single-family home plots and develop a townhouse area of abt. 130 units.



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## PROJECT &amp; COMPANY INFORMATION

Established	15.12.2020
Currency	NOK
Initial property value	482,000,000
Net yield at establishment	5.6 %

Equity	Total	per 1 %
Initial paid in capital	125,662,950	1,256,630
Issue of new shares	0	0
Sum paid in capital	125,662,950	1,256,630

Accumulated dividend (% of paid in capital / NOK per 1 %)	0 %	0
Last traded (date / NOK per 1 %)	n.a.	n.a.

## EST. VALUE AT 31.12.2021

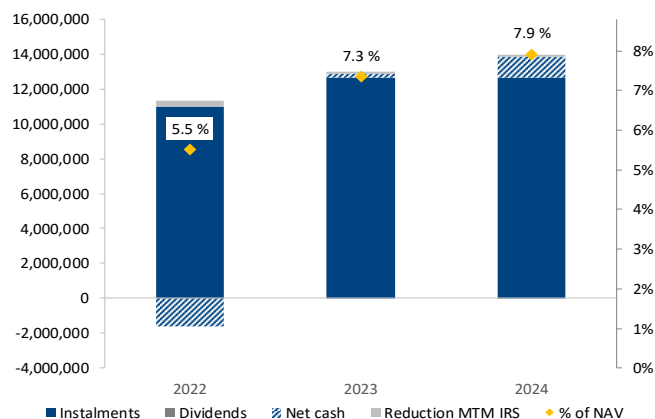
	High	Mid	Low
Net Yield	5.25 %	5.50 %	5.75 %
Annualised net rental income as per 31.12.2021			
Property value	543,300,000	518,600,000	496,100,000
Development plot	20,000,000	20,000,000	20,000,000
Tax discount	10.0 % - 26,690,000	- 24,220,000	- 21,970,000
Value of loss carried forward	10.0 % 3,458,000	3,458,000	3,458,000
NPV other rental income/costs	5.6 % 2,228,000	2,228,000	2,228,000
Net debt	- 343,025,000	- 343,025,000	- 343,025,000
NAV ex. MTM IRS	199,271,000	177,041,000	156,791,000

MTM IRS (96.93 %)	- 486,000	- 486,000	- 486,000
NAV	198,785,000	176,555,000	156,305,000
NAV per 1%	1,988,000	1,766,000	1,563,000

Total return on equity (since project start)	59 % / 58 %	41 % / 40 %	25 % / 24 %
Return on equity p.a. (IRR since project start)	56 % / 55 %	39 % / 39 %	24 % / 23 %
Est. cash flow to equity (avg. next 3 years)	6.1 %	6.9 %	7.8 %

Property value per sq.m.	24,000	23,000	22,000
LTV (property value)	63 %	65 %	68 %

## EST. CASH FLOW TO EQUITY



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Project Broker	Business Manager	Secondhand trade
Axel Bendvold	Marianne Fossum	Project Sales
(+47) 40 46 00 04	(+47) 95 00 91 12	pfpsales@fearnleys.com

## PROPERTY INFORMATION

Location	Kjøita 6, 17, 19, 21, 25, Kristiansand, Norway
Tenant(s)	Telenor Norge AS, Nye Veier AS, Kristiansand municipality
Year of construction	2002/2004
Building area (sq. m.)	22,594
Plot, freehold (sq. m)	17,134
Occupancy rate (sq. m)	98 %
Weighted CPI adjustment	0 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2022	1,430

Business Management	Mosvold Eiendomservice AS
Property Management	Mosvold Eiendomservice AS

## CASH FLOW FORECAST

Year	2022E	2023E	2024E
Gross rental income	31,601,000	32,233,000	32,877,000
Owner's costs	- 3,077,000	- 3,060,000	- 3,121,000
Net rental income	28,524,000	29,173,000	29,756,000

Other rental income/costs	315,000	315,000	315,000
Administration costs	- 1,414,000	- 1,441,000	- 1,469,000
Other costs	-	-	-
EBITDA	27,425,000	28,047,000	28,602,000

Net financial expenses	- 14,257,000	- 13,186,000	- 12,732,000
Taxes	-	-	-
Capital expenditures	- 3,775,000	- 2,000,000	- 2,000,000
Instalments	- 10,988,000	- 12,650,000	- 12,650,000
Other payments	-	-	-
Dividends	-	-	-
Net cash flow	- 1,595,000	211,000	1,220,000

Dividend yield (basis NAV (Mid))	0.0 %	0.0 %	0.0 %
Est. cash flow to equity (basis NAV (Mid))	5.5 %	7.3 %	7.9 %

## BALANCE SHEET FORECAST

Year	2021A	2022E	2023E	2024E
Current assets	-24,000	-1,619,000	-1,408,000	-187,000
Other assets	5,686,000	5,276,000	4,566,000	3,638,000
Property value <sup>1</sup>	514,380,000	514,380,000	514,380,000	514,380,000
Total assets	520,042,000	518,037,000	517,538,000	517,831,000

Total Liabilities	343,001,000	331,408,000	318,716,000	305,971,000
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NAV ex. MTM IRS <sup>2</sup>	177,041,000	186,629,000	198,822,000	211,860,000
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Note 1: after tax discount  
Note 2: after est. dividend

## DEBT STRUCTURE AT 31.12.2021

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	43 %	220,650,000	3.21 %	15.03.2022
Tranche 2	1 %	4,500,000	2.00 %	03.01.2028
Tranche 3	22 %	113,000,000	3.21 %	15.03.2022
Tranche 4	0 %	1,500,000	0.00 %	
Long-term liabilities	65 %	339,650,000	3.18 %	2 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
Swap 1	12 %	40,000,000	1.85 %	15.01.2026
Swap 2	18 %	60,000,000	5.32 %	15.01.2022
Swap 3	6 %	20,000,000	1.00 %	16.09.2030
Swap 4	7 %	25,000,000	2.72 %	03.01.2028
Swap 5	7 %	25,000,000	2.80 %	02.01.2030
Swap 6	15 %	50,000,000	1.01 %	18.01.2027
Swap 7	15 %	50,000,000	1.34 %	19.01.2032
Swap 8	10 %	35,000,000	2.04 %	01.04.2032
Swap 9	15 %	50,000,000	2.10 %	19.01.2037
Sum swap	105 %	355,000,000	2.38 %	7.2 yrs

## COMMENTS

Two office buildings centrally located in Kristiansand. The property has potential for further development.



# Kombieendom Sandefjord AS



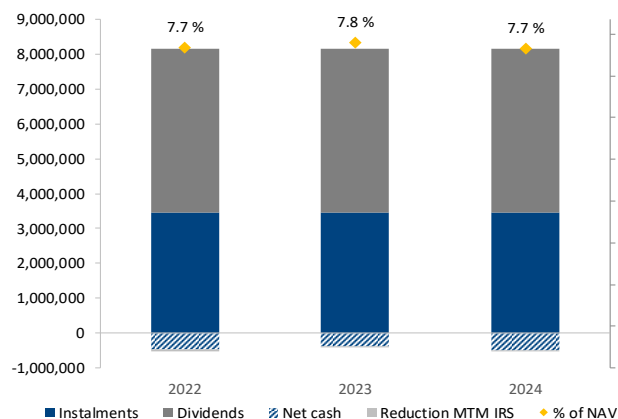
## PROJECT & COMPANY INFORMATION

Established	21.06.2021	
Currency	NOK	
Initial property value	205,000,000	
Net yield at establishment	5.8 %	
<b>Equity</b>	<b>Total</b>	<b>per 1 %</b>
Initial paid in capital	90,000,000	900,000
Issue of new shares	0	0
Sum paid in capital	90,000,000	900,000
Accumulated dividend (% of paid in capital / NOK per 1 %)	0 %	0
Last traded (date / NOK per 1 %)	n.a.	n.a.

## EST. VALUE AT 31.12.2021

	High	Mid	Low
<b>Net Yield</b>	5.40 %	5.60 %	5.80 %
<i>Annualised net rental income as per 31.12.2021</i>			
Property value	231,400,000	223,200,000	215,500,000
Tax discount	10.0 % - 16,010,000	- 15,190,000	- 14,420,000
Value of loss carried forward	10.0 % -	-	-
NPV other rental income/costs	-	-	-
Net debt	- 108,698,000	- 108,698,000	- 108,698,000
NAV ex. MTM IRS	106,692,000	99,312,000	92,382,000
MTM IRS (78 %)	289,000	289,000	289,000
NAV	106,981,000	99,601,000	92,671,000
<b>NAV per 1 %</b>	<b>1,070,000</b>	<b>996,000</b>	<b>927,000</b>
Total return on equity (since project start)	19 % / 19 %	10 % / 11 %	3 % / 3 %
Return on equity p.a. (IRR since project start)	38 % / 39 %	20 % / 21 %	5 % / 6 %
Est. cash flow to equity (avg. next 3 years)	7.2 %	7.7 %	8.3 %
Property value per sq.m.	20,500	19,800	19,100
LTV (property value)	48 %	50 %	52 %

## EST. CASH FLOW TO EQUITY



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Property value	Yield	NAV per 1 %	WAULT	Segment	Date of analysis
<b>MNOK 223</b>	<b>5.60 %</b>	<b>996,000</b>	<b>18 yrs</b>	<b>Multi-purpose</b>	<b>31.12.2021</b>

Project Broker	Business Manager	Secondhand trade
Axel Bendvold	Ann-Sophie Hövelmann	Project Sales
(+47) 40 46 00 04	(+47) 48 18 47 57	fpfsales@fearnleys.com

## PROPERTY INFORMATION

Location	Nordre Fokserød 13A, Sandefjord, Norge
Tenant(s)	BK Grafiske AS
Year of construction	2012 / 2019
Building area (sq. m.)	11,291
Plot, freehold (sq. m)	12,360
Occupancy rate (sq. m)	100 %
Weighted CPI adjustment	100 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2022	1,120
Business Management	Fearnley Business Management AS
Property Management	Property Management Norge AS

## CASH FLOW FORECAST

Year	2022E	2023E	2024E
Gross rental income	12,637,000	12,890,000	13,148,000
Owner's costs	- 141,000	- 295,000	- 250,000
<b>Net rental income</b>	<b>12,496,000</b>	<b>12,595,000</b>	<b>12,898,000</b>
Other rental income/costs	-	-	-
Administration costs	- 605,000	- 617,000	- 629,000
Other costs	-	-	-
<b>EBITDA</b>	<b>11,891,000</b>	<b>11,978,000</b>	<b>12,269,000</b>
Net financial expenses	- 3,213,000	- 3,126,000	- 3,456,000
Taxes	- 1,000,000	- 1,064,000	- 1,159,000
Capital expenditures	-	-	-
Instalments	- 3,454,000	- 3,454,000	- 3,454,000
Other payments	-	-	-
Dividends	- 4,700,000	- 4,700,000	- 4,700,000
<b>Net cash flow</b>	<b>- 476,000</b>	<b>- 366,000</b>	<b>- 500,000</b>
Dividend yield (basis NAV (Mid))	4.7 %	4.7 %	4.7 %
Est. cash flow to equity (basis NAV (Mid))	7.7 %	7.8 %	7.7 %

## BALANCE SHEET FORECAST

Year	2021A	2022E	2023E	2024E
Current assets	2,334,000	1,859,000	1,493,000	994,000
Other assets	0	0	0	0
Property value <sup>1</sup>	208,010,000	208,010,000	208,010,000	208,010,000
<b>Total assets</b>	<b>210,344,000</b>	<b>209,869,000</b>	<b>209,503,000</b>	<b>209,004,000</b>
<b>Total Liabilities</b>	<b>111,032,000</b>	<b>107,643,000</b>	<b>104,285,000</b>	<b>100,874,000</b>
NAV ex. MTM IRS <sup>2</sup>	99,312,000	102,226,000	105,218,000	108,130,000

Note 1: after tax discount  
Note 2: after est. dividend

## DEBT STRUCTURE AT 31.12.2021

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	20 %	45,230,000	2.05 %	30.06.2024
Tranche 2	27 %	59,652,000	2.05 %	30.06.2024
Tranche 3	3 %	6,141,000	2.05 %	30.06.2024
<b>Long-term liabilities</b>	<b>50 %</b>	<b>111,023,000</b>	<b>2.05 %</b>	<b>2.5 yrs</b>
<b>Interest Rate Swaps</b>	<b>% of loan</b>	<b>Amount</b>	<b>Swap rate</b>	<b>Maturity</b>
Swap 1	51 %	56,375,000	1.73 %	01.07.2030
Sum swap	51 %	56,375,000	1.73 %	8.5 yrs

## COMMENTS

Modern multi-purpose property centrally located in Nordre Fokserød, Sandefjord. The property is let to a single tenant on a long triple-net lease.



## PROJECT & COMPANY INFORMATION

Established	16.12.2015
Currency	NOK
Initial property value	215,000,000
Net yield at establishment	9.0 %

Equity	Total	per 1 %
Initial paid in capital	71,800,000	718,000
Issue of new shares	0	0
Sum paid in capital	71,800,000	718,000

Accumulated dividend (% of paid in capital / NOK per 1 %)	416 %	2,985,000
Last traded (date / NOK per 1 %)	13.11.2018	1,350,000

## EST. VALUE AT 31.12.2021

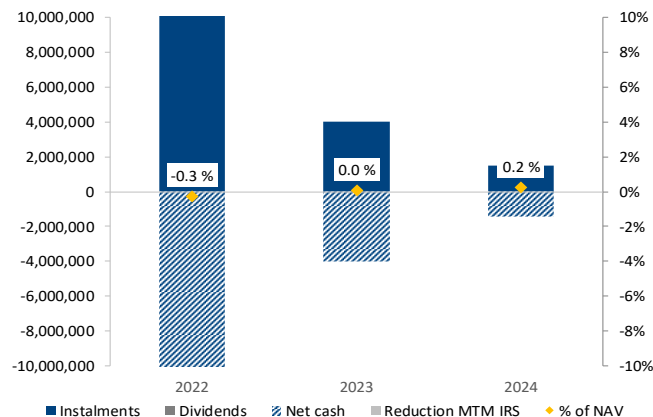
	High	Mid	Low
Net Yield	6.25 %	6.50 %	6.75 %
<i>Annualised net rental income as per 31.12.2021</i>			
Property value - Occupied	72,300,000	69,500,000	66,900,000
Property value - vacant	4,000	13,600,000	13,600,000
<b>Property value</b>	<b>85,900,000</b>	<b>83,100,000</b>	<b>80,500,000</b>
Tax discount	10.0 %	- 3,330,000	- 3,050,000
Value of loss carried forward	10.0 %	1,333,000	1,333,000
Net debt	- 38,027,000	- 38,027,000	- 38,027,000
NAV ex. MTM IRS	45,876,000	43,356,000	41,016,000

MTM IRS (0 %)	-	-	-
NAV	45,876,000	43,356,000	41,016,000
<b>NAV per 1 %</b>	<b>459,000</b>	<b>434,000</b>	<b>410,000</b>

Total return on equity (since project start)	380 % / 380 %	376 % / 376 %	373 % / 373 %
Return on equity p.a. (IRR since project start)	45 % / 45 %	45 % / 45 %	45 % / 45 %
Est. cash flow to equity (avg. next 3 years)	0.0 %	0.0 %	0.0 %

Property value per sq.m.	10,400	10,100	9,800
LTV (property value)	48 %	50 %	52 %

## EST. CASH FLOW TO EQUITY



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Property value	Yield	NAV per 1 %	WAULT	Segment	Date of analysis
<b>MNOK 83</b>	<b>6.50 %</b>	<b>434,000</b>	<b>3.2 yrs</b>	<b>Office</b>	<b>31.12.2021</b>

Project Broker	Business Manager	Secondhand trade
Fredrik Honningsvåg (+47) 98 62 51 55	Marianne Fossum (+47) 95 00 91 12	Project Sales fpfsales@fearnleys.com

## PROPERTY INFORMATION

Location	Lienga 2, Kolbotn
Tenant(s)	Ford, Mazda, Nortelco, m.fl.
Year of construction	1979
Building area (sq. m.)	8,248
Plot, freehold (sq. m)	19,818
Occupancy rate (sq. m)	59 %
Weighted CPI adjustment	95 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2022	1,140

Business Management	Fearnley Business Management AS
Property Management	Property Management Norge AS

## CASH FLOW FORECAST

Year	2022E	2023E	2024E
Gross rental income	5,540,000	5,688,000	5,795,000
Owner's costs	- 1,148,000	- 1,171,000	- 1,195,000
<b>Net rental income</b>	<b>4,392,000</b>	<b>4,517,000</b>	<b>4,600,000</b>
Other rental income/costs	- 62,000	-	-
Administration costs	- 891,000	- 909,000	- 927,000
Other costs	- 2,166,000	- 2,209,000	- 2,253,000
<b>EBITDA</b>	<b>1,273,000</b>	<b>1,399,000</b>	<b>1,420,000</b>

Net financial expenses	- 1,394,000	- 1,382,000	- 1,331,000
Taxes	-	-	-
Capital expenditures	- 9,262,000	- 2,500,000	-
Instalments	- 1,500,000	- 1,500,000	- 1,500,000
Dividends	-	-	-
<b>Net cash flow</b>	<b>- 10,883,000</b>	<b>- 3,983,000</b>	<b>- 1,411,000</b>

Dividend yield (basis NAV (Mid))	0.0 %	0.0 %	0.0 %
Est. cash flow to equity (basis NAV (Mid))	-0.3 %	0.0 %	0.2 %

## BALANCE SHEET FORECAST

Year	2021A	2022E	2023E	2024E
Current assets	15,627,000	4,744,000	760,000	-652,000
Other assets	-62,000	0	0	0
Property value <sup>1</sup>	80,050,000	80,050,000	80,050,000	80,050,000
Total assets	95,615,000	84,794,000	80,810,000	79,398,000

Total Liabilities	53,654,000	42,914,000	38,904,000	37,404,000
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NAV ex. MTM IRS <sup>2</sup>	41,961,000	41,880,000	41,906,000	41,994,000
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Note 1: after tax discount  
Note 2: after est. dividend

## DEBT STRUCTURE AT 31.12.2021

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	50 %	41,625,000	3.08 %	26.06.2025
Long-term liabilities	50 %	41,625,000	3.08 %	3.5 yrs

## COMMENTS

The project consists of one office building mainly let out to Mazda Motor Norge AS, Ford Motor Norge AS and Nortelco AS. The project originally consisted of 4 properties, 3 of which were sold in 2019.



## PROJECT &amp; COMPANY INFORMATION

Established	04.07.2019
Currency	NOK
Initial property value	318,000,000
Net yield at establishment	5.80 %

Equity	Total	per 1 %
Initial paid in capital	126,000,000	1,260,000
Issue of new shares	0	0
Sum paid in capital	126,000,000	1,260,000

Accumulated dividend (% of paid in capital / NOK per 1 %)	13 %	165,000
Last traded (date / NOK per 1 %)	05.03.2021	1,330,000

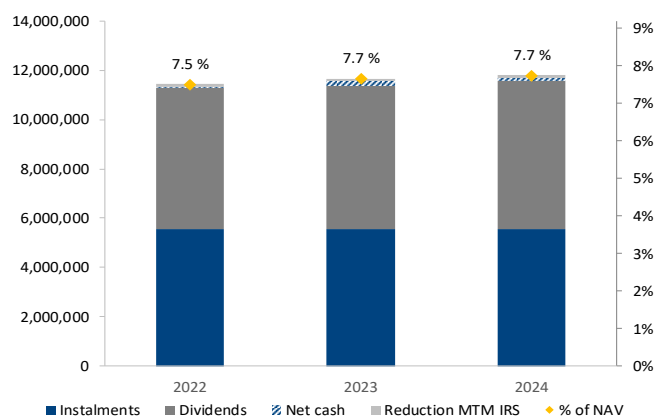
## EST. VALUE AT 31.12.2021

	High	Mid	Low
Net Yield	5.40 %	5.60 %	5.80 %
Annualised net rental income as per 31.12.2021		18,606,000	
Property value	344,500,000	332,200,000	320,800,000
Development plot	10,000,000	10,000,000	10,000,000
Tax discount	9.0 % - 16,100,000	- 14,990,000	- 13,970,000
NPV other rental income/costs	5.8 % - 13,000	- 13,000	- 13,000
Net debt	- 174,105,000	- 174,105,000	- 174,105,000
NAV ex. MTM IRS	164,282,000	153,092,000	142,712,000
MTM IRS (90 %)	- 769,000	- 769,000	- 769,000
NAV	163,513,000	152,323,000	141,943,000
NAV per 1%	1,635,000	1,523,000	1,419,000

Total return on equity (since project start)	43 % / 43 %	35 % / 34 %	26 % / 26 %
Return on equity p.a. (IRR since project start)	16 % / 16 %	13 % / 13 %	10 % / 10 %
Est. cash flow to equity (avg. next 3 years)	7.1 %	7.6 %	8.2 %

Property value per sq.m.	11,500	11,100	10,700
LTV (property value)	51 %	53 %	55 %

## EST. CASH FLOW TO EQUITY



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Project Broker	Business Manager	Secondhand trade
Axel Bendvold	Ann-Sophie Hövelmann	Project Sales
(+47) 40 46 00 04	(+47) 48 18 47 57	fpfsales@fearnleys.com

## PROPERTY INFORMATION

Location	Øya 2, 6, 10, 30, 36, Larvik
Tenant(s)	Fritzøe Engros AS, Carlsen fritzøe Handel AS, Bertel O Steen Vestfold, m.fl.
Year of construction	1985/1991/2007/2014
Building area (sq. m.)	29,892
Plot, freehold (sq. m.)	91,900
Occupancy rate (sq. m.)	98 %
Weighted CPI adjustment	100 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2022	690

Business Management	Hjertnes Eiendomsdrift AS / Fearnley Business Management AS
Property Management	Hjertnes Eiendomsdrift AS

## CASH FLOW FORECAST

Year	2022E	2023E	2024E
Gross rental income	20,230,000	20,495,000	20,905,000
Owner's costs	- 1,624,000	- 1,656,000	- 1,690,000
Net rental income	18,606,000	18,839,000	19,215,000
Other rental income/costs	48,000	- 68,000	-
Administration costs	- 914,000	- 932,000	- 949,000
Other costs	-	-	-
EBITDA	17,740,000	17,839,000	18,266,000
Net financial expenses	- 5,409,000	- 4,898,000	- 4,766,000
Taxes	- 995,000	- 1,381,000	- 1,805,000
Capital expenditures	-	-	-
Instalments	- 5,576,000	- 5,576,000	- 5,576,000
Other payments	-	-	-
Dividends	- 5,700,000	- 5,800,000	- 6,000,000
Net cash flow	60,000	184,000	119,000
Dividend yield (basis NAV (Mid))	3.7 %	3.8 %	3.9 %
Est. cash flow to equity (basis NAV (Mid))	7.5 %	7.7 %	7.7 %

## BALANCE SHEET FORECAST

Year	2021A	2022E	2023E	2024E
Current assets	4,507,000	4,567,000	4,751,000	4,869,000
Other assets	-13,000	-66,000	0	0
Property value <sup>1</sup>	327,210,000	327,210,000	327,210,000	327,210,000
Total assets	331,704,000	331,711,000	331,961,000	332,079,000
Total Liabilities	178,599,000	172,965,000	167,832,000	162,458,000
NAV ex. MTM IRS <sup>2</sup>	153,105,000	158,746,000	164,129,000	169,621,000

Note 1: after tax discount  
Note 2: after est. dividend

## DEBT STRUCTURE AT 31.12.2021

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	53 %	175,642,000	3.00 %	01.01.2025
Long-term liabilities	53 %	175,642,000	3.00 %	3 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
Swap 1	53 %	92,400,000	1.90 %	09.07.2029
Sum swap	53 %	92,400,000	1.90 %	7.5 yrs

## COMMENTS

The project is centrally located with easy access to the Larvik harbor and E18, and consists of 12 buildings used for retail, logistics and office purposes. Additionally, the project has a plot of 21 725 sq.m. for future development.



Q4 2022

450,000

Residential 31.12.2021



## PROJECT &amp; COMPANY INFORMATION

Established	28.10.2015
Currency	NOK
Initial property value	105,500,000
Initial property value per sq.m.¹	8,508

Equity	Total	per 1 %
Initial paid in capital	45,000,000	450,000
Capital paid in during project	0	0
Paid in capital and shareholder loan	45,000,000	450,000

Accumulated dividend (% of paid in capital / NOK per 1 %)	0 %	0
Last traded (date / NOK per 1 %)	12.11.2018	875,000

Note 1: Per projected residential building area (sq.m.)

**Project Broker**  
Fredrik Honningsvåg  
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**Business Manager**  
Eivind Brekke Johnsen  
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**Secondhand trade**  
Project Sales  
fpfsales@fearnleys.com

## PROJECT DETAILS

Location	Lillestrøm
Project Manager	Eiendomsgruppen Oslo AS
Business Management	Fearnley Business Management AS
Web site	www.dovrekvartalet.no

## Initial financial projections

Plot, freehold (sq.m.)	4,882
Number of apartments	192
BRA-s	12,500

## Current timeline

Building stages	3
Sales start of first building stage	Q2 2016
Projected building start of first building stage	Q4 2018
Expected completion	Q4 2022

## PROJECT ILLUSTRATIONS



## COMMENTS

The project was established in the Q4 2015. Sales start for the first building stage was Q2 2016, as projected. Building start of the first building stage was in Q1 2018. Expected completion of the project is Q4 2022.

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## PROJECT & COMPANY INFORMATION

Established	27.11.2018
Currency	NOK
Initial property value	110,000,000
Net yield at establishment	5.5 %

Equity	Total	per 1 %
Initial paid in capital	35,200,000	352,000
Issue of new shares	0	0
Sum paid in capital	35,200,000	352,000

Accumulated dividend (% of paid in capital / NOK per 1 %)	6 %	20,000
Last traded (date / NOK per 1 %)	n.a.	n.a.

## EST. VALUE AT 31.12.2021

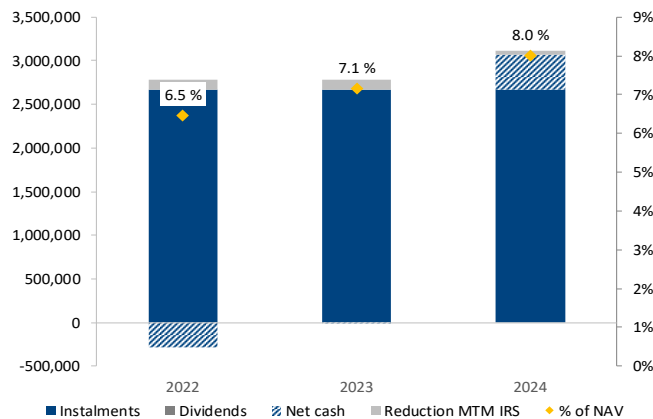
	High	Mid	Low
Net Yield	5.00 %	5.25 %	5.50 %
Annualised net rental income as per 31.12.2021			
Property value	118,300,000	112,700,000	107,600,000
Tax discount	- 3,020,000	- 2,460,000	- 1,950,000
Value of loss carried forward	10.0 % 655,000	655,000	655,000
NPV other rental income/costs	5.5 % - 76,000	- 76,000	- 76,000
Net debt	- 71,556,000	- 71,556,000	- 71,556,000
NAV ex. MTM IRS	44,303,000	39,263,000	34,673,000

MTM IRS (0 %)	- 450,000	- 450,000	- 450,000
NAV	43,853,000	38,813,000	34,223,000
NAV per 1%	439,000	388,000	342,000

Total return on equity (since project start)	32 % / 30 %	17 % / 16 %	4 % / 3 %
Return on equity p.a. (IRR since project start)	9 % / 9 %	5 % / 5 %	1 % / 1 %
Est. cash flow to equity (avg. next 3 years)	6.4 %	7.2 %	8.2 %

Property value per sq.m.	43,000	41,000	39,100
LTV (property value)	61 %	64 %	67 %

## EST. CASH FLOW TO EQUITY



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<b>Project Broker</b> Axel Bendvold (+47) 40 46 00 04	<b>Business Manager</b> Martin Ranhoff (+47) 91 64 21 66	<b>Secondhand trade</b> Project Sales fpfsales@fearnleys.com
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## PROPERTY INFORMATION

Location	Markens gate 17, Kristiansand
Tenant(s)	
Year of construction	1894/2007
Building area (sq. m.)	2,749
Plot, freehold (sq. m)	733
Occupancy rate (sq. m)	84 %
Weighted CPI adjustment	100 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2022	2,780

Business Management	Fearnley Business Management AS
Property Management	Property Management Norge AS

## CASH FLOW FORECAST

Year	2022E	2023E	2024E
Gross rental income	6,432,000	6,560,000	6,691,000
Owner's costs	- 514,000	- 524,000	- 535,000
Net rental income	5,918,000	6,036,000	6,156,000

Other rental income/costs	- 79,000	-	-
Administration costs	- 661,000	- 674,000	- 688,000
Other costs	-	-	-
EBITDA	5,178,000	5,362,000	5,468,000

Net financial expenses	- 2,786,000	- 2,700,000	- 2,404,000
Taxes	-	-	-
Capital expenditures	-	-	-
Instalments	- 2,672,000	- 2,672,000	- 2,672,000
Other payments	-	-	-
Dividends	-	-	-
Net cash flow	- 280,000	- 10,000	392,000

Dividend yield (basis NAV (Mid))	0.0 %	0.0 %	0.0 %
Est. cash flow to equity (basis NAV (Mid))	6.5 %	7.1 %	8.0 %

## BALANCE SHEET FORECAST

Year	2021A	2022E	2023E	2024E
Current assets	764,000	484,000	473,000	867,000
Other assets	579,000	542,000	397,000	205,000
Property value <sup>1</sup>	110,240,000	110,240,000	110,240,000	110,240,000
Total assets	111,583,000	111,266,000	111,110,000	111,312,000

Total Liabilities	72,320,000	69,643,000	66,952,000	64,274,000
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NAV ex. MTM IRS <sup>2</sup>	39,263,000	41,623,000	44,158,000	47,038,000
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Note 1: after tax discount  
Note 2: after est. dividend

## DEBT STRUCTURE AT 31.12.2021

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	64 %	72,131,000	3.19 %	06.12.2048
Long-term liabilities	64 %	72,131,000	3.19 %	26.9 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
Swap 1	35 %	25,000,000	1.87 %	06.12.2023
Swap 2	35 %	25,000,000	2.13 %	06.12.2028
Sum swap	69 %	50,000,000	2.00 %	4.4 yrs

## COMMENTS

The property is centrally located in the main shopping street of Kristiansand

# R13 Holding AS



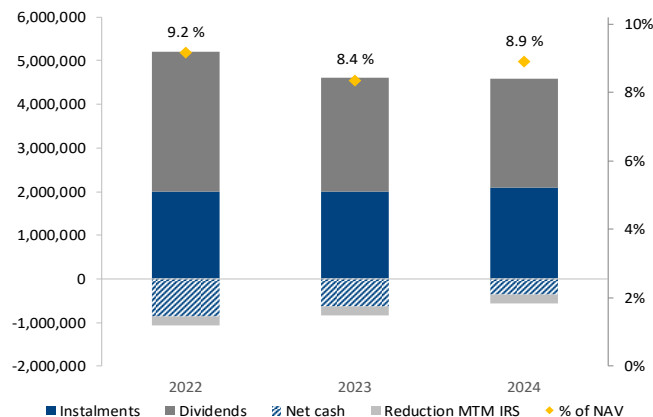
## PROJECT & COMPANY INFORMATION

Established	25.06.2020	
Currency	NOK	
Initial property value	108,000,000	
Net yield at establishment	7.0 %	
<b>Equity</b>	<b>Total</b>	<b>per 1 %</b>
Initial paid in capital	26,100,000	261,000
Issue of new shares	0	0
Sum paid in capital	26,100,000	261,000
Accumulated dividend (% of paid in capital / NOK per 1 %)	16 %	42,000
Last traded (date / NOK per 1 %)	n.a.	n.a.

## EST. VALUE AT 31.12.2021

	High	Mid	Low
<b>Net Yield</b>	6.00 %	6.25 %	6.50 %
<i>Annualised net rental income as per 31.12.2021</i>			
Property value	133,300,000	127,900,000	123,000,000
Tax discount	9.0 %	- 7,630,000	- 7,140,000
Value of loss carried forward	10.0 %	-	-
NPV other rental income/costs	7.0 %	- 266,000	- 266,000
Net debt	- 77,153,000	- 77,153,000	- 77,153,000
NAV ex. MTM IRS	48,251,000	43,341,000	38,881,000
MTM IRS (78 %)	1,771,000	1,771,000	1,771,000
NAV	50,022,000	45,112,000	40,652,000
<b>NAV per 1 %</b>	<b>500,000</b>	<b>451,000</b>	<b>407,000</b>
Total return on equity (since project start)	101 % / 108 %	82 % / 89 %	65 % / 72 %
Return on equity p.a. (IRR since project start)	61 % / 64 %	50 % / 54 %	41 % / 45 %
Est. cash flow to equity (avg. next 3 years)	7.9 %	8.8 %	9.8 %
Property value per sq.m.	20,900	20,100	19,300
LTV (property value)	60 %	63 %	65 %

## EST. CASH FLOW TO EQUITY



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Property value	Yield	NAV per 1 %	WAULT	Segment	Date of analysis
<b>MNOK 128</b>	<b>6.25 %</b>	<b>451,000</b>	<b>8.2 yrs</b>	<b>Retail</b>	<b>31.12.2021</b>

<b>Project Broker</b> Fredrik Honningsvåg (+47) 98 62 51 55	<b>Business Manager</b> Ann-Sophie Hövelmann (+47) 48 18 4757	<b>Secondhand trade</b> Project Sales fpfsales@fearnleys.com
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## PROPERTY INFORMATION

Location	Reevegen 13, Bryne	
Tenant(s)	Rema 100, Europris, Spar Kjøp AS m.fl.	
Year of construction	1968	
Building area (sq. m.)	6,363	
Plot, freehold (sq. m.)	11,004	
Occupancy rate (sq. m.)	92 %	
Weighted CPI adjustment	99 %	
Lease agreement	Standard terms	
Average rent per leased sq.m. 2022	1,430	
Business Management	Fearnley Business Management AS	
Property Management	Privat Finans Investering AS	

## CASH FLOW FORECAST

Year	2022E	2023E	2024E
Gross rental income	8,369,000	8,516,000	8,684,000
Owner's costs	- 373,000	- 380,000	- 388,000
<b>Net rental income</b>	<b>7,996,000</b>	<b>8,136,000</b>	<b>8,296,000</b>
Other rental income/costs	- 182,000	- 124,000	- 9,000
Administration costs	- 776,000	- 792,000	- 807,000
Other costs	-	-	-
<b>EBITDA</b>	<b>7,038,000</b>	<b>7,220,000</b>	<b>7,480,000</b>
Net financial expenses	- 2,591,000	- 2,497,000	- 2,436,000
Taxes	- 105,000	- 746,000	- 824,000
Capital expenditures	-	-	-
Instalments	- 2,006,000	- 2,006,000	- 2,081,000
Other payments	-	-	-
Dividends	- 3,200,000	- 2,600,000	- 2,500,000
<b>Net cash flow</b>	<b>- 864,000</b>	<b>- 629,000</b>	<b>- 361,000</b>
Dividend yield (basis NAV (Mid))	7.1 %	5.8 %	5.5 %
Est. cash flow to equity (basis NAV (Mid))	9.2 %	8.4 %	8.9 %

## BALANCE SHEET FORECAST

Year	2021A	2022E	2023E	2024E
Current assets	3,107,000	2,243,000	1,614,000	1,252,000
Other assets	-295,000	-128,000	-9,000	0
Property value <sup>1</sup>	120,760,000	120,760,000	120,760,000	120,760,000
Total assets	123,572,000	122,875,000	122,365,000	122,012,000
Total Liabilities	80,260,000	78,889,000	76,962,000	74,962,000
NAV ex. MTM IRS <sup>2</sup>	43,312,000	43,986,000	45,403,000	47,050,000

Note 1: after tax discount  
Note 2: after est. dividend

## DEBT STRUCTURE AT 31.12.2021

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	28 %	36,304,000	2.88 %	29.06.2030
Tranche 2	8 %	10,000,000	4.00 %	25.09.2023
Tranche 3	27 %	33,896,000	2.98 %	02.09.2030
Long-term liabilities	63 %	80,200,000	3.38 %	7.7 yrs
<b>Interest Rate Swaps</b>	<b>% of loan</b>	<b>Amount</b>	<b>Swap rate</b>	<b>Maturity</b>
Swap 1	44 %	35,100,000	0.99 %	01.07.2030
Sum swap	44 %	35,100,000	0.99 %	8.5 yrs

## COMMENTS

The property is located in an established commercial area, in close proximity to Bryne railway station, and is let to well-known retailers such as Rema, Europris and Spar Kjøp. The property is located close to M44 shopping center.





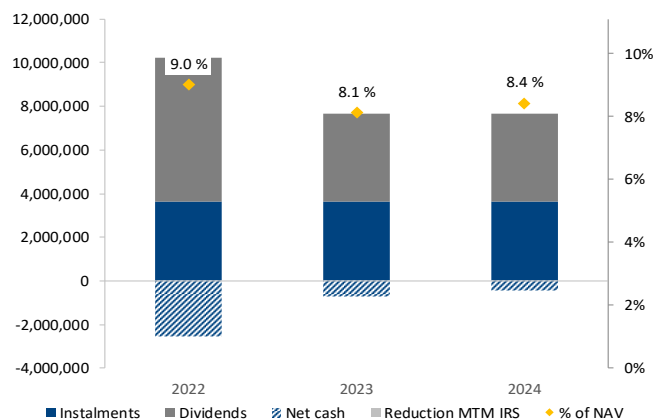
## PROJECT & COMPANY INFORMATION

Established	05.01.2021	
Currency	NOK	
Initial property value	190,000,000	
Net yield at establishment	6.3 %	
<b>Equity</b>	<b>Total</b>	<b>per 1 %</b>
Initial paid in capital	64,800,000	648,000
Issue of new shares	0	0
Sum paid in capital	64,800,000	648,000
Accumulated dividend (% of paid in capital / NOK per 1 %)	0 %	0
Last traded (date / NOK per 1 %)	10.06.2021	686,880

## EST. VALUE AT 31.12.2021

	High	Mid	Low
<b>Net Yield</b>	5.75 %	6.00 %	6.25 %
<i>Annualised net rental income as per 31.12.2021</i>			
Property value	216,900,000	207,800,000	199,500,000
Tax discount	9.0 %	- 7,870,000	- 7,050,000
Value of loss carried forward	10.0 %	-	-
NPV other rental income/costs	-	-	-
Net debt	- 115,366,000	- 115,366,000	- 115,366,000
NAV ex. MTM IRS	93,664,000	85,384,000	77,834,000
MTM IRS (0 %)	-	-	-
NAV	93,664,000	85,384,000	77,834,000
<b>NAV per 1%</b>	<b>937,000</b>	<b>854,000</b>	<b>778,000</b>
Total return on equity (since project start)	45 % / 45 %	32 % / 32 %	20 % / 20 %
Return on equity p.a. (IRR since project start)	45 % / 45 %	32 % / 32 %	20 % / 20 %
Est. cash flow to equity (avg. next 3 years)	7.8 %	8.5 %	9.3 %
Property value per sq.m.	18,700	17,900	17,200
LTV (property value)	57 %	59 %	62 %

## EST. CASH FLOW TO EQUITY



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<b>Project Broker</b> Fredrik Honningsvåg (+47) 98 62 51 55	<b>Business Manager</b> Regine Helmtvedt (+47) 48 15 86 54	<b>Secondhand trade</b> Project Sales fpfsales@fearnleys.com
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## PROPERTY INFORMATION

Location	Ålgårdsheia 2,4, Gjesdal, Norge
Tenant(s)	Coop, Skeidar, Evo, m.fl.
Year of construction	2013/2017
Building area (sq. m.)	11,599
Plot, freehold (sq. m)	16,573
Occupancy rate (sq. m)	100 %
Weighted CPI adjustment	100 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2022	1,130
Business Management	Fearnley Business Management AS
Property Management	Privat Finans Investerings AS

## CASH FLOW FORECAST

Year	2022E	2023E	2024E
Gross rental income	13,056,000	13,317,000	13,584,000
Owner's costs	- 586,000	- 597,000	- 609,000
<b>Net rental income</b>	<b>12,470,000</b>	<b>12,720,000</b>	<b>12,975,000</b>
Other rental income/costs	-	-	-
Administration costs	- 783,000	- 799,000	- 815,000
Other costs	-	-	-
<b>EBITDA</b>	<b>11,687,000</b>	<b>11,921,000</b>	<b>12,160,000</b>
Net financial expenses	- 3,988,000	- 3,959,000	- 3,838,000
Taxes	-	- 1,031,000	- 1,130,000
Capital expenditures	-	-	-
Instalments	- 3,650,000	- 3,650,000	- 3,650,000
Other payments	-	-	-
Dividends	- 6,600,000	- 4,000,000	- 4,000,000
<b>Net cash flow</b>	<b>- 2,551,000</b>	<b>- 719,000</b>	<b>- 458,000</b>
Dividend yield (basis NAV (Mid))	7.7 %	4.7 %	4.7 %
Est. cash flow to equity (basis NAV (Mid))	9.0 %	8.1 %	8.4 %

## BALANCE SHEET FORECAST

Year	2021A	2022E	2023E	2024E
Current assets	8,134,000	5,583,000	4,864,000	4,406,000
Other assets	0	0	0	0
Property value <sup>1</sup>	200,750,000	200,750,000	200,750,000	200,750,000
Total assets	208,884,000	206,333,000	205,614,000	205,156,000
Total Liabilities	123,500,000	120,881,000	117,330,000	113,796,000
NAV ex. MTM IRS <sup>2</sup>	85,384,000	85,452,000	88,284,000	91,360,000

Note 1: after tax discount  
Note 2: after est. dividend

## DEBT STRUCTURE AT 31.12.2021

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	50 %	104,500,000	3.30 %	08.01.2027
Tranche 2	9 %	19,000,000	3.30 %	08.01.2027
Long-term liabilities	59 %	123,500,000	3.30 %	5 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity

## COMMENTS

Centrally located in Ålgård with direct access to E39. Significant traffic from holidaymakers and an daily average traffic rate (ÅDT) of 16 200 past the property.



## PROJECT &amp; COMPANY INFORMATION

Established	10.12.2020
Currency	NOK
Initial property value	68,100,000
Initial property value pr. sqm <sup>1</sup>	12,500

Note 1: Per projected residential building area (sq.m)

Paid-in equity	Total	Per 1 %
Initial paid-in capital	14,000,000	140,000
Second plot settlement	9,311,000	93,110
Paid-in capital	23,311,000	233,110

Remaining equity commitment	Total	Per 1 %
Construction equity	50,500,000	505,000
Equity commitment	50,500,000	505,000

The project has a utilization based agreement with the seller, and should the regulated area exceed BRA-s 5 448 sqm the plot price will increase

Equity	Total	Per 1 %
Est. total equity requirement	73,811,000	738,110
Accumulated dividend (% of paid in capital / NOK per 1 %)	0 %	0
Last traded (date / NOK per 1 %)	n.a.	n.a.

## PROJECT ILLUSTRATIONS



Initial illustration, final design likely to differ substantially

**Project Broker**  
Fredrik Honningsvåg  
(+47) 98 62 51 55

**Business Manager**  
NRE Norway AS

**Secondhand trade**  
Project Sales  
fpfsales@fearnleys.com

## PROJECT DETAILS

Location	Lillestrøm kommune
Project manager	NRE Norway AS
Web site	n/a
Plot, freehold (sq.m)	3,632
Number of apartments	78
BRA-s	5,448
Building stages	1
Expected sales start of first building stage	Q2 2024
Expected building start of first building stage	Q4 2024
Expected completion	Q2 2026

## UPDATED FINANCIAL PROJECTIONS

Last updated 31.12.2021	Pr. sqm	Total
<b>Sales revenue</b>	<b>85,427</b>	<b>465,408,000</b>
Building cost	53,039	288,955,000
Project development expenses	633	3,450,000
Project and business management	470	2,563,000
Site purchase	11,170	60,854,000
Sales and marketing expenses	1,065	5,804,000
Fees	899	4,900,000
Financial expenses	3,568	19,436,000
<b>Project cost</b>	<b>70,845</b>	<b>385,962,000</b>
<b>Profit before tax</b>	<b>14,583</b>	<b>79,446,000</b>
Profit margin before tax (%)		17.1 %

Est. tax payable	5,653	30,795,000
<b>Profit after tax</b>	<b>8,930</b>	<b>48,651,000</b>
Profit margin after tax (%)		10.5 %

Est. equity requirement	73,811,000
<b>Est. NAV at completion</b>	<b>122,462,000</b>

## EST. PURCHASE NAV PR. 31.12.2021

Est. NAV at completion	122,462,000
------------------------	-------------

Buyer's Required Return (IRR)	15 %	20 %	25 %
Est. Purchase NAV <sup>2</sup>	32,100,000	24,700,000	19,000,000
Est. Purchase NAV pr. 1 % <sup>2</sup>	321,000	247,000	190,000

Note 2: estimates capital call abt. MNOK 50,5 pr. Q4 2024. Expected project completion payment date mid-year 2026

## DEBT STRUCTURE AT 31.12.2021

Loan	% of total debt	Balance	Interest rate	Maturity
Plot loan	100 %	30,000,000	3.00 %	20.11.2023
Total debt	100 %	30,000,000	3.00 %	20.11.2023

## COMMENTS

Sagelva Brygge AS is a waterfront residential property development in Lillestrøm, adjacent to Nidelva. Done in partnership with NRE Norway AS, and experienced development manager. Flexible purchase model of plot based on final buildable BRA-s.

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# Stavanger Property Invest AS



## PROJECT & COMPANY INFORMATION

Established	09.05.2007
Currency	NOK
Initial property value	247,000,000
Net yield at establishment	6.3 %

Equity	Total	per 1 %
Initial paid in capital	41,600,000	416,000
Issue of new shares	7,200,000	72,000
Sum paid in capital	48,800,000	488,000

Accumulated dividend (% of paid in capital / NOK per 1 %)	2 %	10,000
Last traded (date / NOK per 1 %)	24.05.2019	235,000

## EST. VALUE AT 31.12.2021

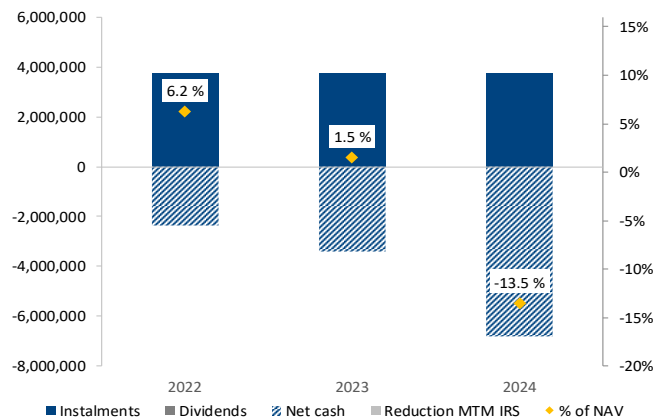
	High	Mid	Low
<b>Net Yield</b>	6.75 %	7.00 %	7.25 %
Annualised net rental income as per 31.12.2021		5,699,000	
Property value	84,400,000	81,400,000	78,600,000
Tax discount	- 4,110,000	- 3,810,000	- 3,530,000
Value of loss carried forward	-	-	-
NPV other rental income/costs	-	-	-
Net debt	- 55,092,000	- 55,092,000	- 55,092,000
NAV ex. MTM IRS	25,198,000	22,498,000	19,978,000

MTM IRS (0 %)	-	-	-
NAV	25,198,000	22,498,000	19,978,000
<b>NAV per 1 %</b>	<b>252,000</b>	<b>225,000</b>	<b>200,000</b>

Total return on equity (since project start)	-46 % / -46 %	-52 % / -52 %	-57 % / -57 %
Return on equity p.a. (IRR since project start)	-5 % / -5 %	-6 % / -6 %	-7 % / -7 %
Est. cash flow to equity (avg. next 3 years)	-1.7 %	-2.0 %	-2.2 %

Property value per sq.m.	12,800	12,300	11,900
LTV (property value)	69 %	71 %	74 %

## EST. CASH FLOW TO EQUITY



Property value	Yield	NAV per 1 %	WAULT	Segment	Date of analysis
<b>MNOK 81</b>	<b>7.00 %</b>	<b>225,000</b>	<b>1.6 yrs</b>	<b>School</b>	<b>31.12.2021</b>

Project Broker	Business Manager	Secondhand trade
Fredrik Honningsvåg (+47) 98 62 51 55	Marianne Fossum (+47) 95 00 91 12	Project Sales fpfsales@fearnleys.com

## PROPERTY INFORMATION

Location	Tanke Sviladsgate 73 AS, Stavanger
Tenant(s)	Stavanger Kommune
Year of construction	1960 / 2007
Building area (sq. m.)	6,600
Plot, freehold (sq. m.)	5,943
Occupancy rate (sq. m.)	100 %
Weighted CPI adjustment	100 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2022	900

Business Management	Fearnley Business Management AS
Property Management	Skagen Eiendomsforvaltning AS

## CASH FLOW FORECAST

Year	2022E	2023E	2024E
Gross rental income	5,962,000	3,547,000	-
Owner's costs	- 263,000	- 268,000	- 274,000
<b>Net rental income</b>	<b>5,699,000</b>	<b>3,279,000</b>	<b>- 274,000</b>
Other rental income/costs	-	-	-
Administration costs	- 377,000	- 384,000	- 390,000
Other costs	- 500,000	-	-
<b>EBITDA</b>	<b>4,822,000</b>	<b>2,895,000</b>	<b>- 664,000</b>

Net financial expenses	- 2,625,000	- 2,368,000	- 2,201,000
Taxes	- 799,000	- 199,000	- 180,000
Capital expenditures	-	-	-
Instalments	- 3,750,000	- 3,750,000	- 3,750,000
Other payments	-	-	-
Dividends	-	-	-
<b>Net cash flow</b>	<b>- 2,352,000</b>	<b>- 3,422,000</b>	<b>- 6,795,000</b>

Dividend yield (basis NAV (Mid))	0.0 %	0.0 %	0.0 %
Est. cash flow to equity (basis NAV (Mid))	6.2 %	1.5 %	-13.5 %

## BALANCE SHEET FORECAST

Year	2021A	2022E	2023E	2024E
Current assets	3,889,000	1,537,000	-1,885,000	-8,679,000
Other assets	0	0	150,000	550,000
Property value <sup>1</sup>	77,590,000	77,590,000	77,590,000	77,590,000
<b>Total assets</b>	<b>81,479,000</b>	<b>79,127,000</b>	<b>75,855,000</b>	<b>69,461,000</b>

<b>Total Liabilities</b>	<b>58,981,000</b>	<b>54,621,000</b>	<b>50,834,000</b>	<b>46,887,000</b>
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<b>NAV ex. MTM IRS<sup>2</sup></b>	<b>22,498,000</b>	<b>24,506,000</b>	<b>25,021,000</b>	<b>22,574,000</b>
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Note 1: after tax discount  
Note 2: after est. dividend

## DEBT STRUCTURE AT 31.12.2021

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	71 %	58,125,000	3.81 %	04.03.2022
Long-term liabilities	71 %	58,125,000	3.81 %	0,2 yrs

## COMMENTS

Portfolio originally consisting of 5 properties. 4 properties have been sold. The remaining property is a school with a potential to develop residential real estate.

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# Sola Helikopterterminal Eiendom AS



## PROJECT & COMPANY INFORMATION

Established	20.12.2021
Currency	NOK
Initial property value	400,000,000
Net yield at establishment	6.4 %

Equity	Total	per 1 %
Initial paid in capital	150,000,000	1,500,000
Issue of new shares	0	0
Sum paid in capital	150,000,000	1,500,000

Accumulated dividend (% of paid in capital / NOK per 1 %)	0 %	0
Last traded (date / NOK per 1 %)	n.a.	n.a.

## EST. VALUE AT 31.12.2021

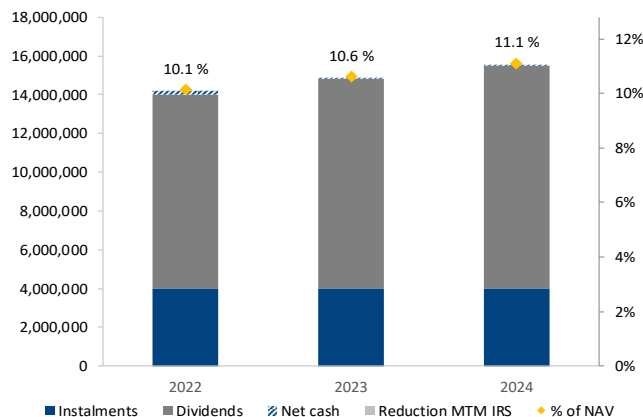
	High	Mid	Low
Net Yield	6.20 %	6.38 %	6.50 %
Annualised net rental income as per 31.12.2021		25,521,000	
Property value	411,600,000	400,000,000	392,600,000
Tax discount	0.0 %	-	-
Value of loss carried forward	10.0 %	-	-
NPV other rental income/costs	-	-	-
Net debt	- 259,800,000	- 259,800,000	- 259,800,000
NAV ex. MTM IRS	151,800,000	140,200,000	132,800,000

MTM IRS (0 %)	-	-	-
NAV	151,800,000	140,200,000	132,800,000
NAV per 1%	1,518,000	1,402,000	1,328,000

Total return on equity (since project start)	n/a	n/a	n/a
Return on equity p.a. (IRR since project start)	n/a	n/a	n/a
Est. cash flow to equity (avg. next 3 years)	9.8 %	10.6 %	11.2 %

Property value per sq.m.	22,500	21,900	21,500
LTV (property value)	63 %	65 %	66 %

## EST. CASH FLOW TO EQUITY



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Property value	Yield	NAV per 1%	WAULT	Segment	Date of analysis
MNOK 400	6.4%	1,402,000	27 yrs	Multi-purpose	31.12.2021

<b>Project Broker</b> Axel Bendvold (+47) 40 46 00 04	<b>Business Manager</b> Ann-Sophie Hövelmann (+47) 48 18 47 57	<b>Secondhand trade</b> Project Sales fpfsales@fearnleys.com
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## PROPERTY INFORMATION

Location	Flyplassvegen 250, Sola, Norway
Tenant(s)	CHC Helikopter Service AS, Heli-One (Norway) AS
Year of construction	1989
Building area (sq. m.)	18,256
Plot, leasehold (sq. m)	48,032
Occupancy rate (sq. m)	100 %
Weighted CPI adjustment	100 %
Lease agreement	Triple net
Average rent per leased sq.m. 2022	1,400

Business Management	Fearnley Business Management AS
Property Management	Property Management Norge AS

## CASH FLOW FORECAST

Year	2022E	2023E	2024E
Gross rental income	25,521,000	26,031,000	26,552,000
Owner's costs	-	-	-
Net rental income	25,521,000	26,031,000	26,552,000

Other rental income/costs	-	-	-
Administration costs	- 377,000	- 388,000	- 395,000
Other costs	-	-	-
EBITDA	25,144,000	25,643,000	26,157,000

Net financial expenses	- 10,929,000	- 10,759,000	- 10,589,000
Taxes	-	-	-
Capital expenditures	-	-	-
Instalments	- 4,000,000	- 4,000,000	- 4,000,000
Other payments	-	-	-
Dividends	- 10,000,000	- 10,800,000	- 11,500,000
Net cash flow	215,000	84,000	68,000

Dividend yield (basis NAV (Mid))	7.1 %	7.7 %	8.2 %
Est. cash flow to equity (basis NAV (Mid))	10.1 %	10.6 %	11.1 %

## BALANCE SHEET FORECAST

Year	2021A	2022E	2023E	2024E
Current assets	200,000	415,000	500,000	567,000
Other assets	0	201,000	286,000	188,000
Property value <sup>1</sup>	400,000,000	400,000,000	400,000,000	400,000,000
Total assets	400,200,000	400,616,000	400,786,000	400,755,000

Total Liabilities	260,000,000	256,312,000	252,000,000	248,000,000
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NAV ex. MTM IRS <sup>2</sup>	140,200,000	144,304,000	148,786,000	152,755,000
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Note 1: after tax discount  
Note 2: after est. dividend

## DEBT STRUCTURE AT 31.12.2021

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	60 %	240,000,000	4.17 %	31.12.2026
Tranche 2	5 %	20,000,000	4.17 %	31.12.2026
Long-term liabilities	65 %	260,000,000	4.17 %	5 yrs

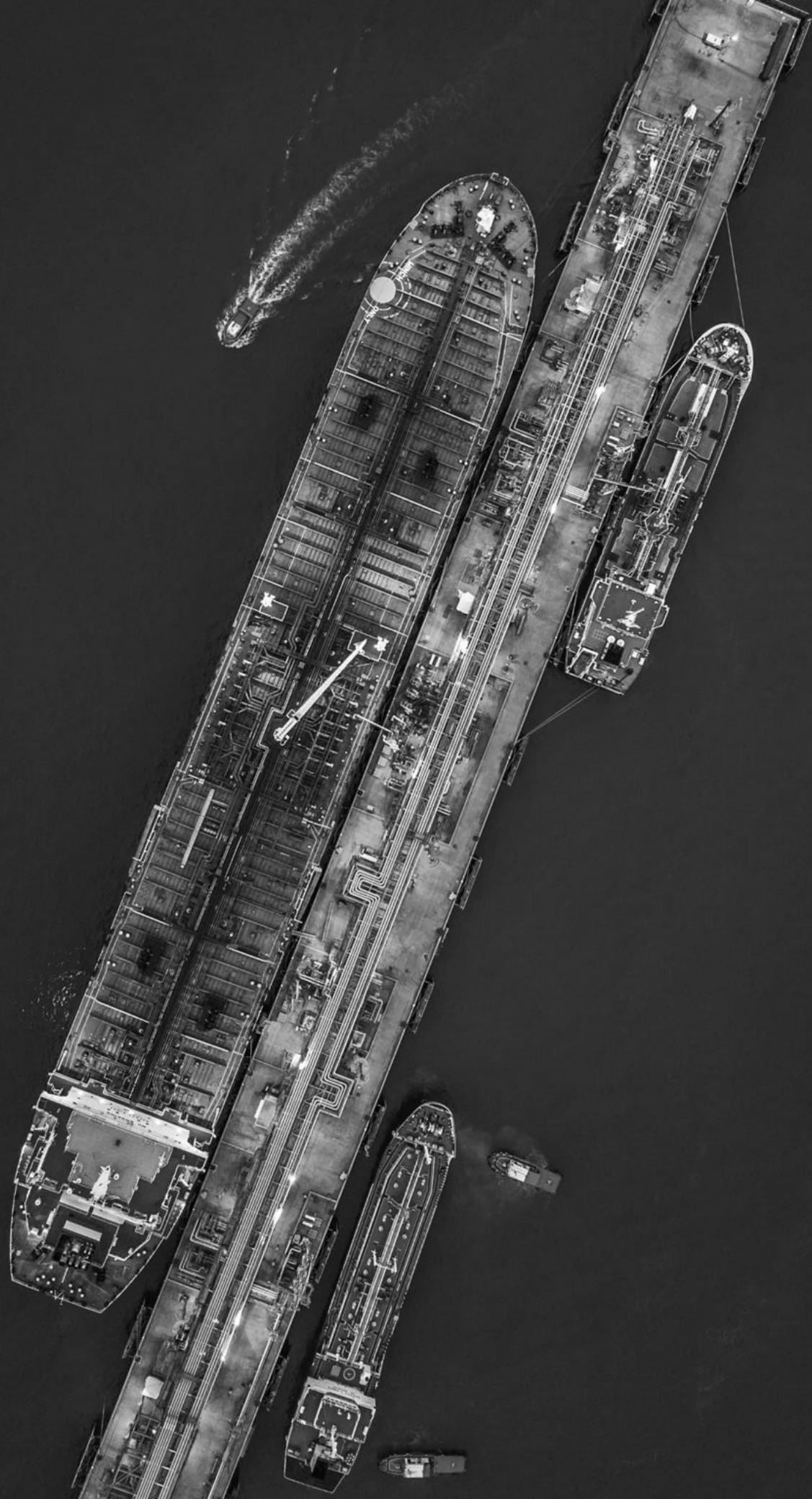
Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
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## COMMENTS

Modern multi-purpose property located at Stavanger Airport, Sola. The property is let out to subsidiaries of the CHC group on a 27 year triple-net lease.

**SHIPPING & OFFSHORE**







About | Fearnley Securities - Direct Investments, Shipping & Offshore

Fearnley Project Finance, established in 1981, was the first project broker in the Norwegian market. Increased demand for direct investments amongst investors coupled with limited access to capital for ship owners were key drivers for the setup. 40 years later, these elements are still essential in the service offering. After the merger with Fearnley Securities in 2020, Fearnley Project Finance was rebranded Direct Investments.

The optimal solution for an investment project is to balance the risk and reward for the investor with a competitive cost of capital and structure for the shipowner. Solutions range from sale-leasebacks and private lending to pure equity investments or a combination of these. For the shipowner, this means a tailor-made financial product with up to 100% financing. The investors on the other hand have an asset-backed investment with a balanced risk and reward.

Fearnley Securities Direct Investments have a large base of experienced investors located in Norway and abroad. The shipping and offshore team consists of 7 employees with long and wide experience in shipping, offshore and financing. The prevailing portfolio has 25 projects consisting of 29 vessels and a project value of approx. USD 531 million. The 29 vessels vary from commodity-based shipping such as dry bulk, container and tank, to offshore and more industrial segments.

Fearnley Securities Direct Investments has, since 1998, established and concluded projects containing 178 vessels with an average duration of 5 years, a money multiple of 2x and a weighted average return of 28% per year.

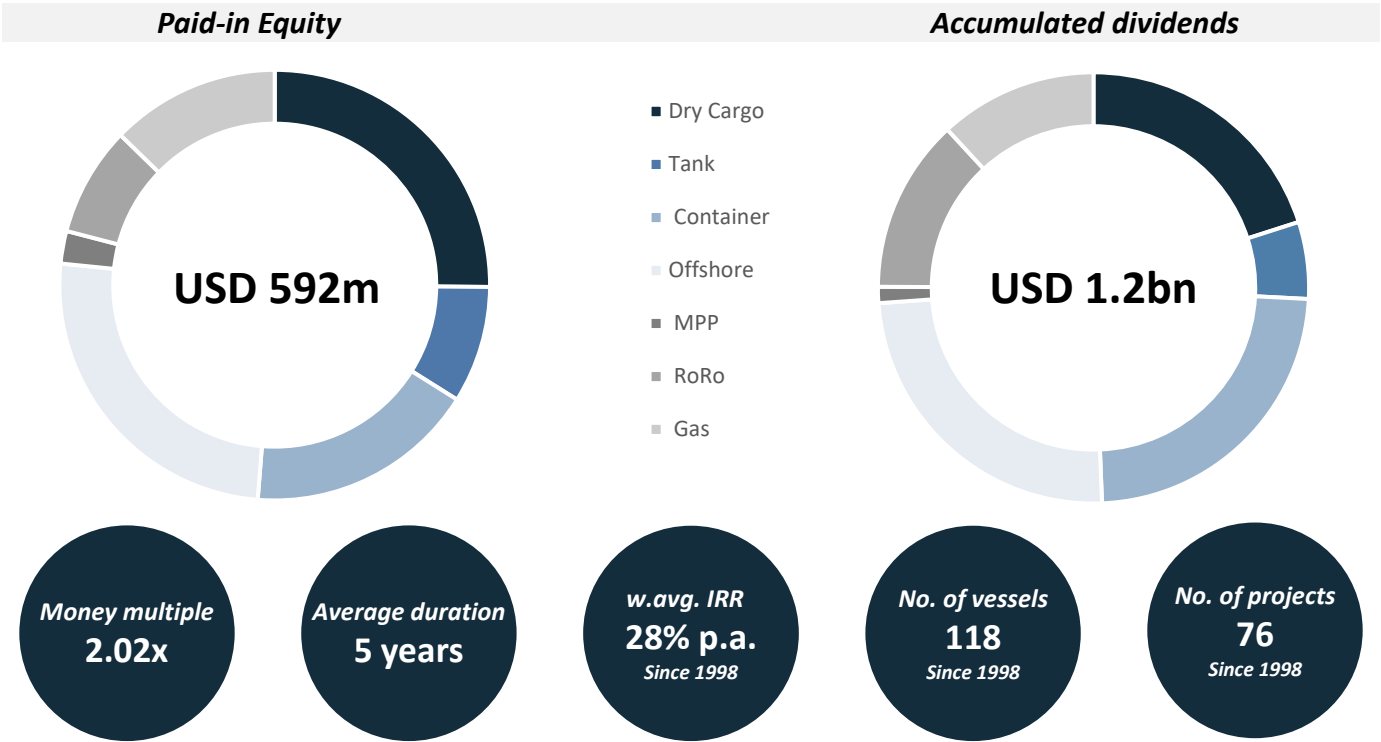
Tailor made services

Equity / JV	Sale & Leaseback	Debt Structures	Advisory
Asset plays Joint ventures Club deals Private equity	Traditional syndication Institutional investors Leasing institutions	Private loan structures Private bonds	Mergers & Acquisitions Restructuring Initial listing



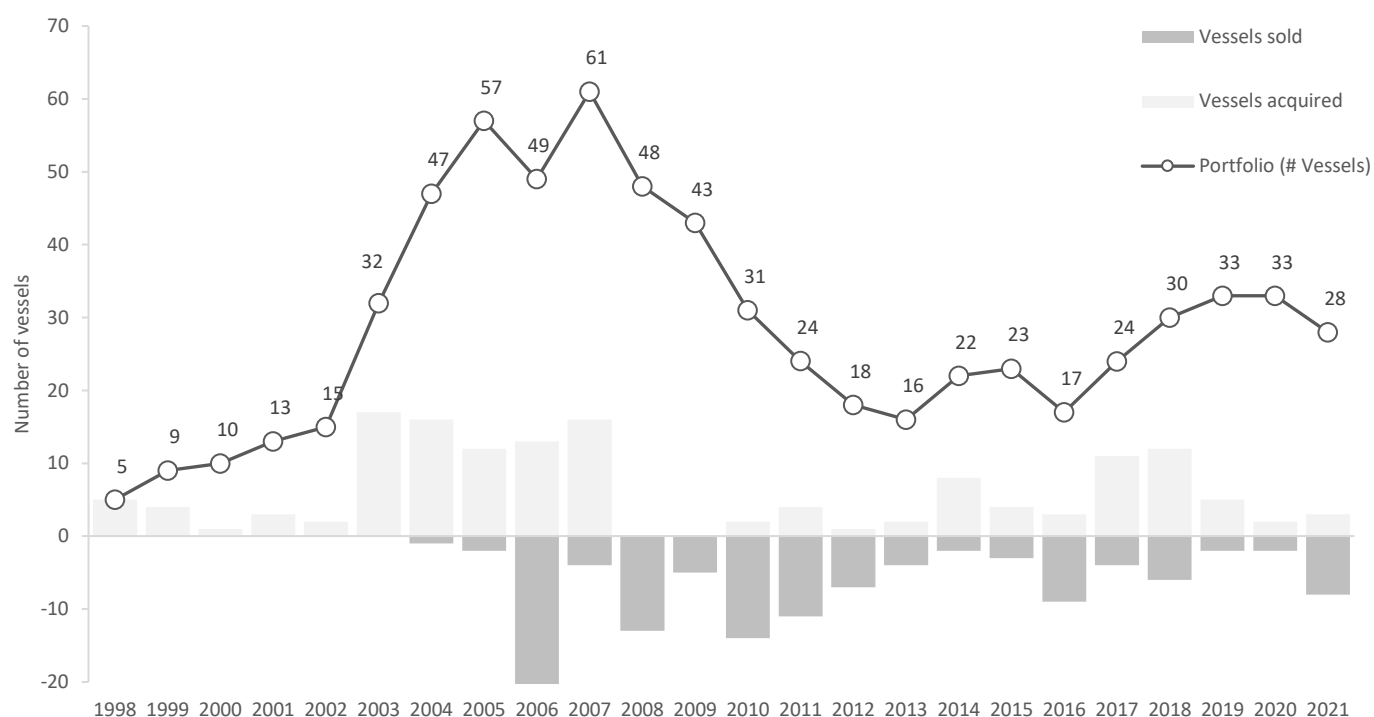
**MT Atlantica Bell – Owned by Atlantica Bell AS. Arranged and managed by Fearnley Securities (established in 2021)  
2006-built, MR Product Tanker**

Concluded Projects



Private Dry I | 2010-built Supramax | Established in 2017 | Concluded in 2021 | 19% IRR p.a.

## Portfolio development



## Concluded projects by year

Year concluded	# Projects	Avg. Duration	Paid-in equity (USD)	Accumulated dividends(USD)	Weighted avg. IRR p.a.	Money Multiple
2005	2	4 years	10 905 533	34 943 882	91 %	3,20x
2006	5	3 years	41 944 128	112 353 425	72 %	2,68x
2007	10	3 years	55 305 231	114 699 276	17 %	2,07x
2008	8	3 years	33 834 467	106 212 594	24 %	3,14x
2009	3	7 years	10 130 099	29 664 759	17 %	2,93x
2010	3	3 years	28 546 196	15 759 633	-19 %	0,55x
2011	5	8 years	48 250 683	120 156 039	10 %	2,49x
2012	7	10 years	89 955 759	178 166 850	19 %	1,98x
2013	2	5 years	7 590 068	14 982 257	18 %	1,97x
2014	2	6 years	3 810 000	10 105 000	24 %	2,65x
2015	3	5 years	15 342 129	14 364 145	2 %	0,94x
2016	6	5 years	20 431 807	42 380 368	26 %	2,07x
2017	5	4 years	41 650 176	8 801 594	-43 %	0,21x
2018	5	4 years	48 245 000	58 561 536	24 %	1,21x
2019	1	5 years	16 075 000	21 260 500	7 %	1,32x
2020	2	4 years	10 947 500	5 840 884	-20 %	0,53x
2021	7	2 years	108 968 313	307 515 940	79 %	2,82x
<b>Total/average</b>	<b>76</b>	<b>5 years</b>	<b>591 932 089</b>	<b>1 195 768 684</b>	<b>28 %</b>	<b>2,02x</b>





## Concluded Projects

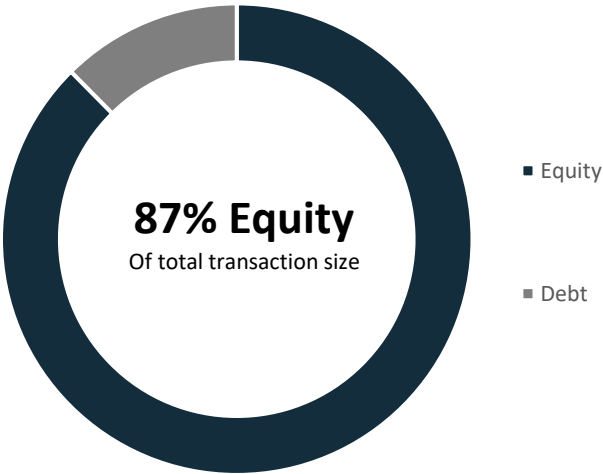
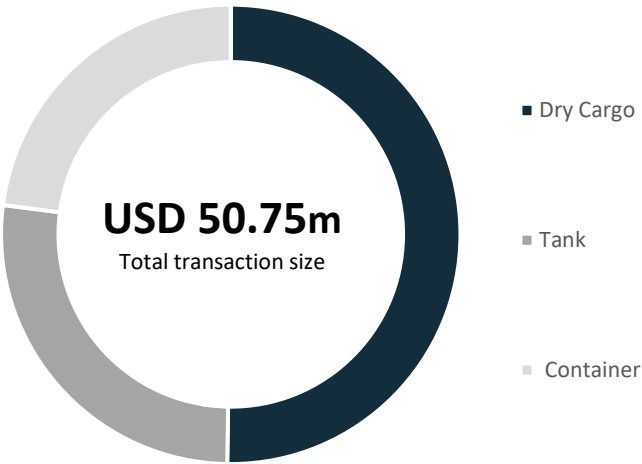
Project	Segment	Employment	Established	Concluded	Duration	Paid-in equity (USD)	Acc. dividends (USD)	IRR p.a.	Multiple
Artic Combishop DIS	Dry Cargo	BB	04.06.2012	18.03.2016	3,8 years	4 862 101	5 970 025	16 %	1,23
Artic Express 1 DIS	Dry Cargo	BB	03.05.2007	23.12.2013	6,6 years	5 090 068	11 939 607	17 %	2,35
Artic Fjord DIS	Dry Cargo	BB	15.03.2014	18.03.2016	2,0 years	4 567 626	5 290 830	30 %	1,16
Artic Lady DIS	Dry Cargo	BB	29.11.2013	18.03.2016	2,3 years	4 531 551	5 891 463	29 %	1,30
Atlantic Kamsarmax DIS	Dry Cargo	NB	01.05.2017	19.12.2018	1,6 years	7 045 000	7 924 500	10 %	1,12
Atlantic Minibulk DIS	Dry Cargo	BB	01.11.2006	01.03.2010	3,3 years	3 114 374	2 936 942	-10 %	0,94
Atlantic Panamax 1 DIS	Dry Cargo	BB	01.06.2015	29.12.2017	2,6 years	5 016 000	1 355 000	-53 %	0,27
Atlantic Panamax 2 DIS	Dry Cargo	BB	01.06.2015	02.06.2017	2,0 years	5 720 000	679 505	-75 %	0,12
Atlantic RTI DIS	Dry Cargo	BB	01.11.2007	01.10.2008	0,9 years	3 260 000	800 000	-87 %	0,25
Atlantic Sofrana DIS	Dry Cargo	BB	03.07.2007	02.05.2016	8,8 years	1 734 000	2 353 131	10 %	1,36
Atlantic Supramax DIS	Dry Cargo	TC/Pool	20.10.2016	12.07.2018	1,7 years	8 300 000	12 170 719	25 %	1,47
Atlantic Trader DIS	MPP	BB	03.06.2006	08.10.2014	8,4 years	1 810 000	7 230 000	30 %	3,99
Bergshav Cape KS	Dry Cargo	BB	01.11.2002	29.10.2009	7,0 years	3 000 000	7 435 786	22 %	2,48
Bergshav Car Carrier KS	RoRo	BB	01.06.1998	31.12.2012	14,6 years	3 852 756	20 234 552	22 %	5,25
Bergshav Container Ships KS	Container	BB	01.06.1999	08.09.2011	12,3 years	9 567 964	26 563 768	29 %	2,78
Burgundy Container AS	Container	Spot	02.07.2019	30.09.2021	2,2 years	9 440 000	35 858 158	76 %	3,80
Cedar Car Carrier DIS	RoRo	BB	01.07.2014	19.01.2017	2,6 years	9 050 000	2 717 417	-59 %	0,30
Chemtrans KS	Tank	BB	01.06.2001	03.12.2007	6,5 years	1 476 244	10 939 503	66 %	7,41
DIS Dyviships XII	RoRo	TC/Pool	03.02.2000	31.12.2012	12,9 years	3 245 943	16 650 000	31 %	5,13
Dyvi Cable Ship DIS	Offshore	BB	03.02.2006	30.06.2016	10,4 years	4 406 000	22 000 028	26 %	4,99
Eastern Car Carrier II KS	RoRo	BB	01.02.1998	21.04.2009	11,2 years	3 129 139	17 437 354	24 %	5,57
Eastern Car Carrier KS	RoRo	BB	01.03.1998	17.08.2011	13,5 years	3 129 139	15 650 000	19 %	5,00
Edda Gas KS	Gas	Spot	01.03.2005	29.06.2012	7,3 years	55 150 000	71 304 235	6 %	1,29
Edda King KS	Offshore	BB	01.04.2004	16.12.2008	4,7 years	4 335 000	20 268 960	46 %	4,68
EDT Kennedy DIS	Offshore	BB	08.01.2014	01.09.2020	6,7 years	7 100 000	1 158 508	-37 %	0,16
Eide Carrier AS	Offshore	BB	01.05.2014	07.10.2015	1,4 years	5 302 048	6 145 950	11 %	1,16
Eidsiva Car Carrier KS	RoRo	TC/Pool	01.02.2003	10.05.2007	4,3 years	2 141 600	8 950 000	41 %	4,18
Eidsiva RoRo KS	RoRo	TC/Pool	01.08.2003	11.08.2008	5,0 years	4 888 164	315 657	-19 %	0,06
Finland RoRo KS	RoRo	TC/Pool	01.10.2003	02.04.2012	8,5 years	8 565 747	21 964 835	35 %	2,56
Havila Fortress KS	Offshore	Spot	01.03.2005	22.02.2006	1,0 years	8 578 470	12 698 285	71 %	1,48
Havila Fortune KS	Offshore	Spot	01.09.2005	22.06.2007	1,8 years	4 127 620	11 270 568	181 %	2,73
Havila Neptun KS	Offshore	Spot	01.03.2006	01.11.2007	1,7 years	4 465 364	29 129 945	215 %	6,52
Havila Saturn KS	Offshore	Spot	01.12.2005	25.11.2011	6,0 years	10 250 127	36 840 543	39 %	3,59
Norwegian Car Carrier KS	RoRo	BB	01.08.1998	01.01.2007	8,4 years	1 561 600	15 180 000	34 %	9,72
Ocean Carrier KS	Offshore	Spot	01.02.2005	21.02.2007	2,1 years	7 580 034	16 177 858	55 %	2,13
Ocean Commander KS	Offshore	BB	01.12.2004	17.01.2011	6,1 years	6 872 454	30 320 810	38 %	4,41
Ocean Lanhoj KS	Offshore	Spot	04.09.2006	13.12.2017	11,3 years	17 389 176	3 859 672	-7 %	0,22
Ocean Mainport KS	Offshore	Spot	15.05.2006	29.03.2012	5,9 years	3 384 071	8 295 372	104 %	2,45
Ocean Ness DIS	Offshore	BB	03.08.2011	25.06.2015	3,9 years	5 211 435	6 976 426	20 %	1,34
Ocean Rescue KS	Offshore	Spot	03.10.2006	02.11.2015	9,1 years	4 828 640	1 241 770	-26 %	0,26
Ocean Scotsman KS	Offshore	Spot	01.01.2007	22.12.2009	3,0 years	4 000 960	4 791 619	8 %	1,20
Oro Combishop DIS	Dry Cargo	BB	01.03.2015	18.03.2016	1,0 years	330 529	874 891	164 %	2,65
Owner Bulk DIS	Dry Cargo	BB	03.09.2011	15.09.2014	3,0 years	2 000 000	2 875 000	19 %	1,44
Panamax Invest AS	Dry Cargo	Spot	12.04.2017	15.06.2018	1,2 years	2 500 000	6 832 810	162 %	2,73
President Bulker DIS	Dry Cargo	BB	02.12.2010	14.10.2013	2,9 years	2 500 000	3 042 650	20 %	1,22
Private Car Carrier I	RoRo	Spot	29.10.2020	30.12.2021	1,2 years	6 500 000	26 483 649	245 %	4,07
Private Container II	Container	TC/Pool	01.03.2018	31.12.2021	3,8 years	26 463 313	68 963 309	25 %	2,61
Private Container III	Container	TC/Pool	01.06.2018	30.09.2021	3,3 years	28 275 000	86 102 530	46 %	3,05
Private Container V	Container	Spot	08.01.2021	30.09.2021	0,7 years	11 650 000	42 880 266	268 %	3,68
Private Dry I	Dry Cargo	TC/Pool	01.10.2017	30.09.2021	4,0 years	12 540 000	23 739 265	68 %	1,89
Private Dry II	Dry Cargo	TC/Pool	27.05.2021	31.12.2021	0,6 years	14 100 000	23 739 265	68 %	1,68
Ross Bulk II KS	Dry Cargo	BB	01.05.2003	30.03.2006	2,9 years	4 820 000	11 000 000	59 %	2,28
Ross Bulk III KS	Dry Cargo	TC/Pool	01.03.2004	14.11.2005	1,7 years	4 000 000	13 026 791	196 %	3,26
Ross Bulk IS	Dry Cargo	BB	15.09.2002	30.06.2012	9,8 years	7 211 718	26 254 007	71 %	3,64
Ross Bulk IV DIS	Dry Cargo	BB	01.10.2007	19.03.2010	2,5 years	9 243 400	6 050 000	-19 %	0,65
Ross Chemical DIS	Tank	BB	27.03.2006	18.06.2007	1,2 years	9 084 100	858 284	-86 %	0,09
Ross Chiaro DIS	Tank	BB	01.11.2007	07.12.2007	0,1 years	7 579 337	-	-100 %	0,00
Ross Cochin DIS	Dry Cargo	BB	01.11.2007	21.02.2011	3,3 years	18 431 000	10 780 918	-27 %	0,58
Ross Liner KS	MPP	TC/Pool	15.12.2003	01.06.2007	3,5 years	8 907 332	2 631 898	-41 %	0,30
Ross Reefer KS	Dry Cargo	BB	01.12.2003	30.11.2006	3,0 years	5 080 237	7 545 661	20 %	1,49
Ross Tank KS	Tank	BB	01.06.2004	15.06.2007	3,0 years	8 382 000	19 561 219	59 %	2,33
Ross Wisconsin AS	MPP	BB	05.07.2018	18.09.2020	2,2 years	3 847 500	4 682 376	12 %	1,22
Sam Purpose DIS	Tank	BB	01.07.2016	30.06.2017	1,0 years	4 475 000	190 000	-96 %	0,04
Seacor Supplyships 1 KS	Offshore	Spot	03.04.2007	19.12.2018	11,7 years	19 700 000	31 595 335	37 %	1,60
Sigloo Gas KS	Gas	Spot	01.03.2004	20.02.2006	2,0 years	20 530 000	70 546 808	96 %	3,44
South Pacific II KS	Dry Cargo	BB	01.03.2005	05.03.2008	3,0 years	2 650 000	4 800 498	27 %	1,81
South Pacific KS	Dry Cargo	BB	01.02.2004	08.12.2008	4,9 years	4 290 000	31 657 429	66 %	7,38
Stavanger Bay KS	Tank	TC/Pool	15.06.2003	31.12.2012	9,6 years	8 545 525	13 463 849	6 %	1,58
Stavanger Breeze KS	Tank	TC/Pool	01.12.1999	30.09.2005	5,8 years	6 905 533	21 917 091	30 %	3,17
Stavanger Car Carrier KS	RoRo	BB	01.10.1998	29.12.2006	8,2 years	2 935 421	10 562 671	22 %	3,60
Thor Dahl Container DIS	Container	BB	10.12.2014	31.12.2019	5,1 years	16 075 000	21 260 500	7 %	1,32
Tradebulk DIS	Dry Cargo	BB	01.05.2007	28.05.2008	1,1 years	2 100 000	2 860 000	42 %	1,36
Trym Titan KS	Offshore	Spot	01.05.2005	12.12.2008	3,6 years	6 430 369	43 405 050	95 %	6,75
Vega PSV 1 DIS	Offshore	NB	01.11.2014	31.12.2018	4,2 years	10 700 000	38 172	-24 %	0,00
Viking Troll DIS	Offshore	Spot	01.07.2007	15.02.2010	2,6 years	16 188 422	6 772 691	-21 %	0,42
Zarepta Chemical KS	Tank	BB	01.05.2004	31.12.2008	4,7 years	5 880 935	2 105 000	-14 %	0,36
<b>Sum/weighted average</b>					<b>4,9 years</b>	<b>591 932 089</b>	<b>1 196 014 186</b>	<b>28 %</b>	<b>2,02</b>

Activity in 2021

Direct Investments Shipping & Offshore arranged 3 transactions with a total value of USD 50.75 million in 2021. These projects will be managed under Fearnley Business Management (“FBM”). The transactions in 2021 include Atlantica Bell AS which is an MR Product Tanker and two private club deals, one in the Dry Bulk segment and one in the Container segment.

In 2021, several projects were sold from the portfolio including two private dry bulk projects, one private RoRo project and four private projects in the Container segment.

Established projects



*Private Dry II. Private club deal arranged and managed by Fearnley Securities. Established in 2021  
169,000 dwt Capesize Bulk Carrier*



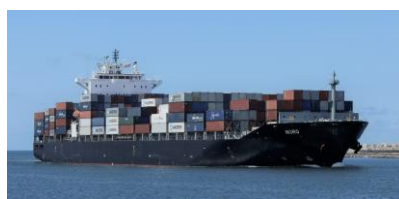
## Activity in 2021

## Transactions



## Private Dry II

Segment	Dry Bulk
Project price	25m
Paid in equity	14.1m



## Private Container V

Segment	Container
Project price	11.7m
Paid in equity	11.7m



## Atlantica Bell AS

Segment	Tank
Project price	13.6m
Paid in equity	7.3m

## Sold projects



## Private Container III

Segment	Container
Paid in equity	USD 28.3m
Duration	3.3 years
Money multiple	3.05x
Return on equity (IRR p.a.)	46 %
Accumulated dividends	USD 86.1m



## Private Dry I

Segment	Dry Bulk
Paid in equity	USD 12.5m
Duration	4 years
Money multiple	1.87x
Return on equity (IRR p.a.)	19 %
Accumulated dividends	USD 23.5m



## Burgundy Container AS

Segment	Container
Paid in equity	USD 9.4m
Duration	2.4 years
Money multiple	3.80x
Return on equity (IRR p.a.)	76 %
Accumulated dividends	USD 35.9m



## Private Dry II

Segment	Dry Bulk
Paid in equity	USD 14.1m
Duration	0.6 years
Money multiple	1.68x
Return on equity (IRR p.a.)	68 %
Accumulated dividends	USD 23.7m



## Private Container V

Segment	Container
Paid in equity	USD 11.7m
Duration	0.7 years
Money multiple	3.68x
Return on equity (IRR p.a.)	268 %
Accumulated dividends	USD 42.9m



## Private Car Carrier I

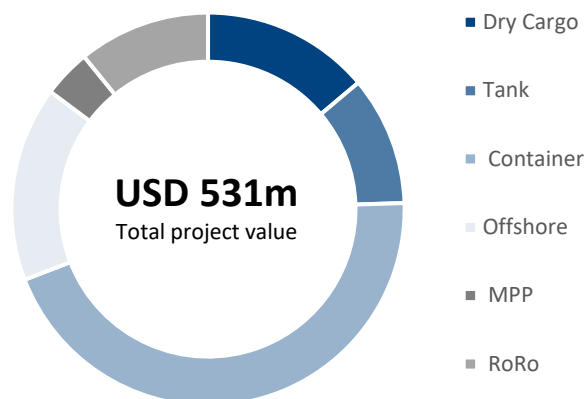
Segment	RoRo
Paid in equity	USD 6.5m
Duration	1.2 years
Money multiple	4.07x
Return on equity (IRR p.a.)	245 %
Accumulated dividends	USD 26.5m



## Private Container II

Segment	Container
Paid in equity	USD 28.2m
Duration	3.8 years
Money multiple	2.45x
Return on equity (IRR p.a.)	25 %
Accumulated dividends	USD 69m

## Current Portfolio

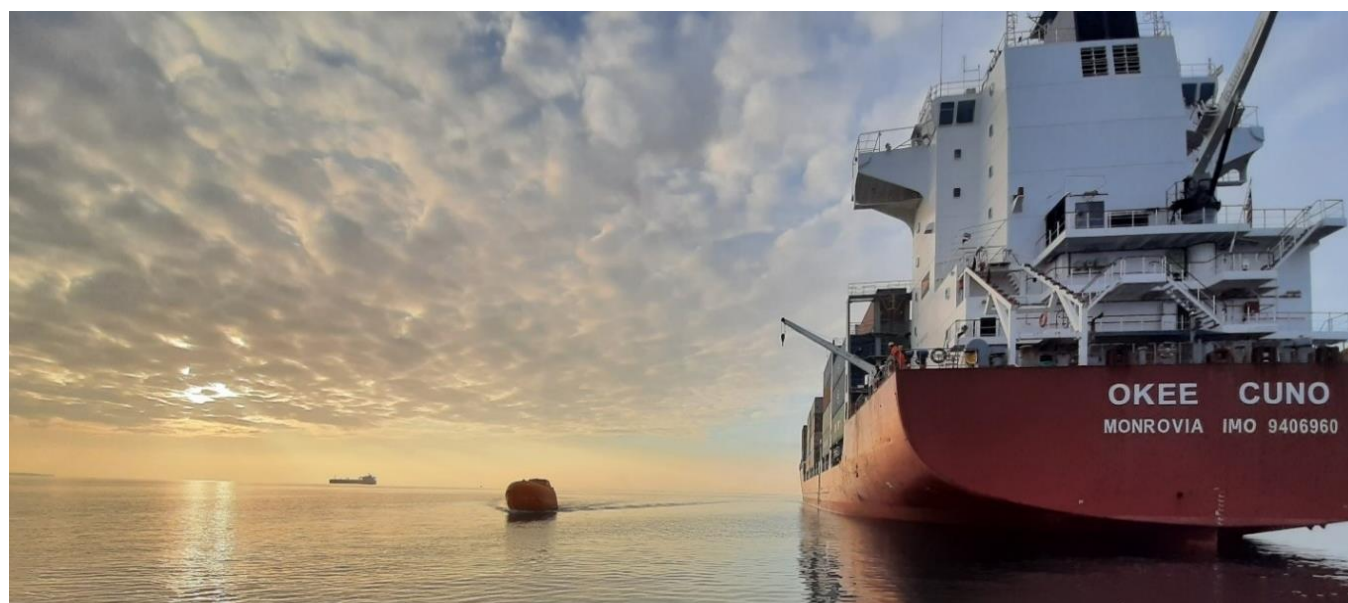


### Portfolio development

Our current portfolio consists of 29 vessels spread across 25 projects, a decrease of 4 vessels and 3 projects from 2020.

During 2021, the total portfolio value increased by USD 108m to USD 531 million much because of significantly higher asset values in our container and dry bulk projects. The new projects established in 2021 were diversified between the container, dry bulk and tanker segments.

CURRENT PORTFOLIO										
Project	Established	Segment	Employment	Currency	Paid-in equity	Accumulated dividends	NAV	EV	IRR p.a.	Multiple
Atlantic Bridge AS	June 2018	Tank	TC/Pool	USD	7 500 000	-	8 227 140	12 127 140	3 %	1,10
Atlantic Discoverer AS	Aug 2017	Container	Spot	USD	4 000 000	2 900 000	19 817 870	21 817 870	51 %	5,68
Atlantic MPP AS	Jun 2018	MPP	BB	USD	5 935 000	2 752 800	15 460 189	20 960 189	21 %	3,07
Atlantic Pinara AS	Dec 2017	Container	Spot	USD	4 175 000	1 500 000	16 025 712	17 875 712	40 %	4,20
Atlantica Bay AS	Dec 2018	Tank	TC/Pool	USD	8 100 000	1 200 000	6 921 901	11 996 901	0 %	1,00
Atlantica Bell AS	Nov 2021	Tank	TC/Pool	USD	7 300 000	-	5 175 000	11 500 000	0 %	0,71
Atlantica Breeze AS	Apr 2019	Tank	TC/Pool	USD	8 400 000	1 300 000	7 521 773	12 946 773	2 %	1,05
Danubia Tanker AS	Dec 2018	Tank	TC/Pool	USD	9 225 000	3 520 200	7 341 277	7 944 400	7 %	1,18
Dyvi Cable Ship II DIS	Jan 2016	Offshore	BB	USD	9 850 000	10 600 000	6 727 231	11 477 231	15 %	1,76
Greenbarge DIS	Dec 2011	Offshore	TC/Pool	USD	7 000 000	600 000	2 502 801	4 404 969	-12 %	0,44
Jane Offshore LTD	May 2015	Offshore	BB	USD	39 022 500	22 380 400	17 174 418	36 000 000	1 %	1,01
Nippon Supra AS	Aug 2019	Dry Cargo	TC/Pool	USD	3 300 000	4 127 000	9 106 101	20 677 101	50 %	4,01
Njord Container AS	Oct 2018	Container	TC/Pool	USD	5 865 000	3 226 000	9 262 823	11 796 172	45 %	2,13
Njord Handy AS	Aug 2017	Dry Cargo	Spot	USD	12 165 000	5 650 000	26 835 243	34 985 243	25 %	2,67
Njord Julie AS	Mar 2018	Dry Cargo	TC/Pool	USD	7 040 000	800 000	14 184 776	17 998 526	20 %	2,13
NOCC Atlantic DIS	Feb 2007	RoRo	TC/Pool	USD	51 600 000	37 800 000	29 779 971	44 519 971	4 %	1,31
Ocean Scout DIS	May 2013	Offshore	TC/Pool	NOK	143 067 500	24 500 000	37 705 655	80 770 655	-15 %	0,43
OKEE Cuno AS	Nov 2020	Container	Spot	USD	3 250 000	1 290 000	20 744 269	23 044 269	455 %	6,78
OKEE Henri AS	Jan 2022	Container	TC/Pool	USD	6 630 000	-	5 250 000	15 250 000	0 %	0,79
Private Container I	Jun 2017	Container	Spot	USD	23 392 947	15 315 100	36 488 303	100 370 970	21 %	2,21
Private Container IV	Dec 2020	Container	TC/Pool	USD	11 820 000	-	29 100 000	29 100 000	77 %	2,46
Rán Barge DIS	Dec 2017	Offshore	Spot	USD	3 980 000	-	4 586 052	5 086 052	1 %	1,15
Rem Aquarius AS	Aug 2018	Offshore	TC/Pool	USD	9 240 000	500 000	15 116 337	19 165 791	18 %	1,69
Ross Car Carrier Ltd	Jul 2019	RoRo	BB	USD	4 250 000	1 054 600	8 688 563	13 152 563	15 %	2,29
Ross Magdeburg AS	Oct 2017	Container	Spot	USD	3 740 000	1 404 500	17 909 947	17 909 947	48 %	5,16
Sum/weighted average (USD)					281 346 452	122 127 475	344 223 005	531 266 084	17 %	1,66



**OKEE Cuno – Owned by OKEE Cuno AS (established in 2020)**  
An asset play project with a 1,732 TEU Containership

## MARKET COMMENTARY







## 2021 in review

Container was by far the best performing sector with an avg. return of 350% for liners and c. 100% for lessors. After a small drop in the fall, rates strengthened to new highs and with expectations of strong contract renewals, 2022 looks to be another earnings blockbuster for all parts of container shipping.

## Prolonged market upturn

We are constructive for the container space for 2022. The underlying drivers pushing rates to record levels are still very much present and have shifted the baseline significantly upwards for 2022. Overall, earnings are likely to be as strong or stronger than 2021 across the space for liners, NOOs (non-operating owners), freight forwarders and box lessors year over year. While we argue most of the prompt demand driving the surge is behind us, rates could remain elevated through 1H22, before leveling out nearing 2023. However, risks on additional covid measures put further upside potential throughout the year, while easing demand and rapid covid recovery looks to be the main short-term market risks.



***MV Pinara – Owned by Atlantic Pinara AS***

Having taken a breather from peak rates in September, box rates are again strengthening on the back of further supply-chain inefficiencies. Reemerging Covid measures and a rush towards getting cargoes delivered before Chinese New Year are increasing volumes and tightening markets.

Looking at demand, global throughput grew c. 7.6% in 2021. Western volumes have shown large increases (also compared to pre-pandemic levels) as US containerized imports grew c. 16.5%. The container

boom initially sparked by a switch in consumer appetite toward goods is looking unlikely to change any time soon as new Covid constraints is putting risks on further opening of economies and mobility. At maintained demand, inventory ratios at record lows in need of replenishing should also support volumes and rates past the Lunar New Year period.

## Persistent inefficiencies

Congestion at US ports remains elevated while European delays are now worsening on the back of late vessel arrivals at Eastern ports. Liners are blanking, skipping, transferring, and outright dropping calls at certain ports to recover schedule reliability that has dropped to record lows during the pandemic in 2021 (from c. 90% to below 20%). Planned calls at key European ports have dropped more than 20% over the last months. US legislation forcing allocation of empties vs. export containers at US ports could add further complexity to already clogged systems in the short term but could alleviate some pressure at terminals as more empty boxes are returned East.

2020 and 2021 have shown that every event impacting cargo flows (from Covid-shutdowns, the Evergreen blockade, box shortages, strikes etc.) which isolated under normal market conditions are less significant on global cargo flows have had detrimental impact on markets in a period where there has been virtually no slack in supply chains. A tight market in scramble for capacity and systems pushed to (and above) max capacity only increases the risks for disruptive events and further congestion, in our view. With a persistent Omicron we therefore see congestion risk skewed to the upside, supporting rates longer.

We argue there is less room for substantially higher box rates as prompt demand for goods delivering into peak seasons have subsided. Liners are also arguably coping better with “Covid-markets” having added chartered-in capacity at longer durations and want to maintain rates rather than pushing for short term gains. In turn, the tendering processes for contracted volumes in 2022 have started earlier, which normally take place during the spring. Early data suggests almost triple baseline for China- Europe contracts, a large increase from what was seen for 2021 with levels around USD 3.8k/FEU.



Similarly, China to US coasts show average contracted rates around USD 5.7k/FEU, which compares to USD 1.5-2k/TEU seen last year, or a about a doubling in levels. As liners move into substantially higher contract base lines, earnings for 2022 are now likely to come in as high or higher than 2021 even if spot rates should level off in 2h22. The surge in contract levels is highlighting the importance of reliability and predictability for supply chains, with customers willing to pay up to secure volumes and visibility.

Contract demand and the SCFI moving back into highs have in turn supported activity for feeder charters which again are at record levels. Vessel availability remains very limited, as seen for larger ships (+5000 TEU) which have virtually emptied out for 2022 and prompt short-term charters go for extreme premiums Charterers are also increasingly forward fixing into 2023, which could mitigate some of the expected softening as new capacity enter waters.

#### Risks & weaknesses

The soaring and arguably unsustainable freight levels have highlighted what structural weaknesses lie within global supply chains. Our guess is that the volatility witnessed now will become more frequent in the future, as container shipping becoming more comparable to other mature shipping segments (vs. stable lows as seen over the last 5 years).

On the supply side, while 2022 looks increasingly supportive, it is evident that massive ordering over the last year and a half will impact markets when newbuilds enters in 2023. On current ordering we expect 14% of the current fleet capacity to be delivered in 2023, dampening medium-term outlook. The added supply coupled with easing demand and economic growth (which in itself would weaken markets) could further help untangle congestion, which we estimate tie up 10% of the fleet. It should also be said that the current fleet would have been sufficient to carry global throughput – in a world with no inefficiencies at play. Currently we estimate that only c.73% of ship capacity is moving at normal speeds, which compares to above 85% pre-covid. A large demand-shortfall could hence drastically lower volumes and give time to sufficiently untangle congestion.

#### Operational strength could alleviate downward pressure post-2022

While 2023 looks gloomy on the supply side, the overall “gap” could be manageable for liners, which operate in a much more consolidated environment than other shipping segments. The top 10 liners control above 85% of capacity divided into 3 alliances. The consolidated market power has been a key factor pushing rates to today’s levels. This was similarly shown during the extremely weak summer months in 2020 where blanking, cancelled sailings and operational efficiency by liners maintained rate levels by effectively idling +10% of the fleet. As liners have proven to be able to adjust large fractions of global capacity, we argue a weaker market could to a large extent be mitigated.

To highlight, a weaker 2023 could accelerate scrapping (which naturally has been delayed in the current environment) as candidates 25 years and older will amount to 9% in 2023. A reduction in speeds (which have increased significantly during the pandemic) and pent-up dry docking could further lower effective supply significantly while new regulations could bring down the effective utilization of the older fleet. Adding consensus outlook of 3% GDP growth, the implied “gap” to be covered from supply growth could stay well within what the alliances have shown to mitigate in the past, placing markets for a soft landing more than a hard crash currently implied consensus and pricing.

To conclude, the extensive ordering from liners might not be as speculative as it seems, and that sentiment might not properly value the market power currently in the hands of liners alliances. Basically, we could see a paradigm shift for containerized goods. Moving away from an environment where liners were outbidding for market share and volumes and “free shipping” towards much higher profitability and base freight levels and charter rates.

**Erik Gabriel Hovi**

*Shipping Analyst, Fearnley Securities*

## Dry Cargo



### 2021 Review

2021 went down in history as the year with the highest year on year percentage increase in earnings ever. Capesizes began the year earning around 16.000 USD pd, whereas Panamaxs, Supramaxes and Handysizes earned around 11.000 USD pd each. Expectations amongst most market players were for the usual seasonal weakness to weigh until the end of the Chinese New Year, which in 2021 fell on the 14th of February. However, the Capesize market made a surge to around 25.000 USD pd during the first weeks of January – exceptionally high earnings for that period of the year. However, at the end of January the market began a correction as the Chinese New Year approached. Much more impressive was the development of the Panamax, Supramax and Handysize markets. The first 5 weeks of the year there was no sign of usual seasonal weakness, as the markets crept slowly upwards through that period. Then, one week before the Chinese New Year, markets surged from the low/mid 10.000s USD pd to the low 20.000s – a level not seen since 2010, and this during what is normally the weakest period of the year.

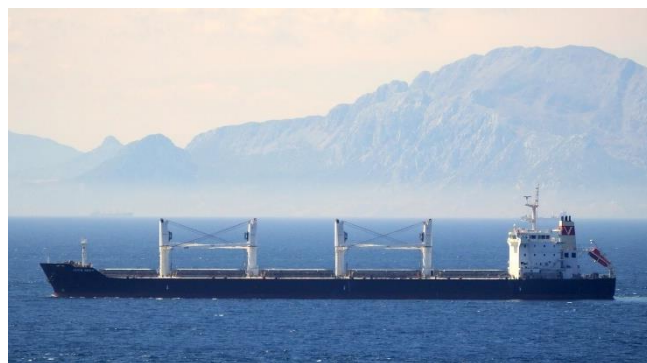
The swift and unusual upturn came as demand for bulk commodities surged on the back of a strong recovery of economic activity post the lockdowns in 2020. Massive monetary stimulus measures were done by all major economies, but just as important for the dry bulk demand upturn was the change in consumption brought about by the lockdowns. So-called service industries suffered greatly as bars, restaurants, hotels, and travel sectors were shut for most part of the year across the globe, leaving goods and financial markets as the go-to sectors for consumption. In addition, online shopping surged as closed shops and home office set-ups forced through digitalization, which in turn benefited international trade. On the supply side of dry bulk markets, the pandemic led to increased delays in ports due to controls amongst seamen and port pilots.



***MV Lista – Owned by Nippon Supra AS***

Year on year volume growth of all dry bulk commodities was 4% in the first quarter of 2021, up from 2% in the fourth quarter of 2020. In the second quarter of 2021, year on year volume growth rose further to 8% - the highest such growth rate seen since 2011. This high growth rate was of course partly down to the lockdowns in the second quarter of 2020, when demand contracted by 2.5%.

Every single trade and commodity performed strongly through 2021, except for China's iron ore imports which fell by 3.5% after having risen by a staggering 9% in 2020. The drop in imports was primarily down to political intervention in steel markets by the Chinese government, as they aimed for steel production to not to go higher than 2020 levels due to emission considerations. China's steel production ended 2% lower than 2020 – the first drop in the country's steel production since 2015. Despite this, Capesize market earnings averaged over 33.000 USD pd, as demand for coal, iron ore demand from the World except China and increased port delays served to tighten the market balance nonetheless. Total Capesize and Newcastlemax shipment volumes rose by nearly 6% on 2020 levels, whereas nominal fleet growth was 4% (but port delays meant real fleet growth probably was 3%).



***MV Voge Emma – Owned by Njord Handy AS***

Panamax/Kamsarmax demand growth ended at 6.5%, with fleet growth ending at 3.5% (congestion was not so prevalent in Panamax trades). Coal shipments grew by 6.0% to 582 million tons, the second highest year ever but shy of the 603 million tons shipped in 2019. There were supply issues from every single major coal exporter which sent coal prices skyrocketing and global inventories plummeting.

Grains shipments grew by close to 3% after having grown by 23% in 2020, primarily due to strong growth from the Black Sea, whereas minor bulks grew by 10% - just shy of the record levels in 2019.



## Dry Cargo



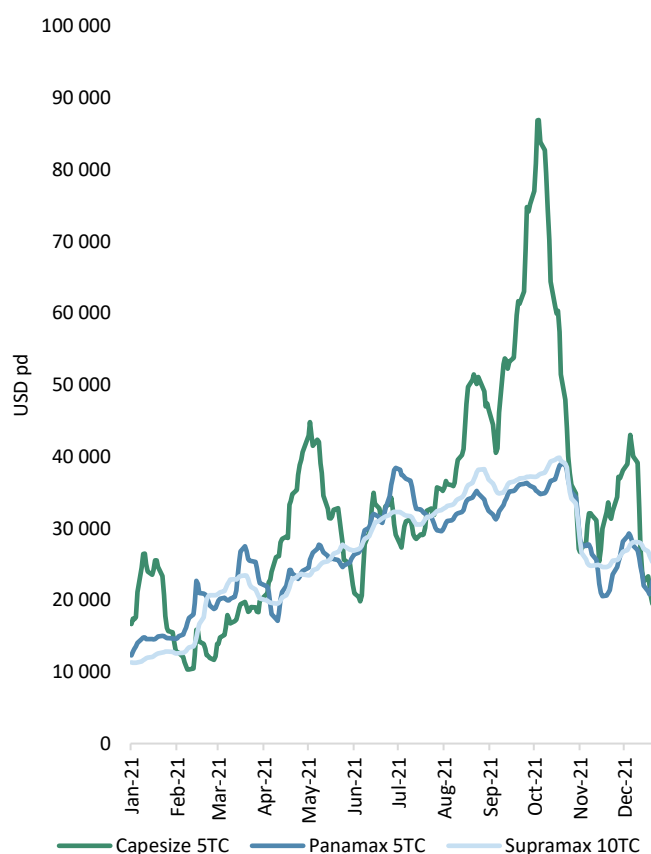
On Supramaxes and Ultramaxs, minor bulks grew by 6.5%, strongly driven by steel products, fertilizers and breakbulk. Coal demand declined slightly on 2020 levels, whereas grain trades grew by a few percentage points. Total Supramax/Ultramax demand grew by about 4%, whereas nominally the fleet grew by about 3%. The 4% demand growth number might have been higher, as cargo tracking algorithms does not always capture part cargoes, containers on deck etc, which we know grew a lot last year given the exceptionally strong container market. Congestion levels in this segment was the highest of all, so the real fleet growth might have been 1% - 2% lower than the nominal number. However, this could have related to increased number of berth calls as part cargo and parcels trades grew rather than outright delays due to anti-COVID measures as was the case in the Capesize/Newcastlemax segment.



**MV Voge Julie – Owned by Njord Julie AS**

Asset values appreciated significantly through 2021, but not by as much as period rates. Capesize and Panamax values appreciated by a similar degree as seen the two previous upcycles in 2013/14 and 2017/18, up by 50% - 70% year on year. Supramax values, however, appreciated by over 100% year on year, the best such performance since 2003/2004. Period rates increased by over 100% for all segments, with the peak year on year change coming in October, when Supramax 1 year time charter rates were over 200% higher year on year, with Capesize and Panamax 1 year time charter rates up by around 100% and 150% year on year, respectively. Since then, the year-on-year percentage change of period rates and asset values have dropped significantly, a trend which we expect will continue through 2022.

### Baltic Capesize, Panamax and Supramax Indices 2021



## Dry Cargo



### 2022 Outlook

As mentioned, we expect the year-on-year changes of earnings and asset values to trend downwards through 2022. However, we expect earnings to still be at high levels. In the first half of 2021, the Capesize, Panamax and Supramax markets averaged 24.010 USD pd, 22.212 USD pd and 21.014 USD pd, respectively. We believe earnings will average higher than this during the first half of 2022. Some of the key factors behind this view is:

The International Grains Council projects grains exports from the top 5 exporters to grow by 5% in the 2021/22 season.

Coal demand is set to remain strong on restocking efforts along with continued positive momentum in global industrial production. However, an issue is available supply.

Iron ore demand set to be supported by continued growth in the world ex-China's steel production. However, China's demand does not look bullish, as port inventories are high and as steel production is expected at 0% year on year by WorldSteel. However, China's demand could be supported by substitution of domestic iron ore for foreign. Supply growth is set to fall from last year's 3.5% to around 2.5%.

That said, downside risks to demand growth are building. Total dry bulk demand growth ended last year around 6%, and it is clear that it will end considerably lower this year. This is not only due to an argument for "normalization" of demand growth seeing as 2021 was exceptional, but also because several factors are pointing to broadly lower demand growth, namely:

China's 2019/2020 stimulus measures are wearing off. There are early indications that another monetary policy loosening is underway, but this is in any case not likely to help dry bulk demand before the middle of 2023.

Surging energy prices the last year and a half have increased bills for consumers and industry. Usually this is negative for economic growth over the coming year and a half.

Long-term and short-term interest rates have risen the last year, with central banks guiding that rate hikes are coming. Hikes might not come, but "stimulus" is in any case over.

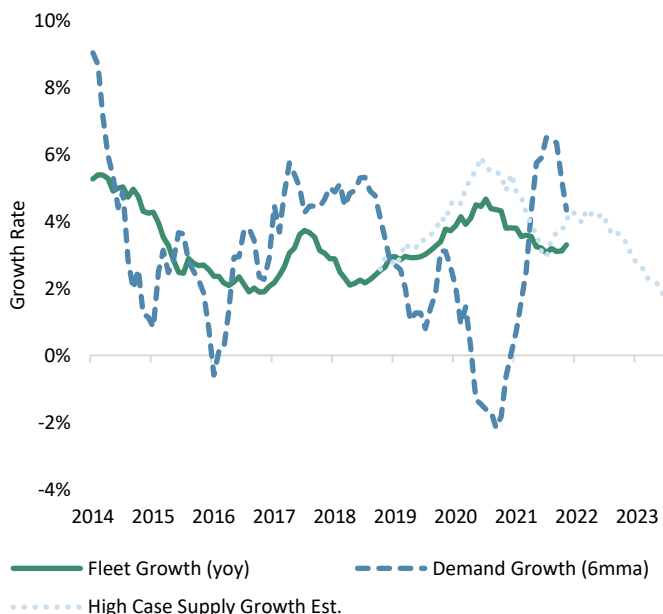
So, we expect earnings the second half of this year to be lower than the second half of 2021. There could also be a significant correction in earnings and asset values from

the second half of 2022 until the middle of 2023, due to the reasons outlined. Finally, the main uncertainty going forward is the development of the COVID situation. Should the crisis end this year, port delays are bound to go down, as are the unique divergence in consumption between services and manufacturing sector consumption. However, should it last, these factors will remain in place and lend support to the markets going forward.

### Year on Tear Change of 10-Year-Old Asset Values



### Supply growth vs. Demand growth



**Bernhard Baardson**

Advisor, Dry Bulk Markets

Fearnresearch

Tankers



2021 in review

After a hectic 2020 last year turned out as quite the opposite for the tanker market. The OPEC+ held a tight grip on the oil market, and slow oil production increases held tanker volumes below expectations. Fleet growth, although muted, was higher than expected. Rates underperformed Fearnresearch' forecast, although owners' actual earnings were not quite as bad as headline rates suggest, closer to Opex levels when positioning, demurrage and other routes are considered, but still historically low. This year has also started off on a soft note, but gradual continued oil production increases should support rates through the year.

VLCC earnings adjusted for age, consumption and fuel type averaged \$3,100/day in 2021, down 94% from \$52,900/day in 2020. This was substantially lower than forecast. Suezmax and Aframax earnings averaged \$5,200/day and \$9,800/day, down 83% and 58% respectively from 2020. LR2s and LR1s earned an average \$11,300/day and \$10,400/day. MRs earned an average \$6,800/day basis Atlantic roundvoyage with a peak of \$20,400/day and a low just below \$0/day, whilst average 1-year time charter rates for this segment were \$12,400/day.

Overall, dwt adjusted tanker earnings ended at \$5,800/day, an underperformance of 78.4% to Fearnresearch' forecast as volumes lagged. The actual versus forecast deviation for overall dwt adjusted tanker earnings in 2020 was 15.6% and 2019 was 3.0%.

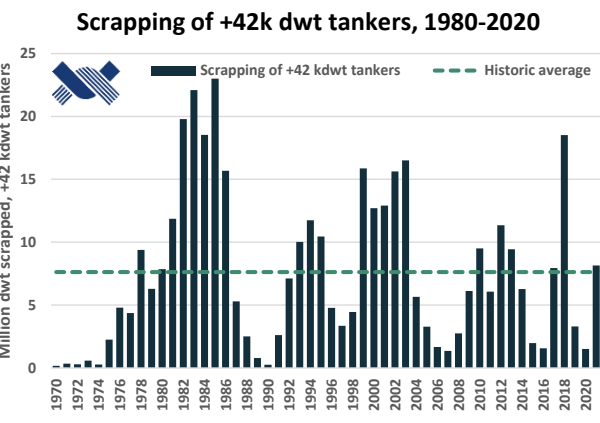
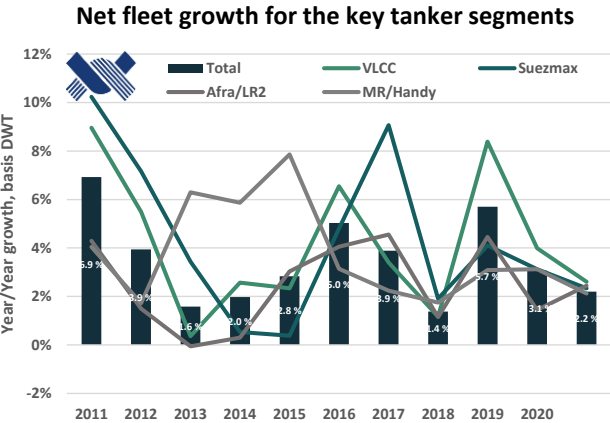
scrapping.

Beyond the marginal Panamax fleet which actually shrunk by 9.2%, the lowest fleet growth was seen for Aframaxes at 1.7%. However, the highly correlated LR2 segment grew the most, by 3.7%, giving combined growth of 2.4% for the two. The VLCC fleet grew by 2.6%, Suezmaxes by 2.3% and at the other end of the size scale the MR/Handy fleet grew by 2.1%.



MT Atlantica Bell - Owned by Atlantica Bell AS

All told 185 ships with a total dwt of 23.7 million were delivered by the yard industry through the year, up from 20.5 million dwt in 2020. Demolition of old ships picked up to 8.1 million dwt from just 1.8 million dwt in 2020 but still well below the historically high 19.1 million in 2018. Given current weak earnings, high bunker costs, and elevated scrap prices there may well be another pick-up in scrapping this year.



The total crude oil and product tanker fleet above 25,000 dwt grew a net 2.2% in 2020, with the crude tanker fleet expanding 2.3% and the product tanker fleet growing 2.0%. This was down from 3.1% growth in 2020 despite slightly more deliveries, but offset by a pick-up in

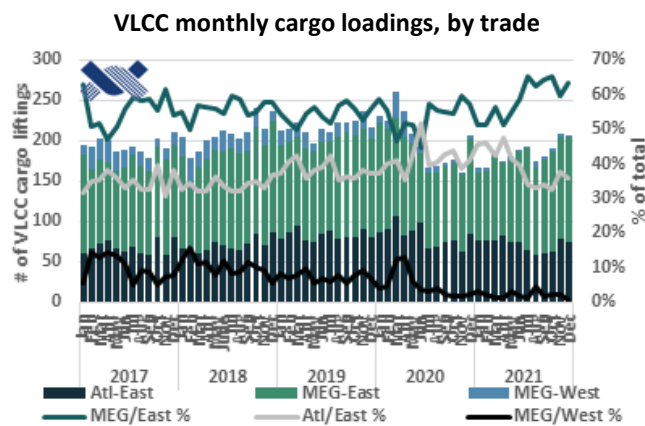


Tankers



Last year started off negatively when Saudi Arabia pledged additional production cuts to offset Covid-19 related weakness. Oil demand did, however, recover mostly as forecast through the year, especially from the summer. By year-end, diesel and gasoline demand was broadly back to pre-Covid levels on higher industrial activity and greater mobility. December global oil demand was about 100 mbpd, despite a big remaining jet fuel deficit. Tanker demand did not pick up as swiftly as oil demand due to the 'double whammy' of slow OPEC+ production cut unwinds and underproduction vs. quotas. In December, the OPEC+ produced some 790 kbpd below its quota, and total global supply was around 1.5 mbpd lower than demand.

saw a bigger deficit vs. Q4'19 from the Atlantic (-12%) vs. the MEG (-8%). This is partly due to lower West African production as Nigeria and Angola lagged their quotas, and partly due to the highly backwardated Brent forward curve and lacking Atlantic-East arbitrage. Full year Atlantic-East loadings were down -11.9% vs. MEG loadings which were 'only' down -4.7%. In addition to backwardation, the lacking Atlantic-East arbitrage can be explained by an energy crunch and historically high natural gas prices. High desulphurisation costs have led refiners (especially in the Atlantic basin) to prefer sweeter crudes, which means more Atlantic crude barrels remained within the basin.



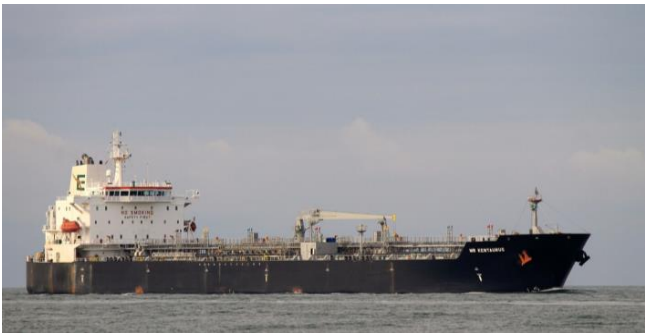
While tonne-mile development data are not yet available for the full year, there is good indication for demand development through VLCC fixture data. The total number of VLCC cargo liftings last year was down -7.6% vs. 2020 and -15% vs. 2019. The Q4 VLCC fixture count was up 19% vs. Q1, but remained almost 10% lower than the same quarter in 2019.



MT Atlantica Breeze - Owned by Atlantica Breeze AS

Global refinery runs still lagged by 5.6% vs. 2019, hence there was not a lot better demand development for product tankers. Products exports from main exporters during the first ten months of the year were largely down, with Russia (-2.7%), Saudi Arabia (-5.0%), ARA (-6.4%), China (-8%), the U.S. (-9.3%) and South Korea (-15.5%).

A big theme for 2021 which also negatively affected the tanker market was the extent of the 'grey market' where sanctioned oil from Iran and Venezuela were smuggled onboard older vessels which have more or less exited normal trade. These vessels would otherwise have been scrap candidates, and as such contributed negatively to fleet growth. Similarly, the smuggled volumes would otherwise have made up demand for the 'normal' tanker fleet, thus the 'grey market' constitutes a double negative effect.



MT Atlantica Bay - Owned by Atlantica Bay AS

Just as important to explain demand weakness was the geographical spread of tanker demand. Q4'21 loadings



## Market outlook

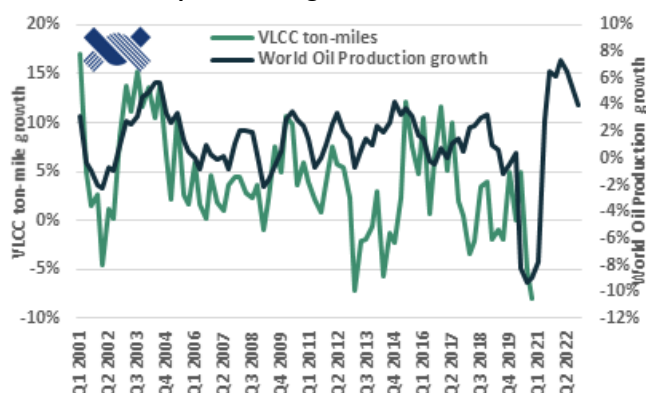
Continued oil production increases from both the OPEC+ and other producers are needed to cover expected further growth in oil demand to and above pre-Covid levels, and to refill inventories which are already at multi-year lows. This means continued growth for tanker demand, which should absorb excess supply. The timing for when an inflection point is reached is uncertain, and to a certain extent still hinges on Covid, but it may be close, especially if the WHO is right that Omicron may be the beginning of the end of the pandemic. If anything, a recovery can also be brought forward if the current Russia/Ukraine conflict escalates further.

Whilst the tanker fleet has on paper grown by 5% since 2019, the actual lifting capacity has not grown as much. Older vessels see gradually lower utilisation, and tracking suggests that the large number of vessels being abnormally kept 'alive' in 'grey market' trades only load half as many cargoes per year as normal trading vessels. Taken together, lower utilisation effects neutralise at least two thirds of the fleet growth since 2019. Hence, any tanker demand growth beyond 2019 levels is likely to boost rates.

In a base case scenario there may be at least 1 mbpd higher global oil production in end-2022 vs. end-2019, with a big portion of this coming in the Atlantic basin. In addition to Covid and Russia/Ukraine, OPEC+ (and others') production outages and political factors such as the Iran sanctions are big unknowns which may affect the timing and strength of a tanker market recovery. Regardless, overall tanker volumes have in recent months been ever closer to pre-Covid levels and are likely to surpass them shortly. Although volume increases have not yet moved the needle for rates, average speed has increased, and the number of idle tankers is at lower than pre-Covid levels. This suggests there is not a lot of excess capacity left to be absorbed, and that every additional barrel produced and shipped may shortly go toward boosting tanker rates.

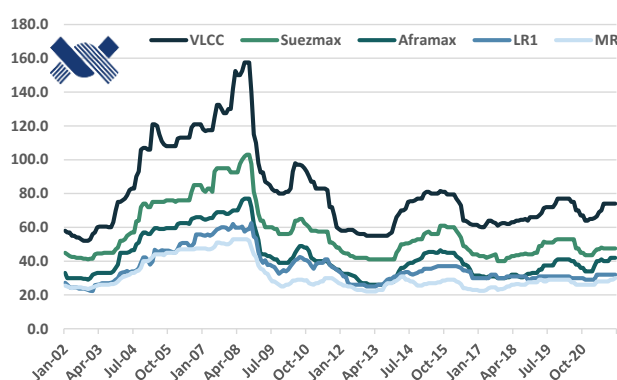
In a scenario where a supply crunch similar to that of natural gas and coal develops already this year, tanker rates may see substantial upside, with a trajectory similar to that of LNG and dry bulk shipping last year, as securing freight for the high-value cargoes may become that much more important than freight cost – similar also to the tanker market of 2007/08.

## World oil production growth vs. VLCC demand



Through the first half of last year secondhand values rose significantly, contrary to the normal correlation to rates. However, this time it was due to the correlation to newbuild and scrap prices. As yards filled up with orders for LNG carriers and containerships, and slots sold out, they steadily demanded higher prices through the year, also for tankers despite relatively low ordering in this segment. Through the year, values for 5-year old VLCCs rose by 16%, Suezmaxes by 9%, Afras by 24%, LR1s by 10% and MRs by 15%. This year earnings may have to improve to keep values steady near term, but if or when rates do improve, there is still large upside to Newbuild parity.

## Asset value, 5-year old vessels



**Jonathan Staubo**

Advisor – Oil Tankers, Fearnresearch



## 2021 in review

2021 - “the year of turning” we dubbed in last year’s summary report – and that can certainly be argued to have come to fruition. With more vessel activity, higher sales volumes, improving utilization, and rising day rates, there is no other way to put it than that the OSV market is moving towards a market recovery. And while we still have some way to go until we are back at historical averages, 2021 was a year which covered considerable ground towards that goal.

It is an especially welcome development that the rapidly growing offshore wind industry seems to require substantial amounts of not only purpose-built tonnage, but also support tonnage from the conventional offshore energy sector. Nowhere was this more true in 2021 than in China, where developers were scrambling to meet the year-end deadline for the feed-in tariff subsidy scheme. And while added turbine volumes from China specifically is expected to take a few years until it reaches the same levels registered last year, the country is still expected to be the single largest contributor this year as well. Furthermore, we are also encouraged by the growth projections in both Europe and elsewhere in the near-term.



***MV Dina Scout– Owned by Ocean Scout AS***

A particularly exciting future prospect herein is the demand pull on large AHTS from floating offshore wind developments. Granted, there are few projects in the immediate future, but the ones that have been commissioned until now saw considerable capacities and vessel days required. And while we do not want to single anyone out, we bring this point up because it could very likely translate into a tremendous new market opportunity for the longsuffering high-end anchor handlers. It will be exciting to compare the time spent and potential efficiency gains from floating wind developments last year and those coming planned for 2022. Considering then also the rig activity and FPSO

awards we expect going forward, high-capacity AHTS could very well face fast tightening supply.

The fact remains however that the market is persistently oversupplied with ships, significantly so. Looking at the PSV and AHTS fleet overall there were almost twice as many units in total as the market requires when we wrapped up 2021. That being said we firmly believe that the majority of cold-stacked vessels will never be reactivated owing to the fact of how long these same units have been idle. Moreover, when we take that into consideration when forecasting vessel demand, we find that a market recovery is very much in the cards. Despite being a year that was still very much plagued by the COVID-19 pandemic, 2021 saw continued improvement to most offshore support vessel markets throughout. And while not all vessel segments have yet to see the same level of progress towards a more balanced market, we firmly believe that the future OSV market is more like a tide than anything in that it raises all boats – at least the active and well-maintained idle ones, that is.



***MV Rem Aquarius – Owned by Rem Aquarius AS***

In the North Sea region, 2021 started off with tight supply already in the first quarter as a combination of term fixtures, “well-timed” weather windows, and activity in the spot saw rates move in a significant fashion. AHTS saw day rates reach NOK 1,200,000 at the end of January, and PSVs move into the NOK 200,000 per day the following month.

With high expectations for the upcoming summer season charterers spent the quarter fixing PSVs on term basis, running through every active asset in the region. As a result of this, the highest reported day rate for a supply run during the first quarter was actually awarded to AHTS “Njord Viking”, giving us a curious illustration to just how tight the North Sea spot market can get even during the winter months. With its inherent hull characteristic and almost 20,000 BHP, the rather unfit 2011-built anchor-handling vessel only made a brief PSV career however, to the relief of whoever was in responsible for Lundin’s fuel budgets that month, we are sure.





While there were admittedly some dayrate wise backlash during the following months in the North Sea region for shipowners, this was predominantly caused by increasing vessel supply as a result of re-activation rather than lack of activity. The fact remains that this year saw the smallest number of cold-stacked AHTS and PSVs in the region since 2016, with spot utilization running in the 70s and 80s % respectively for months at a time. It is also worth noting that 2021 saw the highest number of large AHTS on term contracts since 2016.

In the Southeast Asian region as well, we registered a definite turn for the better during 2021. With some key countries resuming their offshore E&P programs in significant fashion, like Malaysia, Australia, and India, demand for large-capacity assets especially soared since our last summary installment. Furthermore, the Middle East demand pull on the same fleet returned to prepandemic activity levels, which also happens to be all-time high numbers in terms of working OSVs in the region.

In the S&P market the shipowners entered the year with some, although faint, optimism. Slowly but surely high-end assets were being acquired either by opportunistic buyers or players outside of the traditional oil and gas market. As the activity in the renewables space continued to grow coupled with increased activity in the oil and gas market demand for subsea vessels increased significantly. Several subsea vessels saw a substantial uptick in cash bids. For the sellers who had the stomach to wait out the summer and not commit too early could log a significant increase in obtainable price for their vessels.

This has also been evident for some PSV segments, where the flexibility of operating withing both the towards offshore wind and the traditional O&G segment seems to attract interest. Further, several AHTS' have exchanged hands during the last year although prices have remained rather stable over the past 12 months.

A final development putting a dent into the oversupply in the Asian region this year was the Chinese domestic offshore wind market. Record high additions brough on by the feed-in tariffs that ran until the end of the year saw suitable tonnage thrown in the general direction of supporting the offshore wind developments. Whether any of these units will return to suppress the market balance of OSVs remains to be seen. For most vessel segments in the region this encourage day rates to increase to the highest levels we have registered in the last five years.

The aforementioned demandpull on OSVs from offshore wind is a great segue to that market environment. China was but one of several countries where we registered an increasing number of vessels built for O&G support employed by the offshore renewables contractors this year. Moreover, ambitions for the future developments of offshore wind saw upward revisions numerous times throughout 2021. So much so in fact that several analysts expressed supply-chain concerns on the back of rising material costs. Nonetheless the vessel demand generated from this industry segments was a key topic in our reports this year. As a result of this, 2021 saw many a headline announcing newbuild orders, from both new players as well as established ones.

As many industry players find themselves operating in both industry segments of the offshore energy space, higher vessel demand certainly contributed to tighten the supply of subsea vessels during 2021. With many subsea shipowners reporting sold out fleets, some even boasted numerous outstanding requirements which they were not even able to participate in. This, in turn, shifts the power balance in contractual negotiations, and as a result moved both average day rates as well as firm periods significantly last year.

The subsea contractors as well spent the better part of the year adding to their orderbooks, with multiple massive contract awards hitting the market each quarter. Subsea tree awards were also reported well on its way to recovery levels following a rather dismal 2020. Also worth noting as a major development in this vessel space this year was the vessel sourcing for key enablers, perhaps most notably all the long-term PLSV contracts awarded by Petrobras among others.

So while we are certainly not quite "there" yet, the market undoubtedly seems to be recovering, with many vessel segments already looking better than what we have seen in years. Of for the many vessels still cold-stacked though, with rising vessel utilization for the active fleet, it become increasingly apparent how the majority of these are simply no longer commercially relevant, otherwise we would have expected far greater number of them to have been re-activated already.

**Jesper Skjong**

*Analyst, Fearnley Offshore Supply*

PCTC



The crisis of 2020 turned into a fantastic rebound in 2021. In periods in 2020, as much as 40% of the PCTC fleet were outside normal operations – and an armada of vessels were in lay-up. As one result of this, owners and operators sent many ships to the scrapyards (24), and only six vessels were added to the fleet.

We have maintained for several years that the fleet has been ‘a few sizes too big’ and this surplus we believe evaporated in 2020. As such, we entered 2021 with a balanced fleet.

New auto sales plummeted in 2020 due to Covid-19 and we saw a rebound in 2021. Total sales globally were still significantly down on 2019 sales but improved markedly from 2020. The pandemic is partly to be blamed, but the global supply crunch on microchips is an equally important factor. Hundreds of auto manufacturing plants were closed periodically due to the microchip shortage. Although the situation has improved it is expected that shortages will remain throughout 2022.

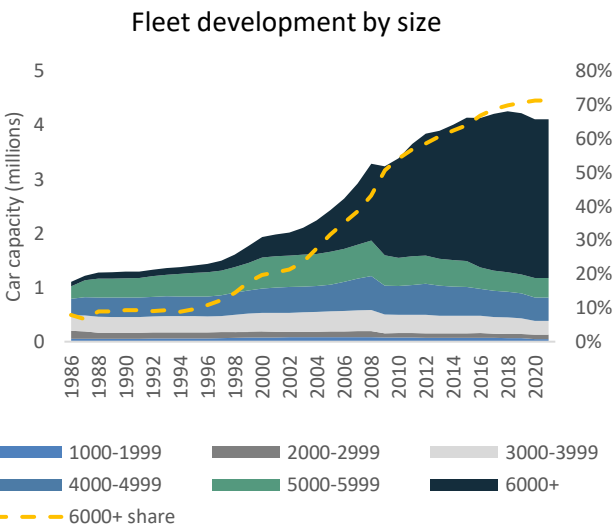
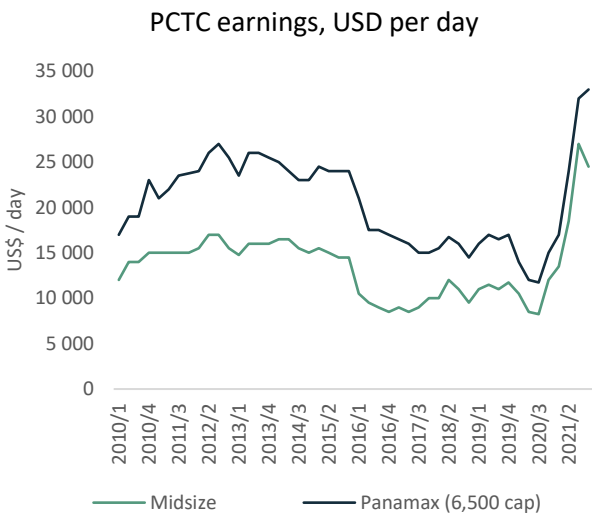
On the other hand, demand from high & heavy remained strong as mining, construction, and agricultural sectors contributed to demand. We will not rule out a certain impact from the container shipping market contributing to demand growth.

Earnings started rising already in the autumn 2020 and has since then continued climbing to higher levels with Panamax spot earnings well above 30,000 \$/day – rates not seen in a decade.

Looking forward we believe there is a firm basis for a continued high market. The order book scheduled for delivery in 2022/23 totals 17 vessels, or about 2.3% of the existing fleet. Although we have modest expectations for demolition in this strong market environment, it is reasonable to expect a net fleet growth of about 1% over the coming two year-period.

As such, we are quite upbeat for the PCTC market going forward.

Sverre Bjørn Svenning  
Fearnresearch, Senior Advisor



MV NOCC Atlantic – Owned by NOCC Atlantic DIS



MV Gral. San Martin– Owned by Ross Car Carrier Ltd.

## Regulations



2021 has been almost as exciting as 2020 when it comes to regulations. The IMO is firming up guidelines for EEXI and CII, and the EU proposed to include the maritime sector into the EU Emission Trading System in the 'Fit for 55' package in July last year.

Speaking about emissions trading, a carbon tax, or any other market-based measure, this topic is back on the agenda of the IMO after an almost decade-long hiatus. The EEXI is adopted and enters into force from 1 January 2023 and covers all vessels larger than 400 GT.

The EEXI is a one-off design index and if a vessel's EEXI is approved, it remains in effect.

The IMO is quite agnostic about how compliance is reached: It could be through investments in fuel-saving devices, energy harvesting (e.g., wind), or through Engine Power Limitation (EPL). It is widely assumed that most owners will seek compliance for their ships through EPL. EPL is a new, limited MCR which forms the reference point for calculating the EEXI. It is not allowed to increase the main engine load above this limited MCR unless in emergency.

It has been feared that this would reduce the service speed significantly. From what we have seen as well as calculated ourselves, the impact on speed will be limited. However, we fear that EPL will have a negative impact on operational flexibility. In case a ship encounters, say, head-on 15 m/s wind and waves this will naturally slow down the vessel. But it is far from being an emergency. One could even contemplate that the ship in this case encounters 1-2 knots current head-on. To maintain speed the normal reaction would be to increase the engine load to, say, 90%-95%. With EPL this will become impossible, and the speed consequentially slows down. As such, we believe more operational slack must be introduced.

The Carbon Intensity Indicator (CII) is applicable to all ships larger than 5,000 GT. The CII shall be calculated first time in 2024 and represent 2023 data. The CII is an operational indicator and must be calculated and approved every year,

Every ship will be given a rating A-E – with a rating C considered acceptable. If a vessel obtains a D or E rating, this calls for further action and an improvement plan. The goal of this measure is to reduce the operational

carbon intensity by 40% in 2030 compared to 2008. The IMO has recalculated the base year to 2019 considering the fuel efficiencies obtained since 2008. According to the new baseline, ships must improve either 5.5% or 22% between 2019 and 2030. This is a bit confusing, but the IMO has used two approaches for calculating this and we await their decision on what further improvements apply.

But, the IMO has set out a schedule for CII improvement towards 2026. According to the IMO, the CII shall improve 1% per year in 2020-22 and thereafter 2% per year in 2023-26 – altogether 11%. This is in our view a quite demanding regime. Again, the IMO is agnostic about how you comply and fuel reducing devices, blending in of biofuels, energy harvesting could be applied. Or, one could reduce speed. We find compliance with the CII rules much more demanding than EEXI.

Finally, the EU Commission has proposed to include the maritime sector into the EU ETS from 1 January 2023. The shipping company does not have to surrender EUAs for 100% of emissions and there will be a gradual increase in the share of emissions to account for.

This will become costly. Based on the 2020 MRV emissions and today's EUA prices, the annual bill come to about 1 bill. \$. It is the 'shipping company' (as defined by the IMO ISM-code) who is the responsible party. But according to the proposal it is possible to pass on the bill along the value chain.

The proposal is yet to be sanctioned. We are in no doubt that it will be sanctioned. Probably with some modifications to the proposal, but in essence we expect it to go through.

**Sverre Bjørn Svenning**

*Fearnresearch, Senior Advisor*







## THE PROJECTS



# Atlantic Bridge AS

Korean-built MR product tanker (Ice Classed) currently trading in the Norient Product Pool

## PROJECT & COMPANY INFORMATION

Established	Jul-18
Currency	USD
Vessel(s) purchase price	11 900 000

### Initial financing

Long-term debt	6 000 000
Seller's credit	-
Equity	7 500 000
Project price	13 500 000

### Equity

Paid in equity	7 500 000
Paid in equity per 1 %	75 000

Accumulated dividends (since establishment) per 1 %	-
Accumulated dividends in % of paid in equity	0 %
Next estimated dividend per 1 %	

Last traded per 1 %	15.06.2021	85 000
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Vessel valuation	Source	Date	Value
Last valuation on vessel (*)	Avg. of selected brokers (**)	31.12.2021	10 750 000

(\*) Charter free basis

(\*\*) Associated Shipbrokers & Arctic Shipping

## ESTIMATED NAV PER 31.12.2021

	High case	Base case	Low case
<b>Vessel value</b>	<b>12 750 000</b>	<b>10 750 000</b>	<b>8 750 000</b>
Cash		102 629	
Other working capital		1 274 511	
<b>Total assets</b>		<b>12 127 140</b>	

Long-term debt		3 900 000	
Seller's credit		-	
<b>Total liabilities</b>		<b>3 900 000</b>	

<b>Current Net Asset Value (NAV)</b>	<b>10 227 140</b>	<b>8 227 140</b>	<b>6 227 140</b>
Current NAV per 1 %	102 271	82 271	62 271

Est. IRR p.a. since establishment	9 %	3 %	-5 %
Est. nominal return since establishment	36 %	10 %	-17 %

\* Sales commission or liquidation costs are not accounted for in the NAV

## EST. RETURN SENSITIVITIES\* (BASIS CURRENT NAV)

Comment	Residual value	Date of sale	31.12.2023
Future High Case	15 500 000		51 %
Future Base case	11 500 000		32 %
Future Low case	7 500 000		10 %

\*IRR p.a.

Vessel value	NAV per 1 %	Charter party	Charter expiry	Segment	Date of analysis
USD 10,8m	USD 82k	Pool	Pool	Tank	31.12.2021

Project Broker	Business Manager	Secondhand trade
Axel K. Bendvold (+47) 40 46 00 04	Tone Haugland (+47) 90 78 77 27	Project Sales fpfsales@fearnleys.com

## VESSEL INFORMATION

<b>Name of vessel(s)</b>	<b>Atlantica Bridge</b>
Type of vessel(s)	MR Product Tanker (Ice Class)
Year built	2005
Ship yard	STX Shipbuilding, S. Korea
Class	DNV GL
Flag	Malta
Deadweight	51 000
Lightweight	11 100
Cubic meters	51 500
Next Special Survey / BWTS Installation	Q4 2025 / Installed

### Project Managers

Managing Owner / Lead Investor	Atlantica Shipping AS
Commercial Manager	Atlantica Shipping AS
Technical Manager	Ahrenkiel Shipmanagement GmbH
Business Manager	Fearnley Business Management AS

### Vessel employment

Charter party	Pool
Pool Operator	Norient Product Pool

## CASH FLOW FORECAST (BASE CASE)

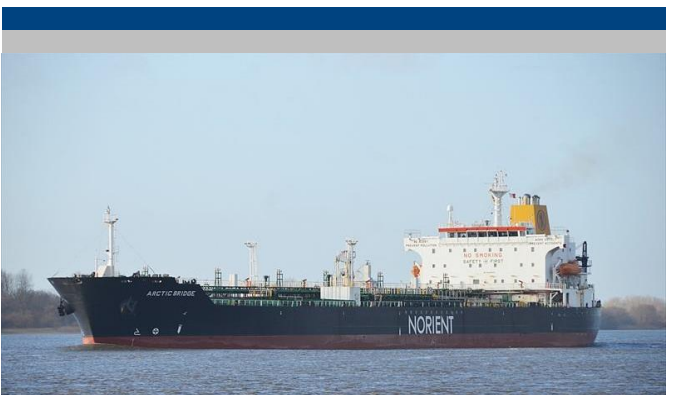
Year	2022E	2023E
Operating income	4 803 633	5 688 000
Operating expenses	- 2 469 794	- 2 531 539
Dry dock / survey	-	-
Admin / start-up expenses	- 132 458	- 135 769
EBITDA	2 201 381	3 020 692
Change in other working capit:	- 200 000	1 474 511
CapEx (purchase/sale)	-	11 500 000
Net financial expenses	- 206 205	- 184 493
Change in bank debt	- 700 000	- 3 200 000
Cash flow to equity	1 095 176	12 610 710
Dividends	850 000	12 958 516

Est. FCF to equity (basis current NAV)	13 %	153 %
Est. dividend yield (basis current NAV)	10 %	158 %
Avg. TCE p.d. assumpt. (gross)	13 512	16 000
On-hire days assumption per vessel	360	360

## BALANCE SHEET FORECAST (VALUE ADJUSTED, BASE CASE)

Date	31.12.2021E	31.12.2022E	31.12.2023E
Cash	102 629	347 806	-
Other working capital	1 274 511	1 474 511	-
Vessel(s) value	10 750 000	11 125 000	-
<b>Total assets</b>	<b>12 127 140</b>	<b>12 947 317</b>	<b>-</b>
Long-term debt	3 900 000	3 200 000	-
Seller's credit	-	-	-
<b>Value adjusted equity</b>	<b>8 227 140</b>	<b>9 747 317</b>	<b>-</b>
Total equity and liabilities	12 127 140	12 947 317	-

Est. future IRR p.a. (basis current NAV)	32 %
Est. future nom. return (basis current NAV)	68 %





# Atlantic Discoverer AS

2,755 TEU Container Vessel purchased in October 2017  
Employed to CMA CGM at USD 17,500 p.d. until May 2023

## PROJECT & COMPANY INFORMATION

Established	Oct-17
Currency	USD
Vessel purchase price	6 000 000

### Initial financing

Long-term debt	3 000 000
Seller's credit	-
Equity	4 000 000
Project price	7 000 000

### Equity

Paid in equity	4 000 000
Paid in equity per 1 %	40 000

Accumulated dividends (since establishment) per 1 %	29 000
Accumulated dividends in % of paid in equity	73 %
Next estimated dividend per 1 %	Q1 2022 4 740

Last traded per 1 %	14.06.2021 120 000
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### Vessel valuation

Source	Date	Value
Avg. Brokers	31.12.2021	36 750 000
Fearnley*	31.12.2021	19 850 000

\* Due to the difference between the vessel's CP and the current market for similar contracts

## ESTIMATED NAV PER 31.12.2021

	High case	Base case	Low case
Vessel value with charter	23 900 000	19 850 000	15 900 000

Cash (incl DD reserve)	1 788 094
Restricted Cash	250 000
Other working capital	- 70 225
Total assets	21 817 870

Long-term debt	2 000 000
Total liabilities	2 000 000

Current Net Asset Value (NAV)*	23 867 870	19 817 870	15 867 870
Current NAV per 1 %	238 679	198 179	158 679

Est. IRR p.a. since establishment	60 %	54 %	47 %
Est. nominal return since establishment	569 %	468 %	369 %

\* Sales commission or liquidation costs are not accounted for in the current NAV

\*\* Due to the uncertainty over the current achievable sales value, our High/Low-cases have a higher spread than usual

## EST. RETURN SENSITIVITIES (IRR P.A.) (BASIS CURRENT NAV)

Comment	Residual value	Date of sale	
		31.12.2022	31.05.2023

Future High Case	30 000 000	64 %	46 %
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Future Base case	13 500 000	-24 %	-14 %
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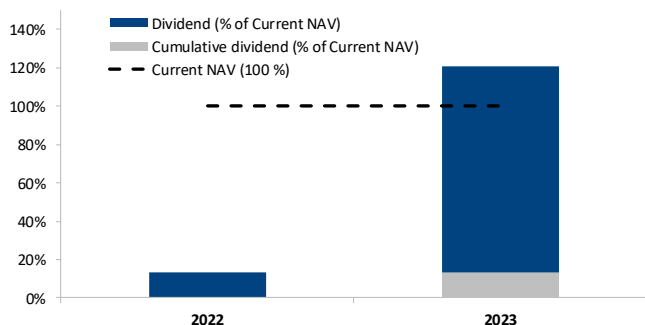
Future Low case*	6 000 000	-65 %	-50 %
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\* Purchase price

Please take note of the great uncertainty in regards to evaluating the value of the vessel with a charter attached, as the markets are volatile and changes from one week to another

## ESTIMATED DIVIDEND YIELD (BASIS NAV)

Dividends are subject to change and will continuously be assessed by the Board



Vessel value	NAV per 1 %	Charter party	Charter expiry	Segment	Date of analysis
USD 36,75m	USD 198k	TC	Q2 2023	Container	31.12.2021

### Project Broker

Eilert H. Lund  
(+47) 92 25 63 33

### Business Manager

Lodve H. Stendal  
(+47) 45 85 97 92

### Secondhand trade

Project Sales  
fpfsales@fearnleys.com

## VESSEL INFORMATION

Name of vessel(s)	Atlantic Discoverer
Type of vessel(s)	Geared container vessel
Year built	2004
Ship yard	Shipyards Stocznia, Poland
Class	GL
Flag	Malta
Deadweight	35 600
Lightweight	12 600
TEU / Reefer capacity	2,755 / 400
Cranes	1x SWL 35 tons, 3x SWL 45 tons
Next Special Survey / BWTS Installation	Q1 2022 / Q1 2022

### Project Managers

Managing Owner / Lead Investor	Atlantica Shipping AS
Commercial Manager	Atlantica Shipping AS
Technical Manager	A.M. Nomikos
Business Manager	Fearnley Business Management AS

### Vessel employment

Charter party	Long-term TC
Charterer	CMA CGM
Current charter rate per day (gross)	17 500
Charter party expiry (min date)	14.03.2023
Charter party expiry (max date)	14.05.2023

## CASH FLOW FORECAST (BASE CASE)

Year	2022E	2023E
Operating income	5 510 750	2 204 300
Operating expenses	- 2 233 800	- 836 482
Dry dock / survey	- 1 400 000	-
Admin / start-up expenses	- 118 450	- 121 411
EBITDA	1 758 500	1 246 407
Change in net working capital	- 12 774	192 550
CapEx (purchase/sale)	-	13 500 000
Net financial expenses	- 131 416	- 60 745
Change in bank debt	-	- 2 000 000
Free cash flow to equity	1 614 310	12 878 212
Dividends	3 152 000	13 128 618

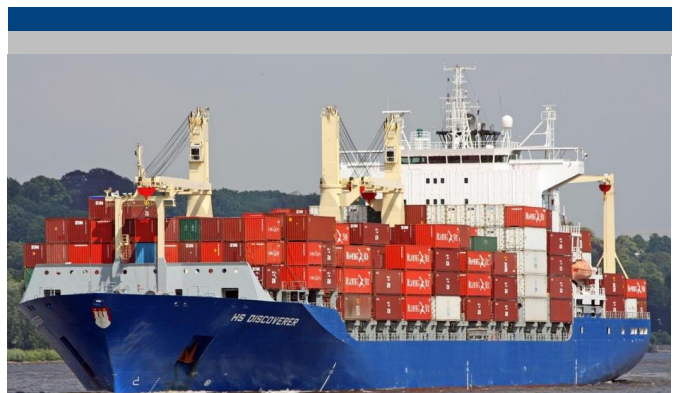
Est. free cash flow to equity (basis NAV)	8 %	65 %
Est. dividend yield (basis NAV)	16 %	66 %
Avg. TCE p.d. assumpt. (gross)	17 500	17 500
On-hire days assumption per vessel	335	134

## BALANCE SHEET FORECAST (VALUE ADJUSTED, BASE CASE)

Date	31.12.2021E	31.12.2022E	31.05.2023E
Cash (incl DD reserve)	1 788 094	250 405	-
Restricted Cash	250 000	250 000	-
Other working capital	- 70 225	- 57 451	-
Vessel(s) value	19 850 000	15 222 470	-
Total assets	21 817 870	15 665 425	-

Long-term debt	2 000 000	2 000 000	-
Value adjusted equity	19 817 870	13 665 425	-
Total equity and liabilities	21 817 870	15 665 425	-

Est. future IRR p.a. (basis NAV)	-16 %	-14 %
Est. future nominal return (basis NAV)	-15 %	-18 %



# Atlantic MPP AS

2 x MPP vessels on a Bareboat contract, serving in the Condor Liner service  
(50 % sub-ordinated equity)

## PROJECT & COMPANY INFORMATION

Established	Jun-18
Currency	USD
Vessel(s) purchase price	20 000 000
<b>Initial financing</b>	
Long-term debt	9 500 000
Seller's credit	-
Equity (Total A and B shares, 50/50 split)	11 870 000
Project price	21 370 000

### A share equity

Paid in equity (A shares)*	5 935 000
Paid in equity per 1 % (A shares)*	59 350
Accumulated dividends (since establishment) per 1 % (A shares)*	27 528
Accumulated dividends in % of paid in equity (A shares)*	46 %
Next estimated dividend per 1 % (A shares)*	Q2 2022 3 858
Last traded per 1 % (A shares)*	10.01.2020 65 000

Vessels valuation:	Source	Date	Value
Last valuation on vessels (*)	Wesermann	31.12.2021	34 100 000
(*) Charter free basis			

## ESTIMATED NAV PER 31.12.2021

	High case	Base case	Low case
<b>Est. future IRR p.a.</b>	<b>10 %</b>	<b>20 %</b>	<b>30 %</b>
Free cash		753 056	
Net working capital		500 000	
Implied vessel(s) value	21 788 526	19 707 133	18 014 600
<b>Total assets</b>	<b>23 041 582</b>	<b>20 960 189</b>	<b>19 267 656</b>
Long-term debt		5 500 000	
Seller's credit		-	
<b>Total liabilities</b>		<b>5 500 000</b>	
<b>Current Net Asset Value of total equity **</b>	<b>17 541 582</b>	<b>15 460 189</b>	<b>13 767 656</b>
Current NAV per 1 % of total equity	175 416	154 602	137 677
Current NAV per 1 % of A shares*	90 814	80 160	71 491

Est. IRR p.a. since establishment (A sh.)	25 %	21 %	18 %
Est. Nom. ret. since establishment (A sh.)	99 %	81 %	67 %

\*1 % of the A-shares is equivalent of to 0.5 % of the total equity. The difference in pricing of A and B shares is due to different coupon rates

\*\* Sales commission or liquidation costs are not accounted for in the NAV

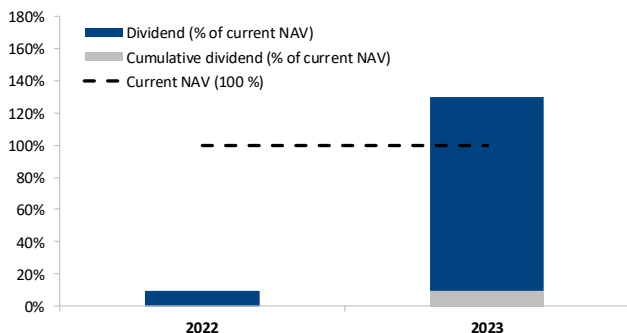
## EST. RETURN SENSITIVITIES (BASIS CURRENT NAV) (A sh.)

Comment	Residual value	Date	IRR p.a.	Nominal return
High case (NB parity per IM)	27 100 000	30.06.2023	41 %	65 %
Future Base case (As per IM)	21 500 000	30.06.2023	20 %	30 %
Put option (end year 5)*	15 870 000	30.06.2023	-4 %	-5 %

\* The A-Shareholders have a put option to sell their shares to the B-Shareholder at par value. The residual value og USD 15.9m is the implied vessel value for the put option to be at-the-money

## ESTIMATED DIVIDENDS (BASIS CURRENT NAV) (A shares)

Dividends are subject to change and will continuously be assessed by the Board



NAV per 1% Charter party Charter expiry Segment Date of analysis

USD 155k BB Q2 2023 MPP 31.12.2021

Project Broker	Business Manager	Secondhand trade
Eilert H. Lund (+47) 92 25 63 33	Mats Wikholm (+47) 99 57 00 93	Project Sales fpfsales@fearnleys.com

## VESSEL(S) INFORMATION

Name of vessel(s)	Condor Bilbao	Condor Valparaíso
Type of vessel(s)	Multi-Purpose Vessel	Multi-Purpose Vessel
Year built	2012	2011
Ship yard	Tongfang Shipyard, China	Tongfang Shipyard, China
Class	LR	LR
Flag	Cyprus	Cyprus
Deadweight	17 257	17 257
Lightweight	6 500	6 500
TEU capacity	904	904
Cranes	2 x Cranes SWL 150 t & 1 x Crane SWL 80 t	

### Project Managers

Managing Owner / Lead Investor	Atlantica Shipping AS
Commercial Manager	Atlantica Shipping AS
Technical Manager	Marin Shipmanagement Ltd
Business Manager	Fearnley Business Management AS

### Vessel(s) employment

Charter party	Bareboat
Charterer	Marin Bulk Ltd.
Current charter rate per vessel per day (decl. 140/day semi-annually)	3 520
Charter party expiry	04.06.2023

## CASH FLOW FORECAST (BASE CASE)

Year	2022E	2023E
Operating income	2 518 080	1 027 080
Operating expenses	-	-
Dry dock / survey	-	-
Admin / start-up expenses	- 174 456	- 88 305
EBITDA	2 343 624	938 775
Change in net working capital	-	500 000
CapEx (purchase/sale)	-	21 500 000
Net financial expenses	- 252 531	- 132 571
Change in bank debt	- 1 000 000	- 4 500 000
Free cash flow to equity	1 091 093	18 306 204
Dividends to A shares	771 550	9 644 264
Dividends to B shares	296 750	9 437 788

Est. Div. yield, A sh., basis paid-in equity	13 %	162 %
Est. Div. yield, A sh., basis current NAV	10 %	120 %

## BALANCE SHEET FORECAST (VALUE ADJUSTED, BASE CASE)

Date	31.12.2021E	31.12.2022E	30.06.2023E
Free cash	753 056	775 848	-
Net working capital	500 000	500 000	-
Implied Vessel(s) value	19 707 133	20 902 377	-
<b>Total assets</b>	<b>20 960 189</b>	<b>22 178 225</b>	<b>-</b>
Long-term debt	5 500 000	4 500 000	-
Seller's credit	-	-	-
<b>Value adjusted equity</b>	<b>15 460 189</b>	<b>17 678 225</b>	<b>-</b>
<b>Total equity and liabilities</b>	<b>20 960 189</b>	<b>22 178 225</b>	<b>-</b>



# Atlantic Pinara AS

1,740 TEU geared container workhorse delivered in December 2017.

Employed to CMA CGM at USD 13,500 p.d. until Dec 2022.

## PROJECT & COMPANY INFORMATION

Established	Dec-17
Currency	USD
Vessel purchase price	6 060 000

### Initial financing

Long-term debt	3 000 000
Seller's credit	-
Equity	4 175 000
Project price	7 175 000

### Equity

Paid in equity	4 975 000
Paid in equity per 1 %	49 750

Accumulated dividends (since establishment) per 1 %	15 000
Accumulated dividends in % of paid in equity	30 %
Next estimated equity payment per 1 %	Q1 2022 4 500

Last traded per 1 %	04.11.2019 20 000
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Vessel valuation	Source	Date	Value
Last valuation of vessel (Charter free value)	Avg. Brokers*	31.12.2021	25 250 000
Vessel valuation adjusted for CP*	Fearnley**	31.12.2021	17 500 000

\* Toepfer and Howe Robinson

## ESTIMATED NAV PER 31.12.2021

	High case	Base case	Low case
<b>Vessel value with charter **</b>	<b>22 500 000</b>	<b>17 500 000</b>	<b>12 500 000</b>
Free cash		205 853	
Restricted cash		250 000	
Other working capital		- 80 141	
<b>Total assets</b>		<b>17 875 712</b>	

Long-term debt	1 850 000
<b>Total liabilities</b>	<b>1 850 000</b>

<b>Current Net Asset Value (NAV)***</b>	<b>21 025 712</b>	<b>16 025 712</b>	<b>11 025 712</b>
Current NAV per 1 %	210 257	160 257	110 257

Est. IRR p.a. since establishment	49 %	40 %	28 %
Est. nominal return since establishment	420 %	252 %	181 %

\*\* Estimated NPV based on a long-term (3 year) CP 31.12.2021 of USD 25,000 p.d. with a residual value (2025) of USD 5m and a discount rate of 10% p.a.

\*\* Sales commission or liquidation costs are not accounted for in the NAV

## EST. RETURN SENSITIVITIES\* (BASIS CURRENT NAV)

Comment	Residual value	Date of sale		
		31.12.2022	31.12.2023	31.12.2024
Future High Case	23 500 000	50 %	40 %	34 %
Future Base case	8 500 000	-45 %	-4 %	7 %

Future Low case**	3 050 145	-80 %	-28 %	-9 %
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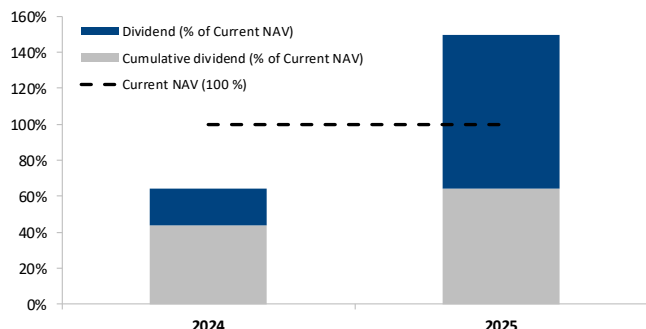
\*IRR p.a.

\*\* Green demolition price at USD 345 per LDT (Light Displacement Tonnage)

Please take note of the great uncertainty in regards to evaluating the value of the vessel with a charter attached, as the markets are volatile and changes from one week to another

## ESTIMATED DIVIDEND YIELD (BASIS CURRENT NAV)

Dividends are subject to change and will continuously be assessed by the Board



Vessel value	NAV per 1 %	Charter party	Charter expiry	Segment	Date of analysis
USD 25,3m	USD 160k	TC	Q4 2022	Container	31.12.2021

Project Broker	Business Manager	Secondhand trade
Eilert H. Lund	Lodve H. Stendal	Project Sales
(+47) 92 25 63 33	(+47) 45 85 97 92	fpfsales@fearnleys.com

## VESSEL INFORMATION

<b>Name of vessel</b>	<b>MV Pinara</b>
Type of vessel	Feeder container vessel
Year built	2004
Ship yard	Guangzhou Wenchong Shipyard, China
Class	DNV GL
Flag	Liberia
Deadweight	23 400
Lightweight	8 841
TEU/Reefer capacity	1,740 / 300
Next Special Survey/BWTS Installation	Q4 2024 / Q3 2022
Cranes	2x SWL 45 tones

### Project Managers

Managing Owner / Lead Investor	Atlantica Shipping AS
Commercial Manager	Atlantica Shipping AS
Technical Manager	Reederei F. Laeisz GmbH
Business Manager	Fearnley Business Management AS

### Vessel employment

Charter party	Long-term TC
Charterer	CMA CGM
Current charter rate per day (gross)	13 500
Charter party expiry (min date)	15.10.2022
Charter party expiry (max date)	15.12.2022

## CASH FLOW FORECAST (BASE CASE)

Year	2022E	2023E	2024E
Operating income	4 836 313	8 460 000	7 966 500
Operating expenses	- 2 280 823	- 2 346 056	- 2 446 583
Dry dock / survey / BWTS	- 445 080	-	- 1 500 000
Admin / start-up expenses	- 113 141	- 115 969	- 118 869
EBITDA	1 997 269	5 997 975	3 901 049
Change in other working capit.	7 594	-	-
CapEx (purchase/sale)	-	-	-
Net financial expenses	- 100 120	- 86 211	- 71 094
Change in bank debt	- 300 000	- 300 000	- 375 000
Free cash flow to equity	1 604 743	5 611 764	3 454 955
Dividends	1 550 000	5 600 000	3 400 000

Est. free cash flow to equity (basis current NA	10 %	35 %	22 %
Est. dividend yield (basis current NAV)	10 %	35 %	21 %
Avg. TCE p.d. assump. (gross)	14 144	25 000	25 000
On-hire days assumption per vessel	364	360	339

## BALANCE SHEET FORECAST (VALUE ADJUSTED, BASE CASE)

Date	31.12.2021E	31.12.2022E	31.12.2023E	31.12.2024E
Free cash	205 853	260 596	272 361	327 315
Restricted cash	250 000	250 000	250 000	250 000
Other working capital	- 80 141	- 87 735	- 87 735	- 87 735
Vessel value	17 500 000	15 250 000	13 000 000	10 750 000
Total assets	17 875 712	15 672 861	13 434 626	11 239 580

Long-term debt	1 850 000	1 550 000	1 250 000	875 000
<b>Value adjusted equity</b>	<b>16 025 712</b>	<b>14 122 861</b>	<b>12 184 626</b>	<b>10 364 580</b>
Total equity and liabilities	17 875 712	15 672 861	13 434 626	11 239 580

Est. future IRR p.a. (basis current NAV)	-2 %	11 %	12 %
Est. future nominal return (basis current NAV)	-2 %	21 %	31 %



# Atlantica Bay AS

Korean-built MR product tanker currently trading in the Norient Product Pool

## PROJECT & COMPANY INFORMATION

Established	Feb-19
Currency	USD
Vessel(s) purchase price	13 450 000

### Initial financing

Long-term debt	7 000 000
Seller's credit	-
Equity	8 100 000
Project price	15 100 000

### Equity

Paid in equity	8 100 000
Paid in equity per 1 %	81 000

Accumulated dividends (since establishment) per 1 %	12 000
Accumulated dividends in % of paid in equity	15 %
Next estimated dividend per 1 %	

Last traded per 1 %	26.03.2020	65 000
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Vessel valuation	Source	Date	Value
Last valuation on vessel (*)	Avg. of selected brokers (**)	08.12.2021	11 750 000
(*) Charter free basis			
(**) Associated Shipbrokers & Arctic Shipping			

## ESTIMATED NAV PER 31.12.2021

	High case	Base case	Low case
Vessel(s) value	12 750 000	11 750 000	10 750 000
Cash		220 646	
Other working capital		26 255	
Total assets		11 996 901	

Long-term debt	5 075 000
Seller's credit	-
Total liabilities	5 075 000

Current Net Asset Value (NAV)*	7 921 901	6 921 901	5 921 901
Current NAV per 1 %	79 219	69 219	59 219

Est. IRR p.a. since establishment	4 %	0 %	-5 %
Est. nominal return since establishment	13 %	0 %	-12 %

\* Sales commission or liquidation costs are not accounted for in the NAV

## EST. RETURN SENSITIVITIES\* (BASIS CURRENT NAV)

Comment	Residual value	Date of sale	
		31.12.2022	31.12.2023
Future High Case	16 000 000	58 %	40 %
Future Base case	12 500 000	7 %	21 %
Future Low case	9 000 000	-44 %	-2 %

\*IRR p.a.

Vessel value	NAV per 1%	Charter party	Charter expiry	Segment	Date of analysis
USD 11,8m	USD 69k	Pool	Pool	Tank	31.12.2021

### Project Broker

Axel K. Bendvold  
(+47) 40 46 00 04

### Business Manager

Tone Haugland  
(+47) 22 93 63 45

### Secondhand trade

Project Sales  
fpfsales@fearnleys.com

## VESSEL(S) INFORMATION

Name of vessel	Atlantica Bay
Type of vessel	MR Product Tanker
Year built	2007
Ship yard	Sungdong Shipbuilding, S. Korea
Class	American Bureau of Shipping
Flag	Marshall Island
Deadweight	46 763
Lightweight	9 488
Cubic meters	51 439
Next Special Survey / BWTS Installation	Q4 2022 / Q4 2022

### Project Managers

Managing Owner / Lead Investor	Atlantica Shipping AS
Commercial Manager	Atlantica Shipping AS
Technical Manager	Ahrenkiel Shipmanagement GmbH
Business Manager	Fearnley Business Management AS

### Vessel employment

Charter Party	Pool
Pool Operator	Norient Product Pool

## CASH FLOW FORECAST (BASE CASE)

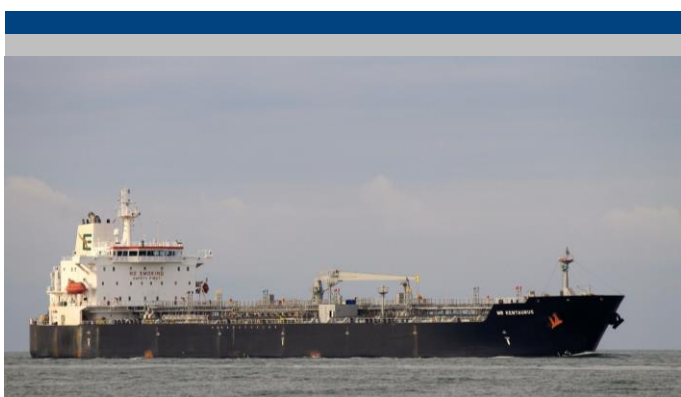
Year	2022E	2023E
Operating income	4 329 633	5 688 000
Operating expenses	- 2 495 016	- 2 557 391
Dry dock / survey	- 1 700 000	-
Admin / start-up expenses	- 129 227	- 132 458
EBITDA	5 390	2 998 151
Change in other working capit.	- 1 446 757	1 473 012
CapEx (purchase/sale)	-	12 500 000
Net financial expenses	- 267 684	- 257 435
Change in bank debt	- 700 000	- 4 200 000
Free cash flow to equity	- 2 409 051	12 513 728
Dividends	-	10 325 320

Est. free cash flow to equity (basis current NAV)	-35 %	181 %
Est. dividend yield (basis current NAV)	0 %	149 %
Avg. TCE p.d. assumpt. (gross)	13 286	16 000
On-hire days assumption per vessel	330	360

## BALANCE SHEET FORECAST (VALUE ADJUSTED, BASE CASE)

Date	31.12.2021E	31.12.2022E	31.12.2023E
Cash	220 646	- 2 188 406	-
Other working capital	26 255	1 473 012	-
Vessel(s) value	11 750 000	12 125 000	-
Total assets	11 996 901	11 409 606	-
Long-term debt	5 075 000	4 375 000	175 000
Seller's credit	-	-	-
Value adjusted equity	6 921 901	7 034 606	- 175 000
Total equity and liabilities	11 996 901	11 409 606	-

Est. future IRR p.a. (basis current NAV)	2 %	21 %
Est. future nom. return (basis current NAV)	2 %	47 %





# Atlantica Breeze AS

Korean-built MR product tanker currently trading in the Norient Product Pool

PROJECT & COMPANY INFORMATION			
Established	Jun-19		
Currency	USD		
Vessel purchase price	14 000 000		
<b>Initial financing</b>			
Long-term debt	7 000 000		
Seller's credit	-		
Equity	8 400 000		
Project price	15 400 000		

<b>Equity</b>			
Paid in equity	8 400 000		
Paid in equity per 1 %	84 000		
Accumulated dividends (since establishment) per 1 %	13 000		
Accumulated dividends in % of paid in equity	15 %		
Next estimated dividend per 1 %			

Last traded per 1 %	22.09.2020	50 000	
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<b>Vessel valuation</b>	<b>Source</b>	<b>Date</b>	<b>Value</b>
Last valuation on vessel (*)	Avg. of selected brokers (**)	08.12.2021	11 750 000

(\*) Charter free basis

(\*\*) Associated Shipbrokers & Arctic Shipping

ESTIMATED NAV PER 31.12.2021			
	High case	Base case	Low case
<b>Vessel value</b>	<b>12 750 000</b>	<b>11 750 000</b>	<b>10 750 000</b>
Cash		246 608	
Other working capital		950 165	
<b>Total assets</b>		<b>12 946 773</b>	
Long-term debt		5 425 000	
Seller's credit		-	
<b>Total liabilities</b>		<b>5 425 000</b>	
<b>Current Net Asset Value (NAV)*</b>	<b>8 521 773</b>	<b>7 521 773</b>	<b>6 521 773</b>
Current NAV per 1 %	85 218	75 218	65 218

Est. IRR p.a. since establishment	6 %	2 %	-3 %
Est. nominal return since establishment	17 %	5 %	-7 %

\* Sales commission or liquidation costs are not accounted for in the NAV

EST. RETURN SENSITIVITIES* (BASIS CURRENT NAV)			
Comment	Residual value	Date of sale	
		31.12.2022	31.12.2023
Future High Case	16 000 000	54 %	38 %
Future Base case	12 500 000	8 %	20 %
Future Low case	9 000 000	-39 %	-1 %

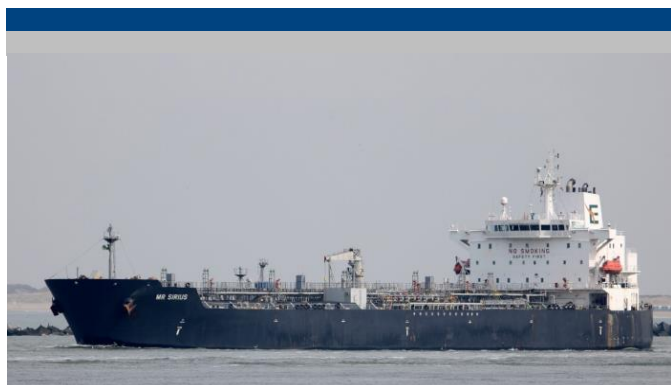
\*IRR p.a.

Vessel value	NAV per 1%	Charter party	Charter expiry	Segment	Date of analysis
USD 11.8m	USD 75k	Pool	Pool	Tank	31.12.2021
Project Broker		Business Manager		Secondhand trade	
Axel K. Bendvold		Tone Haugland		Project Sales	
(+47) 40 46 00 04		(+47) 90 78 77 27		fpfsales@fearnleys.com	
VESSEL INFORMATION					
Name of vessel			Atlantica Breeze		
Type of vessel			MR Product Tanker		
Year built			2007		
Ship yard			Sungdong Shipbuilding, S. Korea		
Class			American Bureau of Shipping		
Flag			Marshall Islands		
Deadweight			46 846		
Lightweight			9 404		
Cubic meters			52 680		
Next Special Survey /BWTS Installation			Q3 2022 / Q3 2022		
Project Managers					
Managing Owner / Lead Investor			Atlantica Shipping AS		
Commercial Manager			Atlantica Shipping AS		
Technical Manager			Ahrenkiel Shipmanagement GmbH		
Business Manager			Fearnley Business Management AS		
Vessel employment					
Charter Party			Pool		
Pool Operator			Norient Product Pool		

CASH FLOW FORECAST (BASE CASE)			
Year	2022E	2023E	
Operating income	4 386 908	5 688 000	
Operating expenses	- 2 436 840	- 2 547 361	
Dry dock / survey	- 1 700 000	-	
Admin / start-up expenses	- 129 227	- 132 458	
EBITDA	120 841	3 008 182	
Change in other working capital	- 622 962	1 573 127	
CapEx (purchase/sale)	-	12 500 000	
Net financial expenses	- 284 799	- 253 330	
Change in bank debt	- 700 000	- 4 725 000	
Free cash flow to equity	- 1 486 920	12 102 979	
Dividends	-	10 862 665	
Est. FCF to equity (basis current NAV)	-20 %	161 %	
Est. dividend yield (basis current NAV)	0 %	144 %	
Avg. TCE p.d. assumpt. (gross)	13 993	16 000	
On-hire days assumption per vessel	330	360	

BALANCE SHEET FORECAST (VALUE ADJUSTED, BASE CASE)			
Date	31.12.2021E	31.12.2022E	31.12.2023E
Cash	246 608	- 1 240 313	-
Other working capital	950 165	1 573 127	-
Vessel(s) value	11 750 000	12 125 000	-
<b>Total assets</b>	<b>12 946 773</b>	<b>12 457 814</b>	<b>-</b>
Long-term debt	5 425 000	4 725 000	-
Seller's credit	-	-	-
<b>Value adjusted equity</b>	<b>7 521 773</b>	<b>7 732 814</b>	<b>-</b>
<b>Total equity and liabilities</b>	<b>12 946 773</b>	<b>12 457 814</b>	<b>-</b>

Est. future IRR p.a. (basis current NAV)	3 %	20 %
Est. future nom.return (basis current NAV)	3 %	44 %



# Atlantica Bell AS

Korean-built MR product tanker currently trading in the Norient Product Pool

## PROJECT & COMPANY INFORMATION

Established	Dec-21
Currency	USD
Vessel purchase price	11 500 000

### Initial financing

Long-term debt	6 325 000
Seller's credit	-
Equity	7 300 000
Project price	13 625 000

### Equity

Paid in equity	7 300 000
Paid in equity per 1 %	73 000

Accumulated dividends (since establishment) per 1 %	-
Accumulated dividends in % of paid in equity	
Next estimated dividend per 1 %	

Last traded per 1 %

### Vessel(s) valuation

Source	Date	Value
Purchase price	31.12.2021	11 500 000

(\*) Charter free basis

## ESTIMATED NAV PER 05.01.2022

	High case	Base case	Low case
<b>Vessel(s) value</b>	<b>12 500 000</b>	<b>11 500 000</b>	<b>10 500 000</b>
Free cash		908 855	
Other working capital		833 883	
<b>Total assets</b>		<b>13 242 738</b>	
Long-term debt		6 325 000	
Seller's credit		-	
<b>Total liabilities</b>		<b>6 325 000</b>	
<b>Current Net Asset Value (NAV)*</b>	<b>7 917 738</b>	<b>6 917 738</b>	<b>5 917 738</b>
NAV per 1 %	79 177	69 177	59 177

Est. IRR p.a. since establishment	
Est. nominal return since establishment	

\* Sales commission or liquidation costs are not accounted for in the NAV

## EST. RETURN SENSITIVIES (IRR P.A.) (BASIS ESTABLISHMENT)

Comment	Residual value	Date of sale		
		31.12.2022	31.12.2023	31.12.2024
Future High Case	14 500 000	56 %	40 %	32 %
Future Base case	11 500 000	18 %	25 %	24 %
Future Low case	8 500 000	-22 %	8 %	15 %

Vessel value	NAV per 1%	Charter party	Charter expiry	Segment	Date of analysis
USD 11,5m	USD 69k	Pool	Pool	Tank	05.01.2022

### Project Broker

Axel K. Bendvold  
(+47) 40 46 00 04

### Business Manager

Tone Haugland  
(+47) 90 78 77 27

### Secondhand trade

Project Sales  
fpfsales@fearnleys.com

## VESSEL INFORMATION

<b>Name of vessel</b>	<b>Atlantica Bell</b>
Type of vessel	MR Product Tanker (Ice Class)
Year built	2006
Ship yard	STX Shipbuilding, S. Korea
Class	American Bureau of Shipping
Flag	Marshall Island
Deadweight	51 000
Lightweight	11 110
Cubic meters	51 562
Next Special Survey / BWTS Installation	Q1 2026 / Installed

### Project Managers

Managing Owner / Lead Investor	Atlantica Shipping AS
Commercial Manager	Atlantica Shipping AS
Technical Manager	Interiorient Shipmanagement
Business Manager	Fearnley Business Management AS

### Vessel(s) employment

Charter party	Pool
Pool Operator	Norient Product Pool

## CASH FLOW FORECAST

Year	2022E*	2023E	2024E
Operating income	4 428 757	5 688 000	5 347 110
Operating expenses	- 2 365 270	- 2 431 064	- 2 498 668
Dry dock / survey	-	-	-
Admin / start-up expenses	- 107 500	- 110 188	- 112 942
EBITDA	1 955 987	3 146 748	2 735 500
Change in other working capit:	- 828 679	-	1 662 562
CapEx (purchase/sale)	-	-	11 500 000
Net financial expenses	- 225 669	- 258 322	- 209 230
Change in bank debt	- 750 000	- 1 000 000	- 1 000 000
Free cash flow to equity	151 638	1 888 426	14 688 832
Dividends	-	-	17 637 748

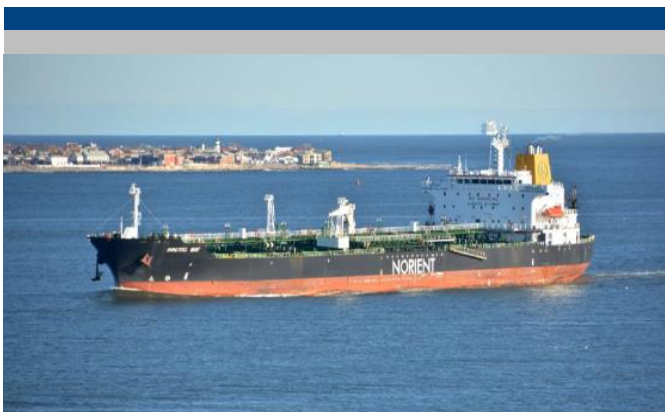
Est. FCF to equity (Basis establishment)	2 %	26 %	201 %
Est. dividend yield (Basis establishment)	0 %	0 %	242 %
Avg. TCE p.d. assumpt. (gross)	12 715	16 000	15 000
On-hire days assumption per vessel	353	360	361

\* Remainder of the year from date of analysis

## BALANCE SHEET FORECAST (VALUE ADJUSTED)

Date	05.01.2022E	31.12.2022E	31.12.2023E	31.12.2024E
Free cash	908 855	1 060 492	2 948 917	-
Other working capital	833 883	1 662 562	1 662 562	-
Vessel(s) value	11 500 000	11 500 000	11 500 000	-
<b>Total assets</b>	<b>13 242 738</b>	<b>14 223 054</b>	<b>16 111 479</b>	<b>-</b>
Long-term debt	6 325 000	5 575 000	4 575 000	3 575 000
Seller's credit	-	-	-	-
<b>Value adjusted equity</b>	<b>6 917 738</b>	<b>8 648 054</b>	<b>11 536 479</b>	<b>- 3 575 000</b>
<b>Total equity and liabilities</b>	<b>13 242 738</b>	<b>14 223 054</b>	<b>16 111 479</b>	<b>-</b>

Est. future IRR p.a. (Basis establishment)	18 %	25 %	24 %
Est. future nominal return (Basis establishment)	18 %	58 %	93 %



## Dyvi Cable Ship II DIS

Cable layer on long term bareboat charter to an industrial player  
The DIS has additional security in MV Wave Sentinel

### PROJECT & COMPANY INFORMATION

Established	May-16
Currency	USD
Vessel(s) purchase price	18 250 000

#### Initial financing

Long-term debt	4 200 000
Seller's credit	4 750 000
Equity	9 850 000
Project price	18 800 000

#### Equity

Paid in equity	9 850 000
Paid in equity per 1 %	98 500

Accumulated dividends (since establishment) per 1 %	106 000
Accumulated dividends in % of paid in equity	108 %
Next estimated dividend per 1 %	Q2 2022 12 000

Last traded per 1 %	29.05.2019 114 000
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Vessel valuation	Source	Date	Value
Last valuation on vessel (*)	Fearnley Offshore Supply	31.12.2021	10 000 000
(*) Charter free value basis			

### ESTIMATED NAV PER 31.12.2021

		Base case	
Return on equity requirement p.a.	8 %	11,5 %	15 %
Free cash		56 553	
Net working capital		-	
Implied vessel(s) value	11 837 739	11 420 678	11 045 734
Total assets	11 894 292	11 477 231	11 102 287

Long-term debt		-	
Seller's credit		4 750 000	
Total liabilities		4 750 000	

Current Net Asset Value (NAV)*	7 144 292	6 727 231	6 352 287
Current NAV per 1 %	71 443	67 272	63 523

Est. IRR p.a. since establishment	15 %	15 %	14 %
Est. nominal return since establishment	80 %	76 %	72 %

\* Sales commission or liquidation costs are not accounted for in the current NAV

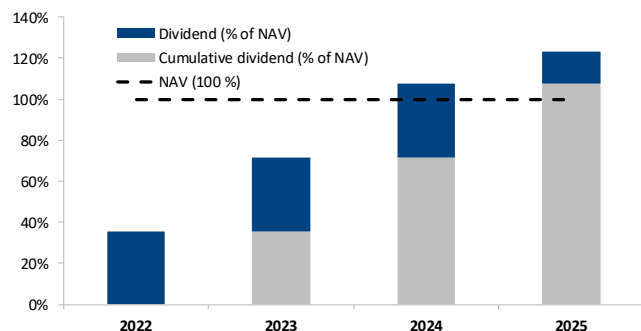
### EST. RETURN SENSITIVIES (BASIS CURRENT NAV, IRR p.a.)

Comment	Residual value	Date	IRR p.a.	Nominal return
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Base (Purchase obligation)	4 750 000	31.05.2025	12 %	23 %
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### ESTIMATED DIVIDENDS (BASIS NAV)

Dividends are subject to change and will continuously be assessed by the Board



Vessel value	NAV per 1%	Charter party	Charter expiry	Segment	Date of analysis
USD 10,0m	USD 67k	BB	Q2 2025	Offshore	31.12.2021

Project Broker	Business Manager	Secondhand trade
Eilert H. Lund (+47) 92 25 63 33	Tone Haugland (+47) 90 78 77 27	Project Sales fpfsales@fearnleys.com

### VESSEL INFORMATION

Name of vessel(s)	C/S Cable Innovator
Type of vessel(s)	Stern-working cable layer
Year built	1995
Ship yard	Kvarner Masa, Finland
Class	ABS
Flag	UK
Deadweight	7 500
Previous / Next dry dock	Q3 2020 / Q1 2023

#### Project Managers

Managing Owner / Lead Investor	Dyvi AS
Business Manager	Fearnley Business Management AS

#### Vessel employment

Charter party	Bareboat
Charterer	Global Marine Systems Ltd.
Current charter rate per day (gross)	6 900
Charter party expiry (max date)	31.05.2025

### CASH FLOW FORECAST (BASE CASE)

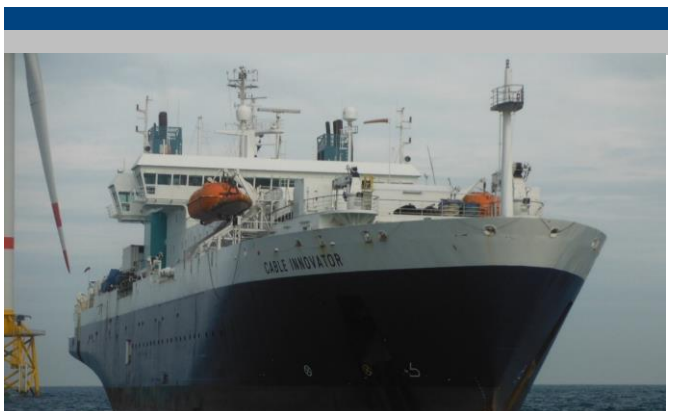
Year	2022E	2023E	2024E
Operating income	2 518 500	2 518 500	2 525 400
Operating expenses	-	-	-
Dry dock / survey	-	-	-
Admin / start-up expenses	- 101 475	- 104 012	- 106 612
EBITDA	2 417 025	2 414 488	2 418 788
Change in net working capital	-	-	-
CapEx (purchase/sale)	-	-	-
Net financial expenses	-	-	-
Change in bank debt	-	-	-
Free cash flow to equity	2 417 025	2 414 488	2 418 788
Dividends	2 400 000	2 400 000	2 450 000

Est. FCF to equity (basis current NAV)	36 %	36 %	36 %
Est. dividend yield (basis current NAV)	36 %	36 %	36 %

### BALANCE SHEET FORECAST (VALUE ADJUSTED, BASE CASE)

Date	31.12.2021E	31.12.2022E	31.12.2023E	31.12.2024E
Free cash	56 553	73 579	88 067	56 855
Net working capital	-	-	-	-
Implied Vessel(s) value	11 420 678	9 468 284	7 515 890	5 563 496
Total assets	11 477 231	9 541 863	7 603 957	5 620 351

Long-term debt	-	-	-	-
Seller's credit	4 750 000	4 750 000	4 750 000	4 750 000
Value adjusted equity	6 727 231	4 791 863	2 853 957	870 351
Total equity and liabilities	11 477 231	9 541 863	7 603 957	5 620 351



2x North Sea Barges trading in a pool of 4 barges

## PROJECT & COMPANY INFORMATION

Established	Dec-11
Currency	USD
Vessels purchase price	9 795 764

### Initial financing

Long-term debt	5 700 000
Seller's credit	-
Equity	7 000 000
Project price	12 700 000

### Equity

Paid in equity (excl. capital issues)	7 000 000
Paid in equity (excl. capital issues) per 1 %	70 000

Accumulated dividends (since establishment) per 1 %	6 000
Accumulated dividends in % of paid in equity	9 %
Next estimated dividend per 1 %	

Last traded per 1 %	25.01.2021	3 207
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### Vessels valuation

Vessels valuation	Source	Date	Value
Last valuation on barges (en bloc) (*)	Colebrook Offshore	31.12.2021	4 125 000
(*) Charter free value basis			

## ESTIMATED NAV PER 31.12.2021

	High case	Base case	Low case
<b>Fleet value</b>	<b>4 625 000</b>	<b>4 125 000</b>	<b>3 625 000</b>
Free cash		63 660	
Other working capital		216 309	
<b>Total assets</b>		<b>4 404 969</b>	
Long-term debt		1 902 168	
Seller's credit		-	
<b>Total liabilities</b>		<b>1 902 168</b>	
<b>Current Net Asset Value (NAV)*</b>	<b>3 002 801</b>	<b>2 502 801</b>	<b>2 002 801</b>
Current NAV per 1 %	30 028	25 028	20 028

\* Sales commission or liquidation costs are not accounted for in the NAV

## EST. RETURN SENSITIVIES (IRR P.A.) (BASIS CURRENT NAV)

Comment	Residual value	Date of sale	
		31.12.2022	31.12.2023
Future High Case	4 200 000	3 %	10 %
Future Base case	3 200 000	-37 %	-10 %
Future Low case	2 200 000	-77 %	-36 %

Project Broker	Business Manager	Secondhand trade
Eilert H. Lund	Lodve H. Stenland	Project Sales
(+47) 92 25 63 33	(+47) 45 85 97 92	fpfsales@fearnleys.com

## VESSELS INFORMATION

Name of vessel(s)	Greenbarge 4	Greenbarge 3
Type of vessel(s)	North Sea Barge	North Sea Barge
Year built	2013	2013
Ship yard	Dalian, China	Dalian, China
Class	DNV GL	DNV GL
Flag	NOR	NOR
Deadweight	-	-
Lightweight	2 361	2 361
Design	-	-
Deck area (sq. m)	2 508	2 508
Uniform deck load (per sq. m)	25t	25t

### Project Managers

Managing Owner / Lead Investor	
Commercial Manager	Rån Offshore AS
Technical Manager	Rån Offshore AS
Business Manager	Fearnley Business Management AS

### Vessels employment

Charter party	Pool
Pool Operator	Rån Offshore AS

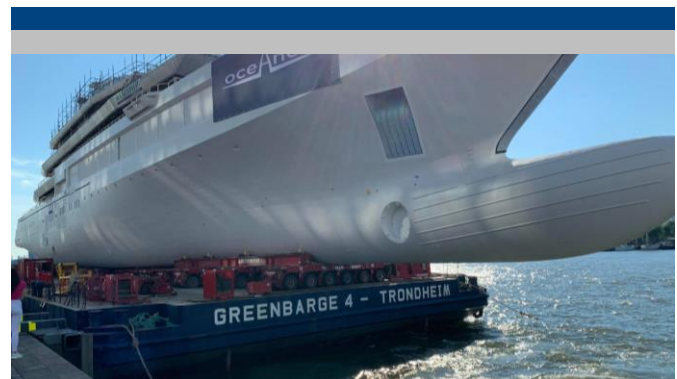
## CASH FLOW FORECAST (BASE CASE)

Year	2022E	2023E
Operating income	962 419	962 419
Operating expenses	- 326 000	- 334 150
Dry dock / survey	- 448 000	-
Admin / start-up expenses	- 101 914	- 104 462
EBITDA	86 504	523 807
Change in other working capit:	122 801	93 508
CapEx (purchase/sale)	-	3 200 000
Net financial expenses	- 91 119	- 70 177
Change in bank debt	- 380 432	- 380 432
Free cash flow to equity	- 262 246	3 366 705
Dividends	-	3 168 121

Est. FCF to equity (Basis NAV)	-10 %	135 %
Est. dividend yield (Basis NAV)	0 %	127 %
Avg. TCE p.d. assumpt. (gross)	2 875	2 875
On-hire days assumption per vessel	360	360

## BALANCE SHEET FORECAST (VALUE ADJUSTED)

Date	31.12.2021E	31.12.2022E	31.12.2023E
Free cash	63 660	- 198 586	-
Other working capital	216 309	93 508	-
Vessel(s) value	4 125 000	3 662 500	-
<b>Total assets</b>	<b>4 404 969</b>	<b>3 557 422</b>	<b>-</b>
Long-term debt	1 902 168	1 521 736	1 141 304
Seller's credit	-	-	-
<b>Value adjusted equity</b>	<b>2 502 801</b>	<b>2 035 686</b>	<b>- 1 141 304</b>
Total equity and liabilities	4 404 969	3 557 422	-





# Nippon Supra AS

Japanese built Supramax Vessel financed through a Japanese lease.  
Chartered in on a bareboat of USD 3425 p.d.

## PROJECT & COMPANY INFORMATION

Established	Aug-19
Currency	USD
Vessel purchase price	14 500 000

### Initial financing

Financial lease	12 800 000
Seller's credit	-
Equity	3 300 000
Project price	16 100 000

### Shareholders' capital

Paid in Shareholders' capital	3 700 000
Paid in Shareholders' capital per 1 %	37 000

Accumulated distributions (since establishment) per 1 %			4 127
Accumulated distributions in % of paid in equity			11 %
Next estimated dividend per 1 %	28.02.2022	Q1 2022	8 000

Last traded per 1 %

### Vessel valuation (Charter Free):

Source	Date	Value
Nordic Shipping	31.12.2021	20 000 000

## ESTIMATED NAV PER 31.12.2021

	High case	Base case	Low case
<b>Vessel value</b>	<b>21 000 000</b>	<b>20 000 000</b>	<b>19 000 000</b>
Free cash	448 641		
Net working capital	228 460		
<b>Total assets</b>	<b>20 677 101</b>		
Financial lease	11 571 000		
Shareholders loan	-		
<b>Total liabilities</b>	<b>11 571 000</b>		
<b>Current NAV</b>	<b>10 106 101</b>	<b>9 106 101</b>	<b>8 106 101</b>
Current NAV per 1 %	101 061	91 061	81 061
Est. IRR p.a. since establishment	56 %	50 %	43 %
Est. nominal return since establishment	207 %	157 %	146 %

\* Sales commission or liquidation costs are not accounted for in the NAV

## EST. RETURN SENSITIVIES\* (BASIS CURRENT NAV)

Comment	Residual value	Date of sale	
		31.12.2022	31.12.2023
High Case	22 700 000	83 %	59 %
Base case	17 700 000	20 %	34 %
Low case	12 700 000	-47 %	1 %

\*IRR p.a.

Vessel value	NAV per 1%	Charter party	Charter expiry	Segment	Date of analysis
USD 20m	USD 91k	Spot / TC	Q2 2022	Dry bulk	31.12.2021

### Project Broker

Jørgen F. Sandnes  
(+47) 93 81 38 31

### Business Manager

Lodve H. Stendal  
(+47) 48 85 97 92

### Secondhand trade

Project Sales  
fpfsales@fearnleys.com

## VESSEL INFORMATION

Name of vessel(s)	Lista
Type of vessel(s)	IHI-56 Supramax dry bulk
Year built	2011
Ship yard	I.H.I Yokohama shipyard
Class	NKK
Flag	Marshall Island
Deadweight	55 868
Lightweight	9 992
Cranes	4x SWL 30 tonnes
Special Survey / BWTS installation	Q4 2026 / Installed

### Project Managers

Managing Owner / Lead Investor	A/S J. Ludwig Mowinckels Rederi
Commercial Manager	A/S J. Ludwig Mowinckels Rederi
Technical Manager	Union Commercial Inc.
Business Manager	Fearnley Business Management AS

### Vessel employment

Charter party	Current CP
Charterer	Spot/TC
Current charter rate per day (gross)	Pacific Basin
Charter party expiry (min date)	21 850
Charter party expiry (max date)	03.03.2022
	03.05.2022

## CASH FLOW FORECAST (BASE CASE)

Year	2022E	2023E
Operating income	6 681 195	6 498 000
Operating expenses	- 2 062 250	- 2 113 806
Dry dock / survey	-	-
Admin / start-up expenses	- 118 458	- 121 419
EBITDA	4 500 487	4 262 774
Change in net working capital	-	228 460
CapEx (purchase/sale)	-	17 700 000 *
Bareboat payments	- 1 250 125	- 1 250 125
Issue / repayment of financial lease	-	- 10 471 000
Interest and repayment of Shareholders' loan	-	-
Free cash flow to equity (incl. Shareholders' loan)	3 250 362	10 470 109
Shareholders' distribution	3 200 000	10 969 113

Est. free cash flow to equity (basis current NAV)	36 %	115 %
Est. dividend yield (basis current NAV)	35 %	120 %

\* Depreciated value, 25 years to green demolition

Avg. TCE p.d. assump. (gross)	19 490	19 000
On-hire days assumption per vessel	361	360

## BALANCE SHEET FORECAST (VALUE ADJUSTED, BASE CASE)

Date	31.12.2021E	31.12.2022E	31.12.2023E
Free cash	448 641	499 003	-
Net working capital	228 460	228 460	-
Vessel(s) value	20 000 000	18 850 000	-
<b>Total assets</b>	<b>20 677 101</b>	<b>19 577 463</b>	-
Financial lease	11 571 000	11 021 000	-
Current NAV (incl Shareholders' loan)	9 106 101	8 556 463	-
<b>Total equity and liabilities</b>	<b>20 677 101</b>	<b>19 577 463</b>	-



2 x modern Hyundai Mipo Handysize vessels

Njord Handy AS owns 83.3 % of the vessel owning company Avior GmbH & Co. KG

## PROJECT & COMPANY INFORMATION

\* All figures are relating to Avior GmbH & Co. KG, the vessel owning entity

Established	Sep-17
Currency	USD
Vessels purchase price	20 500 000

### Initial financing

Long-term debt	10 750 000
Seller's credit	-
Equity	12 165 000
Project price	22 915 000

### Equity

Paid in equity	13 865 000
Paid in equity per 1 %	138 650

Accumulated dividends (since establishment) per 1 %	56 500
Accumulated dividends in % of paid in equity	41 %
Next estimated dividend per 1 %	Q1 2022 18 000

Last traded per 1 % (Njord Handy AS, 83.3%)	17.08.2021	180 000
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Vessel(s) valuation	Source	Date	Value
Last valuation on vessels (en bloc) (*)	SSY	31.12.2021	34 000 000
(*) Charter free basis			

## ESTIMATED NAV PER 31.12.2021

	High case	Base case	Low case
Vessel(s) value en bloc	37 000 000	34 000 000	31 000 000
Free cash		661 243	
Other working capital		324 000	
Total assets		34 985 243	

Long-term debt	8 150 000
Seller's credit	-
Total liabilities	8 150 000

NAV*	29 835 243	26 835 243	23 835 243
NAV per 1 %	298 352	268 352	238 352

NAV per 1 % (Njord Handy AS, 83.3 %)	248 528	223 538	198 548
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Est. IRR p.a. since establishment	28 %	25 %	22 %
Est. nominal return since establishment	156 %	134 %	113 %

\* Sales commission or liquidation costs are not accounted for in the NAV

## EST. RETURN SENSITIVITIES (IRR P.A.) (BASIS NAV)

Comment	Residual value	Date of sale	
		31.12.2022	31.12.2023
Future High Case	33 500 000	37 %	34 %
Future Base case	27 000 000	10 %	22 %
Future Low case*	20 500 000	-17 %	10 %

\*Purchase Price



Vessels value	NAV per 1 %	Charter party	Charter expiry	Segment	Date of analysis
USD 34m	USD 224k	Spot / TC	Q1 2022	Dry bulk	31.12.2021

Project Broker	Business Manager	Secondhand trade
Jørgen F. Sandnes (+47) 93 81 38 31	Mats Wikholm (+47) 99 57 00 93	Project Sales fpfsales@fearnleys.com

## VESSLS INFORMATION

Name of vessel(s)	Voge Emma	Voge Mia
Type of vessel(s)	Handysize	Handysize
Year built	2011	2011
Ship yard	Hyundai Mipo (Korea)	Hyundai Mipo (Korea)
Class	DNVGL	DNVGL
Flag	Liberia	Liberia
Deadweight	36 839	36 866
Lightweight	8 137	8 101
Cranes	4 x 30 tons (grab fitted)	4 x 30 tons (grab fitted)
Next Special Survey / BWTS Installation	2025 / Installed	2026 / Installed

### Project Managers

Managing Owner / Lead Investor	Njord Shipping AS
Commercial Manager	H. Vogemann Reederei Services GmbH & Co. KG
Technical Manager	H. Vogemann Reederei Services GmbH & Co. KG
Business Manager	Fearnley Business Management AS

### Vessel(s) employment

	Voge Emma	Voge Mia
Charter party	Spot/TC	Spot/TC
Charterer	Oldendorff	Universal Solutions Group
Current charter rate per day (gross)	20 500	22 650
Charter party expiry (min date)	09.10.2021	04.12.2022
Charter party expiry (max date)	25.02.2022	19.02.2023

## CASH FLOW FORECAST

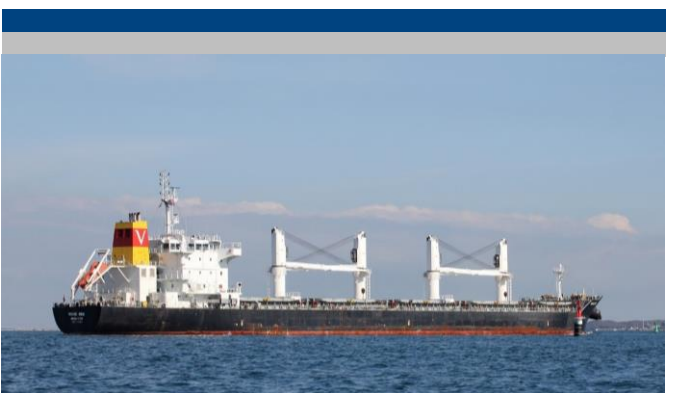
Year	2022E	2023E
Operating income	14 351 294	13 510 965
Operating expenses	- 4 202 736	- 4 302 627
Dry dock / survey	-	-
Admin / start-up expenses	- 289 664	- 296 656
EBITDA	9 858 894	8 911 682
Change in other working capit	- 606 500	930 500
CapEx (purchase/sale)	-	27 000 000
Net financial expenses	- 468 775	- 421 698
Change in bank debt	- 1 200 000	- 6 950 000
Free cash flow to equity	7 583 619	29 470 484
Investor cashflow	7 700 000	30 015 347

Est. FCF to equity (Basis NAV)	28 %	110 %
Est. dividend yield (Basis NAV)	29 %	112 %
Avg. TCE p.d. assumpt. (gross) - pr vessel	21 212	20 013
On-hire days assumption per vessel	361	360

## BALANCE SHEET FORECAST (VALUE ADJUSTED)

Date	31.12.2021E	31.12.2022E	31.12.2023E
Free cash	661 243	544 861	-
Other working capital	324 000	930 500	-
Vessel(s) value	34 000 000	30 500 000	-
Total assets	34 985 243	31 975 361	-
Long-term debt	8 150 000	6 950 000	-
Seller's credit	-	-	-
Value adjusted equity	26 835 243	25 025 361	-
Total equity and liabilities	34 985 243	31 975 361	-

Est. future IRR p.a. (Basis NAV)	24 %	22 %
Est. future nominal return (Basis NAV)	22 %	41 %



Modern Seahorse 35 Handysize Vessel  
managed by Vogemann and Njord Shipping

PROJECT & COMPANY INFORMATION	
Established	Mar-18
Currency	USD
Vessel(s) purchase price	11 300 000
<b>Initial financing</b>	
Long-term debt	5 650 000
Seller's credit	-
Equity	7 040 000
Project price	12 690 000

<b>Equity</b>	
Paid in equity	8 240 050
Paid in equity per 1 %	82 401
Accumulated dividends (since establishment) per 1 %	8 000
Accumulated dividends in % of paid in equity	10 %
Next estimated dividend per 1 %	Q1 2022 11 000
Last traded per 1 %	05.10.2021 95 000

Vessel valuation	Source	Date	Value
Last valuation of vessel*	SSY	31.12.2021	14 500 000
* Value assumes BWTS and SS not yet passed			

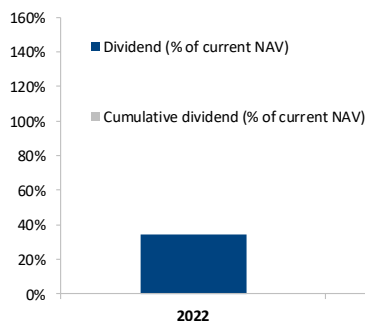
ESTIMATED NAV PER 31.12.2021			
	High case	Base case	Low case
Vessel value **	16 100 000	15 148 739	14 100 000
Free cash		1 694 888	
Other working capital		1 154 899	
Total assets		17 998 526	
Long-term debt		3 813 750	
Seller's credit		-	
Total liabilities		3 813 750	
Current Net Asset Value (NAV)*	15 136 037	14 184 776	13 136 037
Current NAV per 1 %	151 360	141 848	131 360

Est. IRR p.a. since establishment	22 %	20 %	17 %
Est. nominal return since establishment	109 %	82 %	81 %

Sales commission or liquidation costs are not accounted for in the NAV  
\*\* Adjusted for the (~0.649m) already undertaken costs for BWTS Installation and SS

EST. RETURN SENSITIVITIES* (BASIS CURRENT NAV)			
Comment	Residual value	Date of sale	
		31.12.2022	31.12.2023
Future High Case	18 000 000	51 %	40 %
Future Base case	13 000 000	11 %	23 %
Future Low case	8 000 000	-29 %	3 %

\*IRR p.a.



Project Broker	Business Manager	Secondhand trade
Jørgen F. Sandnes (+47) 93 81 38 31	Mats Wikholm (+47) 99 57 00 93	Project Sales fpfsales@fearnleys.com

VESSEL(S) INFORMATION	
Name of vessel(s)	Voge Julie
Type of vessel(s)	Handysize, Bulk Carrier
Year built	2011
Ship yard	Qidong Daoda HI, China
Class	LR
Flag	Liberia
Deadweight	35 853
Lightweight	10 275
Cranes	4x SWL 30 tons
Next Special Survey / BWTS	Q1 2022 / Q1 2022

<b>Project Managers</b>	
Managing Owner / Lead Investor	Njord Shipping AS
Commercial Manager	H. Vogemann Reederei Services GmbH & Co. KG
Technical Manager	H. Vogemann Reederei Services GmbH & Co. KG
Business Manager	Fearnley Business Management AS

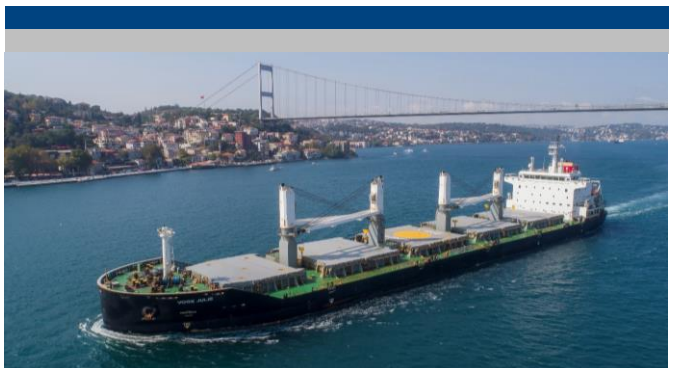
<b>Vessel(s) employment</b>	
Charter party	Spot / TC
Charterer	Norden
Current charter rate per day (gross)	21 750
Charter party expiry (min date)	23.01.2023
Charter party expiry (max date)	08.05.2023

CASH FLOW FORECAST (BASE CASE)		
Year	2022E	2023E
Operating income	6 984 234	6 787 734
Operating expenses	- 1 889 080	- 2 185 781
Dry dock / survey	- 787 261	-
Admin / start-up expenses	- 159 015	- 162 740
EBITDA	4 148 879	4 439 213
Change in other working capital	78 800	692 104
CapEx (purchase/sale)	-	13 000 000
Net financial expenses	- 204 859	- 206 580
Change in bank debt	- 565 000	- 3 248 750
Free cash flow to equity	3 457 820	14 675 987
Dividends	4 900 000	14 928 694

Est. free cash flow to equity (basis current NAV)	24 %	103 %
Est. dividend yield (basis current NAV)	35 %	105 %
Avg. TCE p.d. assumpt. (gross)	21 750	20 112
On-hire days assumption per vessel	340	360

BALANCE SHEET FORECAST (VALUE ADJUSTED, BASE CASE)			
Date	31.12.2021E	31.12.2022E	31.12.2023E
Free cash	1 694 888	252 707	-
Other working capital	1 154 899	692 104	-
Vessel(s) value	15 148 739	14 074 370	-
Total assets	17 998 526	15 019 181	-
Long-term debt	3 813 750	3 248 750	-
Seller's credit	-	-	-
Value adjusted equity	14 184 776	11 770 431	-
Total equity and liabilities	17 998 526	15 019 181	-

Est. future IRR p.a. (basis current NAV)	20 %	23 %
Est. future nominal return (basis current NAV)	18 %	40 %



# NOCC Atlantic DIS

Vessel value	NAV per 1%	Charter party	Charter expiry	Segment	Date of analysis
USD 42,3m	USD 298k	Spot / TC	Q4 2026	RoRo	31.12.2021

Panamax PCTC on a Time Charter to EUKOR.

The vessel trades on a 5-year charter to EUKOR at USD 31,350 in Q4 2021.

PROJECT & COMPANY INFORMATION		
Established	Feb-07	
Currency	USD	
Vessel(s) purchase price	151 000 000	
<b>Initial financing</b>		
Long-term debt	114 000 000	
Seller's credit	-	
Equity	51 600 000	
Project price	165 600 000	

<b>Equity</b>		
Paid in equity	52 960 000	
Paid in equity per 1 %	529 600	
Accumulated distributions (since establishment) per 1 %	378 000	
Accumulated distributions in % of paid in equity	71 %	

Last traded per 1 %	23.04.2021	75 000
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Vessel valuation	Source	Date	Value
Last valuation on vessel (*)	Fearnleys / Hesnes	31.12.2021	42 250 000
(*) Charter free basis			

ESTIMATED NAV PER 31.12.2021			
	High case	Base case	Low case
Vessel(s) value	46 475 000	42 250 000	38 025 000
Free cash		1 769 971	
Net working capital		500 000	
Total assets		44 519 971	
Long-term debt**		14 740 000	
Seller's credit		-	
Total liabilities		14 740 000	
Current Net Asset Value (NAV)*	34 004 971	29 779 971	25 554 971
Current NAV per 1 %	340 050	297 800	255 550
Est. IRR p.a. since establishment	4 %	4 %	3 %
Est. nominal return since establishment	36 %	28 %	20 %
* Sales commission or liquidation costs are not accounted for in the NAV			
** The loan has been refinanced at favourable terms and will be drawn on 31.01.2022			

EST. RETURN SENSITIVITIES* (BASIS CURRENT NAV)				
Comment	Residual value**	Date of sale		
		31.12.2022	31.12.2024	31.12.2026
Depreciated Value, 2022	39 900 000	23 %	23 %	22 %
Depreciated Value, 2024	35 200 000	-4 %	18 %	20 %
Depreciated Value, 2026	30 500 000	-23 %	12 %	17 %

\*IRR p.a.

\*\*30 years economic life to zero

## COMMENTS

In Q4 2021, the vessel commenced on a 5-year time charter to EUKOR. The agreed gross rate is USD 31 350 for the first three years, and USD 29 300 the last two (less 2.5 pct commission).

Project Broker	Business Manager	Secondhand trade
Eilert H. Lund	Tone Haugland	Project Sales
(+47) 92 25 63 33	(+47) 90 78 77 27	fpsales@fearnleys.com

VESSEL INFORMATION	
Name of vessel(s)	NOCC Atlantic
Type of vessel(s)	Pure car/truck carrier
Year built	2009
Ship yard	Samjin co./DSME WeiHai Co. Ltd., China
Class	DNV GL
Flag	NIS
Capacity (units)	6 700
Decks (hoistable)	13 (4)
Next Dry Dock / Next Special Survey	Q2 2022 / Q2 2024

<b>Project Managers</b>	
Managing Owner / Lead Investor	Norwegian Car Carriers AS
Commercial Manager	Norwegian Car Carriers AS
Technical Manager	Wallem, Hong Kong
Business Manager	Fearnley Business Management AS

<b>Employment</b>	
Charter party	Spot/TC
Charterer	EUKOR Car Carriers Inc
Current charter rate per day (gross)*	31 350
Charter party expiry (max date)	11.12.2026

\*The rate will be reduced to USD 29,300 from 11.12.2024 to expiry 11.12.2026

CASH FLOW FORECAST (BASE CASE)			
Year	2022E	2023E	2024E
Operating income	10 618 637	11 175 883	10 609 548
Operating expenses	- 2 709 030	- 2 490 395	- 2 537 478
Dry dock / survey	- 743 000	-	- 1 200 000
Admin / start-up expenses	- 470 615	- 279 160	- 282 689
EBITDA	6 695 992	8 406 328	6 589 381
Change in net working capital	-	-	-
CapEx (purchase/sale)	-	-	-
Net financial expenses	- 508 042	- 543 167	- 403 556
Change in bank debt	1 960 000	- 4 200 000	- 3 600 000
Free cash flow to equity	8 147 950	3 663 161	2 585 825
Investor cash flow	8 400 000	3 700 000	2 600 000
Est. FCF to equity (basis current NAV)	27 %	12 %	9 %
Est. dividend yield (basis current NAV)	28 %	12 %	9 %
Avg. TCE p.d. assumpt. (gross)	31 350	31 350	31 232
On-hire days assumption per vessel	343	361	344

BALANCE SHEET FORECAST (VALUE ADJUSTED, BASE CASE)				
Date	31.12.2021E	31.12.2022E	31.12.2023E	31.12.2024E
Free cash	1 769 971	1 517 922	1 481 082	1 466 908
Net working capital	500 000	500 000	500 000	500 000
Vessel(s) value	42 250 000	39 900 000	37 550 000	35 200 000
Total assets	44 519 971	41 917 922	39 531 082	37 166 908
Long-term debt**	14 740 000	16 700 000	12 500 000	8 900 000
Seller's credit	-	-	-	-
Value adjusted equity	29 779 971	25 217 922	27 031 082	28 266 908
Total equity and liabilities	44 519 971	41 917 922	39 531 082	37 166 908

Est. future IRR p.a. (basis current NAV)	16 %	19 %	18 %
Est. future nom. return (basis current NAV)	13 %	31 %	44 %

\*\* The loan has been refinanced at favourable terms and will be drawn on 31.01.2022





## Ocean Scout DIS

Norwegian built PSV on a time charter to an industrial player. The TC is extended for the fourth time with the same charterer

### PROJECT & COMPANY INFORMATION

Established	May-13
Currency	NOK
Vessel(s) purchase price	220 000 000

#### Initial financing

Long-term debt	100 000 000
Seller's credit	10 000 000
Equity	110 000 000
Project price	220 000 000

#### Equity

Paid in equity	143 067 500
Paid in equity per 1 %	1 430 675

Accumulated dividends (since establishment) per 1 %	245 000
Accumulated dividends in % of paid in equity	17 %

Last traded per 1 %	13.02.2019	350 000
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Vessel(s) valuation	Source	Date	Value
Last valuation on vessel(s) (*)	Fearnley Offshore Supply	31.12.2021	70 500 000
(*) Charter free basis & USD/NOK=8.82			

### ESTIMATED NAV PER 31.12.2021

	High case	Base case	Low case
<b>Vessel(s) value</b>	<b>77 550 000</b>	<b>70 500 000</b>	<b>63 450 000</b>
Free cash		8 455 721	
Net working capital		1 814 934	
<b>Total assets</b>		<b>80 770 655</b>	

Long-term debt	43 065 000
Seller's credit	-
<b>Total liabilities</b>	<b>43 065 000</b>

<b>Current Net Asset Value (NAV)*</b>	<b>44 755 655</b>	<b>37 705 655</b>	<b>30 655 655</b>
Current NAV per 1 %	447 557	377 057	306 557

Est. IRR p.a. since establishment**	-13 %	-15 %	-18 %
Est. nominal return since establishment**	-66 %	-57 %	-79 %

\* Sales commission or liquidation costs are not accounted for in the NAV

\*\* Estimated NAV is based on project establishment date on 30.09.2019

### EST. RETURN SENSITIVITIES\* (IRR P.A. BASIS CURRENT NAV)

Comment	Residual value	Date of sale		
		31.12.2022	31.12.2023	31.12.2024
Future High Case	90 000 000	70 %	43 %	37 %
Future Base case	70 500 000	18 %	24 %	27 %

Future Low case*	43 065 000	-55 %	-10 %	10 %
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\* Current Long-term debt

Vessel value	NAV per 1%	Charter party	Charter expiry	Segment	Date of analysis
NOK 70,5m	NOK 377k	Spot / TC	Q1 2023	Offshore	31.12.2021

Project Broker	Business Manager	Secondhand trade
Jørgen F. Sandnes (+47) 93 81 38 31	Geir Einar Borgen (+47) 41 76 83 40	Project Sales fpfsales@fearnley.com

### VESSEL(S) INFORMATION

<b>Name of vessel(s)</b>	<b>Dina Scout EUR</b>
Type of vessel(s)	Platform Supply Vessel w/ DP2, FIFI1
Year built	2013
Ship yard	Simek, Norway
Class	DNV GL
Flag	NIS
Deadweight	-
Lightweight	-
Design	UT 755 LC
Deck area (sq. m)	707 sqm
Main engine (bhp)	6,920 bhp

#### Project Managers

Managing Owner / Lead Investor	Atlantica Shipping AS
Commercial Manager	Myklebusthaug Management AS
Technical Manager	Myklebusthaug Management AS
Business Manager	Fearnley Business Management AS

#### Vessels employment

	Current CP	Next CP
Charter party	Spot/TC	Spot/TC
Charterer	Peterson	Peterson
Current charter rate per day (gross)	EUR 6,500	EUR 8,000
Charter party commencement	06.01.2021	31.01.2022
Charter party expiry (max date) (*)	06.02.2022	31.01.2023

### CASH FLOW FORECAST (BASE CASE)

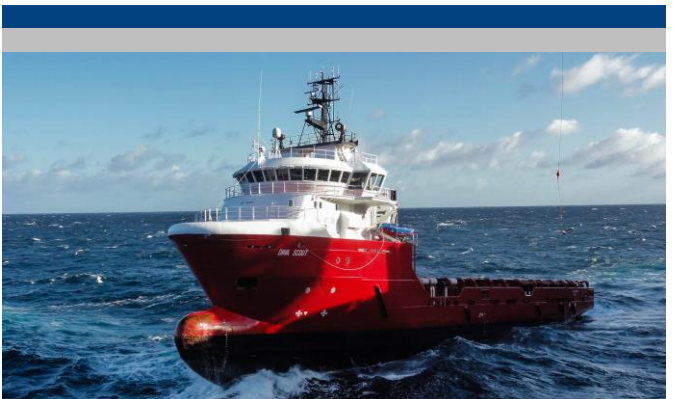
Year	2022E	2023E	2024E
Operating income	27 607 431	33 982 374	40 696 450
Operating expenses	- 17 561 058	- 18 000 084	- 18 500 635
Dry dock / survey	- 588 000	-	-
Admin / start-up expenses	- 694 594	- 711 959	- 729 758
EBITDA	8 763 779	15 270 330	21 466 058
Change in net working capital	-	-	1 814 934
CapEx (purchase/sale)	-	-	70 500 000
Net financial expenses	- 1 997 967	- 1 691 266	- 1 388 464
Change in bank debt	- 6 250 000	- 6 250 000	- 6 250 000
Free cash flow to equity	515 812	7 329 065	86 142 528
Dividends	-	-	102 443 126

Avg. TCE p.d. assump. (gross)	79 017	100 024	119 772
On-hire days assumption per vessel	363	353	353

### BALANCE SHEET FORECAST (VALUE ADJUSTED, BASE CASE)

Date	31.12.2021E	31.12.2022E	31.12.2023E	31.12.2024E
Free cash	8 455 721	8 971 533	16 300 598	-
Net working capital	1 814 934	1 814 934	1 814 934	-
Vessel(s) value	70 500 000	70 500 000	70 500 000	-
<b>Total assets</b>	<b>80 770 655</b>	<b>81 286 467</b>	<b>88 615 532</b>	<b>-</b>
Long-term debt	43 065 000	36 815 000	30 565 000	24 315 000
Seller's credit	-	-	-	-
<b>Value adjusted equity</b>	<b>37 705 655</b>	<b>44 471 467</b>	<b>58 050 532</b>	<b>- 24 315 000</b>
<b>Total equity and liabilities</b>	<b>80 770 655</b>	<b>81 286 467</b>	<b>88 615 532</b>	<b>-</b>

Est. future IRR p.a. (basis current NAV)	18 %	24 %	27 %
Est. future nom. return (basis current NAV)	18 %	54 %	107 %



Feeder Container vessel employed to charterer MSC  
at USD 12,500/day until mid July/mid August 2022

## PROJECT & COMPANY INFORMATION

Established	Nov-20
Currency	USD
Vessel purchase price	5 100 000

### Initial financing

Long-term debt	2 500 000
Seller's credit	-
Equity	3 250 000
Project price	5 750 000

### Equity

Paid in equity	3 250 000
Paid in equity per 1 %	32 500

Accumulated distributions (since establishment) per 1 %	12 900
Accumulated distributions in % of paid in equity	40 %
Next estimated distributions per 1 %	Q1 2022 7 000

Last traded per 1 %	06.09.2021	114 000
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### Vessel valuation

	Source	Date	Value
Last valuation of vessel (Charter free value)	Clarksons	31.12.2021	27 000 000
Calculated valuation adjusted for CP	Fearnley*	31.12.2021	21 700 000

## ESTIMATED NAV PER 31.12.2021

	High case	Base case	Low case
<b>Vessel value with charter *</b>	<b>23 700 000</b>	<b>21 700 000</b>	<b>15 500 000</b>
Free cash		269 733	
Other working capital		1 074 536	
<b>Total assets</b>		<b>23 044 269</b>	

Long-term debt	2 300 000
Seller's credit	-
<b>Total liabilities</b>	<b>2 300 000</b>

<b>Current Net Asset Value (NAV)**</b>	<b>22 744 269</b>	<b>20 744 269</b>	<b>14 544 269</b>
NAV per 1 %	227 443	207 443	145 443

Est. IRR p.a. since establishment	498 %	455 %	316 %
Est. nominal return since establishment	640 %	578 %	387 %

\* Estimated NPV based on a long-term (3 year) CP of USD 27,250 p.d. after the current one, with a residual value (06/2025) of USD 6m and a discount rate of 10%.

\*\* Sales commission or liquidation costs are not accounted for in the NAV

## EST. RETURN SENSITIVITIES (IRR P.A.) (BASIS CURRENT NAV)

Comment	Residual value	Date of sale		
		31.12.2022	31.12.2023	30.06.2025
Future High Case	21 000 000	17 %	24 %	29 %
Future Base case*	6 000 000	-60 %	-20 %	10 %

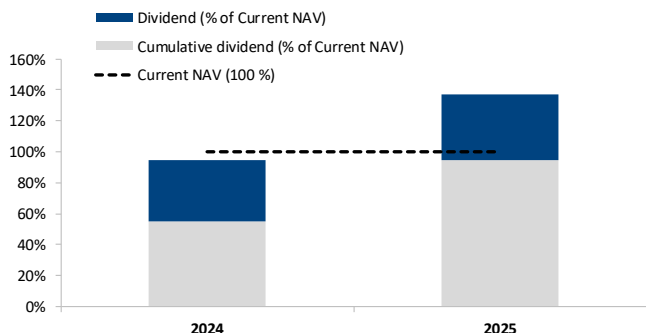
Future Low case**	2 909 385	-76 %	-33 %	4 %
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\*Straight line depreciation based on a 25-year life-expectancy

\*\* Present green recycling value (USD 345/LDT)

## ESTIMATED DIVIDEND YIELD (BASIS CURRENT NAV)

Dividends are subject to change and will continuously be assessed by the Board



Vessel value NAV per 1% Charter party Charter expiry Segment Date of analysis

USD 27m USD 207k Spot / TC Q3 2022 Container 31.12.2021

### Project Broker

Eilert H. Lund  
(+47) 92 25 63 33

### Business Manager

Lodve H. Stendal  
(+47) 45 85 97 92

### Secondhand trade

Project Sales  
fpfsales@fearnleys.com

## VESSEL INFORMATION

<b>Name of vessel</b>	<b>OKEE Cuno</b>
Type of vessel	Feeder Container
Year built	2008
Ship yard	Guangzhou Wenchong, China
Class	DNV GL
Flag	Malta
Deadweight	23,711 mt
Lightweight	8,433 mt
TEU / Reefer Capacity	1,732 TEU / 345 Plugs
Next Special Survey / BWTS Installation	Q4 2023 / Q4 2023
Cranes	2 x 45 tons single cranes

### Project Managers

Managing Owner / Lead Investor	OKEE Shipping GmbH & Co. KG
Commercial Manager	OKEE Shipping GmbH & Co. KG
Technical Manager	Brise Breederung GmbH
Business Manager	Fearnley Business Management

### Vessel employment

Charter party	Spot/TC
Charterer	MSC
Current charter rate per day (gross)	12 500
Charter party expiry (max date)	13.08.2022

## CASH FLOW FORECAST (BASE CASE)

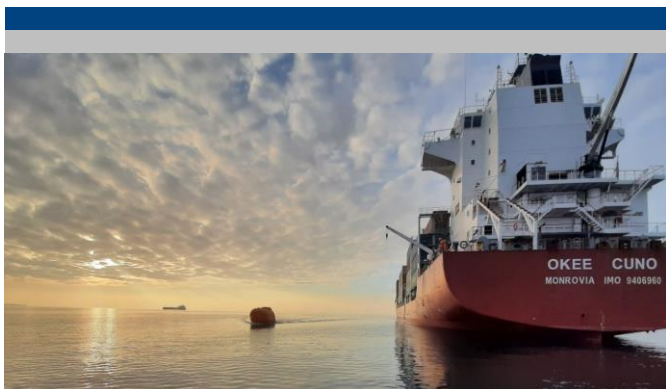
Year	2022E	2023E	2024E
Operating income	6 374 755	9 133 110	9 774 030
Operating expenses	- 1 846 190	- 2 039 000	- 1 879 000
Dry dock / survey	-	- 1 018 000	-
Admin / start-up expenses	- 98 500	- 100 963	- 103 487
EBITDA	4 430 065	5 975 148	7 791 543
Change in other working capit.	431 966	500 000	-
CapEx (purchase/sale)	-	-	-
Net financial expenses	- 140 981	- 128 307	- 115 964
Change in bank debt	- 200 000	- 200 000	- 200 000
Free cash flow to equity	4 521 050	6 146 840	7 475 580
Dividends	4 300 000	6 100 000	7 500 000

Est. FCF to equity (Basis NAV)	22 %	30 %	36 %
Est. dividend yield (Basis NAV)	21 %	29 %	36 %
Avg. TCE p.d. assumpt. (gross)	17 883	27 250	27 250
On-hire days assumption per vessel	364	342	366

## BALANCE SHEET FORECAST (VALUE ADJUSTED)

Date	31.12.2021E	31.12.2022E	31.12.2023E	31.12.2024E
Free cash	269 733	240 783	287 623	263 203
Other working capital	1 074 536	642 570	142 570	142 570
Vessel(s) value	21 700 000	17 152 936	12 605 872	8 058 808
<b>Total assets</b>	<b>23 044 269</b>	<b>18 036 289</b>	<b>13 036 065</b>	<b>8 464 581</b>
Long-term debt	2 300 000	2 100 000	1 900 000	1 700 000
Seller's credit	-	-	-	-
<b>Value adjusted equity</b>	<b>20 744 269</b>	<b>15 936 289</b>	<b>11 136 065</b>	<b>6 764 581</b>
<b>Total equity and liabilities</b>	<b>23 044 269</b>	<b>18 036 289</b>	<b>13 036 065</b>	<b>8 464 581</b>

Est. future IRR p.a. (Basis NAV)	-3 %	2 %	9 %
Est. future nominal return (Basis NAV)	-2 %	4 %	19 %



# Ran Barge DIS

Large flat top barge

PROJECT & COMPANY INFORMATION	
Established	Dec-17
Currency	USD
Vessel(s) purchase price	2 925 000
<b>Initial financing</b>	
Long-term debt	-
Seller's credit	-
Equity	3 980 000
Project price	3 980 000

<b>Equity</b>	
Paid in Shareholders' Capital	4 480 000
Paid in Shareholders' Capital per 1 %	44 800
Accumulated dividends (since establishment) per 1 %	-
Accumulated dividends in % of paid in equity	0 %
Next estimated dividend per 1 %	Q3 2022 4 000

Last traded per 1 %

Vessel(s) valuation	Source	Date	Value
Last valuation on vessel(s)	Fearnley Offshore Supply	31.12.2021	4 000 000
(*) Charter free basis			

ESTIMATED NAV PER 31.12.2021			
	High case	Base case	Low case
<b>Vessel(s) value</b>	<b>4 400 000</b>	<b>4 000 000</b>	<b>3 600 000</b>
Free cash		461 162	
Other working capital		124 890	
Total assets		4 586 052	
Shareholders' loan		500 000	
Seller's credit		-	
Total liabilities		500 000	
<b>Current NAV (incl. Shareholders' loan)*</b>	<b>4 986 052</b>	<b>4 586 052</b>	<b>4 186 052</b>
NAV per 1 %	49 861	45 861	41 861
Est. IRR p.a. since establishment	3 %	1 %	-2 %
Est. nominal return since establishment	13 %	2 %	-7 %

\* Sales commission or liquidation costs are not accounted for in the NAV

EST. RETURN SENSITIVIES (IRR P.A.) (BASIS ESTABLISHMENT)			
Comment	Residual value	Date of sale	
		31.12.2022	31.12.2023
Future High Case	6 250 000	13 %	13 %
Future Base case	4 250 000	6 %	8 %
Future Low case	2 250 000	-3 %	2 %

Vessel value	NAV per 1%	Charter party	Charter expiry	Segment	Date of analysis
USD 4,0m	USD 46k	Spot / TC	Q4 2021	Offshore	31.12.2021

Project Broker	Business Manager	Secondhand trade
Eilert H. Lund	Lodve H. Stendal	Project Sales
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VESSEL(S) INFORMATION	
<b>Name of vessel(s)</b>	<b>Ranbarge 1</b>
Type of vessel(s)	A1 Barge, ballasting deck cargo barge
Year built	2014
Ship yard	Jingjiang Nanyan Shipbuilding, China
Class	ABS
Deadweight	20 000
Lightweight	3 500
Deck area (sq. m)	4 500
Length overall	400' / 121.92 m
Bredth overall	120' / 36.57 m
Depth	25' / 7.62 m
Deck Strength	25 t / sq. m

<b>Project Managers</b>	
Commercial Manager	Rán Offshore AS
Technical Manager	Rán Offshore AS
Business Manager	Fearnley Business Management AS

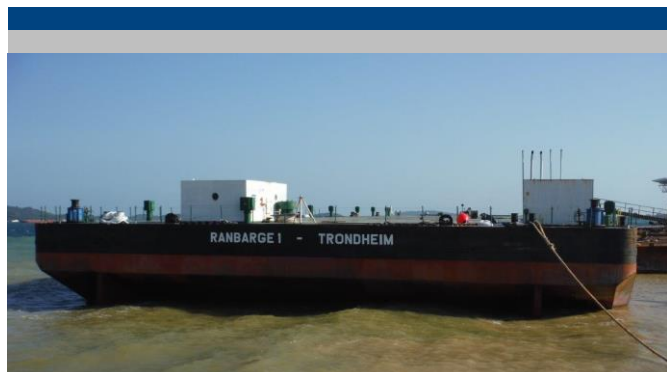
Vessel employment	Current	Next
Charter party	Spot/TC	Spot/TC
Charterer	SHL	SHL
Current charter rate per day (gross)	5 300	5 481
Commencement	04.12.2021	15.01.2022
Charter party expiry (max date)	31.12.2021	30.09.2022

CASH FLOW FORECAST (Base Case)		
Year	2022E	2023E
Operating income	1 284 492	1 284 492
Operating expenses	- 129 000	- 132 225
Dry dock / survey	-	-
Admin / start-up expenses	- 107 625	- 110 316
EBITDA	1 047 867	1 041 952
Change in other working capit:	6 716	118 174
CapEx (purchase/sale)	-	4 250 000
Net financial expenses	- 13 931	-
Change in long term debt	-	-
Free cash flow to equity	1 040 652	5 410 125
Shareholders' Distributions	1 300 000	5 611 940

Est. FCF to equity (Basis establishment)	23 %	121 %
Est. dividend yield (Basis establishment)	29 %	125 %
Avg. TCE p.d. assump. (gross)	5 408	3 756
On-hire days assumption per vessel	250	360

BALANCE SHEET FORECAST (VALUE ADJUSTED)			
Date	31.12.2021E	31.12.2022E	31.12.2023E
Free cash	461 162	201 814	-
Other working capital	124 890	118 173	-
Vessel(s) value	4 000 000	4 125 000	-
Total assets	4 586 052	4 444 987	-
Shareholders' loan	500 000	-	-
Seller's credit	-	-	-
<b>Value adjusted equity</b>	<b>4 086 052</b>	<b>4 444 987</b>	<b>-</b>
Total equity and liabilities	4 586 052	4 444 987	-

Est. future IRR p.a. (Basis establishment)	5 %	8 %
Est. future nominal return (Basis establishment)	32 %	61 %



## Seismic Node Handling Vessel

## PROJECT &amp; COMPANY INFORMATION

Established	Aug-18
Currency	USD
Vessel(s) purchase price	15 600 000

## Initial financing

Long-term debt	8 000 000
Seller's credit	-
Equity	9 240 000
Project price	17 240 000

## Equity

Paid in equity	9 240 000
Paid in equity per 1 %	92 400

Accumulated distributions (since establishment) per 1 %	5 000
Accumulated distributions in % of paid in equity	5 %
Next estimated dividend per 1 %*	

Last traded per 1 %	17.02.2021	92 000
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Vessel valuation	Source	Date	Value
Last valuation on vessel(*)	Average of Seabrokers & FOSAS	31.12.2021	16 000 000
(*) Charter free basis			

## ESTIMATED NAV PER 31.12.2021

	High case	Base case	Low case
Vessel(s) value	17 000 000	16 000 000	15 000 000
Free cash		1 267 809	
Net working capital		1 897 982	
Total assets		19 165 791	

Long-term debt	4 049 454
Seller's credit	-
Total liabilities	4 049 454

Current Net Asset Value (NAV)*	16 116 337	15 116 337	14 116 337
Current NAV per 1 %	161 163	151 163	141 163

Est. IRR p.a. since establishment	21 %	18 %	16 %
Est. nominal return since establishment	80 %	69 %	58 %

\* Sales commission or liquidation costs are not accounted for in the NAV

## EST. RETURN SENSITIVITIES\* (BASIS CURRENT NAV)

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Contact for information

Project Broker	Business Manager	Secondhand trade
Jørgen F. Sandnes	Tone Haugland	Project Sales
(+47) 93 81 38 31	(+47) 90 78 77 27	fpgsales@fearnleys.com

## VESSEL INFORMATION

Name of vessel(s)	Rem Aquarius
Type of vessel(s)	Large PSV, converted to Seismic Node Handling Vessel
Year built	2012
Ship yard	Remontowa Shipbuilding, Poland
Class	Bureau Veritas
Flag	Bahamas
Deadweight	5 200
Design	MMC 887 CP
Deck area (sq. m)	945
Main engine (bhp)	8 716
Next Special Survey	Q4 2022

## Project Managers

Managing Owner / Lead Investor	Rem Offshore AS
Commercial Manager	Rem Offshore AS
Technical Manager	Rem Offshore AS
Business Manager	Fearnley Business Management AS

## Vessel(s) employment

Contact for information

## CASH FLOW FORECAST (BASE CASE)

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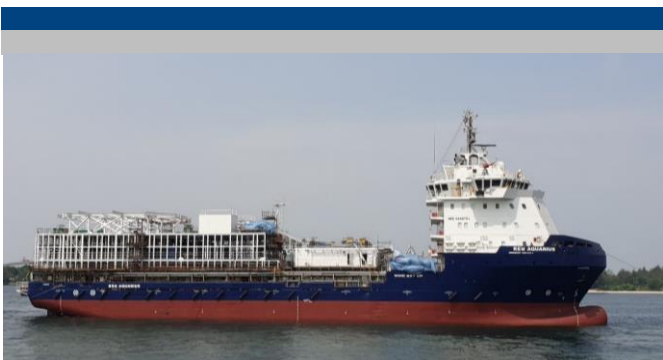
Contact for information

## BALANCE SHEET FORECAST (VALUE ADJUSTED, BASE CASE)

Date	31.12.2021E	31.12.2022E
Free cash	1 267 809	-
Net working capital	1 897 982	-
Vessel(s) value	16 000 000	-
Total assets	19 165 791	-

Long-term debt	4 049 454	-
Seller's credit	-	-
Value adjusted equity	15 116 337	-
Total equity and liabilities	19 165 791	-

Est. future IRR p.a. (basis current NAV)
Est. future nominal return (basis current NAV)





Midsize PCTC vessel on a Bareboat contract to Maritima Maruba

## PROJECT & COMPANY INFORMATION

Established	Jul-19
Currency	USD
Vessel(s) purchase price	12 000 000

### Initial financing

Long-term debt	5 760 000
Seller's credit	-
Equity (Total A/B/C shares, 50/25/25 split)	8 500 000
Project price	14 260 000

### A share equity

Paid in equity (A shares)*	4 250 000
Paid in equity per 1 % (A shares)*	42 500
Accumulated dividends (since establishment) per 1 % (A shares)*	10 546
Accumulated dividends in % of paid in equity (A shares)*	25 %
Next estimated dividend per 1 % (A shares)*	Q2 2022 2 125

Last traded per 1 % (A shares)*	20.11.2019	44 625
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### Vessel valuation (Charter free):

Source	Date	Value
Fearnleys	31.12.2021	27 000 000

## ESTIMATED NAV PER 31.12.2021

	Base case		
Return on equity requirement p.a.	15 %	20 %	25 %
Free cash		609 718	
Other working capital		706 633	
Implied vessel(s) value	12 864 743	11 836 212	10 954 772
Total assets	14 181 094	13 152 563	12 271 124

Long-term debt		4 464 000	
Seller's credit		-	
Total liabilities	4 464 000	4 464 000	4 464 000

<b>Current Net Asset Value (NAV) of total equi</b>	<b>9 717 094</b>	<b>8 688 563</b>	<b>7 807 124</b>
Current NAV per 1 % of total equity	97 171	86 886	78 071
Current NAV per 1 % of A shares*	53 157	47 734	43 078

Est. IRR p.a. since establishment (A sh.)	20 %	15 %	11 %
Est. Nom. ret. since establishment (A sh.)	50 %	37 %	26 %

\*1 % of the A-shares is equivalent of to 0.5 % of the total equity. The difference in pricing of A, B & C shares is due to different coupon rates

### EST. RETURN SENSITIVITIES (BASIS CURRENT NAV) (A sh.)

Comment	Residual value	Date	IRR p.a.	Nominal return
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High case (NB parity per IM)	25 500 000	31.07.2024	67 %	290 %
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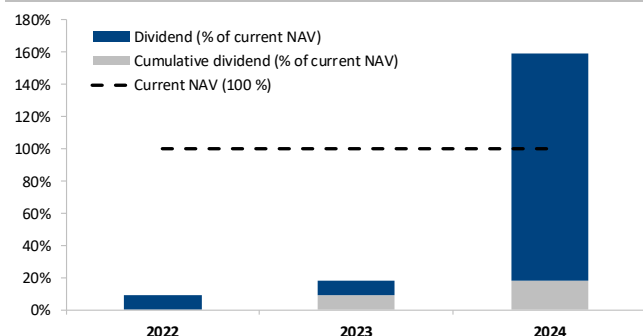
Future Base case	14 500 000	31.07.2024	20 %	59 %
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Put option (end year 5)*	11 380 000	31.07.2024	-3 %	-6 %
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\*The A-shareholders have the option to sell their shares to the B- and C-shareholders at par value at the end of the charter party. The implied vessel value for the put option to be at the money is USD 11.4m

## ESTIMATED DIVIDENDS (BASIS CURRENT NAV) (A shares)

Dividends are subject to change and will continuously be assessed by the Board



Project Broker	Business Manager	Secondhand trade
Eilert H. Lund (+47) 92 25 63 33	Mats Wikholm (+47) 99 57 00 93	Project Sales fpfsales@fearnleys.com

## VESSEL(S) INFORMATION

Name of vessel(s)	Gral San Martin
Type of vessel(s)	PCTC (Pure Car Truck Carrier)
Year built	2009
Ship yard	Rijeka (Croatia)
Class	DNV GL
Flag	Cyprus
Deadweight	12 245
Lightweight	12 638
Capacity (units)	4 870
Decks (hoistable)	11 (2)

### Project Managers

Managing Owner / Lead Investor	Lorentzens Skibs AS
Corporate Manager	Marin Shipmanagement Ltd
Technical Manager	Marin Shipmanagement Ltd
Business Manager	Fearnley Business Management AS

### Vessel employment

Charter party	Bareboat
Charterer	Maritima Maruba
Current charter rate per day (gross)	4 000
Charter party expiry (max date)	31.07.2024

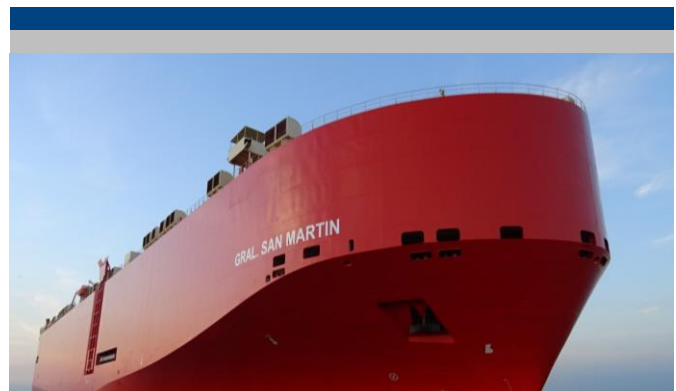
## CASH FLOW FORECAST (BASE CASE)

Year	2022E*	2023E	2024E
Operating income	1 439 596	1 399 150	796 278
Operating expenses	-	-	-
Dry dock / survey	-	-	-
Admin / start-up expenses	- 127 345	- 129 892	- 102 286
EBITDA	1 312 251	1 269 258	693 992
Change in other working capital	206 635	-	-
CapEx (purchase/sale)	-	-	14 500 000
Net financial expenses	- 209 798	- 204 442	- 150 700
Change in bank debt	- 576 000	- 576 000	- 3 312 000
Free cash flow to equity	733 088	488 816	11 731 292
Dividends to A shares	425 000	425 000	6 748 124
Dividends to B shares	-	-	-
Dividends to C shares	-	-	-

Est. Div. yield, A sh., basis paid-in equity	10 %	10 %	159 %
Est. Div. yield, A sh., basis current NAV	9 %	9 %	141 %

## BALANCE SHEET FORECAST (VALUE ADJUSTED, BASE CASE)

Date	31.12.2021E	31.12.2022E	31.12.2023E	30.09.2024E
Free cash	609 718	917 806	981 623	-
Other working capital	706 633	500 000	500 000	-
Implied Vessel(s) value	11 836 212	12 867 356	13 898 500	-
Total assets	13 152 563	14 285 162	15 380 123	-
Long-term debt	4 464 000	3 888 000	3 312 000	-
Seller's credit	-	-	-	-
Value adjusted equity	8 688 563	10 397 162	12 068 123	-
Total equity and liabilities	13 152 563	14 285 162	15 380 123	-



# Ross Magdeburg AS

1,740 TEU Wenchong Container vessel  
trading in Leonhardt & Blumberg's C17-Pool

## PROJECT & COMPANY INFORMATION

Established	Jan-18
Currency	USD
Vessel purchase price	4 700 000

### Initial financing

Long-term debt	2 400 000
Seller's credit	-
Equity	3 740 000
Project price	6 140 000

### Equity

Paid in shareholders capital	3 940 000
Paid in shareholders capital per 1 %	39 400

Accumulated distributions (since establishment) per 1 %	19 045
Accumulated distributions in % of paid in shareholders capital	48 %
Next estimated dividend per 1 %	

Last traded per 1 %	30.04.2018	55 000
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### Vessel valuation:

	Source	Date	Value
Last valuation of vessel (Chrt free value)	Avg. Brokers*	31.12.2021	23 500 000
Vessel valuation adjusted for CP*	Fearnley**	31.12.2021	17 300 000

\* Howe Robinson & Clarksons

\*\*Due to the difference between the vessel's CP and the current market for similar contracts

## ESTIMATED NAV PER 31.12.2021

	High case	Base case	Low case
Vessel value with charter **	20 300 000	17 300 000	14 300 000
Free cash		267 167	
Net working capital		342 780	
Total assets		17 909 947	

Long-term debt	-
Seller's credit	-
Total liabilities	-

Current Net Asset Value (NAV)*	20 909 947	17 909 947	14 909 947
NAV per 1 %	209 099	179 099	149 099

Est. IRR p.a. since establishment	54 %	49 %	43 %
Est. nominal return since establishment	505 %	403 %	344 %

\* Sales commission or liquidation costs are not accounted for in NAV  
\*\* Due to the uncertainty over the current achievable sales value, High/Low cases have a higher spread than usual

## EST. RETURN SENSITIVITIES (IRR P.A.) (BASIS NAV)

Comment	Residual value	Date of sale	
		31.12.22	31.12.2023
Future High Case	21 500 000	46 %	
Future Base case	7 500 000	-34 %	8 %
Future Low case	3 500 000	-60 %	-7 %

Vessel value	NAV per 1%	Charter party	Charter expiry	Segment	Date of analysis
USD 23,50m	USD 179k	Pool	Pool	Container	31.12.2021

Project Broker	Business Manager	Secondhand trade
Axel K. Bendvold (+47) 40 46 00 04	Geir Einar Borgen (+47) 41 76 83 40	Project Sales fpfsales@fearnleys.com

## VESSEL(S) INFORMATION

Name of vessel(s)	Hansa Magdeburg
Type of vessel(s)	Feeder Container Vessel
Year built	2003
Ship yard	Guangzhou Wenchong Shipyard, PR China
Class	DNV GL
Flag	Liberia
Deadweight	23 428
Lightweight	8 550
TEU/Reefer capacity	1,740/300
Cranes	2 x Cranes SWL 40 tons
Next Special Survey / BWTS Installation	Q2 2023 / Q3 2022

### Project Managers

Managing Owner / Lead Investor	Lorentzens Skibs AS
Commercial Manager	Leonhardt & Blumberg GmbH
Technical Manager	Leonhardt & Blumberg GmbH
Business Manager	Fearnley Business Management AS

### Vessel employment

Charter party	Pool
Pool Operator	Leonhardt & Blumberg's C17-Pool

## CASH FLOW FORECAST (BASE CASE)

Year	2022E	2023E
Operating income	7 949 235	9 757 440
Operating expenses	- 2 035 726	- 2 071 310
Dry dock / survey	- 1 250 000	-
Admin / set-up expenses	- 111 512	- 175 772
Change in net working capital	162 638	125 934
Change (purchase/sale)	-	7 500 000
Net financial expenses	-	-
Change in bank debt	-	-
Free cash flow to equity	4 714 635	15 136 292
Dividends	5 000 000	15 118 093

Est. free cash flow to equity (basis NAV)	26 %	85 %
Est. dividend yield (basis NAV)	28 %	84 %
Avg. TCE p.d. assumpt. (gross)	23 612	27 104
On-hire days assumption per vessel	337	360

## BALANCE SHEET FORECAST (VALUE ADJUSTED)

Date	31.12.2021E	31.12.2022E	31.12.2023E
Free cash	267 167	- 18 198	-
Net working capital	342 780	180 142	54 208
Vessel(s) value	17 300 000	12 400 000	-
Total assets	17 909 947	12 561 944	54 208
Long-term debt	-	-	-
Seller's credit	-	-	-
Value adjusted equity	17 909 947	12 561 944	54 208
Total equity and liabilities	17 909 947	12 561 944	54 208

Est. future IRR p.a. (basis NAV)	8 %
Est. future nominal return (basis NAV)	13 %



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