

PROJECT FINANCE

SHIPPING, OFFSHORE AND REAL ESTATE

MARKET REPORT 2023



Stian Schjoldberg



Fearnley Securities

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16 The Projects	Estimated NAV per 1 % (31.12.2022)	
17 Agder Kontorbygg AS	NOK	1 024 000
18 Akسدal Senter Holding AS	NOK	380 000
19 Avenyen Storhandel AS	NOK	2 283 000
20 Bileiendom Invest AS	NOK	1 188 000
21 Bjerke Utvikling AS	NOK	821 000
22 Bogstadveien Holding AS	NOK	1 465 000
23 Dyrskueveien 5 KS	NOK	1 089 000
24 Eiendomsselskapet Vest-Sverige AS	SEK	n/a
25 Handelseiendom Gjøvik AS	NOK	1 174 000
26 Handelseiendom Invest AS	NOK	2 029 000
27 Handelseiendom Lillehammer AS	NOK	718 000
28 Handelseiendom Vågsbygd AS	NOK	265 000
29 Havnekvartalet Holding AS	NOK	1 163 000
30 Industriebiendom Skien AS	NOK	637 000
31 Industriebiendom Sørlandet AS	NOK	921 000
32 Jakslandåsen Boligutvikling AS	NOK	391 000
33 Kjøita Park 1 AS	NOK	1 864 000
34 Kombieendom Sandefjord AS	NOK	1 080 000
35 Kombieendom Østlandet AS	NOK	457 000
36 Larvik Eiendomsinvest AS	NOK	1 476 000
37 Lillestrøm Sentrumsbolig AS	NOK	n/a
38 Markensgaten 17 Invest AS	NOK	308 000
39 R13 Holding AS	NOK	533 000
40 Rogaland Handelsinvest AS	NOK	855 000
41 Sagelva Brygge AS	NOK	428 000
42 Sola Helikopterterminal Eiendom AS	NOK	1 548 000
43 Stavanger Property Invest AS	NOK	n/a



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Estimated NAV per 1 % (31.12.2022)

82	Atlantic Discoverer AS	USD	117 926
83	Atlantic MPP AS	USD	138 011
84	Atlantica Bay AS	USD	181 526
85	Atlantica Breeze AS	USD	190 435
86	Atlantica Provider AS	USD	108 681
87	Atlantica Supplier AS	USD	124 897
88	Carolina Product AS	USD	148 634
89	Dyvi Cable Ship II DIS	USD	49 034
90	Greenbarge DIS	USD	60 169
91	Juniper Bulk	USD	62 136
92	Nippon Supra AS	USD	92 089
93	Njord Handy	USD	190 789
94	Njord Julie AS	USD	104 696
95	NOCC Atlantic DIS	USD	343 067
96	Ocean Scout DIS	NOK	1 055 991
97	OKEE Cuno AS	USD	167 170
98	OKEE Henri AS	USD	37 906
99	OKEE Ulf AS	USD	69 525
100	Rán Barge DIS	USD	65 892
101	Ross Car Carrier Ltd.	USD	484 779
102	Suisse Bulkers AS	USD	124 013
103	United Overseas Products AS	USD	279 529

104 Contact Information





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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

It is a pleasure to present our annual market report for shipping, offshore and real estate projects, where you will find valuation estimates and a description of each project. By the end of 2022 total assets under management were NOK 14.1 billion, an increase of NOK 600 million from last year, mostly driven by new projects in shipping and an increase in value for existing shipping projects. Purchase and sales activity, as well as historical returns, can be found later in the report.

2022 was off to a good start in the real estate market, but high inflation, increasing interest rates and geopolitical tensions, as a result of the war in Ukraine, shocked the market. The real estate transaction market had its strongest first quarter ever (NOK 40bn) followed by a significant slowdown. The total transaction volume for the year ended at a NOK 91bn.


A suitable phrase to describe how the shipping markets performed in 2022 would be “a game of two halves” where the first half was characterized by a continued rebound in global trade following the Covid-19 pandemic, subsequent supply chain inefficiencies resulting from the pandemic itself and changing trading patterns as a result of the Russia-Ukraine conflict. During this half, the container, dry bulk, RoRo and tanker markets particularly thrived, while the offshore supply market started to show real signs of a long-coming recovery. The second half was characterized by recession scare, high inflation and increasing interest rates, geo-political turmoil as a result of the ongoing Russia-Ukraine conflict and easing of congestion in ports globally, where the latter particularly put pressure on the dry bulk and container market. Sanctions on and self-sanctioning of Russian oil and oil products arising from the conflict led to a significantly more tonne-mile intensive trade for tankers pushing freight rates to new highs, particularly for smaller vessels. Overall, the strongest performing segments in 2022 were the tanker market, RoRo and LNG markets whereas the dry bulk and container market had a strong first half before coming off during the second half of the year. Additionally, the offshore supply market experienced a strong year after years of underinvestment in the oil and gas sector, increased activity levels and a very tight supply side.

In an environment rife with uncertainty, market pricing for real estate assets moved quickly and particularly for sub-prime assets. In response to this, and in part as a greater strategic shift Fearnley focused on value-add and development projects. 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. However, we are now seeking yield properties moving towards attractive market pricing, and we expect increased activity for Fearnley in this segment in 2023.

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 and LNG orders that have been placed during the booming market in 2021 and 2022. Simultaneously, we believe that the demand outlook for most segments looks favorable. 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 Project Finance was an active player in 2022. In shipping a total of 10 new projects were established with a total value of NOK 2.2 billion, bringing the total portfolio value up to NOK 6.6 billion, spread across 28 projects. At the same time, 5 projects were realized distributing more than NOK 1.2bn to its shareholders. The concluded shipping projects in 2022 returned a weighted average IRR of 85 % p.a. In real estate, 3 new projects were established with a total value of NOK 600 million. Total project value is now NOK 7.6 billion spread across 27 projects.

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



Axel K. Bendvold
Head of Project Finance

Global network within shipping, offshore, energy and finance

The Astrup Fearnley service offerings

Capital Markets

Fearnley Securities

Oslo | New York | Singapore

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

Project Finance 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



Fearnley Securities, a subsidiary of the Astrup Fearnley Group, is a fully integrated Investment Bank. Our Project Finance 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 Project Finance team consist of professionals of which about half are project brokers and half are business managers. We manage a portfolio of approx. NOK 14.1 billion whereof abt. 54% in real estate and 46% 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.

Project Finance - Business Areas & Value Chain

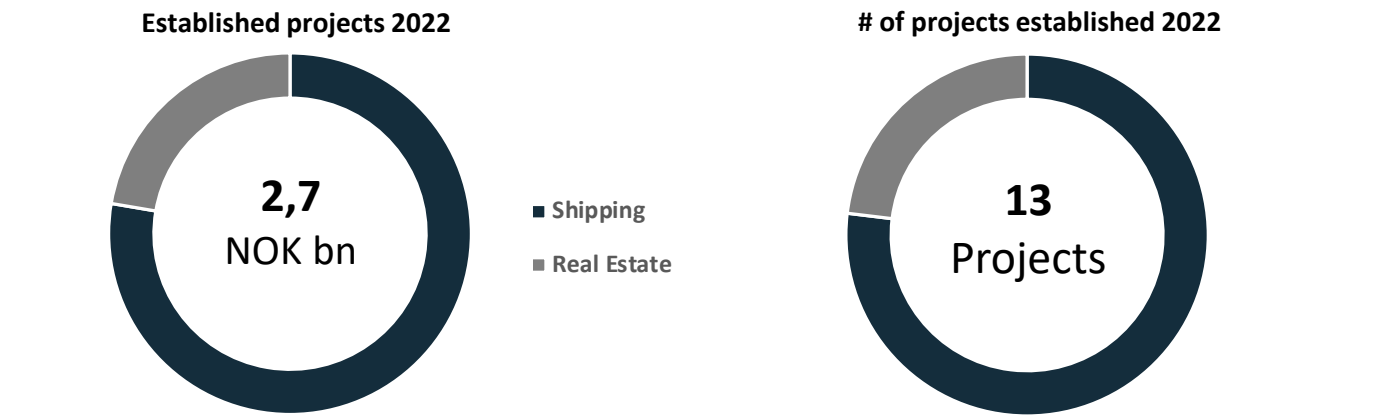
Structuring & syndication	Business Management	Valuation & secondhand trading	Asset management	Exit
<ul style="list-style-type: none">Identifying and presenting investment opportunitiesOptimizing capital structure between debt and equityDue diligence, negotiations and closing	<ul style="list-style-type: none">Dividend paymentsCash flow budgetingCovenant compliance managementTax reportingCommercial follow-upAnnual reporting for the SPC/SPV	<ul style="list-style-type: none">Quarterly valuations based on underlying asset values (NAV) and traded sharesFacilitate and execute second hand tradeNewsletter with buy and sell interest, and latest transactions	<ul style="list-style-type: none">Identifying and executing value-add opportunitiesCommercial follow-upProject management	<ul style="list-style-type: none">Continuously consideration of exit based on hold/sell analysis and market forecastsDue diligence, negotiations and closing

Fearnley Securities Portfolio

A total of 13 shipping and real estate projects were established in 2023, with a total value of about NOK 2,7 bn (USD 263 m). The current real estate portfolio experienced a setback in 2022 compared to YE 2021, mainly driven by a negative market outlook, and consists of a wide variety of projects totalling to NOK 7,6 billion.

On the shipping side, the managed portfolio increased by 5 projects in total. 10 projects were established, including 1 container vessel, 3 dry bulk carriers, 4 tankers and 3 PSVs , while 5 projects were sold; 3 containerships and 2 tankers.

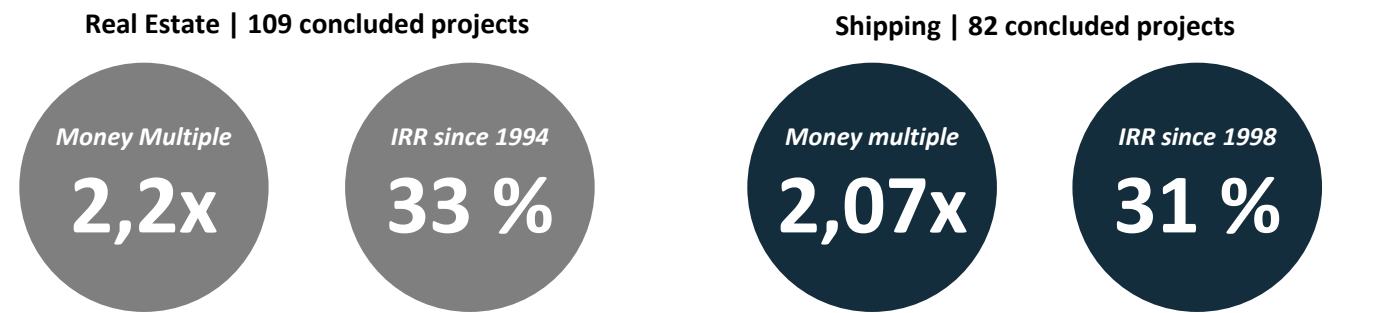
Activity in 2022



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

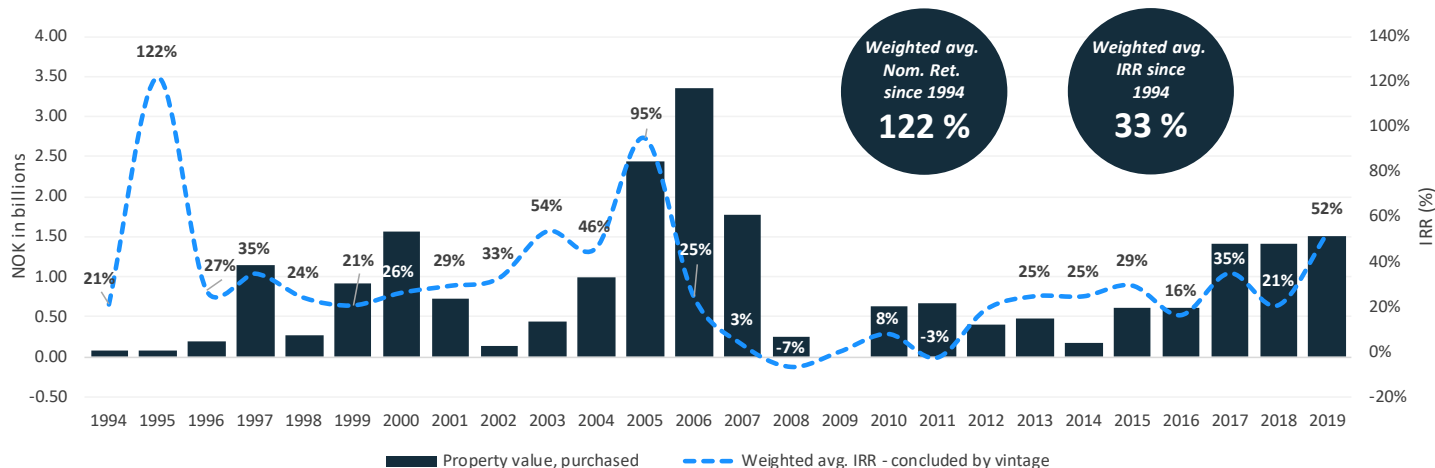
all-inclusive service through tenant management, identification and execution value-add opportunities, and project development follow-up.

Fearnley Securities currently manages a real estate portfolio of approximately NOK 7,6 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.



Track Record

Weighted average IRR by vintage year¹

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 %
Fyrstikktorget 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 %
Grensevingen 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 Næringsseiendom 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 %

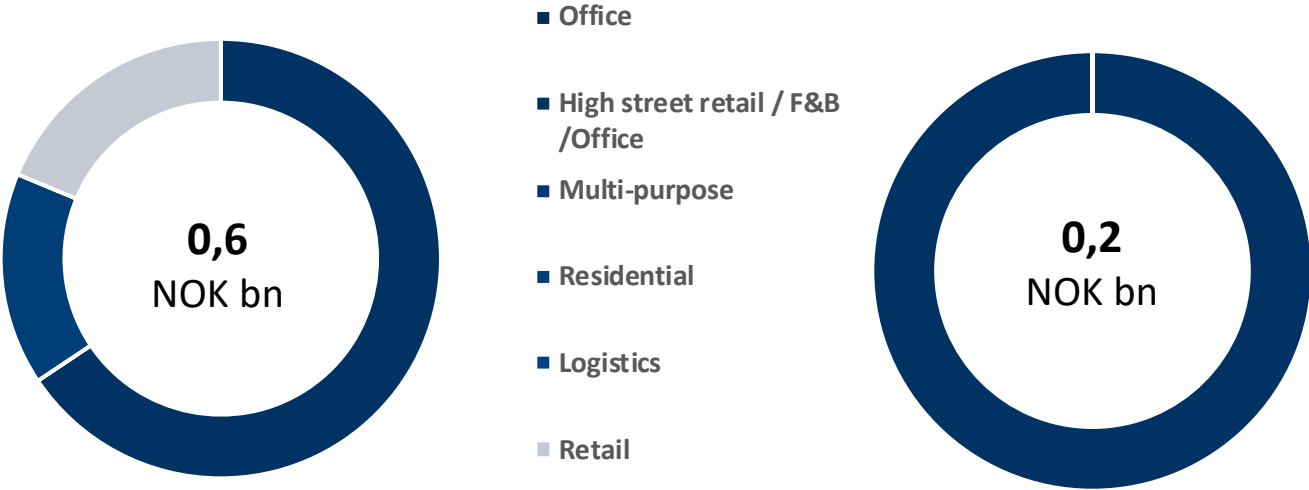
Concluded Projects continued

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 %
Sum/weighted average	109 concluded projects			5 years	17,442,000,000	21,102,000,000	3,210,000,000	3,894,000,000	122 %	32.8 %

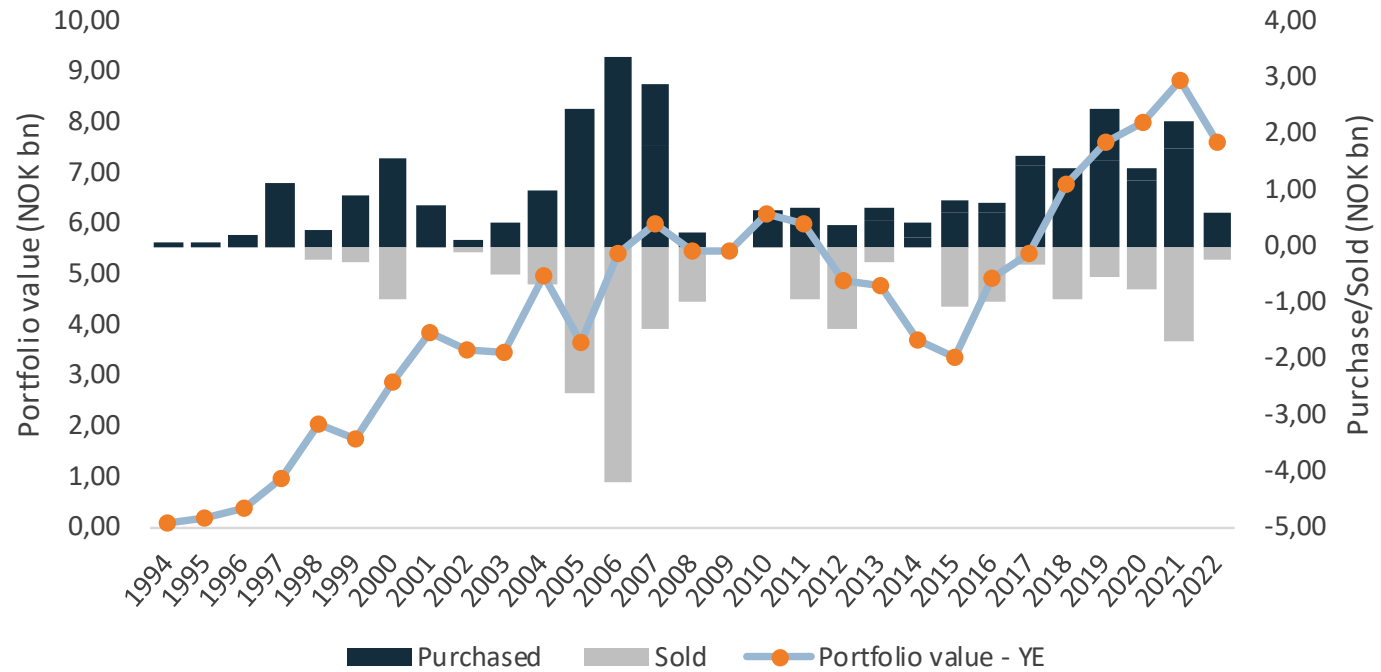
Activity in 2022

Projects established 2022

Sold projects 2022



Portfolio value 1994-2022



Office



Development



Logistics



Industrial



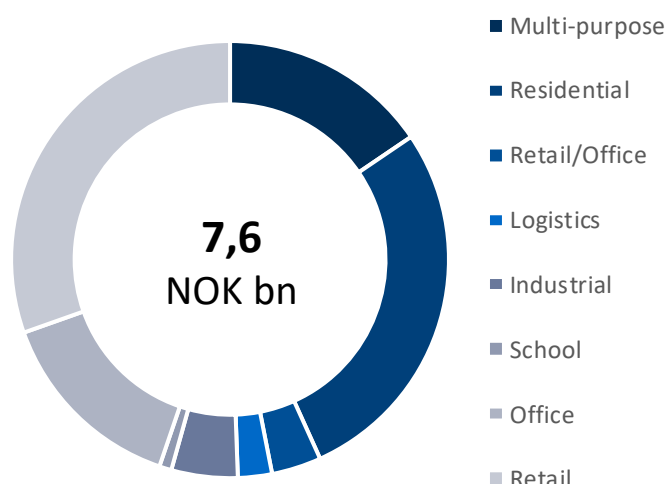
Retail



Residential

Current Portfolio

CURRENT PROJECTS							
Project	Established	Segment	Building area	Estimated property value	Net yield	Gross rent 2023	Estimated NAV per 1 %
Agder Kontorbygg AS	2012	Office	7 891	179 900 000	6,50 %	12 389 000	1 024 000
Aksdal Senter Holding AS	2022	Retail	8 632	118 800 000	7,50 %	9 551 000	380 000
Avenyen Storhandel AS	2021	Retail	36 714	788 400 000	6,25 %	50 925 000	2 283 000
Bileiendom Invest AS	2020	Retail	14 868	302 700 000	6,50 %	20 566 000	1 188 000
Bjerke Utvikling AS	2021	Office	10 760	204 500 000	n/a	8 483 000	821 000
Bogstadveien Holding AS	2016	Retail/Office	2 921	398 000 000	n/a	n/a	1 465 000
Dyrskueveien 5 KS	2013	Retail	7 721	177 100 000	5,50 %	10 161 000	1 089 000
Eiendomsselskapet Vest-Sverige AS	2007	Multi-purpose	n/a	n/a	n/a	n/a	n/a
Handelseiendom Gjøvik AS	2018	Retail	10 027	245 100 000	6,50 %	16 508 000	1 174 000
Handelseiendom Invest AS	2017	Retail	21 037	358 900 000	6,00 %	22 409 000	2 029 000
Handelseiendom Lillehammer AS	2017	Retail	9 575	187 000 000	6,00 %	11 946 000	718 000
Handelseiendom Vågsbygd AS	2019	Retail	4 587	83 200 000	6,50 %	5 742 000	265 000
Havnekvartalet Holding AS	2018	Multi-purpose	11 896	338 700 000	6,25 %	21 986 000	1 163 000
Industrieiendom Skien AS	2021	Industrial	7 983	161 600 000	7,50 %	12 741 000	637 000
Industrieiendom Sørlandet AS	2018	Industrial	12 901	182 000 000	6,50 %	12 330 000	921 000
Jaksländåsen Boligutvikling AS	2020	Residential	n/a	877 104 000	n/a	n/a	391 000
Kjøita Park 1 AS	2020	Office	23 126	527 100 000	6,40 %	34 414 000	1 864 000
Kombieendom Sandefjord AS	2021	Logistics	11 291	222 200 000	6,00 %	13 461 000	1 080 000
Kombieendom Østlandet AS	2015	Multi-purpose	8 283	104 800 000	6,75 %	7 133 000	457 000
Larvik Eiendomsinvest AS	2019	Multi-purpose	29 892	334 300 000	6,25 %	22 034 000	1 476 000
Lillestrøm Sentrumsbolig AS	2015	Residential	n/a	n/a	n/a	n/a	n/a
Markensgate 17 Invest AS	2018	Retail/Office	2 749	103 400 000	5,75 %	6 401 000	308 000
R13 Holding AS	2020	Retail	6 361	129 100 000	6,75 %	9 104 000	533 000
Rogaland Handelsinvest AS	2020	Retail	11 260	216 100 000	6,25 %	14 125 000	855 000
Sagelva Brygge AS	2020	Residential	8 665	819 829 000	n/a	n/a	428 000
Stavanger Property Invest AS	2007	School	5 490	n/a	n/a	n/a	n/a
Sola Helikopterterminal Eiendom	2021	Multi-purpose	18 265	408 600 000	6,65 %	27 185 000	1 548 000
Sum		27 current projects	292 895	7 600 000 000		349 594 000	24 344 000



Estimated unrealised returns for the portfolio

Our current portfolio consists of approximately 45 properties spread across 27 projects, at an estimated value pr. 31.12.2022 of NOK 7,6 billion. NAV is estimated at NOK 2,43 billion, with an average unrealised return (IRR) estimated between 25 % and 35 %.

IRR High	IRR Mid	IRR Low
35 %	29 %	25 %





Fearnley Securities

THE PROJECTS



Agder Kontorbygg AS

The property is centrally located in Lillesand. The property is let to Nasjonal Kommunikasjonsmyndighet (NKOM) as their headquarter. In addition, a neighbouring feehold plot of 2 780 sq.m. was aquired in July 2020.

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	-	-
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 31.12.2022

	High	Mid	Low
	6,25 %	6,50 %	6,75 %

Next 4 quarters			
Property value	187 100 000	179 900 000	173 300 000
Tax discount	10,0 % - 9 606 000	- 8 994 000	- 8 433 000
Value of loss carried forward	10,0 % 817 000	817 000	817 000
Value of plot	8 000 000	8 000 000	8 000 000
NPV other rental income/costs	-	-	-
Net debt	- 82 281 000	- 82 281 000	- 82 281 000
NAV ex. MTM IRS	104 030 000	97 442 000	91 403 000

MTM IRS (78 %)	4 909 000	4 909 000	4 909 000
NAV	108 939 000	102 351 000	96 312 000
NAV per 1 %	1 089 000	1 024 000	963 000

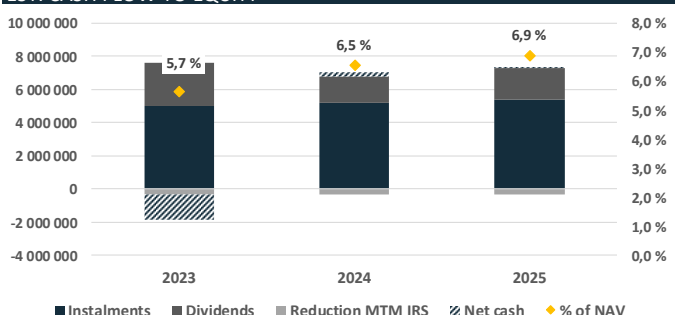
Total return on equity (since project start)	249 % / 265 %	227 % / 243 %	208 % / 224 %
Return on equity p.a. (IRR since project start)	14 % / 14 %	13 % / 14 %	12 % / 13 %
Est. cash flow to equity (avg. next 3 years)	6,0 %	6,4 %	6,8 %

Property value per sq.m.	23 700	22 800	22 000
LTV (property value)	45 %	47 %	49 %

EST. CASH FLOW

Next 3yrs basis mid value	2023	2024	2025
Dividend yield	2,5 %	1,6 %	1,9 %
Instalments	4,9 %	5,1 %	5,3 %
Reduction MTM IRS	-0,3 %	-0,3 %	-0,3 %
Change in cash	-1,5 %	0,2 %	0,1 %
Est. Cash flow to equity	5,7 %	6,5 %	6,9 %

EST. CASH FLOW TO EQUITY



EXIT SENSITIVITY

Sensitivity variation on exit yield and exit date | Based on mid value

Exit yield	Years				
	1,0 yrs	2,0 yrs	3,0 yrs	4,0 yrs	5,0 yrs
	31.12.2023	31.12.2024	31.12.2025	31.12.2026	31.12.2027
7,00 %	-1,7 %	3,6 %	5,2 %	6,0 %	6,4 %
6,75 %	4,0 %	6,4 %	7,0 %	7,2 %	7,3 %
6,50 %	10,2 %	9,3 %	8,8 %	8,6 %	8,3 %
6,25 %	17,0 %	12,4 %	10,7 %	9,9 %	9,4 %
6,00 %	24,2 %	15,6 %	12,8 %	11,4 %	10,5 %

Linear MTM IRS depr. // Inc. Fsec exit fee // Inc. plot

Property value	Yield	NAV per 1%	WAULT	Segment	Date of analysis
MNOK 180	6,50 %	1 024 000	4,3	Office	31.12.2022

Project Broker Axel Bendvold (+47) 40 46 00 04	Business Manager Regine Hjelmtvedt (+47) 48 15 86 54	Secondhand trade Project Sales fjfsales@fearnleys.com
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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)	0
Occupancy rate (sq. m)	100 %
Weighted CPI adjustment	100 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2023	1 570

Business Management	Fearnley Business Management AS
Property Management	Lister Forvaltning AS

CASH FLOW FORECAST

Year	2023E	2024E	2025E
CPI assumption	5,00 %	2,00 %	2,00 %
Gross rental income	12 389 000	13 009 000	13 269 000
Owner's costs	- 695 000	- 722 000	- 733 000
Net rental income	11 694 000	12 287 000	12 536 000

Other rental income/costs	-	-	-
Administration costs	- 759 000	- 794 000	- 809 000
Other costs	-	-	-
EBITDA	10 935 000	11 493 000	11 727 000

Net financial expenses	- 4 819 000	- 4 474 000	- 4 157 000
Taxes	-	-	- 193 000
Capital expenditures	-	-	-
Instalments	- 5 014 000	- 5 208 000	- 5 420 000
Other payments	-	-	-
Dividends	- 2 600 000	- 1 600 000	- 1 900 000
Net cash flow	- 1 498 000	211 000	57 000

Dividend yield (basis NAV (Mid))	2,5 %	1,6 %	1,9 %
Est. cash flow to equity (basis NAV (Mid))	5,7 %	6,5 %	6,9 %

BALANCE SHEET FORECAST

Year	2022A	2023E	2024E	2025E
Current assets	2 945 000	1 447 000	1 659 000	1 716 000
Other assets	817 000	533 000	56 000	-
Property value ¹	170 906 000	170 906 000	170 906 000	170 906 000
Total assets	174 668 000	172 886 000	172 621 000	172 622 000

Total Liabilities	85 226 000	80 142 000	75 057 000	70 635 000
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NAV ex. MTM IRS ²	89 442 000	92 744 000	97 564 000	101 987 000
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Note 1: after tax discount

Note 2: after est. dividend

DEBT STRUCTURE AT 31.12.2022

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	1 %	2 550 000	6,50 %	03.01.2027
Tranche 2	43 %	76 835 000	5,73 %	16.10.2037
Tranche 3	3 %	4 800 000	6,30 %	13.04.2027
Long-term liabilities	46,8 %	84 185 000	5,79 %	13,9 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
SWAP 1	0 %	-	0,00 %	16.10.2037
SWAP 2	0 %	-	0,00 %	00.01.1900
Sum swap	0,0 %	-	n/a	0



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.

Aksdal Senter Holding AS

Retail center in Tysvær municipality, serving the local community and significant weekend traffic. Abt. 850 000 visitors in 2021.

PROJECT & COMPANY INFORMATION

Established	01.09.2022
Currency	NOK
Initial property value	113 000 000
Net yield at establishment	7,6 %

Equity	Total	per 1 %
Initial paid in capital	37 000 000	370 000
Issue of new shares	-	-
Sum paid in capital	37 000 000	370 000

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

EST. VALUE AT 31.12.2022

	High	Mid	Low
	7,25 %	7,50 %	7,75 %

Next 4 quarters		8 683 000	
Property value - let	119 800 000	115 800 000	112 000 000
Property value - vacant	2 500 3 000 000	3 000 000	3 000 000
Property value	122 800 000	118 800 000	115 000 000
Tax discount	10,0 %	- 8 506 000	- 8 186 000
Value of loss carried forward	10,0 %	-	-
Net debt	- 72 573 000	- 72 573 000	- 72 573 000
NAV ex. MTM IRS	41 721 000	38 041 000	34 545 000

MTM IRS (0 %)	-	-	-
NAV	41 721 000	38 041 000	34 545 000
NAV per 1 %	417 000	380 000	345 000

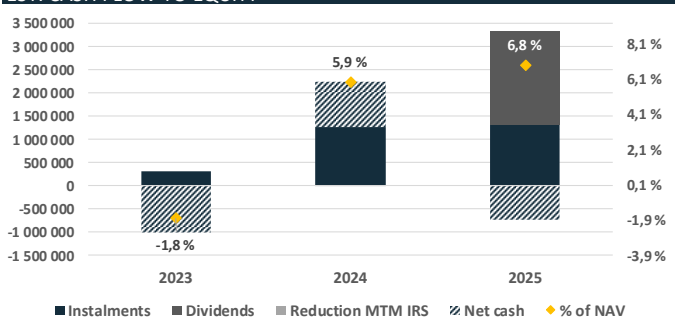
Total return on equity (since project start)	n/a	n/a	n/a
Return on equity p.a. (IRR since project start)	n/a	n/a	n/a
Est. cash flow to equity (avg. next 3 years)	3,3 %	3,6 %	4,0 %

Property value per sq.m.	14 200	13 800	13 300
LTV (property value)	61 %	63 %	65 %

EST. CASH FLOW

Next 3yrs basis mid value	2023	2024	2025
Dividend yield	0,0 %	0,0 %	5,3 %
Instalments	0,8 %	3,3 %	3,5 %
Reduction MTM IRS	0,0 %	0,0 %	0,0 %
Change in cash	-2,6 %	2,6 %	-1,9 %
Est. Cash flow to equity	-1,8 %	5,9 %	6,8 %

EST. CASH FLOW TO EQUITY



EXIT SENSITIVITY

Sensitivity variation on exit yield and exit date | Based on mid value

Exit yield	Years				
	1,0 yrs	2,0 yrs	3,0 yrs	4,0 yrs	5,0 yrs
	31.12.2023	31.12.2024	31.12.2025	31.12.2026	31.12.2027
8,00 %	n/a	n/a	n/a	n/a	n/a
7,75 %	n/a	n/a	n/a	n/a	n/a
7,50 %	n/a	n/a	n/a	n/a	n/a
7,25 %	n/a	n/a	n/a	n/a	n/a
7,00 %	n/a	n/a	n/a	n/a	n/a

Excl. MTM IRS // Inc. Fsec exit fee

Property value	Yield	NAV per 1 %	WAULT	Segment	Date of analysis
MNOK 119	7,50 %	380 000	4,8	Retail	31.12.2022

Project Broker Nicolay Staff (+47) 97 70 80 00	Business Manager Regine Hjeltnet (+47) 48 15 86 54	Secondhand trade Project Sales fpfsales@fearnleys.com
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PROPERTY INFORMATION

Location	Rådhusveien 31-49
Tenant(s)	Meny, Apotek1, Sparebank 1 Sr-bank, m.fl
Year of construction	1984
Building area (sq. m.)	8 632
Plot, Freehold (sq. m)	7 990
Occupancy rate (sq. m)	86 %
Weighted CPI adjustment	88 %
Lease agreement	Standard Terms
Average rent per leased sq.m. 2023	1 106

Business Management	Fearnley Business Management AS
Commercial & Property Management	Rogaland Eiendomsdrift AS

CASH FLOW FORECAST

Year	2023E	2024E	2025E
CPI assumption	4,00 %	2,00 %	2,00 %
Gross rental income	9 551 000	9 930 000	10 128 000
Owner's costs	- 1 268 000	- 1 310 000	- 1 333 000
Net rental income	8 283 000	8 620 000	8 795 000

Other rental income/costs	600 000	300 000	300 000
Administration costs	- 867 000	- 901 000	- 918 000
Other costs	-	-	-
EBITDA	8 016 000	8 019 000	8 177 000

Net financial expenses	- 4 208 000	- 3 554 000	- 3 214 000
Taxes	-	- 728 000	- 872 000
Capital expenditures	- 4 500 000	- 1 500 000	- 1 500 000
Instalments	- 308 000	- 1 259 000	- 1 321 000
Other payments	-	-	-
Dividends	-	-	- 2 000 000
Net cash flow	- 1 000 000	978 000	- 730 000

Dividend yield (basis NAV (Mid))	0,0 %	0,0 %	5,3 %
Est. cash flow to equity (basis NAV (Mid))	-1,8 %	5,9 %	6,8 %

BALANCE SHEET FORECAST

Year	2022A	2023E	2024E	2025E
Current assets	2 800 000	1 800 000	2 777 000	2 047 000
Other assets	-	-	-	-
Property value ¹	110 614 000	110 614 000	110 614 000	110 614 000
Total assets	113 414 000	112 414 000	113 391 000	112 661 000

Total Liabilities	75 373 000	75 758 000	74 588 000	73 384 000
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NAV ex. MTM IRS ²	38 041 000	36 656 000	38 803 000	39 277 000
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Note 1: after tax discount

Note 2: after est. dividend

DEBT STRUCTURE AT 31.12.2022

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	63 %	75 000 000	5,60 %	01.09.2052
Tranche 2	0 %	-	0,00 %	00.01.1900
Long-term liabilities	63,1 %	75 000 000	5,60 %	29,7 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
SWAP 1	0 %	-	0,00 %	00.01.1900
SWAP 2	0 %	-	0,00 %	00.01.1900
Sum swap	0,0 %	-	n/a	0



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Avenyen Storhandel AS

Five modern retail properties let out to some of the leading retailers in Norway and managed by Mosvold & Co, a Kristiansand-based real estate company

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	-	-
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 31.12.2022

	High	Mid	Low
	6,00 %	6,25 %	6,50 %
Next 4 quarters		49 275 000	
Property value	821 300 000	788 400 000	758 100 000
Tax discount	10,0 % - 33 319 000	- 30 687 000	- 28 263 000
Value of loss carried forward	10,0 % 140 000	140 000	140 000
NPV other rental income/costs	- 1 987 000	- 1 987 000	- 1 987 000
Net debt	- 527 539 000	- 527 539 000	- 527 539 000
NAV ex. MTM IRS	258 595 000	228 327 000	200 451 000

MTM IRS (0 %)	-	-	-
NAV	258 595 000	228 327 000	200 451 000
NAV per 1 %	2 586 000	2 283 000	2 005 000

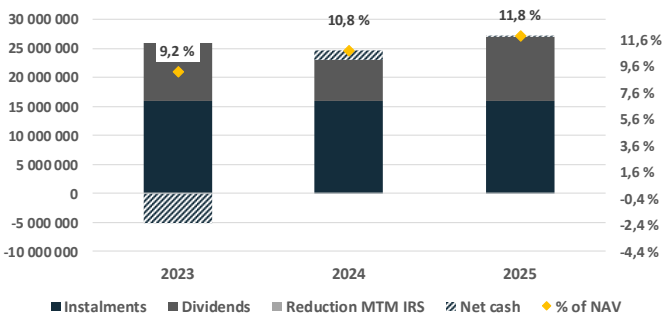
Total return on equity (since project start)	6 % / 6 %	-7 % / -7 %	-18 % / -18 %
Return on equity p.a. (IRR since project start)	3 % / 3 %	-4 % / -4 %	-11 % / -11 %
Est. cash flow to equity (avg. next 3 years)	9,4 %	10,6 %	12,1 %

Property value per sq.m.	22 400	21 500	20 600
LTV (property value)	65 %	67 %	70 %

EST. CASH FLOW

Next 3yrs basis mid value	2023	2024	2025
Dividend yield	4,4 %	3,1 %	4,8 %
Instalments	7,0 %	7,0 %	7,0 %
Reduction MTM IRS	0,0 %	0,0 %	0,0 %
Change in cash	-2,2 %	0,7 %	0,0 %
Est. Cash flow to equity	9,2 %	10,8 %	11,8 %

EST. CASH FLOW TO EQUITY



EXIT SENSITIVITY - IRR

Sensitivity variation on exit yield and exit date | Based on mid value

Exit yield	Years				
	1,0 yrs	2,0 yrs	3,0 yrs	4,0 yrs	5,0 yrs
	31.12.2023	31.12.2024	31.12.2025	31.12.2026	31.12.2027
6,75 %	-9,4 %	3,4 %	7,0 %	9,7 %	10,5 %
6,50 %	2,3 %	9,0 %	10,5 %	12,0 %	12,2 %
6,25 %	14,8 %	14,8 %	14,1 %	14,4 %	13,9 %
6,00 %	28,5 %	20,7 %	17,6 %	16,8 %	15,7 %
5,75 %	43,2 %	26,8 %	21,3 %	19,3 %	17,5 %

Excl. MTM IRS // Inc. Fsec exit fee

Property value	Yield	NAV per 1 %	WAULT	Segment	Date of analysis
MNOK 788	6,25 %	2 283 000	4,2	Retail	31.12.2022

Project Broker	Business Manager	Secondhand trade
Axel Bendvold (+47) 40 46 00 04	Erik Glende Johnsen (+47) 92 09 44 58	Project Sales fjpsales@fearnleys.com

PROPERTY INFORMATION

Location	Avenyen 1-5, 14-24, 21-27, 37 og 44, Kristiansand, Norway
Tenant(s)	Bohus, Elkjøp, Jula, Jysk, Tesla m.v.
Year of construction	2007
Building area (sq. m.)	36 714
Plot, Freehold (sq. m)	71 860
Occupancy rate (sq. m)	98 %
Weighted CPI adjustment	100 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2023	1 387

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

CASH FLOW FORECAST

Year	2023E	2024E	2025E
CPI assumption	4,00 %	2,00 %	2,00 %
Gross rental income	50 925 000	52 962 000	54 021 000
Owner's costs	- 1 650 000	- 1 716 000	- 1 750 000
Net rental income	49 275 000	51 246 000	52 271 000
Other rental income/costs	- 736 000	- 639 000	- 60 000
Administration costs	- 1 850 000	- 1 920 000	- 1 957 000
Other costs	-	-	-
EBITDA	46 689 000	48 687 000	50 254 000

Net financial expenses	- 25 748 000	- 22 543 000	- 20 063 000
Taxes	-	- 1 519 000	- 3 172 000
Capital expenditures	-	-	-
Instalments	- 16 000 000	- 16 000 000	- 16 000 000
Other payments	-	-	-
Dividends	- 10 000 000	- 7 000 000	- 11 000 000
Net cash flow	- 5 059 000	1 625 000	19 000

Dividend yield (basis NAV (Mid))	4,4 %	3,1 %	4,8 %
Est. cash flow to equity (basis NAV (Mid))	9,2 %	10,8 %	11,8 %

BALANCE SHEET FORECAST

Year	2022A	2023E	2024E	2025E
Current assets	8 000 000	2 940 000	4 564 000	4 582 000
Other assets	- 1 847 000	- 1 344 000	- 767 000	- 749 000
Property value ¹	757 713 000	757 713 000	757 713 000	757 713 000
Total assets	763 866 000	759 309 000	761 510 000	761 546 000

Total Liabilities	535 539 000	520 645 000	505 683 000	490 617 000
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NAV ex. MTM IRS ²	228 327 000	238 664 000	255 827 000	270 929 000
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Note 1: after tax discount

Note 2: after est. dividend

DEBT STRUCTURE AT 31.12.2022

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	7,1 %	56 000 000	6,10 %	30.03.2026
Tranche 2	30,1 %	237 500 000	5,85 %	29.04.2026
Tranche 3	30,1 %	237 500 000	3,64 %	29.04.2026
Long-term liabilities	67,4 %	531 000 000	4,89 %	3,3 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
SWAP 1	0 %	-	0,00 %	00.01.1900
SWAP 2	0 %	-	0,00 %	00.01.1900
Sum swap	0,0 %	-	n/a	0



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Bileiendom Invest AS

Four modern car dealerships located in Lillehammer, Moss, Tønsberg og Sandefjord. 10 year sale leaseback with Bertel O. Steen.

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	-	-
Sum paid in capital	80 500 000	805 000

Accumulated dividend (% of paid in capital / NOK per 1 %)	17 %	140 000
Last traded (date / NOK per 1 %)	25.08.2022	1 115 000

EST. VALUE AT 31.12.2022

	High	Mid	Low
	6,25 %	6,50 %	6,75 %
Next 4 quarters		19 675 000	
Property value	314 800 000	302 700 000	291 500 000
Tax discount	10,0 % - 15 002 000	- 13 973 000	- 13 021 000
Value of loss carried forward	10,0 % -	-	-
NPV other rental income/costs	-	-	-
Net debt	- 174 378 000	- 174 378 000	- 174 378 000
NAV ex. MTM IRS	125 420 000	114 349 000	104 101 000

MTM IRS (78 %)	4 480 000	4 480 000	4 480 000
NAV	129 900 000	118 829 000	108 581 000
NAV per 1 %	1 299 000	1 188 000	1 086 000

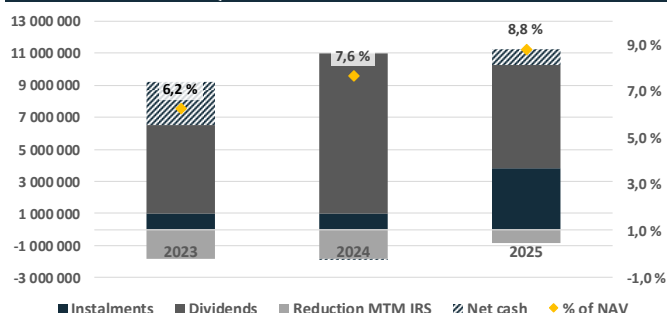
Total return on equity (since project start)	73 % / 79 %	59 % / 65 %	47 % / 52 %
Return on equity p.a. (IRR since project start)	25 % / 27 %	21 % / 23 %	17 % / 19 %
Est. cash flow to equity (avg. next 3 years)	6,9 %	7,6 %	8,3 %

Property value per sq.m.	21 200	20 400	19 600
LTV (property value)	55 %	58 %	60 %

EST. CASH FLOW

Next 3yrs basis mid value	2023	2024	2025
Dividend yield	4,6 %	8,4 %	5,4 %
Instalments	0,8 %	0,8 %	3,2 %
Reduction MTM IRS	-1,5 %	-1,5 %	-0,7 %
Change in cash	2,3 %	-0,1 %	0,9 %
Est. Cash flow to equity	6,2 %	7,6 %	8,8 %

EST. CASH FLOW TO EQUITY



EXIT SENSITIVITY

Sensitivity variation on exit yield and exit date | Based on mid value

Exit yield	Years				
	1,0 yrs 31.12.2023	2,0 yrs 31.12.2024	3,0 yrs 31.12.2025	4,0 yrs 31.12.2026	5,0 yrs 31.12.2027
7,00 %	-9,0 %	2,7 %	5,0 %	6,9 %	7,8 %
6,75 %	-0,8 %	6,8 %	7,6 %	8,7 %	9,2 %
6,50 %	8,1 %	11,0 %	10,3 %	10,6 %	10,6 %
6,25 %	17,7 %	15,3 %	13,1 %	12,5 %	12,1 %
6,00 %	28,1 %	19,9 %	15,9 %	14,5 %	13,5 %

Excl. MTM IRS // Inc. Fsec exit fee

Property value	Yield	NAV per 1%	WAULT	Segment	Date of analysis
MNOK 303	6,50 %	1 188 000	7,5	Retail	31.12.2022

Project Broker

Per-Erik Amundsen
(+47) 47 29 49 52

Business Manager

Marianne Fossum
(+47) 95 00 91 12

Secondhand trade

Project Sales
pfpsales@fearnleys.com

PROPERTY INFORMATION

Location	Tønsberg, Sandefjord, Moss, Lillehammer
Tenant(s)	Bertel O. Steen Eiendomspartner AS
Year of construction	Various
Building area (sq. m.)	14 868
Plot, Freehold & leasehold (sq. m)	31 988
Occupancy rate (sq. m)	100 %
Weighted CPI adjustment	100 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2023	1 383

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

CASH FLOW FORECAST

Year	2023E	2024E	2025E
CPI assumption	4,00 %	2,00 %	2,00 %
Gross rental income	20 566 000	21 389 000	21 817 000
Owner's costs	- 892 000	- 907 000	- 916 000
Net rental income	19 674 000	20 482 000	20 901 000
Other rental income/costs	-	-	-
Administration costs	- 884 000	- 917 000	- 935 000
Other costs	- 353 000	-	-
EBITDA	18 437 000	19 565 000	19 966 000

Net financial expenses	- 7 895 000	- 7 285 000	- 6 874 000
Taxes	- 1 325 000	- 1 369 000	- 1 805 000
Capital expenditures	-	-	-
Instalments	- 1 000 000	- 1 000 000	- 3 800 000
Other payments	-	-	-
Dividends	- 5 500 000	- 10 000 000	- 6 450 000
Net cash flow	2 717 000	- 89 000	1 037 000

Dividend yield (basis NAV (Mid))	4,6 %	8,4 %	5,4 %
Est. cash flow to equity (basis NAV (Mid))	6,2 %	7,6 %	8,8 %

BALANCE SHEET FORECAST

Year	2022A	2023E	2024E	2025E
Current assets	1 410 000	4 128 000	4 039 000	5 075 000
Other assets	-	-	-	-
Property value ¹	288 727 000	288 727 000	288 727 000	288 727 000
Total assets	290 137 000	292 855 000	292 766 000	293 802 000

Total Liabilities	175 788 000	174 830 000	170 710 000	170 947 000
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NAV ex. MTM IRS ²	114 349 000	118 025 000	122 056 000	122 855 000
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Note 1: after tax discount

Note 2: after est. dividend

DEBT STRUCTURE AT 31.12.2022

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	56 %	168 850 000	5,71 %	15.06.2025
Tranche 2	2 %	5 800 000	5,71 %	15.01.2025
Long-term liabilities	57,7 %	174 650 000	5,71 %	2,4 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
SWAP 1	53 %	92 000 000	0,70 %	15.06.2025

Sum swap	52,7 %	92 000 000	0,70 %	2,5 yrs
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Development project with Scandinavian Development AS. Rehabilitation of existing building and construction of new office/retail building on parking lot.

PROJECT & COMPANY INFORMATION

Established	01.12.2021
Currency	NOK
Initial property value	202 400 000
Net yield at establishment	n/a

Equity	Total	per 1 %
Initial paid in capital	89 400 000	894 000
Issue of new shares	-	-
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 %)	07.01.2022	894 000

EST. VALUE AT 31.12.2022

	High	Mid	Low
	4,50 %	4,75 %	5,00 %

Next 4 quarters		5 339 000	
Property value - occupied	118 600 000	112 400 000	106 800 000
Property value - vacant	15 000 47 050 000	47 050 000	47 050 000
Property value - dev. potential	7 500 45 000 000	45 000 000	45 000 000

Property value	210 650 000	204 450 000	198 850 000
Tax discount	9,0 % - 3 925 000	- 3 535 000	- 3 182 000
Value of loss carried forward	10,0 % 4 841 000	4 841 000	4 841 000
Net debt	- 123 646 000	- 123 646 000	- 123 646 000
NAV ex. MTM IRS	87 920 000	82 110 000	76 863 000

MTM IRS (0 %)	-	-	-
NAV	87 920 000	82 110 000	76 863 000
NAV per 1 %	879 000	821 000	769 000

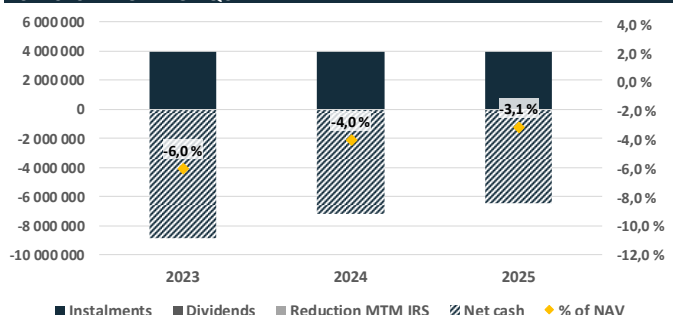
Total return on equity (since project start)	-2 % / -2 %	-8 % / -8 %	-14 % / -14 %
Return on equity p.a. (IRR since project start)	-2 % / -2 %	-8 % / -8 %	-13 % / -13 %
Est. cash flow to equity (avg. next 3 years)	-4,1 %	-4,4 %	-4,7 %

Property value per sq.m.	19 600	19 000	18 500
LTV (property value)	62 %	64 %	66 %

EST. CASH FLOW

Next 3yrs basis mid value	2023	2024	2025
Dividend yield	0,0 %	0,0 %	0,0 %
Instalments	4,7 %	4,7 %	4,7 %
Reduction MTM IRS	0,0 %	0,0 %	0,0 %
Change in cash	-10,8 %	-8,8 %	-7,9 %
Est. Cash flow to equity	-6,0 %	-4,0 %	-3,1 %

EST. CASH FLOW TO EQUITY



EXIT SENSITIVITY - IRR

Sensitivity variation on exit yield and exit date / Based on mid value

Exit yield	Years				
	1,0 yrs	2,0 yrs	3,0 yrs	4,0 yrs	5,0 yrs
	31.12.2023	31.12.2024	31.12.2025	31.12.2026	31.12.2027
5,25 %	n/a	n/a	n/a	n/a	n/a
5,00 %	n/a	n/a	n/a	n/a	n/a
4,75 %	n/a	n/a	n/a	n/a	n/a
4,50 %	n/a	n/a	n/a	n/a	n/a
4,25 %	n/a	n/a	n/a	n/a	n/a

Excl. MTM IRS // Inc. Fsec exit fee

Project Broker Georg Steen (+47) 41 65 91 51	Business Manager Eivind Brekke Johnsen (+47) 92 28 96 86	Secondhand trade Project Sales fpfsales@fearnleys.com
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PROPERTY INFORMATION

Location	Refstadveien 60-74
Tenant(s)	Deichmanske, Fitness24Seven, Lagerboks m.fl.
Year of construction	1966
Building area (sq. m.)	10 760
Plot, Freehold (sq. m)	5495
Occupancy rate (sq. m)	64 %
Weighted CPI adjustment	100 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2023	962

Business Management	Fearnley Business Management AS
Property Management	Property Management Norge AS
Development Management	Scandinavian Development AS

CASH FLOW FORECAST

Year	2023E	2024E	2025E
CPI assumption	4,00 %	2,00 %	2,00 %
Gross rental income	8 483 000	9 252 000	9 437 000
Owner's costs	- 3 144 000	- 3 270 000	- 3 335 000
Net rental income	5 339 000	5 982 000	6 102 000

Other rental income/costs	-	-	-
Administration costs	- 2 564 000	- 2 665 000	- 2 717 000
Other costs	-	-	-
EBITDA	2 775 000	3 317 000	3 385 000

Net financial expenses	- 7 735 000	- 6 629 000	- 5 963 000
Taxes	-	-	-
Capital expenditures	-	-	-
Instalments	- 3 900 000	- 3 900 000	- 3 900 000
Other payments	-	-	-
Dividends	-	-	-
Net cash flow	- 8 860 000	- 7 212 000	- 6 478 000

Dividend yield (basis NAV (Mid))	0,0 %	0,0 %	0,0 %
Est. cash flow to equity (basis NAV (Mid))	-6,0 %	-4,0 %	-3,1 %

BALANCE SHEET FORECAST

Year	2022A	2023E	2024E	2025E
Current assets	9 585 000	724 000	- 6 486 000	- 12 964 000
Other assets	4 841 000	-	-	-
Property value ¹	200 915 000	200 915 000	200 915 000	200 915 000
Total assets	215 341 000	201 639 000	194 429 000	187 951 000

Total Liabilities	133 231 000	129 216 000	125 072 000	121 134 000
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NAV ex. MTM IRS ²	82 110 000	72 423 000	69 357 000	66 817 000
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Note 1: after tax discount

Note 2: after est. dividend

DEBT STRUCTURE AT 31.12.2022

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	64 %	131 600 000	5,80 %	15.01.2027
Long-term liabilities	64,4 %	131 600 000	5,80 %	4 yrs

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



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Bogstadveien Holding AS

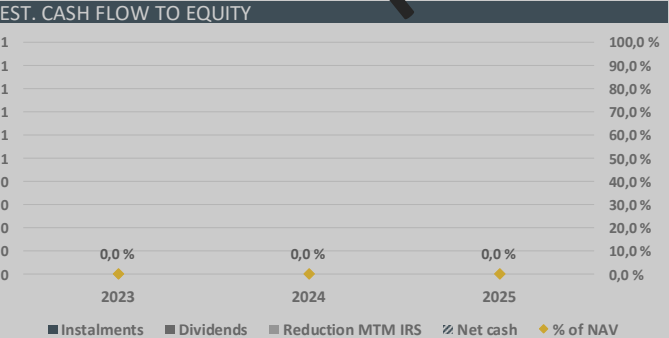
Consists of the properties Bogstadveien 48 and Bogstadveien 29. Retail sections on the ground floor with residential units above.

PROJECT & COMPANY INFORMATION		
Established	n/a	
Currency	NOK	
Initial property value	n/a	
Net yield at establishment	n/a	
Equity	Total	per 1 %
Initial paid in capital		
Issue of new shares		
Sum paid in capital		

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

EST. VALUE AT 31.12.2022			
	High	Mid	Low
Next 4 quarters			
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			
NAV per 1%			
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			
Next 3yrs basis mid value	2023	2024	2025
Dividend yield	0,0 %	0,0 %	0,0 %
Instalments	0,0 %	0,0 %	0,0 %
Reduction MTM IRS	0,0 %	0,0 %	0,0 %
Change in cash	0,0 %	0,0 %	0,0 %
Est. Cash flow to equity	0,0 %	0,0 %	0,0 %



EXIT SENSITIVITY					
Sensitivity variation on exit yield and exit date Based on mid value					
Exit yield	Years				
	1,0 yrs	2,0 yrs	3,0 yrs	4,0 yrs	5,0 yrs
	31.12.2023	31.12.2024	31.12.2025	31.12.2026	31.12.2027
0,00 %	n/a	n/a	n/a	n/a	n/a
0,00 %	n/a	n/a	n/a	n/a	n/a
0,00 %	n/a	n/a	n/a	n/a	n/a
0,00 %	n/a	n/a	n/a	n/a	n/a
0,00 %	n/a	n/a	n/a	n/a	n/a

Excl. MTM IRS // Inc. Fsec exit fee

Property value	Yield	NAV per 1%	WAULT	Segment	Date of analysis
MNOK 398	n/a	1 465 000	n/a	Retail / Residential	31.12.2022

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

PROPERTY INFORMATION	
Location	Bogstadveien 48 & 29
Tenant(s)	Norrøna, Kicks, Tatler
Year of construction	1894 / 1930
Building area (sq. m.)	2 921
Plot, Freehold (sq. m)	754
Occupancy rate (sq. m)	100 %
Weighted CPI adjustment	100 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2023	n/a
Business Management	Fearnley Business Management AS
Property Management	Property Management Norge AS

CASH FLOW FORECAST			
Year	2023E	2024E	2025E
CPI assumption			
Gross rental income			
Owner's costs			
Net rental income			
Other rental income/costs			
Administration costs			
Other costs			
EBITDA			
Net financial expenses			
Taxes			
Capital expenditures			
Instalments			
Other payments			
Dividends			
Net cash flow			
Dividend yield (basis NAV (Mid))	0,0 %	0,0 %	0,0 %
Est. cash flow to equity (basis NAV (Mid))	0,0 %	0,0 %	0,0 %

BALANCE SHEET FORECAST				
Year	2022A	2023E	2024E	2025E
Current assets				
Other assets				
Property value ¹				
Total assets				
Total Liabilities				
NAV ex. MTM IRS ²				
Note 1: after tax discount				
Note 2: after est. dividend				

DEBT STRUCTURE AT 31.12.2022				
Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	0 %			
Tranche 2	0 %			
Long-term liabilities	0,0 %			

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
SWAP 1	0 %			
SWAP 2	0 %			
Sum swap	0,0 %			



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Dyrskueveien 5 KS

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 Megafli AS.

PROJECT & 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	-	-
Sum paid in capital	31 700 700	317 007

Accumulated dividend (% of paid in capital / NOK per 1 %)	110 %	349 808
Last traded (date / NOK per 1 %)	n.a.	n.a.

EST. VALUE AT 31.12.2022

	High	Mid	Low
	5,25 %	5,50 %	5,75 %
Next 4 quarters		9 741 000	
Property value	185 500 000	177 100 000	169 400 000
Tax discount	10,0 % - 11 191 000	- 10 519 000	- 9 903 000
Value of loss carried forward	10,0 % -	-	-
NPV other rental income/costs	-	-	-
Net debt	- 58 542 000	- 58 542 000	- 58 542 000
NAV ex. MTM IRS	115 767 000	108 039 000	100 955 000

MTM IRS (78 %)	875 000	875 000	875 000
NAV	116 642 000	108 914 000	101 830 000
NAV per 1 %	1 166 000	1 089 000	1 018 000

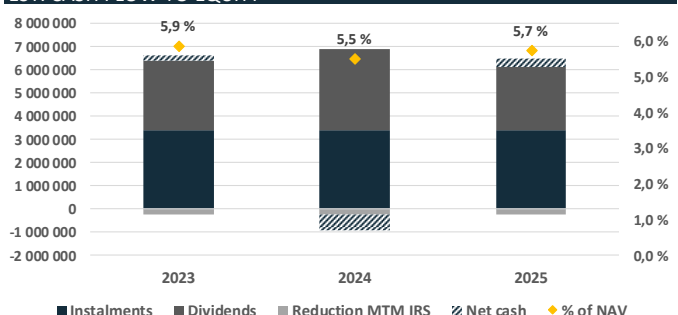
Total return on equity (since project start)	376 % / 378 %	351 % / 354 %	329 % / 332 %
Return on equity p.a. (IRR since project start)	23 % / 24 %	23 % / 23 %	22 % / 22 %
Est. cash flow to equity (avg. next 3 years)	5,3 %	5,7 %	6,1 %

Property value per sq.m.	24 000	22 900	21 900
LTV (property value)	33 %	35 %	36 %

EST. CASH FLOW

Next 3yrs basis mid value	2023	2024	2025
Dividend yield	2,8 %	3,2 %	2,5 %
Instalments	3,1 %	3,1 %	3,1 %
Reduction MTM IRS	-0,2 %	-0,2 %	-0,2 %
Change in cash	0,2 %	-0,6 %	0,3 %
Est. Cash flow to equity	5,9 %	5,5 %	5,7 %

EST. CASH FLOW TO EQUITY



EXIT SENSITIVITY

Sensitivity variation on exit yield and exit date | Based on mid value

Exit yield	Years				
	1,0 yrs	2,0 yrs	3,0 yrs	4,0 yrs	5,0 yrs
	31.12.2023	31.12.2024	31.12.2025	31.12.2026	31.12.2027
6,00 %	-10,1 %	-1,6 %	2,2 %	3,6 %	4,4 %
5,75 %	-4,2 %	1,5 %	4,2 %	5,0 %	5,5 %
5,50 %	2,3 %	4,7 %	6,2 %	6,5 %	6,6 %
5,25 %	9,4 %	8,1 %	8,4 %	8,1 %	7,8 %
5,00 %	17,2 %	11,8 %	10,7 %	9,7 %	9,1 %

Excl. MTM IRS // Inc. Fsec exit fee

Property value	Yield	NAV per 1 %	WAULT	Segment	Date of analysis
MNOK 177	5,50 %	1 089 000	4,4	Retail	31.12.2022

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

PROPERTY INFORMATION

Location	Dyrskueveien 5, Kløfta
Tenant(s)	DNB Bank ASA, Megafli AS
Year of construction	2007
Building area (sq. m.)	7 721
Plot, Freehold (sq. m)	21710
Occupancy rate (sq. m)	100 %
Weighted CPI adjustment	86 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2023	1 316

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

CASH FLOW FORECAST

Year	2023E	2024E	2025E
CPI assumption	3,00 %	2,00 %	2,00 %
Gross rental income	10 161 122	10 389 748	10 545 594
Owner's costs	- 420 192	- 429 122	- 435 254
Net rental income	9 740 930	9 960 626	10 110 340

Other rental income/costs	-	-	-
Administration costs	- 586 682	- 602 571	- 613 481
Other costs	-	-	-
EBITDA	9 154 248	9 358 055	9 496 858

Net financial expenses	- 2 400 546	- 1 875 770	- 1 603 443
Taxes	- 130 000	- 1 242 125	- 1 415 602
Capital expenditures	-	-	-
Instalments	- 3 400 000	- 3 400 000	- 3 400 000
Other payments	-	-	-
Dividends	- 3 000 000	- 3 500 000	- 2 700 000
Net cash flow	223 702	- 659 840	377 813

Dividend yield (basis NAV (Mid))	2,8 %	3,2 %	2,5 %
Est. cash flow to equity (basis NAV (Mid))	5,9 %	5,5 %	5,7 %

BALANCE SHEET FORECAST

Year	2022A	2023E	2024E	2025E
Current assets	2 884 000	3 108 000	2 448 000	2 826 000
Other assets	-	-	-	-
Property value ¹	166 581 000	166 581 000	166 581 000	166 581 000
Total assets	169 465 000	169 689 000	169 029 000	169 407 000

Total Liabilities	61 426 000	59 095 000	55 830 000	52 522 000
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NAV ex. MTM IRS ²	108 039 000	110 594 000	113 199 000	116 885 000
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Note 1: after tax discount

Note 2: after est. dividend

DEBT STRUCTURE AT 31.12.2022

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	35 %	61 200 000	4,55 %	30.05.2023

Long-term liabilities	34,6 %	61 200 000	4,55 %	0,4 yrs
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Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
SWAP 1	25 %	15 000 000	0,84 %	04.07.2026

Sum swap	24,5 %	15 000 000	0,84 %	3,5 yrs
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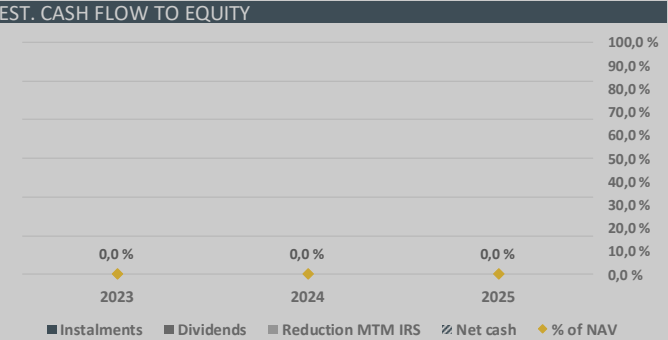
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The portfolio consists of residential properties and some offices located in West Sweden, mainly in Trollhättan and Skövde. The portfolio sold two properties in 2019, in order to further focus the portfolio.

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 / SEK per 1 %)	236 %	2 068 163	
Last traded (date / SEK per 1 %)	02.02.2021	1 150 000	

EST. VALUE AT 31.12.2022			
	High	Mid	Low
Next 4 quarters			
Property value			
Tax discount			
Value of loss carried forward			
NPV other rental income/costs			
Net debt			
NAV ex. MTM IRS			
MTM IRS (0 %)			
NAV			
NAV per 1%			
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			
Next 3yrs basis mid value	2023	2024	2025
Dividend yield			
Instalments			
Reduction MTM IRS			
Change in cash			
Est. Cash flow to equity			



EXIT SENSITIVITY					
Sensitivity variation on exit yield and exit date Based on mid value					
Exit yield	Years				
	1,0 yrs	2,0 yrs	3,0 yrs	4,0 yrs	5,0 yrs
	31.12.2023	31.12.2024	31.12.2025	31.12.2026	31.12.2027
5,50 %	n/a	n/a	n/a	n/a	n/a
5,25 %	n/a	n/a	n/a	n/a	n/a
5,00 %	n/a	n/a	n/a	n/a	n/a
4,75 %	n/a	n/a	n/a	n/a	n/a
4,50 %	n/a	n/a	n/a	n/a	n/a

Excl. MTM IRS // Inc. Fsec exit fee

Project Broker		Business Manager	Secondhand trade
Georg Steen		Ann-Sophie Hövelmann	Project Sales
(+47) 41 65 91 51		(+47) 48 18 47 57	fpfsales@fearnleys.com
PROPERTY INFORMATION			
Location		Lidköping Skövde, Vänersborg, Svanesund i Sverige	
Tenant(s)		Miscellaneous	
Year of construction		Miscellaneous	
Building area (sq. m.)		8 554	
Plot, Freehold (sq. m)		5943	
Occupancy rate (sq. m)		100 %	
Weighted CPI adjustment		Standard terms	
Lease agreement			
Average rent per leased sq.m. 2023			
Business Management		Fearnley Business Management AS	
Property Management		APF Management AB	

CASH FLOW FORECAST			
Year	2023E	2024E	2025E
CPI assumption			
Gross rental income			
Owner's costs			
Net rental income			
Other rental income/costs			
Administration costs			
Other costs			
EBITDA			
Net financial expenses			
Taxes			
Capital expenditures			
Instalments			
Other payments			
Dividends			
Net cash flow			
Dividend yield (basis NAV (Mid))			
Est. cash flow to equity (basis NAV (Mid))			

BALANCE SHEET FORECAST				
Year	2022A	2023E	2024E	2025E
Current assets				
Other assets				
Property value ¹				
Total assets				
Total Liabilities				
NAV ex. MTM IRS ²				
Note 1: after tax discount				
Note 2: after est. dividend				

DEBT STRUCTURE AT 31.12.2022				
Loan	LTV	Balance	Interest rate	Maturity
Tranche 1				
Tranche 2				
Long-term liabilities				
Interest Rate Swaps				
% of loan Amount Swap rate Maturity				
SWAP 1				
SWAP 2				
Sum swap				



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Handelseiendom Gjøvik AS

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	28.05.2018
Currency	NOK
Initial property value	224 240 000
Net yield at establishment	6,0 %

Equity	Total	per 1 %
Initial paid in capital	72 000 000	720 000
Issue of new shares	-	-
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 31.12.2022

	High	Mid	Low
	6,25 %	6,50 %	6,75 %

Next 4 quarters		15 933 000	
Property value	254 900 000	245 100 000	236 000 000
Tax discount	9,0 % - 11 977 000	- 11 227 000	- 10 531 000
Value of plot	8 500 000	8 500 000	8 500 000
NPV other rental income/costs	2 625 000	2 625 000	2 625 000
Net debt	- 128 109 000	- 128 109 000	- 128 109 000
NAV ex. MTM IRS	125 939 000	116 889 000	108 485 000

MTM IRS (78 %)	544 000	544 000	544 000
NAV	126 483 000	117 433 000	109 029 000
NAV per 1 %	1 265 000	1 174 000	1 090 000

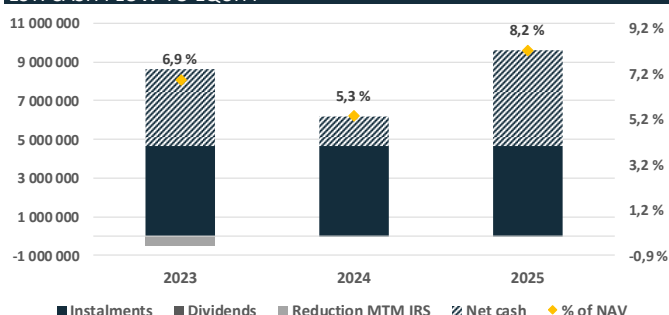
Total return on equity (since project start)	75 % / 76 %	62 % / 63 %	51 % / 51 %
Return on equity p.a. (IRR since project start)	13 % / 13 %	11 % / 11 %	9 % / 9 %
Est. cash flow to equity (avg. next 3 years)	6,3 %	6,8 %	7,3 %

Property value per sq.m.	25 400	24 400	23 500
LTV (property value)	50 %	52 %	55 %

EST. CASH FLOW

Next 3yrs basis mid value	2023	2024	2025
Dividend yield	0,0 %	0,0 %	0,0 %
Instalments	4,0 %	4,0 %	4,0 %
Reduction MTM IRS	-0,5 %	0,0 %	0,0 %
Change in cash	3,4 %	1,3 %	4,2 %
Est. Cash flow to equity	6,9 %	5,3 %	8,2 %

EST. CASH FLOW TO EQUITY



EXIT SENSITIVITY - IRR

Sensitivity variation on exit yield and exit date | Based on mid value

Exit yield	Years				
	1,0 yrs	2,0 yrs	3,0 yrs	4,0 yrs	5,0 yrs
	31.12.2023	31.12.2024	31.12.2025	31.12.2026	31.12.2027
7,00 %	-5,4 %	1,2 %	4,4 %	5,8 %	6,6 %
6,75 %	1,3 %	4,5 %	6,5 %	7,3 %	7,7 %
6,50 %	8,5 %	8,0 %	8,6 %	8,8 %	8,8 %
6,25 %	16,3 %	11,6 %	10,9 %	10,4 %	10,0 %
6,00 %	24,7 %	15,4 %	13,2 %	12,0 %	11,2 %

Excl. MTM IRS // Inc. Fsec exit fee

Property value	Yield	NAV per 1 %	WAULT	Segment	Date of analysis
MNOK 245	6,50 %	1 174 000	5,2	Retail	31.12.2022

Project Broker	Business Manager	Secondhand trade
Per-Erik Amundsen (+47) 47 29 49 52	Ann-Sophie Hövelmann (+47) 48 18 47 57	Project Sales fpfsales@fearnleys.com

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.)	10 027
Plot, Freehold (sq. m)	22831
Occupancy rate (sq. m)	100 %
Weighted CPI adjustment	100 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2023	1 646

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

CASH FLOW FORECAST

Year	2023E	2024E	2025E
CPI assumption	3,00 %	2,00 %	2,00 %
Gross rental income	16 508 000	17 004 000	17 344 000
Owner's costs	- 576 000	- 590 000	- 600 000
Net rental income	15 932 000	16 414 000	16 744 000

Other rental income/costs	283 000	283 000	283 000
Administration costs	- 702 000	- 720 000	- 733 000
Other costs	- 316 000	- 149 000	- 152 000
EBITDA	15 197 000	15 828 000	16 142 000

Net financial expenses	- 6 025 000	- 5 483 000	- 5 008 000
Taxes	- 549 000	- 1 151 000	- 1 524 000
Capital expenditures	-	- 3 000 000	-
Instalments	- 4 665 000	- 4 665 000	- 4 665 000
Other payments	-	-	-
Dividends	-	-	-
Net cash flow	3 958 000	1 529 000	4 945 000

Dividend yield (basis NAV (Mid))	0,0 %	0,0 %	0,0 %
Est. cash flow to equity (basis NAV (Mid))	6,9 %	5,3 %	8,2 %

BALANCE SHEET FORECAST

Year	2022A	2023E	2024E	2025E
Current assets	-	3 959 000	5 485 000	10 429 000
Other assets	2 625 000	2 493 000	2 353 000	2 205 000
Property value ¹	233 873 000	233 873 000	233 873 000	233 873 000
Total assets	236 498 000	240 325 000	241 711 000	246 507 000

Total Liabilities	128 109 000	124 044 000	119 746 000	115 380 000
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NAV ex. MTM IRS ²	108 389 000	116 281 000	121 965 000	131 127 000
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Note 1: after tax discount

Note 2: after est. dividend

DEBT STRUCTURE AT 31.12.2022

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	52 %	128 700 000	5,56 %	30.12.2024
Tranche 2	0 %	-	0,00 %	00.01.1900
Long-term liabilities	52,5 %	128 700 000	5,56 %	2 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
SWAP 1	51 %	65 900 000	1,79 %	06.07.2023
SWAP 2	0 %	-	0,00 %	00.01.1900
Sum swap	51,2 %	65 900 000	1,79 %	0,5 yrs



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Handelseiendom Invest AS

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

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 %)	17 %	240 000
Last traded (date / NOK per 1 %)	17.08.2022	1 897 000

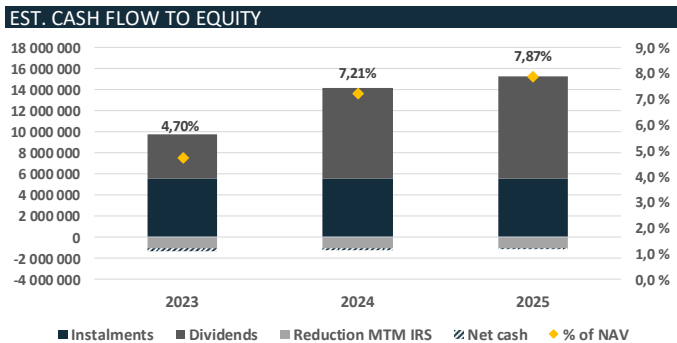
EST. VALUE AT 31.12.2022			
	High	Mid	Low
	5,75 %	6,00 %	6,25 %
Next 4 quarters			
Property value	374 500 000	21 533 000	344 500 000
Tax discount	9,0 % - 21 102 000	358 900 000	- 18 807 000
Value of loss carried forward	9,0 % -	- 19 909 000	- 18 807 000
NPV other rental income/costs	-	-	-
Net debt	- 164 966 000	- 164 966 000	- 164 966 000
NAV ex. MTM IRS	188 432 000	174 025 000	160 727 000
MTM IRS (78 %)	4 949 000	4 949 000	4 949 000
NAV ex. Handelseiendom Vågsbygd	193 381 000	178 974 000	165 676 000

NAV - Handelseiendom Vågsbygd AS (90%)	23 890 000	23 890 000	23 890 000
NAV incl. Handelseiendom Vågsbygd AS	217 271 000	202 864 000	189 566 000
NAV per 1% - Total	2 173 000	2 029 000	1 896 000

Total return on equity (since project start)	72 % / 76 %	62 % / 65 %	52 % / 56 %
Return on equity p.a. (IRR since project start)	13 % / 13 %	11 % / 12 %	10 % / 10 %
Est. cash flow to equity (avg. next 3 years)	6,1 %	6,6 %	7,1 %

Property value per sq.m.	17 800	17 100	16 400
LTV (property value)	45 %	47 %	49 %

EST. CASH FLOW			
Next 3yrs basis mid value	2023	2024	2025
Dividend yield	2,3 %	4,8 %	5,4 %
Instalments	3,1 %	3,1 %	3,1 %
Reduction MTM IRS	-0,5 %	-0,5 %	-0,5 %
Change in cash	-0,2 %	-0,1 %	-0,1 %
Est. Cash flow to equity	4,7 %	7,2 %	7,9 %



EXIT SENSITIVITY					
Sensitivity variation on exit yield and exit date Based on mid value					
Exit yield	Years				
	1,0 yrs	2,0 yrs	3,0 yrs	4,0 yrs	5,0 yrs
	31.12.2023	31.12.2024	31.12.2025	31.12.2026	31.12.2027
6,50 %	-7,2 %	0,3 %	3,7 %	5,3 %	6,2 %
6,25 %	-1,0 %	3,5 %	5,7 %	6,7 %	7,3 %
6,00 %	5,8 %	6,8 %	7,8 %	8,2 %	8,4 %
5,75 %	13,0 %	10,2 %	10,0 %	9,8 %	9,6 %
5,50 %	21,0 %	13,9 %	12,2 %	11,4 %	10,9 %

Excl. MTM IRS // Inc. Fsec exit fee

Property value	Yield	NAV per 1%	WAULT	Segment	Date of analysis
MNOK 359	6,00 %	2 029 000	10,3	Retail	31.12.2022

Project Broker Axel Bendvold (+47) 40 46 00 04	Business Manager Erik Glende Johnsen (+47) 92 09 44 58	Secondhand trade Project Sales fjfsales@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. 2023	1 065
Business Management	Fearnley Business Management AS
Property Management	Hjertnes Eiendomsdrift AS

CASH FLOW FORECAST			
Year	2023E	2024E	2025E
CPI assumption	4,00 %	2,00 %	2,00 %
Gross rental income	22 409 000	23 305 000	23 771 000
Owner's costs	- 876 000	- 892 000	- 900 000
Net rental income	21 533 000	22 413 000	22 871 000
Other rental income/costs	-	-	-
Administration costs	- 682 000	- 707 000	- 721 000
Other costs	-	-	-
EBITDA	20 851 000	21 706 000	22 150 000

Net financial expenses	- 6 449 000	- 5 967 000	- 5 606 000
Taxes	- 2 302 000	- 2 491 000	- 2 825 000
Capital expenditures	- 2 700 000	630 000	1 350 000
Instalments	- 5 535 000	- 5 535 000	- 5 535 000
Other payments	-	-	-
Dividends	- 4 200 000	- 8 600 000	- 9 700 000
Net cash flow	- 335 000	- 257 000	- 166 000

Dividend yield (basis NAV (Mid))	2,3 %	4,8 %	5,4 %
Est. cash flow to equity (basis NAV (Mid))	4,7 %	7,2 %	7,9 %

BALANCE SHEET FORECAST				
Year	2022A	2023E	2024E	2025E
Current assets	6 278 000	5 943 000	5 686 000	5 521 000
Other assets	-	-	-	-
Property value ¹	338 991 000	338 991 000	338 991 000	338 991 000
Total assets	345 269 000	344 934 000	344 677 000	344 512 000
Total Liabilities	171 244 000	165 803 000	160 494 000	155 128 000
NAV ex. MTM IRS ²	174 025 000	179 131 000	184 183 000	189 384 000

Note 1: after tax discount

Note 2: after est. dividend

DEBT STRUCTURE AT 31.12.2022				
Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	47 %	167 448 000	5,00 %	09.01.2027
Tranche 2	0 %	-	0,00 %	00.01.1900
Long-term liabilities	46,7 %	167 448 000	5,00 %	4 yrs
Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
SWAP 1	80 %	134 500 000	2,10 %	19.01.2028
SWAP 2	0 %	-	0,00 %	00.01.1900
Sum swap	80,3 %	134 500 000	2,10 %	5,1 yrs



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Handelseiendom Lillehammer AS

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

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	-	-
Sum paid in capital	55 500 000	555 000

Accumulated dividend (% of paid in capital / NOK per 1 %)	61 %	340 000
Last traded (date / NOK per 1 %)	n.a.	n.a.

EST. VALUE AT 31.12.2022

	High	Mid	Low
	5,75 %	6,00 %	6,25 %
Next 4 quarters		11 218 000	
Property value	195 100 000	187 000 000	179 500 000
Tax discount	9,0 % - 6 936 000	- 6 352 000	- 5 812 000
Value of loss carried forward	10,0 % -	-	-
NPV other rental income/costs	-	-	-
Net debt	- 110 468 000	- 110 468 000	- 110 468 000
NAV ex. MTM IRS	77 696 000	70 180 000	63 220 000

MTM IRS (78 %)	1 662 000	1 662 000	1 662 000
NAV	79 358 000	71 842 000	64 882 000
NAV per 1 %	794 000	718 000	649 000

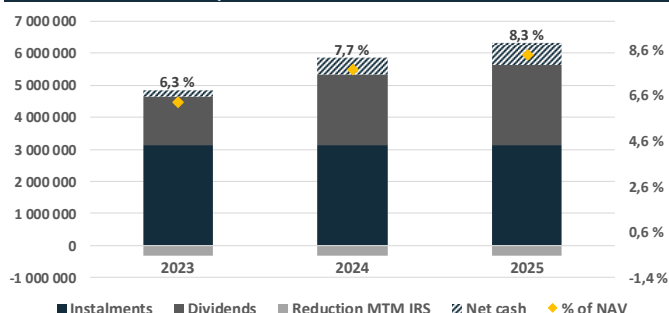
Total return on equity (since project start)	101 % / 104 %	88 % / 91 %	75 % / 78 %
Return on equity p.a. (IRR since project start)	17 % / 18 %	16 % / 16 %	14 % / 14 %
Est. cash flow to equity (avg. next 3 years)	6,7 %	7,4 %	8,2 %

Property value per sq.m.	20 400	19 500	18 700
LTV (property value)	57 %	59 %	62 %

EST. CASH FLOW

Next 3yrs basis mid value	2023	2024	2025
Dividend yield	2,1 %	3,1 %	3,5 %
Instalments	4,4 %	4,4 %	4,4 %
Reduction MTM IRS	-0,5 %	-0,5 %	-0,5 %
Change in cash	0,3 %	0,7 %	0,9 %
Est. Cash flow to equity	6,3 %	7,7 %	8,3 %

EST. CASH FLOW TO EQUITY



EXIT SENSITIVITY

Sensitivity variation on exit yield and exit date | Based on mid value

Exit yield	Years				
	1,0 yrs	2,0 yrs	3,0 yrs	4,0 yrs	5,0 yrs
	31.12.2023	31.12.2024	31.12.2025	31.12.2026	31.12.2027
6,50 %	-9,3 %	2,4 %	5,6 %	7,1 %	7,9 %
6,25 %	-0,2 %	6,9 %	8,4 %	9,1 %	9,4 %
6,00 %	9,6 %	11,5 %	11,3 %	11,1 %	11,0 %
5,75 %	20,2 %	16,3 %	14,3 %	13,2 %	12,5 %
5,50 %	31,9 %	21,3 %	17,4 %	15,4 %	14,1 %

Excl. MTM IRS // Inc. Fsec exit fee

Property value	Yield	NAV per 1 %	WAULT	Segment	Date of analysis
MNOK 187	6,00 %	718 000	4,1	Retail	31.12.2022

Project Broker Nicolay Staff (+47) 97 70 80 00	Business Manager Marianne Fossum (+47) 95 00 91 12	Secondhand trade Project Sales fpfsales@fearnleys.com
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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)	12057
Occupancy rate (sq. m)	0 %
Weighted CPI adjustment	100 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2023	1 257

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

CASH FLOW FORECAST

Year	2023E	2024E	2025E
CPI assumption	4,00 %	2,00 %	2,00 %
Gross rental income	11 946 000	12 341 000	12 588 000
Owner's costs	- 728 000	- 736 000	- 741 000
Net rental income	11 218 000	11 605 000	11 847 000

Other rental income/costs	-	-	-
Administration costs	- 463 000	- 480 000	- 489 000
Other costs	-	-	-
EBITDA	10 755 000	11 125 000	11 358 000

Net financial expenses	- 5 304 000	- 4 780 000	- 4 300 000
Taxes	- 600 000	- 495 000	- 741 000
Capital expenditures	-	-	-
Instalments	- 3 149 000	- 3 149 000	- 3 149 000
Other payments	-	-	-
Dividends	- 1 500 000	- 2 200 000	- 2 500 000
Net cash flow	202 000	501 000	668 000

Dividend yield (basis NAV (Mid))	2,1 %	3,1 %	3,5 %
Est. cash flow to equity (basis NAV (Mid))	6,3 %	7,7 %	8,3 %

BALANCE SHEET FORECAST

Year	2022A	2023E	2024E	2025E
Current assets	2 319 000	2 521 000	3 021 000	3 689 000
Other assets	-	-	-	-
Property value ¹	180 648 000	180 648 000	180 648 000	180 648 000
Total assets	182 967 000	183 169 000	183 669 000	184 337 000

Total Liabilities	112 787 000	109 491 000	106 431 000	103 455 000
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NAV ex. MTM IRS ²	70 180 000	73 678 000	77 238 000	80 882 000
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Note 1: after tax discount

Note 2: after est. dividend

DEBT STRUCTURE AT 31.12.2022

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	59 %	111 000 000	5,05 %	10.07.2028
Tranche 2	0 %	-	0,00 %	00.01.1900
Long-term liabilities	59,4 %	111 000 000	5,05 %	5,5 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
SWAP 1	46 %	51 500 000	2,19 %	31.01.2028
SWAP 2	0 %	-	0,00 %	00.01.1900
Sum swap	46,4 %	51 500 000	2,19 %	5,1 yrs



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Project is owned 90% by Handelseiendom Invest AS

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	-	-
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.

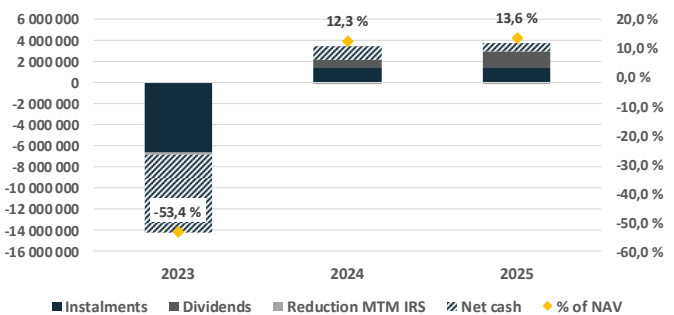
EST. VALUE AT 31.12.2022

	High	Mid	Low
	6,25 %	6,50 %	6,75 %
Next 4 quarters			
Property value	86 600 000	83 200 000	80 100 000
Tax discount	10,0 % - 5 528 000	- 5 239 000	- 4 976 000
Value of loss carried forward	10,0 % -	-	-
Net cost of plot upgrades	- 20 000 000	- 20 000 000	- 20 000 000
Net debt	- 32 630 000	- 32 630 000	- 32 630 000
NAV ex. MTM IRS	28 442 000	25 331 000	22 494 000
MTM IRS (78 %)	1 213 000	1 213 000	1 213 000
NAV	29 655 000	26 544 000	23 707 000
NAV per 1%	297 000	265 000	237 000
Total return on equity (since project start)	17 % / 21 %	5 % / 10 %	-5 % / -1 %
Return on equity p.a. (IRR since project start)	5 % / 6 %	2 % / 3 %	-2 % / 0 %
Est. cash flow to equity (avg. next 3 years)	-8,2 %	-9,2 %	-10,3 %
Property value per sq.m.	18 900	18 100	17 500
LTV (property value)	46 %	48 %	50 %

EST. CASH FLOW

Next 3yrs basis mid value	2023	2024	2025
Dividend yield	0,0 %	2,6 %	5,7 %
Instalments	-24,9 %	5,6 %	5,6 %
Reduction MTM IRS	-0,7 %	-0,7 %	-0,7 %
Change in cash	-27,8 %	4,8 %	3,0 %
Est. Cash flow to equity	-53,4 %	12,3 %	13,6 %

EST. CASH FLOW TO EQUITY



EXIT SENSITIVITY

Sensitivity variation on exit yield and exit date | Based on mid value

Exit yield	Years				
	1,0 yrs	2,0 yrs	3,0 yrs	4,0 yrs	5,0 yrs
	31.12.2023	31.12.2024	31.12.2025	31.12.2026	31.12.2027
7,00 %	-4,7 %	5,8 %	8,7 %	10,0 %	10,6 %
6,75 %	5,5 %	10,3 %	11,3 %	11,8 %	12,0 %
6,50 %	16,1 %	14,9 %	14,1 %	13,7 %	13,4 %
6,25 %	27,7 %	19,7 %	16,9 %	15,7 %	14,8 %
6,00 %	40,3 %	24,8 %	19,9 %	17,6 %	16,3 %

Excl. MTM IRS // Inc. Fsec exit fee

Project Broker Axel Bendvold (+47) 40 46 00 04	Business Manager Erik Glende Johnsen (+47) 92 09 44 58	Secondhand trade Project Sales fpfsales@fearnleys.com
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PROPERTY INFORMATION

Location	Sagmyra 2, Kristiansand, Norge
Tenant(s)	Byggmakker 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. 2023	1 252
Business Management	Fearnely Business Management AS
Property Management	Mosvold Eiendomsdrift AS

CASH FLOW FORECAST

Year	2023E	2024E	2025E
CPI assumption	2,00 %	2,00 %	2,00 %
Gross rental income	5 742 000	5 857 000	5 974 000
Owner's costs	- 332 000	- 337 000	- 343 000
Net rental income	5 410 000	5 520 000	5 631 000
Other rental income/costs	-	-	-
Administration costs	- 301 000	- 307 000	- 313 000
Other costs	- 20 000 000	-	-
EBITDA	- 14 891 000	5 213 000	5 318 000
Net financial expenses	- 1 698 000	- 1 760 000	- 1 532 000
Taxes	- 400 000	-	-
Capital expenditures	-	-	-
Instalments	6 617 000	- 1 483 000	- 1 483 000
Other payments	3 000 000	-	-
Dividends	-	- 700 000	- 1 500 000
Net cash flow	- 7 372 000	1 270 000	803 000
Dividend yield (basis NAV (Mid))	0,0 %	2,6 %	5,7 %
Est. cash flow to equity (basis NAV (Mid))	-53,4 %	12,3 %	13,6 %

BALANCE SHEET FORECAST

Year	2022A	2023E	2024E	2025E
Current assets	7 694 000	323 000	1 592 000	2 396 000
Other assets	-	1 110 000	1 565 000	1 277 000
Property value ¹	77 961 000	77 961 000	77 961 000	77 961 000
Total assets	85 655 000	79 394 000	81 118 000	81 634 000
Total Liabilities	40 324 000	46 553 000	45 060 000	43 575 000

NAV ex. MTM IRS ²	45 331 000	32 841 000	36 058 000	38 059 000
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Note 1: after tax discount

Note 2: after est. dividend

DEBT STRUCTURE AT 31.12.2022

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	48 %	39 874 000	5,05 %	21.06.2029
Tranche 2	0 %	-	0,00 %	00.01.1900
Long-term liabilities	47,9 %	39 874 000	5,05 %	6,5 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
SWAP 1	56 %	22 300 000	1,90 %	26.06.2029
SWAP 2	0 %	-	0,00 %	00.01.1900
Sum swap	55,9 %	22 300 000	1,90 %	6,5 yrs



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

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 %)	10 %	100 000
Last traded (date / NOK per 1 %)	23.02.2022	1 150 000

EST. VALUE AT 31.12.2022

	High	Mid	Low
	6,00 %	6,25 %	6,50 %
Next 4 quarters		21 170 000	
Property value	352 800 000	338 700 000	325 700 000
Tax discount	9,0 % - 13 301 000	- 12 286 000	- 11 350 000
Value of loss carried forward	10,0 % 5 276 000	5 276 000	5 276 000
NPV other rental income/costs	9 649 000	9 649 000	9 649 000
Net debt	- 233 973 000	- 233 973 000	- 233 973 000
NAV ex. MTM IRS	120 451 000	107 366 000	95 302 000

MTM IRS (78 %)	8 902 000	8 902 000	8 902 000
NAV	129 353 000	116 268 000	104 204 000
NAV per 1%	1 294 000	1 163 000	1 042 000

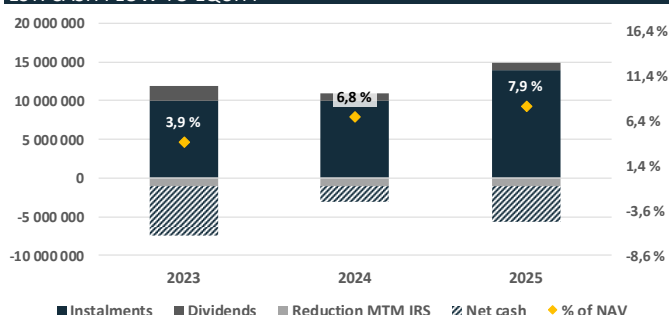
Total return on equity (since project start)	35 % / 44 %	22 % / 31 %	9 % / 18 %
Return on equity p.a. (IRR since project start)	8 % / 10 %	5 % / 7 %	2 % / 4 %
Est. cash flow to equity (avg. next 3 years)	5,6 %	6,2 %	6,9 %

Property value per sq.m.	29 700	28 500	27 400
LTV (property value)	70 %	73 %	76 %

EST. CASH FLOW

Next 3yrs basis mid value	2023	2024	2025
Dividend yield	1,7 %	0,9 %	0,9 %
Instalments	8,5 %	8,5 %	12,0 %
Reduction MTM IRS	-0,8 %	-0,8 %	-0,8 %
Change in cash	-5,5 %	-1,8 %	-4,1 %
Est. Cash flow to equity	3,9 %	6,8 %	7,9 %

EST. CASH FLOW TO EQUITY



EXIT SENSITIVITY

Sensitivity variation on exit yield and exit date | Based on mid value

Exit yield	Years				
	1,0 yrs	2,0 yrs	3,0 yrs	4,0 yrs	5,0 yrs
	31.12.2023	31.12.2024	31.12.2025	31.12.2026	31.12.2027
6,75 %	-17,5 %	-3,2 %	1,8 %	4,4 %	5,8 %
6,50 %	-8,0 %	1,7 %	4,9 %	6,5 %	7,4 %
6,25 %	2,3 %	6,7 %	8,1 %	8,8 %	9,1 %
6,00 %	13,4 %	11,9 %	11,3 %	11,0 %	10,7 %
5,75 %	25,6 %	17,3 %	14,6 %	13,3 %	12,4 %

Excl. MTM IRS // Inc. Fsec exit fee

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	Vestre Strandgate 23-27-29, Kristiansand
Tenant(s)	Asplan Viak, Advokatfirma Wigemyr, et. al
Year of construction	1956-57, 1974
Building area (sq. m.)	11 896
Plot, Freehold (sq. m)	2465,5
Occupancy rate (sq. m)	90 %
Weighted CPI adjustment	100 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2023	1 863

Business Management	Fearnley Business Management AS
Property Management	Forvaltningspartner AS

CASH FLOW FORECAST

Year	2023E	2024E	2025E
CPI assumption	4,00 %	2,00 %	2,00 %
Gross rental income	21 985 597	22 042 403	22 483 251
Owner's costs	- 810 780	- 842 412	- 858 860
Net rental income	21 174 816	21 199 992	21 624 391
Other rental income/costs	- 934 720	-	-
Administration costs	- 810 552	- 842 974	- 859 833
Other costs	-	-	-
EBITDA	19 429 544	20 357 018	20 764 558

Net financial expenses	- 11 783 065	- 10 508 977	- 9 547 859
Taxes	-	-	-
Capital expenditures	- 2 100 000	- 1 000 000	- 1 000 000
Instalments	- 9 933 308	- 9 933 308	- 13 933 384
Other payments	-	-	-
Dividends	- 2 000 000	- 1 000 000	- 1 000 000
Net cash flow	- 6 386 829	- 2 085 268	- 4 716 685

Dividend yield (basis NAV (Mid))	1,7 %	0,9 %	0,9 %
Est. cash flow to equity (basis NAV (Mid))	3,9 %	6,8 %	7,9 %

BALANCE SHEET FORECAST

Year	2022A	2023E	2024E	2025E
Current assets	16 892 000	10 505 000	8 419 000	3 703 000
Other assets	4 375 000	5 059 000	4 532 000	3 816 000
Property value ¹	326 414 000	326 414 000	326 414 000	326 414 000
Total assets	347 681 000	341 978 000	339 365 000	333 933 000

Total Liabilities	250 865 000	240 600 000	230 308 000	216 031 000
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NAV ex. MTM IRS ²	96 816 000	101 378 000	109 057 000	117 902 000
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Note 1: after tax discount

Note 2: after est. dividend

DEBT STRUCTURE AT 31.12.2022

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	3 %	9 800 000	5,00 %	21.12.2025
Tranche 2	70 %	238 000 000	5,59 %	20.01.2027
Long-term liabilities	73,2 %	247 800 000	5,57 %	4 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
SWAP 1	58 %	144 000 000	2,11 %	01.02.2032
Sum swap	58,1 %	144 000 000	2,11 %	9,1 yrs



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Industrielandom Skien AS

Large industrial property located at Grenland port in Skien, one of Norways biggest ports. The plot size represents a development potential.

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	-	-
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 %)	26.10.2022	650 000

EST. VALUE AT 31.12.2022

	High	Mid	Low
	7,25 %	7,50 %	7,75 %
Next 4 quarters		12 118 000	
Property value	167 100 000	161 600 000	156 400 000
Tax discount	9,0 % - 9 119 000	- 8 698 000	- 8 300 000
Value of loss carried forward	10,0 % -	-	-
NPV other rental income/costs	-	-	-
Net debt	- 91 099 000	- 91 099 000	- 91 099 000
NAV ex. MTM IRS	66 882 000	61 803 000	57 001 000

MTM IRS (78 %)	1 853 000	1 853 000	1 853 000
NAV	68 735 000	63 656 000	58 854 000
NAV per 1 %	687 000	637 000	589 000

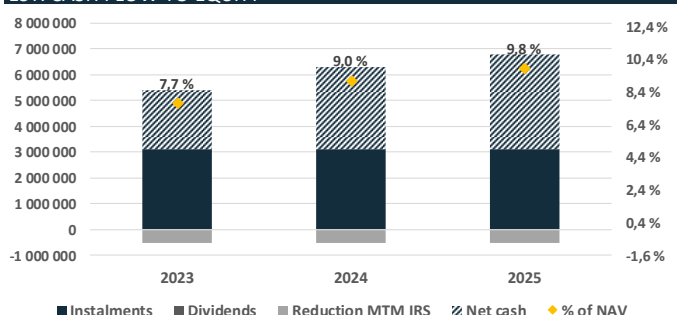
Total return on equity (since project start)	23 % / 27 %	14 % / 17 %	5 % / 8 %
Return on equity p.a. (IRR since project start)	13 % / 15 %	8 % / 10 %	3 % / 5 %
Est. cash flow to equity (avg. next 3 years)	8,2 %	8,8 %	9,6 %

Property value per sq.m.	20 900	20 200	19 600
LTV (property value)	59 %	61 %	63 %

EST. CASH FLOW

Next 3yrs basis mid value	2023	2024	2025
Dividend yield	0,0 %	0,0 %	0,0 %
Instalments	4,9 %	4,9 %	4,9 %
Reduction MTM IRS	-0,8 %	-0,8 %	-0,8 %
Change in cash	3,6 %	5,0 %	5,8 %
Est. Cash flow to equity	7,7 %	9,0 %	9,8 %

EST. CASH FLOW TO EQUITY



EXIT SENSITIVITY

Sensitivity variation on exit yield and exit date | Based on mid value

Exit yield	Years				
	1,0 yrs	2,0 yrs	3,0 yrs	4,0 yrs	5,0 yrs
	31.12.2023	31.12.2024	31.12.2025	31.12.2026	31.12.2027
8,00 %	-4,0 %	4,4 %	7,1 %	8,3 %	8,9 %
7,75 %	3,1 %	7,9 %	9,2 %	9,8 %	10,0 %
7,50 %	10,8 %	11,4 %	11,4 %	11,3 %	11,1 %
7,25 %	18,9 %	15,1 %	13,6 %	12,8 %	12,2 %
7,00 %	27,5 %	18,9 %	15,9 %	14,4 %	13,4 %

Excl. MTM IRS // Inc. Fsec exit fee

Property value	Yield	NAV per 1%	WAULT	Segment	Date of analysis
MNOK 162	7,50 %	637 000	6,4	Industrial	31.12.2022

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

PROPERTY INFORMATION

Location	Havnevegen 15, 17 & 31, Skien
Tenant(s)	Moreld Agility 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. 2023	1 555

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

CASH FLOW FORECAST

Year	2023E	2024E	2025E
CPI assumption	4,00 %	2,00 %	2,00 %
Gross rental income	12 741 000	13 078 000	13 340 000
Owner's costs	- 623 000	- 637 000	- 645 000
Net rental income	12 118 000	12 441 000	12 695 000

Other rental income/costs	-	-	-
Administration costs	- 541 000	- 550 000	- 559 000
Other costs	-	-	-
EBITDA	11 577 000	11 891 000	12 136 000

Net financial expenses	- 5 156 000	- 4 650 000	- 4 192 000
Taxes	- 1 000 000	- 954 000	- 1 163 000
Capital expenditures	-	-	-
Instalments	- 3 104 000	- 3 104 000	- 3 104 000
Other payments	-	-	-
Dividends	-	-	-
Net cash flow	2 317 000	3 183 000	3 677 000

Dividend yield (basis NAV (Mid))	0,0 %	0,0 %	0,0 %
Est. cash flow to equity (basis NAV (Mid))	7,7 %	9,0 %	9,8 %

BALANCE SHEET FORECAST

Year	2022A	2023E	2024E	2025E
Current assets	9 322 000	11 639 000	14 821 000	18 498 000
Other assets	-	-	-	-
Property value ¹	152 902 000	152 902 000	152 902 000	152 902 000
Total assets	162 224 000	164 541 000	167 723 000	171 400 000

Total Liabilities	100 421 000	97 236 000	94 227 000	91 279 000
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NAV ex. MTM IRS ²	61 803 000	67 305 000	73 496 000	80 121 000
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Note 1: after tax discount

Note 2: after est. dividend

DEBT STRUCTURE AT 31.12.2022

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	61 %	98 567 000	5,98 %	30.04.2026
Tranche 2	0 %	-	0,00 %	00.01.1900
Long-term liabilities	61,0 %	98 567 000	5,98 %	3,3 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
SWAP 1	50 %	49 284 000	1,58 %	30.06.2026
SWAP 2	0 %	-	0,00 %	00.01.1900
Sum swap	50,0 %	49 284 000	1,58 %	3,5 yrs



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Industrieiendom Sørlandet AS

The portfolio consists of modern production for Sørlandships and CEMO. The properties are located in Mjåvann industrial park. A property fully let to Norsk Gjennvinning was sold Q1 2022.

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	-	-
Sum paid in capital	66 500 000	665 000

Accumulated dividend (% of paid in capital / NOK per 1 %)	85 %	563 000
Last traded (date / NOK per 1 %)	08.03.2022	807 000

EST. VALUE AT 31.12.2022

	High	Mid	Low
	6,25 %	6,50 %	6,75 %

Next 4 quarters		11 859 000	
Property value	189 700 000	182 400 000	175 700 000
Tax discount	10,0 % - 8 752 000	- 8 132 000	- 7 562 000
Value of loss carried forward	10,0 % -	-	-
NPV other rental income/costs	1 187 000	1 187 000	1 187 000
Net debt	- 85 012 000	- 85 012 000	- 85 012 000
NAV ex. MTM IRS	97 123 000	90 443 000	84 313 000

MTM IRS (78 %)	1 693 000	1 693 000	1 693 000
NAV	98 816 000	92 136 000	86 006 000
NAV per 1 %	988 000	921 000	860 000

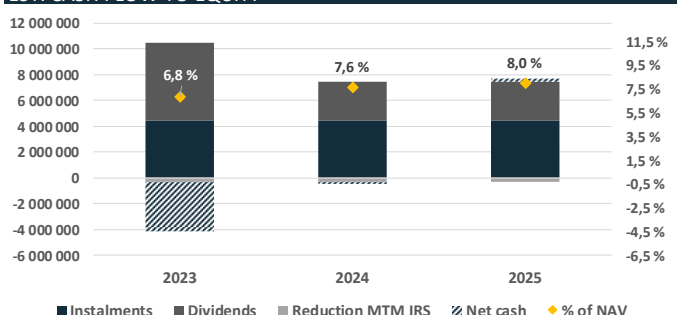
Total return on equity (since project start)	131 % / 133 %	121 % / 123 %	111 % / 114 %
Return on equity p.a. (IRR since project start)	22 % / 22 %	21 % / 21 %	20 % / 20 %
Est. cash flow to equity (avg. next 3 years)	7,0 %	7,5 %	8,0 %

Property value per sq.m.	14 700	14 100	13 600
LTV (property value)	47 %	49 %	51 %

EST. CASH FLOW

Next 3yrs basis mid value	2023	2024	2025
Dividend yield	6,5 %	3,3 %	3,3 %
Instalments	4,8 %	4,8 %	4,8 %
Reduction MTM IRS	-0,4 %	-0,4 %	-0,4 %
Change in cash	-4,2 %	-0,2 %	0,2 %
Est. Cash flow to equity	6,8 %	7,6 %	8,0 %

EST. CASH FLOW TO EQUITY



EXIT SENSITIVITY

Sensitivity variation on exit yield and exit date | Based on mid value

Exit yield	Years				
	1,0 yrs	2,0 yrs	3,0 yrs	4,0 yrs	5,0 yrs
	31.12.2023	31.12.2024	31.12.2025	31.12.2026	31.12.2027
7,00 %	-7,3 %	1,4 %	4,5 %	5,8 %	6,6 %
6,75 %	-0,9 %	4,7 %	6,5 %	7,3 %	7,7 %
6,50 %	6,0 %	8,0 %	8,6 %	8,8 %	8,8 %
6,25 %	13,4 %	11,5 %	10,8 %	10,3 %	10,0 %
6,00 %	21,6 %	15,2 %	13,1 %	12,0 %	11,2 %

Excl. MTM IRS // Inc. Fsec exit fee

Property value	Yield	NAV per 1 %	WAULT	Segment	Date of analysis
MNOK 182	6,50 %	921 000	5,5	Industrial	31.12.2022

Project Broker	Business Manager	Secondhand trade
Nicolay Staff	Erik Glende Johnsen	Project Sales
(+47) 97 70 80 00	(+47) 92 09 44 58	fpfsales@fearnleys.com

PROPERTY INFORMATION

Location	Mjåvannsvegen 90/226, Kristiansand
Tenant(s)	Sørlandships AS, CEMO AS
Year of construction	2016/2017
Building area (sq. m.)	12 901
Plot, Freehold (sq. m)	23 060
Occupancy rate (sq. m)	100 %
Weighted CPI adjustment	100 %
Lease agreement	Standard terms (90) / Barehouse (226)
Average rent per leased sq.m. 2023	956

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

CASH FLOW FORECAST

Year	2023E	2024E	2025E
CPI assumption	4,00 %	2,00 %	2,00 %
Gross rental income	12 330 000	12 824 000	13 080 000
Owner's costs	- 471 000	- 484 000	- 491 000
Net rental income	11 859 000	12 340 000	12 589 000

Other rental income/costs	258 000	264 000	269 000
Administration costs	- 717 000	- 741 000	- 754 000
Other costs	-	-	-
EBITDA	11 400 000	11 863 000	12 104 000

Net financial expenses	- 4 334 000	- 3 866 000	- 3 477 000
Taxes	- 431 000	- 683 000	- 944 000
Capital expenditures	-	-	-
Instalments	- 4 460 000	- 4 460 000	- 4 460 000
Other payments	-	-	-
Dividends	- 6 000 000	- 3 000 000	- 3 000 000
Net cash flow	- 3 825 000	- 146 000	223 000

Dividend yield (basis NAV (Mid))	6,5 %	3,3 %	3,3 %
Est. cash flow to equity (basis NAV (Mid))	6,8 %	7,6 %	8,0 %

BALANCE SHEET FORECAST

Year	2022A	2023E	2024E	2025E
Current assets	4 943 000	1 120 000	973 000	1 196 000
Other assets	1 187 000	1 002 000	799 000	577 000
Property value ¹	174 268 000	174 268 000	174 268 000	174 268 000
Total assets	180 398 000	176 390 000	176 040 000	176 041 000

Total Liabilities	89 955 000	85 728 000	81 504 000	77 226 000
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NAV ex. MTM IRS ²	90 443 000	90 662 000	94 536 000	98 815 000
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Note 1: after tax discount

Note 2: after est. dividend

DEBT STRUCTURE AT 31.12.2022

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	49 %	89 305 000	5,75 %	15.03.2023
Tranche 2	0 %	-	0,00 %	00.01.1900
Long-term liabilities	49,0 %	89 305 000	5,75 %	0,2 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
SWAP 1	64 %	56 767 500	2,17 %	15.03.2028
SWAP 2	0 %	-	0,00 %	00.01.1900
Sum swap	63,6 %	56 767 500	2,17 %	5,2 yrs



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Jakslandåsen Boligutvikling AS

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.

PROJECT & COMPANY INFORMATION

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

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	0	0
Equity commitment	0	0

Equity	Total	Per 1 %
Est. total equity requirement	19 100 000	191 000

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 Q3 2027 Paid-in capital per 1 % 191 000 Segment Residential Date of analysis 31.12.2022

Project Broker
Georg Steen
(+47) 41 65 91 51

Business Manager
NRE Norway AS

Secondhand trade
Project Sales
fpfsales@fearnleys.com

PROJECT DETAILS

Location	Asker kommune
Project manager	NRE Norway AS
Web site	https://jakslandaasen.no/
Plot, freehold (sq.m)	134 000
Number of residential plots	27
Number of townhouses	134
Building stages	4
Sales start of first building stage	Q2 2023
Building start of first building stage	Q2 2023
Expected completion	Q3 2027

UPDATED FINANCIAL PROJECTIONS

Last updated 31.12.2022	Total
Sales revenue	877 104 000
Building cost	576 855 000
Project development expenses	16 450 000
Project and business management	36 778 000
Site purchase	63 200 000
Sales and marketing expenses	13 037 000
Fees	6 625 000
Financial expenses	42 480 000
Project cost	755 425 000
Profit before tax	121 679 000
Profit margin before tax (%)	13,9 %
Est. tax payable	33 945 000
Profit after tax	87 734 000
Profit margin after tax (%)	10,0 %

Est. equity requirement	19 100 000
Est. NAV at completion	106 834 000

EST. PURCHASE NAV PR. 31.12.2022

Est. NAV at completion	106 834 000
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Buyer's Required Return (IRR)	20 %	25 %	30 %
Est. Purchase NAV ²	46 500 000	39 100 000	33 100 000
Est. Purchase NAV pr. 1 % ²	465 000	391 000	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 31.12.2022

Loan	% of total debt	Balance	Interest rate	Maturity
Plot loan	100 %	51 300 000	6,75 %	15.04.2024
Total debt	100 %	51 300 000	6,75 %	15.04.2024



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Kjøita Park 1 AS

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

PROJECT & 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	5 000 000	50 000
Sum paid in capital	130 662 950	1 306 630

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

EST. VALUE AT 31.12.2022

	High	Mid	Low
	6,00 %	6,40 %	6,75 %

Next 4 quarters			
Property value - Let		31 175 000	
Property value - Vacant	5 000	487 100 000	461 900 000
Development plot	5 000 000	5 000 000	5 000 000
Property value	559 600 000	527 100 000	501 900 000
Tax discount	10,0 %	- 24 800 000	- 20 184 000
Value of loss carried forward	10,0 %	2 921 000	2 921 000
Net debt	- 330 519 000	- 330 519 000	- 330 519 000
NAV ex. MTM IRS	207 202 000	177 302 000	154 118 000

MTM IRS (78 %)	9 071 000	9 071 000	9 071 000
NAV	216 273 000	186 373 000	163 189 000
NAV per 1 %	2 163 000	1 864 000	1 632 000

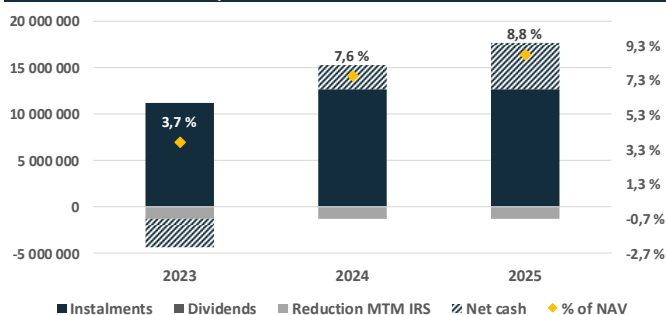
Total return on equity (since project start)	59 % / 66 %	36 % / 43 %	18 % / 25 %
Return on equity p.a. (IRR since project start)	26 % / 29 %	17 % / 19 %	9 % / 12 %
Est. cash flow to equity (avg. next 3 years)	5,8 %	6,7 %	7,7 %

Property value per sq.m.	24 200	22 800	21 700
LTV (property value)	59 %	63 %	66 %

EST. CASH FLOW

Next 3yrs basis mid value	2023	2024	2025
Dividend yield	0,0 %	0,0 %	0,0 %
Instalments	6,0 %	6,8 %	6,8 %
Reduction MTM IRS	-0,7 %	-0,7 %	-0,7 %
Change in cash	-1,6 %	1,4 %	2,7 %
Est. Cash flow to equity	3,7 %	7,6 %	8,8 %

EST. CASH FLOW TO EQUITY



EXIT SENSITIVITY - IRR

Sensitivity variation on exit yield and exit date | Based on mid value

Exit yield	Years				
	1,0 yrs	2,0 yrs	3,0 yrs	4,0 yrs	5,0 yrs
	31.12.2023	31.12.2024	31.12.2025	31.12.2026	31.12.2027
7,00 %	-7,7 %	1,9 %	5,2 %	6,6 %	7,3 %
6,75 %	0,7 %	6,0 %	7,8 %	8,4 %	8,7 %
6,40 %	13,5 %	12,0 %	11,5 %	11,0 %	10,6 %
6,00 %	30,0 %	19,3 %	15,9 %	14,1 %	12,9 %
5,75 %	41,5 %	24,1 %	18,8 %	16,1 %	14,4 %

Linear MTM IRS depr. // Inc. Fsec exit fee

Property value	Yield	NAV per 1 %	WAULT	Segment	Date of analysis
MNOK 527	6,40 %	1 864 000	4,6	Office	31.12.2022

Project Broker Axel Bendvold (+47) 40 46 00 04	Business Manager Erik Glende Johnsen (+47) 92 09 44 58	Secondhand trade Project Sales fpfsales@fearnleys.com
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PROPERTY INFORMATION

Location	Telenor Norge AS, Nye Veier AS, Kristiansand municipality
Tenant(s)	2002/2004
Year of construction	2002/2004
Building area (sq. m.)	23 126
Plot, Freehold (sq. m.)	17 134
Occupancy rate (sq. m.)	96 %
Weighted CPI adjustment	100 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2023	1 488

Business Management	Mosvold Eiendomsservice AS
Property Management	Mosvold Eiendomsservice AS

CASH FLOW FORECAST

Year	2023E	2024E	2025E
CPI assumption	4,00 %	2,00 %	2,00 %
Gross rental income	34 414 000	35 790 000	36 506 000
Owner's costs	- 3 239 000	- 3 362 000	- 3 426 000
Net rental income	31 175 000	32 428 000	33 080 000

Other rental income/costs	-	-	-
Administration costs	- 1 459 000	- 1 515 000	- 1 544 000
Other costs	-	-	-
EBITDA	29 716 000	30 913 000	31 536 000

Net financial expenses	- 17 539 000	- 15 581 000	- 13 917 000
Taxes	-	-	-
Capital expenditures	- 4 000 000	-	-
Instalments	- 11 238 000	- 12 650 000	- 12 650 000
Other payments	-	-	-
Dividends	-	-	-
Net cash flow	- 3 061 000	2 682 000	4 969 000

Dividend yield (basis NAV (Mid))	0,0 %	0,0 %	0,0 %
Est. cash flow to equity (basis NAV (Mid))	3,7 %	7,6 %	8,8 %

BALANCE SHEET FORECAST

Year	2022A	2023E	2024E	2025E
Current assets	4 243 000	1 182 000	3 865 000	8 834 000
Other assets	2 921 000	2 662 000	2 002 000	995 000
Property value ¹	504 900 000	504 900 000	504 900 000	504 900 000
Total assets	512 064 000	508 744 000	510 767 000	514 729 000

Total Liabilities	334 762 000	323 327 000	310 191 000	297 424 000
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NAV ex. MTM IRS ²	177 302 000	185 417 000	200 576 000	217 305 000
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Note 1: after tax discount

Note 2: after est. dividend

DEBT STRUCTURE AT 31.12.2022

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	41 %	216 400 000	5,66 %	15.03.2024
Tranche 2	21 %	108 762 500	5,66 %	15.03.2024
Tranche 3	1 %	4 500 000	8,61 %	Revolver
Tranche 4	0 %	1 500 000	0,00 %	Revolver
Long-term liabilities	62,8 %	331 162 500	5,67 %	1 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
SWAP 1	12 %	40 000 000	1,85 %	15.01.2026
SWAP 2	6 %	20 000 000	1,00 %	16.09.2030
SWAP 3	7 %	23 750 000	2,72 %	03.01.2028
SWAP 4	7 %	23 750 000	2,80 %	02.01.2030
SWAP 5	11 %	35 000 000	2,04 %	01.04.2032
SWAP 6	15 %			19.01.2037
Sum swap	58,1 %	192 500 000	2,09 %	8,3 yrs



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Kombieendom Sandefjord AS

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	21.06.2021
Currency	NOK
Initial property value	205 000 000
Net yield at establishment	5,8 %

Equity	Total	per 1 %
Initial paid in capital	90 000 000	900 000
Issue of new shares	-	-
Sum paid in capital	90 000 000	900 000

Accumulated dividend (% of paid in capital / NOK per 1 %)	7 %	67 000
Last traded (date / NOK per 1 %)	21.06.2022	1 044 000

EST. VALUE AT 31.12.2022

	High	Mid	Low
	5,75 %	6,00 %	6,25 %
Next 4 quarters		13 334 000	
Property value	231 900 000	222 200 000	213 300 000
Tax discount	10,0 % - 11 825 000	- 11 049 000	- 10 337 000
Value of loss carried forward	10,0 % -	-	-
NPV other rental income/costs	-	-	-
Net debt	- 107 164 000	- 107 164 000	- 107 164 000
NAV ex. MTM IRS	112 911 000	103 987 000	95 799 000

MTM IRS (78 %)	4 030 000	4 030 000	4 030 000
NAV	116 941 000	108 017 000	99 829 000
NAV per 1 %	1 169 000	1 080 000	998 000

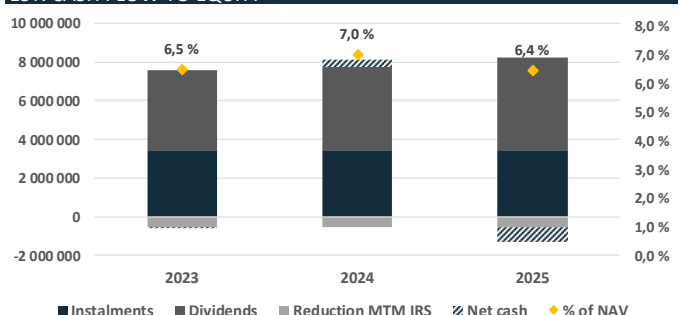
Total return on equity (since project start)	33 % / 37 %	23 % / 27 %	14 % / 18 %
Return on equity p.a. (IRR since project start)	21 % / 23 %	15 % / 17 %	9 % / 12 %
Est. cash flow to equity (avg. next 3 years)	6,1 %	6,6 %	7,2 %

Property value per sq.m.	20 500	19 700	18 900
LTV (property value)	46 %	48 %	50 %

EST. CASH FLOW

Next 3yrs basis mid value	2023	2024	2025
Dividend yield	3,8 %	4,0 %	4,4 %
Instalments	3,2 %	3,2 %	3,2 %
Reduction MTM IRS	-0,5 %	-0,5 %	-0,5 %
Change in cash	0,0 %	0,3 %	-0,7 %
Est. Cash flow to equity	6,5 %	7,0 %	6,4 %

EST. CASH FLOW TO EQUITY



EXIT SENSITIVITY

Sensitivity variation on exit yield and exit date | Based on mid value

Exit yield	Years				
	1,0 yrs	2,0 yrs	3,0 yrs	4,0 yrs	5,0 yrs
	31.12.2023	31.12.2024	31.12.2025	31.12.2026	31.12.2027
6,50 %	-6,4 %	1,8 %	4,4 %	5,8 %	6,6 %
6,25 %	0,8 %	5,4 %	6,7 %	7,5 %	7,9 %
6,00 %	8,5 %	9,1 %	9,1 %	9,2 %	9,2 %
5,75 %	17,0 %	13,0 %	11,5 %	10,9 %	10,5 %
5,50 %	26,2 %	17,2 %	14,1 %	12,8 %	11,9 %

Linear MTM IRS depr. // Inc. Fsec exit fee

Property value	Yield	NAV per 1 %	WAULT	Segment	Date of analysis
MNOK 222	6,00 %	1 080 000	17,0	Multi-purpose	31.12.2022

Project Broker	Business Manager	Secondhand trade
Axel Bendvold (+47) 40 46 00 04	Erik Glende Johnsen (+47) 92 09 44 58	Project Sales 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)	12360
Occupancy rate (sq. m)	100 %
Weighted CPI adjustment	100 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2023	1 192

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

CASH FLOW FORECAST

Year	2023E	2024E	2025E
CPI assumption	4,00 %	2,00 %	2,00 %
Gross rental income	13 461 000	14 000 000	14 280 000
Owner's costs	- 127 000	- 132 000	- 135 000
Net rental income	13 334 000	13 868 000	14 145 000

Other rental income/costs	-	-	-
Administration costs	- 545 000	- 564 000	- 574 000
Other costs	-	-	-
EBITDA	12 789 000	13 304 000	13 571 000

Net financial expenses	- 4 222 000	- 4 105 000	- 4 782 000
Taxes	- 1 019 000	- 1 099 000	- 1 289 000
Capital expenditures	-	-	-
Instalments	- 3 454 000	- 3 454 000	- 3 454 000
Other payments	-	-	-
Dividends	- 4 100 000	- 4 300 000	- 4 800 000
Net cash flow	- 6 000	346 000	- 754 000

Dividend yield (basis NAV (Mid))	3,8 %	4,0 %	4,4 %
Est. cash flow to equity (basis NAV (Mid))	6,5 %	7,0 %	6,4 %

BALANCE SHEET FORECAST

Year	2022A	2023E	2024E	2025E
Current assets	1 460 000	1 455 000	1 801 000	1 048 000
Other assets	-	-	-	-
Property value ¹	211 151 000	211 151 000	211 151 000	211 151 000
Total assets	212 611 000	212 606 000	212 952 000	212 199 000

Total Liabilities	108 624 000	105 250 000	102 013 000	98 486 000
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NAV ex. MTM IRS ²	103 987 000	107 356 000	110 939 000	113 713 000
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Note 1: after tax discount

Note 2: after est. dividend

DEBT STRUCTURE AT 31.12.2022

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	20 %	43 710 000	4,70 %	30.06.2024
Tranche 2	26 %	57 925 000	4,70 %	30.06.2024
Tranche 3	3 %	5 935 000	4,70 %	30.06.2024
Long-term liabilities	48,4 %	107 570 000	4,70 %	1,5 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
SWAP 1	52 %	56 375 000	1,73 %	01.07.2030

Sum swap	52,4 %	56 375 000	1,73 %	7,5 yrs
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Kombieendom Østlandet AS

The project currently consists of one office building. The project originally consisted of 4 properties, 3 of which were sold in 2019.

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	-	-
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 31.12.2022

	High	Mid	Low
	6,50 %	6,75 %	7,00 %

Next 4 quarters			
Property value - vacant	4 000	8 000 000	8 000 000
Property value - occupied		100 500 000	96 800 000
Property value		108 500 000	104 800 000
Tax discount	10,0 %	- 4 081 000	- 3 785 000
Value of loss carried forward	10,0 %	1 900 000	1 900 000
NPV other rental income/costs		2 000	2 000
Net debt		- 57 249 000	- 57 249 000
NAV ex. MTM IRS		49 072 000	45 668 000

MTM IRS (0 %)	-	-	-
NAV	49 072 000	45 668 000	42 540 000
NAV per 1 %	491 000	457 000	425 000

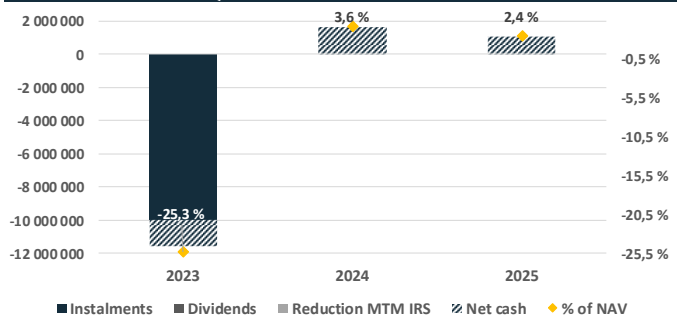
Total return on equity (since project start)	384 % / 384 %	379 % / 379 %	375 % / 375 %
Return on equity p.a. (IRR since project start)	45 % / 45 %	45 % / 45 %	44 % / 44 %
Est. cash flow to equity (avg. next 3 years)	-6,0 %	-6,4 %	-6,9 %

Property value per sq.m.	12 100	11 700	11 300
LTV (property value)	46 %	48 %	49 %

EST. CASH FLOW

Next 3yrs basis mid value	2023	2024	2025
Dividend yield	0,0 %	0,0 %	0,0 %
Instalments	-21,9 %	0,0 %	0,0 %
Reduction MTM IRS	0,0 %	0,0 %	0,0 %
Change in cash	-3,4 %	3,6 %	2,4 %
Est. Cash flow to equity	-25,3 %	3,6 %	2,4 %

EST. CASH FLOW TO EQUITY



EXIT SENSITIVITY

Sensitivity variation on exit yield and exit date | Based on mid value

Exit yield	Years				
	1,0 yrs	2,0 yrs	3,0 yrs	4,0 yrs	5,0 yrs
	31.12.2023	31.12.2024	31.12.2025	31.12.2026	31.12.2027
7,25 %	5,7 %	5,9 %	5,4 %	5,7 %	5,8 %
7,00 %	12,9 %	9,3 %	7,6 %	7,2 %	7,0 %
6,75 %	20,4 %	12,8 %	9,8 %	8,8 %	8,2 %
6,50 %	28,8 %	16,5 %	12,1 %	10,5 %	9,4 %
6,25 %	37,6 %	20,3 %	14,5 %	12,2 %	10,7 %

Excl. MTM IRS // Inc. Fsec exit fee

Property value	Yield	NAV per 1 %	WAULT	Segment	Date of analysis
MNOK 105	6,75 %	457 000	3,6	Office	31.12.2022

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

Location	Lienga 2, Kolbotn
Tenant(s)	Ford, Mazda, Nortelco m.fl.
Year of construction	1979
Building area (sq. m.)	8 283
Plot, Freehold (sq. m)	19 818
Occupancy rate (sq. m)	76 %
Weighted CPI adjustment	96 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2023	1 137

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

CASH FLOW FORECAST

Year	2023E	2024E	2025E
CPI assumption	4,00 %	2,00 %	2,00 %
Gross rental income	7 133 000	7 899 000	8 025 000
Owner's costs	- 598 000	- 622 000	- 635 000
Net rental income	6 535 000	7 277 000	7 390 000

Other rental income/costs	2 000	-	-
Administration costs	- 1 167 000	- 1 211 000	- 1 234 000
Other costs	- 1 701 000	- 1 351 000	- 1 378 000
EBITDA	3 669 000	4 715 000	4 778 000

Net financial expenses	- 3 414 000	- 3 053 000	- 2 671 000
Taxes	-	-	-
Capital expenditures	- 11 824 000	-	- 1 000 000
Instalments	10 000 000	-	-
Other payments	-	-	-
Dividends	-	-	-
Net cash flow	- 1 569 000	1 662 000	1 107 000

Dividend yield (basis NAV (Mid))	0,0 %	0,0 %	0,0 %
Est. cash flow to equity (basis NAV (Mid))	-25,3 %	3,6 %	2,4 %

BALANCE SHEET FORECAST

Year	2022A	2023E	2024E	2025E
Current assets	5 220 000	3 651 000	5 312 000	6 419 000
Other assets	1 902 000	-	-	-
Property value ¹	101 015 000	101 015 000	101 015 000	101 015 000
Total assets	108 137 000	104 666 000	106 327 000	107 434 000

Total Liabilities	62 469 000	60 692 000	60 564 000	60 563 000
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NAV ex. MTM IRS ²	45 668 000	43 974 000	45 763 000	46 871 000
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Note 1: after tax discount

Note 2: after est. dividend

DEBT STRUCTURE AT 31.12.2022

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	52 %	50 000 000	5,65 %	15.04.2026
Tranche 2	0 %	-	5,65 %	15.04.2026
Long-term liabilities	51,7 %	50 000 000	5,65 %	3,3 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
SWAP 1	0 %	-	0,00 %	00.01.1900
SWAP 2	0 %	-	0,00 %	00.01.1900
Sum swap	0,0 %	-	n/a	0



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Larvik Eiendomsinvest AS

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.

PROJECT & COMPANY INFORMATION

Established	04.07.2019
Currency	NOK
Initial property value	318 000 000
Net yield at establishment	5,8 %

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

Accumulated dividend (% of paid in capital / NOK per 1 %)	18 %	222 000
Last traded (date / NOK per 1 %)	31.10.2022	1 435 500

EST. VALUE AT 31.12.2022

	High	Mid	Low
	6,00 %	6,25 %	6,50 %

Next 4 quarters		20 271 000	
Property value	337 900 000	324 300 000	311 900 000
Development plot	10 000 000	10 000 000	10 000 000
Tax discount	10,0 % - 16 913 000	- 15 825 000	- 14 833 000
Value of loss carried forward	10,0 % -	-	-
NPV other rental income/costs	-	-	-
Net debt	- 176 072 000	- 176 072 000	- 176 072 000
NAV ex. MTM IRS	154 915 000	142 403 000	130 995 000

MTM IRS (78 %)	5 222 000	5 222 000	5 222 000
NAV	160 137 000	147 625 000	136 217 000
NAV per 1 %	1 601 000	1 476 000	1 362 000

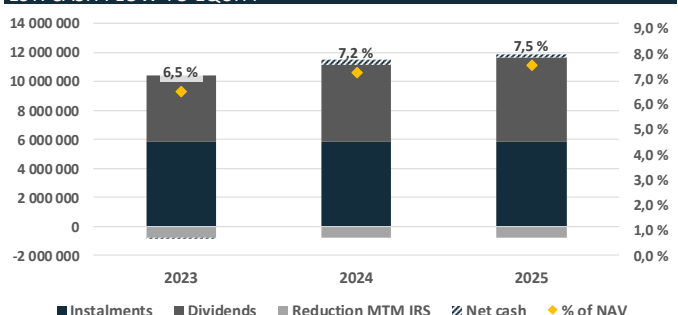
Total return on equity (since project start)	41 % / 45 %	31 % / 35 %	22 % / 26 %
Return on equity p.a. (IRR since project start)	11 % / 12 %	9 % / 10 %	6 % / 7 %
Est. cash flow to equity (avg. next 3 years)	6,5 %	7,1 %	7,7 %

Property value per sq.m.	11 300	10 800	10 400
LTV (property value)	53 %	55 %	57 %

EST. CASH FLOW

Next 3yrs basis mid value	2023	2024	2025
Dividend yield	3,1 %	3,6 %	3,9 %
Instalments	3,9 %	3,9 %	3,9 %
Reduction MTM IRS	-0,5 %	-0,5 %	-0,5 %
Change in cash	0,0 %	0,2 %	0,2 %
Est. Cash flow to equity	6,5 %	7,2 %	7,5 %

EST. CASH FLOW TO EQUITY



EXIT SENSITIVITY

Sensitivity variation on exit yield and exit date | Based on mid value

Exit yield	Years				
	1,0 yrs	2,0 yrs	3,0 yrs	4,0 yrs	5,0 yrs
	31.12.2023	31.12.2024	31.12.2025	31.12.2026	31.12.2027
6,75 %	-2,8 %	3,6 %	5,7 %	6,7 %	7,3 %
6,50 %	4,6 %	7,2 %	8,0 %	8,4 %	8,6 %
6,25 %	12,6 %	10,9 %	10,4 %	10,1 %	9,8 %
6,00 %	21,3 %	14,9 %	12,8 %	11,8 %	11,2 %
5,75 %	30,7 %	19,0 %	15,4 %	13,6 %	12,5 %

Excl. MTM IRS // Inc. Fsec exit fee

Property value	Yield	NAV per 1 %	WAULT	Segment	Date of analysis
MNOK 334	6,25 %	1 476 000	8,8	Multi-purpose	31.12.2022

Project Broker Axel Bendvold (+47) 40 46 00 04	Business Manager Erik Glende Johnsen (+47) 92 09 44 58	Secondhand trade Project Sales fpfsales@fearnleys.com
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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	1985/1991/2007/2014/2022
Building area (sq. m.)	29 892
Plot, Freehold (sq. m)	91 900
Occupancy rate (sq. m)	100 %
Weighted CPI adjustment	100 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2023	737

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

CASH FLOW FORECAST

Year	2023E	2024E	2025E
CPI assumption	4,00 %	2,00 %	2,00 %
Gross rental income	22 034 000	22 915 000	23 373 000
Owner's costs	- 1 763 000	- 1 834 000	- 1 870 000
Net rental income	20 271 000	21 081 000	21 503 000

Other rental income/costs	-	-	-
Administration costs	- 948 000	- 984 000	- 1 003 000
Other costs	- 300 000	-	-
EBITDA	19 023 000	20 097 000	20 500 000

Net financial expenses	- 7 261 000	- 7 026 000	- 6 668 000
Taxes	- 1 400 000	- 1 597 000	- 1 947 000
Capital expenditures	-	-	-
Instalments	- 5 817 000	- 5 817 000	- 5 817 000
Other payments	-	-	-
Dividends	- 4 600 000	- 5 300 000	- 5 800 000
Net cash flow	- 55 000	357 000	268 000

Dividend yield (basis NAV (Mid))	3,1 %	3,6 %	3,9 %
Est. cash flow to equity (basis NAV (Mid))	6,5 %	7,2 %	7,5 %

BALANCE SHEET FORECAST

Year	2022A	2023E	2024E	2025E
Current assets	5 095 000	5 040 000	5 397 000	5 667 000
Other assets	-	-	-	-
Property value ¹	318 475 000	318 475 000	318 475 000	318 475 000
Total assets	323 570 000	323 515 000	323 872 000	324 142 000

Total Liabilities	181 167 000	175 464 000	169 907 000	164 226 000
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NAV ex. MTM IRS ²	142 403 000	148 051 000	153 965 000	159 916 000
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Note 1: after tax discount

Note 2: after est. dividend

DEBT STRUCTURE AT 31.12.2022

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	52 %	170 066 000	4,75 %	30.03.2026
Tranche 2	2 %	7 820 000	4,66 %	00.01.1900
Long-term liabilities	54,9 %	177 886 000	4,75 %	2,3 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
SWAP 1	52 %	92 400 000	1,90 %	09.07.2029

Sum swap	51,9 %	92 400 000	1,90 %	6,5 yrs
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Project Broker	Business Manager	Secondhand trade
Georg Steen	Ann-Sophie Hövelmann	Project Sales
(+47) 41 65 91 51	(+47) 48 18 47 57	fpfsales@fearnleys.com

PROJECT & 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 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	4
Sales start of first building stage	Q2 2016
Projected building start of first building stage	Q4 2018
Expected completion	Q4 2023

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 2023.

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

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	-	-
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 31.12.2022

	High	Mid	Low
	5,50 %	5,75 %	6,00 %

<i>Next 4 quarters</i>			
Property value - let	103 700 000	99 200 000	95 100 000
Property value - vacant	8 000	4 200 000	4 200 000
Property value	107 900 000	103 400 000	99 300 000
Tax discount	10,0 %	- 6 025 000	- 5 337 000
Value of loss carried forward	10,0 %	1 723 000	3 446 000
NPV other rental income/costs		- 61 000	- 61 000
Net debt	- 70 393 000	- 70 393 000	- 70 393 000
NAV ex. MTM IRS	33 144 000	29 004 000	26 955 000

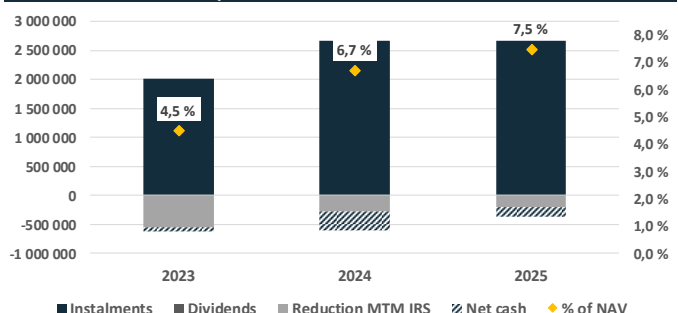
MTM IRS (78 %)	1 808 000	1 808 000	1 808 000
NAV	34 952 000	30 812 000	28 763 000
NAV per 1%	350 000	308 000	288 000

Total return on equity (since project start)	0 % / 5 %	-12 % / -7 %	-18 % / -13 %
Return on equity p.a. (IRR since project start)	0 % / 1 %	-3 % / -2 %	-5 % / -3 %
Est. cash flow to equity (avg. next 3 years)	5,5 %	6,2 %	6,7 %

Property value per sq.m.	39 300	37 600	36 100
LTV (property value)	66 %	68 %	71 %

EST. CASH FLOW

Next 3yrs basis mid value	2023	2024	2025
Dividend yield	0,0 %	0,0 %	0,0 %
Instalments	6,5 %	8,7 %	8,7 %
Reduction MTM IRS	-1,8 %	-0,9 %	-0,7 %
Change in cash	-0,3 %	-1,1 %	-0,5 %
Est. Cash flow to equity	4,5 %	6,7 %	7,5 %

EST. CASH FLOW TO EQUITY**EXIT SENSITIVITY**

Sensitivity variation on exit yield and exit date | Based on mid value

Exit yield	Years				
	1,0 yrs	2,0 yrs	3,0 yrs	4,0 yrs	5,0 yrs
	31.12.2023	31.12.2024	31.12.2025	31.12.2026	31.12.2027
6,25 %	-18,0 %	-3,7 %	1,5 %	4,0 %	5,5 %
6,00 %	-6,1 %	2,4 %	5,3 %	6,6 %	7,4 %
5,75 %	6,6 %	8,5 %	9,1 %	9,3 %	9,4 %
5,50 %	20,4 %	14,7 %	13,0 %	12,1 %	11,4 %
5,25 %	35,5 %	21,4 %	17,0 %	14,8 %	13,5 %

Linear MTM IRS depr. // Inc. Fsec exit fee

Project Broker Axel Bendvold (+47) 40 46 00 04	Business Manager Erik Glende Johnsen (+47) 92 09 44 58	Secondhand trade Project Sales fjfsales@fearnleys.com
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PROPERTY INFORMATION

Location	Markensgate 17, Kristiansand
Tenant(s)	Nille, Løplabbet, 7 Eleven
Year of construction	1894/2007
Building area (sq. m.)	2 749
Plot, Freehold (sq. m)	733
Occupancy rate (sq. m)	81 %
Weighted CPI adjustment	100 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2023	2 882

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

CASH FLOW FORECAST

Year	2023E	2024E	2025E
CPI assumption	4,00 %	2,00 %	2,00 %
Gross rental income	6 401 000	6 657 000	6 791 000
Owner's costs	- 697 000	- 724 000	- 739 000
Net rental income	5 704 000	5 933 000	6 052 000

Other rental income/costs	- 63 000	-	-
Administration costs	- 493 000	- 513 000	- 523 000
Other costs	-	-	-
EBITDA	5 148 000	5 420 000	5 529 000

Net financial expenses	- 3 225 000	- 3 086 270	- 3 014 125
Taxes	-	-	-
Capital expenditures	-	-	-
Instalments	- 2 004 000	- 2 672 000	- 2 672 000
Other payments	-	-	-
Dividends	-	-	-
Net cash flow	- 81 000	- 338 270	- 157 125

Dividend yield (basis NAV (Mid))	0,0 %	0,0 %	0,0 %
Est. cash flow to equity (basis NAV (Mid))	4,5 %	6,7 %	7,5 %

BALANCE SHEET FORECAST

Year	2022A	2023E	2024E	2025E
Current assets	- 31 000	- 111 000	- 449 000	- 607 000
Other assets	1 662 000	1 652 000	1 510 000	1 344 000
Property value ¹	97 735 000	97 735 000	97 735 000	97 735 000
Total assets	99 366 000	99 276 000	98 796 000	98 472 000

Total Liabilities	70 362 000	67 673 000	65 002 000	62 322 000
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NAV ex. MTM IRS ²	29 004 000	31 603 000	33 794 000	36 150 000
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Note 1: after tax discount

Note 2: after est. dividend

DEBT STRUCTURE AT 31.12.2022

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	68 %	70 795 000	5,65 %	06.12.2048
Tranche 2	0 %	-	0,00 %	00.01.1900
Long-term liabilities	68,5 %	70 795 000	5,65 %	25,9 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
SWAP 1	35 %	25 000 000	1,87 %	07.03.2024
SWAP 2	35 %	25 000 000	2,13 %	07.03.2029
SWAP 3	0 %	-	3,06 %	15.03.2034
Sum swap	70,6 %	50 000 000	2,00 %	3,7 yrs



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R13 Holding AS

The property is located in an established commercial area, in close proximity to Bryne railway station and next to M44 shopping center.

PROJECT & COMPANY INFORMATION

Established	25.06.2020
Currency	NOK
Initial property value	108 000 000
Net yield at establishment	7,0 %

Equity	Total	per 1 %
Initial paid in capital	26 100 000	261 000
Issue of new shares	-	-
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 31.12.2022

	High	Mid	Low
	6,50 %	6,75 %	7,00 %
Next 4 quarters		8 715 000	
Property value	134 100 000	129 100 000	124 500 000
Tax discount	10,0 % - 7 942 000	- 7 517 000	- 7 126 000
Value of loss carried forward	10,0 % -	-	-
NPV other rental income/costs	- 401 000	- 401 000	- 401 000
Net debt	- 67 885 000	- 67 885 000	- 67 885 000
NAV ex. MTM IRS	57 872 000	53 297 000	49 088 000

MTM IRS (0 %)	-	-	-
NAV	57 872 000	53 297 000	49 088 000
NAV per 1 %	579 000	533 000	491 000

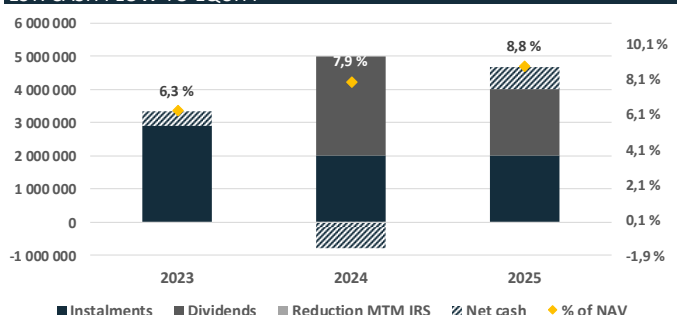
Total return on equity (since project start)	138 % / 138 %	120 % / 120 %	104 % / 104 %
Return on equity p.a. (IRR since project start)	44 % / 44 %	39 % / 39 %	35 % / 35 %
Est. cash flow to equity (avg. next 3 years)	7,1 %	7,7 %	8,3 %

Property value per sq.m.	21 100	20 300	19 600
LTV (property value)	52 %	54 %	56 %

EST. CASH FLOW

Next 3yrs basis mid value	2023	2024	2025
Dividend yield	0,0 %	5,6 %	3,8 %
Instalments	5,4 %	3,8 %	3,8 %
Reduction MTM IRS	0,0 %	0,0 %	0,0 %
Change in cash	0,8 %	-1,4 %	1,3 %
Est. Cash flow to equity	6,3 %	7,9 %	8,8 %

EST. CASH FLOW TO EQUITY



EXIT SENSITIVITY

Sensitivity variation on exit yield and exit date | Based on mid value

Exit yield	Years				
	1,0 yrs	2,0 yrs	3,0 yrs	4,0 yrs	5,0 yrs
	31.12.2023	31.12.2024	31.12.2025	31.12.2026	31.12.2027
7,25 %	-1,3 %	5,2 %	7,4 %	8,4 %	8,9 %
7,00 %	6,4 %	8,9 %	9,7 %	10,0 %	10,1 %
6,75 %	14,7 %	12,7 %	12,1 %	11,7 %	11,4 %
6,50 %	23,5 %	16,7 %	14,5 %	13,4 %	12,7 %
6,25 %	33,0 %	20,8 %	17,0 %	15,2 %	14,0 %

Excl. MTM IRS // Inc. Fsec exit fee

Property value	Yield	NAV per 1 %	WAULT	Segment	Date of analysis
MNOK 129	6,75 %	533 000	7,3	Retail	31.12.2022

Project Broker Nicolay Staff (+47) 97 70 80 00	Business Manager Regine Hjeltnet (+47) 48 15 86 54	Secondhand trade Project Sales fjfsales@fearnleys.com
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PROPERTY INFORMATION

Location	Reevegen 13
Tenant(s)	Rema 1000, Europris, Sparkjøp m.fl.
Year of construction	1968
Building area (sq. m.)	6 361
Plot, Freehold (sq. m)	11 004
Occupancy rate (sq. m)	93 %
Weighted CPI adjustment	100 %
Lease agreement	Standard terms
Average rent per leased sq.m. 2023	1 507

Business Management	Fearnley Business Management AS
Property Management	Rogaland Eiendomsdrift AS

CASH FLOW FORECAST

Year	2023E	2024E	2025E
CPI assumption	5,00 %	2,00 %	2,00 %
Gross rental income	9 104 000	9 559 000	9 751 000
Owner's costs	- 389 000	- 408 000	- 417 000
Net rental income	8 715 000	9 151 000	9 334 000
Other rental income/costs	- 229 000	- 202 000	-
Administration costs	- 821 000	- 860 000	- 876 000
Other costs	- 10 000	- 11 000	- 11 000
EBITDA	7 655 000	8 078 000	8 447 000

Net financial expenses	- 3 991 000	- 3 314 000	- 2 970 000
Taxes	- 312 000	- 527 000	- 787 000
Capital expenditures	-	-	-
Instalments	- 2 904 000	- 2 006 000	- 2 006 000
Other payments	-	-	-
Dividends	-	- 3 000 000	- 2 000 000
Net cash flow	448 000	- 769 000	684 000

Dividend yield (basis NAV (Mid))	0,0 %	5,6 %	3,8 %
Est. cash flow to equity (basis NAV (Mid))	6,3 %	7,9 %	8,8 %

BALANCE SHEET FORECAST

Year	2022A	2023E	2024E	2025E
Current assets	1 700 000	2 148 000	1 381 000	2 066 000
Other assets	- 401 000	- 194 000	-	-
Property value ¹	121 583 000	121 583 000	121 583 000	121 583 000
Total assets	122 882 000	123 537 000	122 964 000	123 649 000

Total Liabilities	69 585 000	66 867 000	65 091 000	63 254 000
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NAV ex. MTM IRS ²	53 297 000	56 670 000	57 873 000	60 395 000
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Note 1: after tax discount

Note 2: after est. dividend

DEBT STRUCTURE AT 31.12.2022

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	27 %	34 799 863	5,85 %	26.07.2030
Tranche 2	26 %	33 169 508	5,85 %	02.09.2030
Tranche 3	1 %	1 400 000	8,00 %	31.12.2023
Long-term liabilities	53,7 %	69 369 371	5,89 %	7,5 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
SWAP 1	0 %	-	0,00 %	00.01.1900
Sum swap	0,0 %	-	n/a	0



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

PROJECT & COMPANY INFORMATION

Established	05.01.2021
Currency	NOK
Initial property value	190 000 000
Net yield at establishment	6,3 %

Equity	Total	per 1 %
Initial paid in capital	64 800 000	648 000
Issue of new shares	-	-
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 31.12.2022

	High	Mid	Low
	6,00 %	6,25 %	6,50 %
Next 4 quarters		13 507 000	
Property value	225 100 000	216 100 000	207 800 000
Tax discount	10,0 % - 10 261 000	- 9 496 000	- 8 791 000
Value of loss carried forward	10,0 % -	-	-
NPV other rental income/costs	-	-	-
Net debt	- 121 096 000	- 121 096 000	- 121 096 000
NAV ex. MTM IRS	93 743 000	85 508 000	77 913 000

MTM IRS (0 %)	-	-	-
NAV	93 743 000	85 508 000	77 913 000
NAV per 1 %	937 000	855 000	779 000

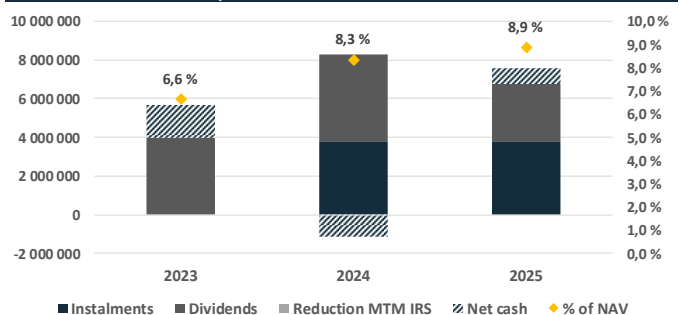
Total return on equity (since project start)	54 % / 54 %	42 % / 42 %	30 % / 30 %
Return on equity p.a. (IRR since project start)	25 % / 25 %	20 % / 20 %	14 % / 14 %
Est. cash flow to equity (avg. next 3 years)	7,2 %	7,9 %	8,7 %

Property value per sq.m.	20 000	19 200	18 500
LTV (property value)	54 %	56 %	58 %

EST. CASH FLOW

Next 3yrs basis mid value	2023	2024	2025
Dividend yield	4,7 %	5,3 %	3,5 %
Instalments	0,0 %	4,4 %	4,4 %
Reduction MTM IRS	0,0 %	0,0 %	0,0 %
Change in cash	1,9 %	-1,3 %	1,0 %
Est. Cash flow to equity	6,6 %	8,3 %	8,9 %

EST. CASH FLOW TO EQUITY



EXIT SENSITIVITY

Sensitivity variation on exit yield and exit date | Based on mid value

Exit yield	Years				
	1,0 yrs	2,0 yrs	3,0 yrs	4,0 yrs	5,0 yrs
	31.12.2023	31.12.2024	31.12.2025	31.12.2026	31.12.2027
6,75 %	-6,3 %	3,0 %	6,1 %	7,5 %	8,3 %
6,50 %	2,3 %	7,2 %	8,7 %	9,4 %	9,7 %
6,25 %	11,5 %	11,5 %	11,4 %	11,3 %	11,1 %
6,00 %	21,5 %	16,0 %	14,2 %	13,2 %	12,5 %
5,75 %	32,4 %	20,7 %	17,1 %	15,2 %	14,0 %

Excl. MTM IRS // Inc. Fsec exit fee

Property value	Yield	NAV per 1%	WAULT	Segment	Date of analysis
MNOK 216	6,25 %	855 000	11,4	Retail	31.12.2022

Project Broker Nicolay Staff (+47) 97 70 80 00	Business Manager Regine Hjeltnet (+47) 48 15 86 54	Secondhand trade Project Sales fjfsales@fearnleys.com
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PROPERTY INFORMATION

Location	Ålgårdsheiå 2,4, Gjesdal
Tenant(s)	Coop, Skeidar, Evo, m.fl.
Year of construction	2013/2017
Building area (sq. m.)	11 260
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. 2023	1 205

Business Management	Fearnley Business Management AS
Property Management	Rogaland Eiendomsdrift AS

CASH FLOW FORECAST

Year	2023E	2024E	2025E
CPI assumption	5,00 %	2,00 %	2,00 %
Gross rental income	14 125 000	14 831 000	15 128 000
Owner's costs	- 617 000	- 647 000	- 660 000
Net rental income	13 508 000	14 184 000	14 468 000
Other rental income/costs	-	-	-
Administration costs	- 783 000	- 820 000	- 835 000
Other costs	- 62 000	- 11 000	- 11 000
EBITDA	12 663 000	13 353 000	13 622 000

Net financial expenses	- 6 580 000	- 5 524 000	- 4 910 000
Taxes	- 422 000	- 700 000	- 1 122 000
Capital expenditures	-	-	-
Instalments	-	- 3 765 000	- 3 765 000
Other payments	-	-	-
Dividends	- 4 000 000	- 4 500 000	- 3 000 000
Net cash flow	1 661 000	- 1 136 000	825 000

Dividend yield (basis NAV (Mid))	4,7 %	5,3 %	3,5 %
Est. cash flow to equity (basis NAV (Mid))	6,6 %	8,3 %	8,9 %

BALANCE SHEET FORECAST

Year	2022A	2023E	2024E	2025E
Current assets	1 064 000	2 726 000	1 590 000	2 416 000
Other assets	-	-	-	-
Property value ¹	206 604 000	206 604 000	206 604 000	206 604 000
Total assets	207 668 000	209 330 000	208 194 000	209 020 000

Total Liabilities	122 160 000	122 285 000	118 674 000	115 098 000
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NAV ex. MTM IRS ²	85 508 000	87 045 000	89 520 000	93 922 000
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Note 1: after tax discount

Note 2: after est. dividend

DEBT STRUCTURE AT 31.12.2022

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	48 %	104 500 000	5,45 %	01.01.2028
Tranche 2	7 %	16 000 000	5,45 %	01.01.2028
Long-term liabilities	55,8 %	120 500 000	5,45 %	5 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
SWAP 1	0 %	-	0,00 %	00.01.1900
SWAP 2	0 %	-	0,00 %	00.01.1900
Sum swap	0,0 %	-	n/a	0



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Q2 2026

233 110

Residential 31.12.2022

PROJECT & COMPANY INFORMATION

Established	10.12.2020
Currency	NOK
Initial property value	68 100 000
Initial property value pr. sqm ¹	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
Equity for utilization based settlement of plot	9 311 000	93 110
Paid-in capital	23 311 000	233 110

Remaining equity commitment	Total	Per 1 %
Working capital	8 000 000	80 000
Equity for utilization based settlement of plot	2 389 000	23 890
Construction equity	50 500 000	505 000
Construction equity (Options)	63 100 000	631 000
Equity commitment	123 989 000	1 239 890

Equity	Total	Per 1 %
Est. total equity requirement	147 300 000	1 473 000
Last traded (date / NOK per 1 %)	n.a.	n.a.

PROJECT ILLUSTRATIONS¹

Note 1: Illustrations. Final design likely to differ

Project Broker
Georg Steen
(+47) 41 65 91 51

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)	6 371
Number of apartments	120
BRA-s	8 665
%-utilization	170 %
Building stages	1
Sales start of first building stage	Q2 2024
Building start of first building stage	Q4 2024
Expected completion	Q2 2026

UPDATED FINANCIAL PROJECTIONS

Last updated 31.12.2022	Pr. sqm	Total
Sales revenue inc. rental income	94 614	819 829 000
Building cost	57 095	494 732 000
Project development expenses	802	6 950 000
Project and business management	3 538	30 655 000
Site purchase	13 393	116 052 000
Tax discount	-914	- 7 917 000
Sales and marketing expenses	1 253	10 853 000
Fees	695	6 025 000
Financial expenses	4 503	39 021 000
Project cost	80 366	696 371 000
Profit before tax	14 248	123 458 000
Profit margin before tax (%)		15,1 %
Est. tax payable	4 011	34 751 000
Profit after tax	10 237	88 707 000
Profit margin after tax (%)		10,8 %

Est. equity requirement	147 300 000
Est. NAV at completion	236 007 000

EST. PURCHASE NAV PR. 31.12.2022

Est. NAV at completion	236 007 000
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Buyer's Required Return (IRR)	15 %	17,5 %	20 %
Est. Purchase NAV ²	49 500 000	42 800 000	36 800 000
Est. Purchase NAV pr. 1 % ²	495 000	428 000	368 000

Note 2: estimates capital call abt. MNOK 113,6 pr. Q4 2024. Expected project completion payment date MY 2026

DEBT STRUCTURE AT 31.12.2022

Loan	% of total debt	Balance	Interest rate	Maturity
Plot loan	100 %	30 000 000	5,16 %	20.11.2023
Total debt	100 %	30 000 000	5,16 %	20.11.2023

COMMENTS

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

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Sola Helikopterterminal Eiendom AS

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.

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	-	-
Sum paid in capital	150 000 000	1 500 000

Accumulated dividend (% of paid in capital / NOK per 1 %)	8 %	120 000
Last traded (date / NOK per 1 %)	23.02.2022	1 454 077

EST. VALUE AT 31.12.2022

	High	Mid	Low
	6,40 %	6,65 %	6,90 %
<i>Next 4 quarters</i>		27 185 000	
Property value	424 500 000	408 600 000	393 800 000
Tax discount	10,0 % - 6 534 000	- 4 944 000	- 3 464 000
Value of loss carried forward	10,0 % 5 032 000	5 032 000	5 032 000
NPV other rental income/costs	-	-	-
Net debt	- 253 867 000	- 253 867 000	- 253 867 000
NAV ex. MTM IRS	169 131 000	154 821 000	141 501 000

MTM IRS (0 %)	-	-	-
NAV	169 131 000	154 821 000	141 501 000
NAV per 1 %	1 691 000	1 548 000	1 415 000

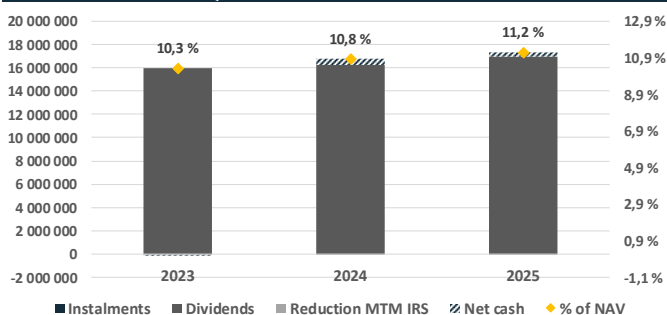
Total return on equity (since project start)	21 % / 21 %	11 % / 11 %	2 % / 2 %
Return on equity p.a. (IRR since project start)	20 % / 20 %	11 % / 11 %	2 % / 2 %
Est. cash flow to equity (avg. next 3 years)	9,9 %	10,8 %	11,8 %

Property value per sq.m.	23 300	22 400	21 600
LTV (property value)	61 %	64 %	66 %

EST. CASH FLOW

<i>Next 3yrs basis mid value</i>	2023	2024	2025
Dividend yield	10,3 %	10,5 %	11,0 %
Instalments	0,0 %	0,0 %	0,0 %
Reduction MTM IRS	0,0 %	0,0 %	0,0 %
Change in cash	0,0 %	0,3 %	0,2 %
Est. Cash flow to equity	10,3 %	10,8 %	11,2 %

EST. CASH FLOW TO EQUITY



EXIT SENSITIVITY

Sensitivity variation on exit yield and exit date | Based on mid value

Exit yield	Years				
	1,0 yrs	2,0 yrs	3,0 yrs	4,0 yrs	5,0 yrs
	31.12.2023	31.12.2024	31.12.2025	31.12.2026	31.12.2027
7,15 %	-15,3 %	2,8 %	6,9 %	7,2 %	10,2 %
6,90 %	-7,2 %	6,9 %	9,6 %	9,2 %	11,6 %
6,65 %	1,6 %	11,2 %	12,3 %	11,2 %	13,0 %
6,40 %	11,0 %	15,6 %	15,0 %	13,2 %	14,5 %
6,15 %	21,2 %	20,2 %	17,9 %	15,3 %	16,0 %

Excl. MTM IRS // Inc. Fsec exit fee

Property value	Yield	NAV per 1 %	WAULT	Segment	Date of analysis
MNOK 409	6,65 %	1 548 000	26,0	Multi-purpose	31.12.2022

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

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)	48032
Occupancy rate (sq. m)	100 %
Weighted CPI adjustment	100 %
Lease agreement	Triple net
Average rent per leased sq.m. 2023	1 489

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

CASH FLOW FORECAST

Year	2023E	2024E	2025E
<i>CPI assumption</i>	3,00 %	2,00 %	2,00 %
Gross rental income	27 184 713	28 000 254	28 560 259
Owner's costs	-	-	-
Net rental income	27 184 713	28 000 254	28 560 259
Other rental income/costs	-	-	-
Administration costs	- 386 935	- 396 315	- 403 443
Other costs	-	-	-
EBITDA	26 797 778	27 603 939	28 156 817

Net financial expenses	- 10 846 111	- 10 845 421	- 10 848 144
Taxes	-	-	-
Capital expenditures	-	-	-
Instalments	-	-	-
Other payments	-	-	-
Dividends	- 16 000 000	- 16 250 000	- 17 000 000
Net cash flow	- 48 334	508 519	308 672

<i>Dividend yield (basis NAV (Mid))</i>	10,3 %	10,5 %	11,0 %
<i>Est. cash flow to equity (basis NAV (Mid))</i>	10,3 %	10,8 %	11,2 %

BALANCE SHEET FORECAST

Year	2022A	2023E	2024E	2025E
Current assets	6 464 000	6 416 000	6 924 000	7 233 000
Other assets	25 158 000	30 247 000	35 043 000	37 607 000
Property value ¹	403 656 000	403 656 000	403 656 000	403 656 000
Total assets	435 278 000	440 319 000	445 623 000	448 496 000

Total Liabilities	260 331 000	260 331 000	260 331 000	260 331 000
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NAV ex. MTM IRS ²	174 947 000	179 988 000	185 292 000	188 165 000
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Note 1: after tax discount

Note 2: after est. dividend

DEBT STRUCTURE AT 31.12.2022

Loan	LTV	Balance	Interest rate	Maturity
Tranche 1	59 %	240 000 000	4,17 %	31.12.2026
Tranche 2	5 %	20 000 000	4,17 %	31.12.2026
Long-term liabilities	63,6 %	260 000 000	4,17 %	4 yrs

Interest Rate Swaps	% of loan	Amount	Swap rate	Maturity
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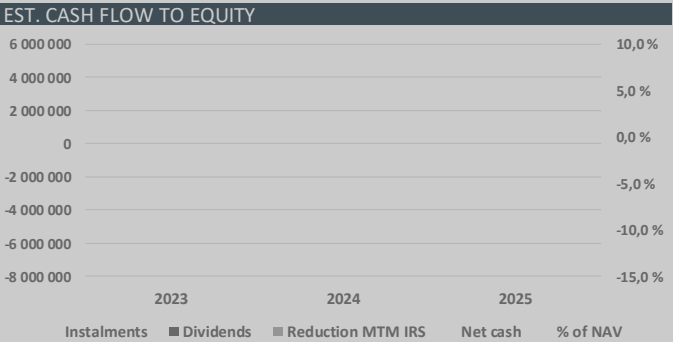
Estimates shown are based on estimates made by Fearnley Securities AS (FSEC) on a best effort basis and are based upon accessible information from sources deemed reliable. The estimates are made solely for the use as information to investors in connection with the projects, and may not be reproduced 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.

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.

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 31.12.2022			
	High	Mid	Low
Next 4 quarters			
Property value			
Tax discount			
Value of loss carried forward			
NPV other rental income/costs			
Net debt			
NAV ex. MTM IRS			
MTM IRS (0 %)			
NAV			
NAV per 1%			
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			
Next 3yrs basis mid value	2023	2024	2025
Dividend yield			
Instalments			
Reduction MTM IRS			
Change in cash			
Est. Cash flow to equity			



EXIT SENSITIVITY					
Sensitivity variation on exit yield and exit date Based on mid value					
Exit yield	Years				
	1,0 yrs	2,0 yrs	3,0 yrs	4,0 yrs	5,0 yrs
	31.12.2023	31.12.2024	31.12.2025	31.12.2026	31.12.2027
8,50 %	n/a	n/a	n/a	n/a	n/a
8,25 %	n/a	n/a	n/a	n/a	n/a
8,00 %	n/a	n/a	n/a	n/a	n/a
7,75 %	n/a	n/a	n/a	n/a	n/a
7,50 %	n/a	n/a	n/a	n/a	n/a

Excl. MTM IRS // Inc. Fsec exit fee

Project Broker		Business Manager	Secondhand trade
Georg Steen		Marianne Fossum	Project Sales
(+47) 41 65 91 51		(+47) 95 00 91 12	fpfsales@fearnleys.com
PROPERTY INFORMATION			
Location		Tanke Svilandsgate 73, Stavanger	
Tenant(s)		Stavanger kommune	
Year of construction		1960 / 2007	
Building area (sq. m.)		6 600	
Plot, Freehold (sq. m)		5943	
Occupancy rate (sq. m)		100 %	
Weighted CPI adjustment		100 %	
Lease agreement		Standard terms	
Average rent per leased sq.m. 2023		962	
Business Management		Fearnley Business Management AS	
Property Management		Skagen Eiendomsforvaltning AS	

CASH FLOW FORECAST			
Year	2023E	2024E	2025E
CPI assumption			
Gross rental income			
Owner's costs			
Net rental income			
Other rental income/costs			
Administration costs			
Other costs			
EBITDA			
Net financial expenses			
Taxes			
Capital expenditures			
Instalments			
Other payments			
Dividends			
Net cash flow			
Dividend yield (basis NAV (Mid))			
Est. cash flow to equity (basis NAV (Mid))			

BALANCE SHEET FORECAST				
Year	2022A	2023E	2024E	2025E
Current assets				
Other assets				
Property value ¹				
Total assets				
Total Liabilities				
NAV ex. MTM IRS ²				
Note 1: after tax discount				
Note 2: after est. dividend				

DEBT STRUCTURE AT 31.12.2022				
Loan	LTV	Balance	Interest rate	Maturity
Tranche 1				
Tranche 2				
Long-term liabilities				
Interest Rate Swaps				
% of loan Amount Swap rate Maturity				
SWAP 1				
SWAP 2				
Sum swap				



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SHIPPING & OFFSHORE





About | Fearnley Securities – Project Finance Shipping & Offshore

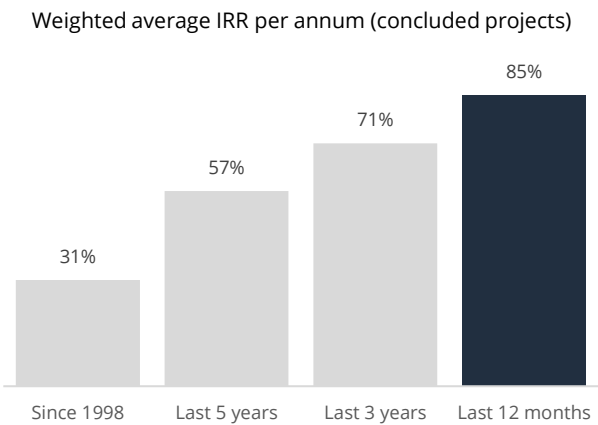
Fearnley Project Finance, established in 1981, was the first project broker in the Norwegian market. Increased demand for direct investments amongst investors coupled with limited access to capital for ship owners were key drivers for the setup. 40 years later, these elements are still essential in the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

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 which should give a balanced risk and reward.

Fearnley Securities Project Finance have a large base of experienced investors located in Norway and abroad. The shipping and offshore team consists of 10 employees including 4 project brokers, 1 project analyst and 5 working with project sales, all with extensive experience in shipping, offshore and financing. The prevailing portfolio has 28 projects consisting of 33 vessels and a

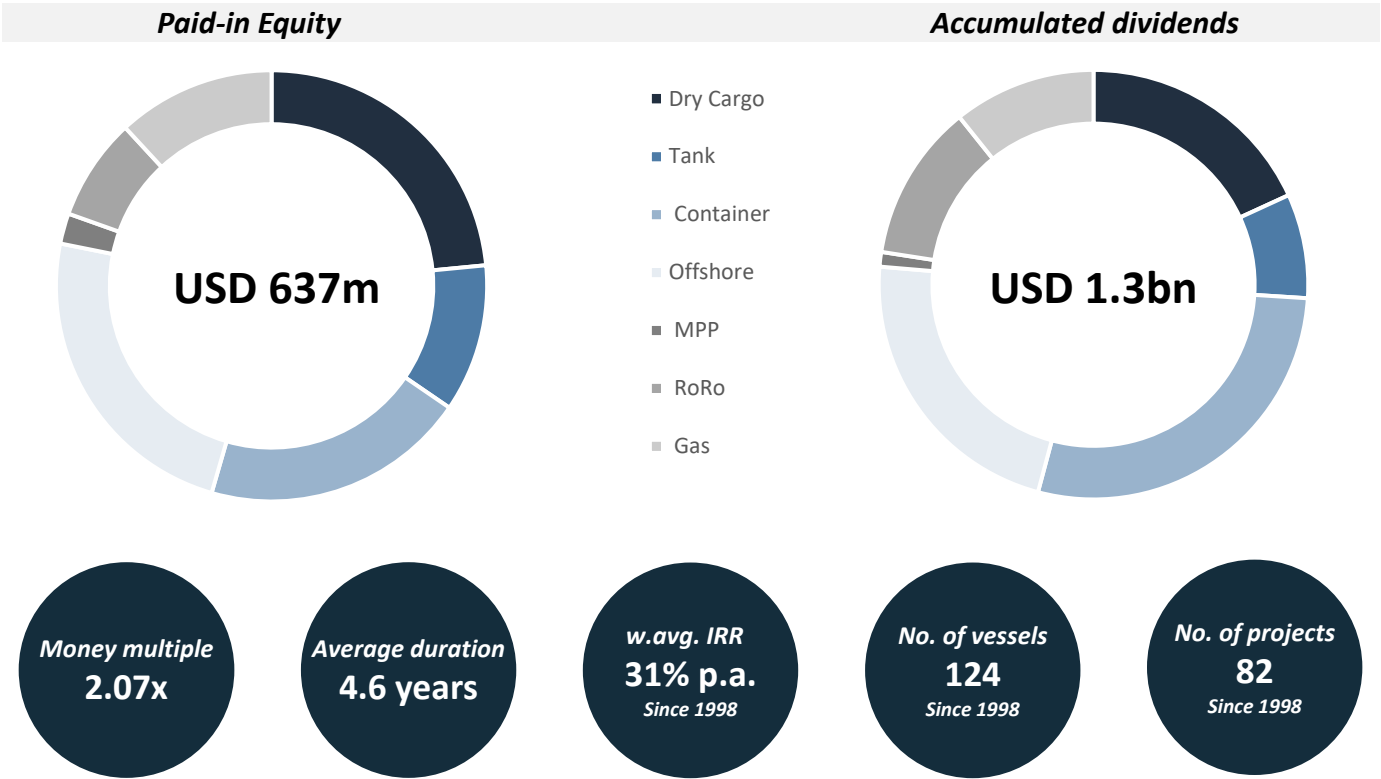
project value of approx. USD 637 million. The 33 vessels vary from commodity-based shipping such as dry bulk, container and tank, to offshore and more industrial segments.

Fearnley Securities - Project Finance has, since 1998, established and concluded projects containing 124 vessels with an average duration of 4.6 years, a money multiple of 2.07x and a weighted average IRR of 31% per year.



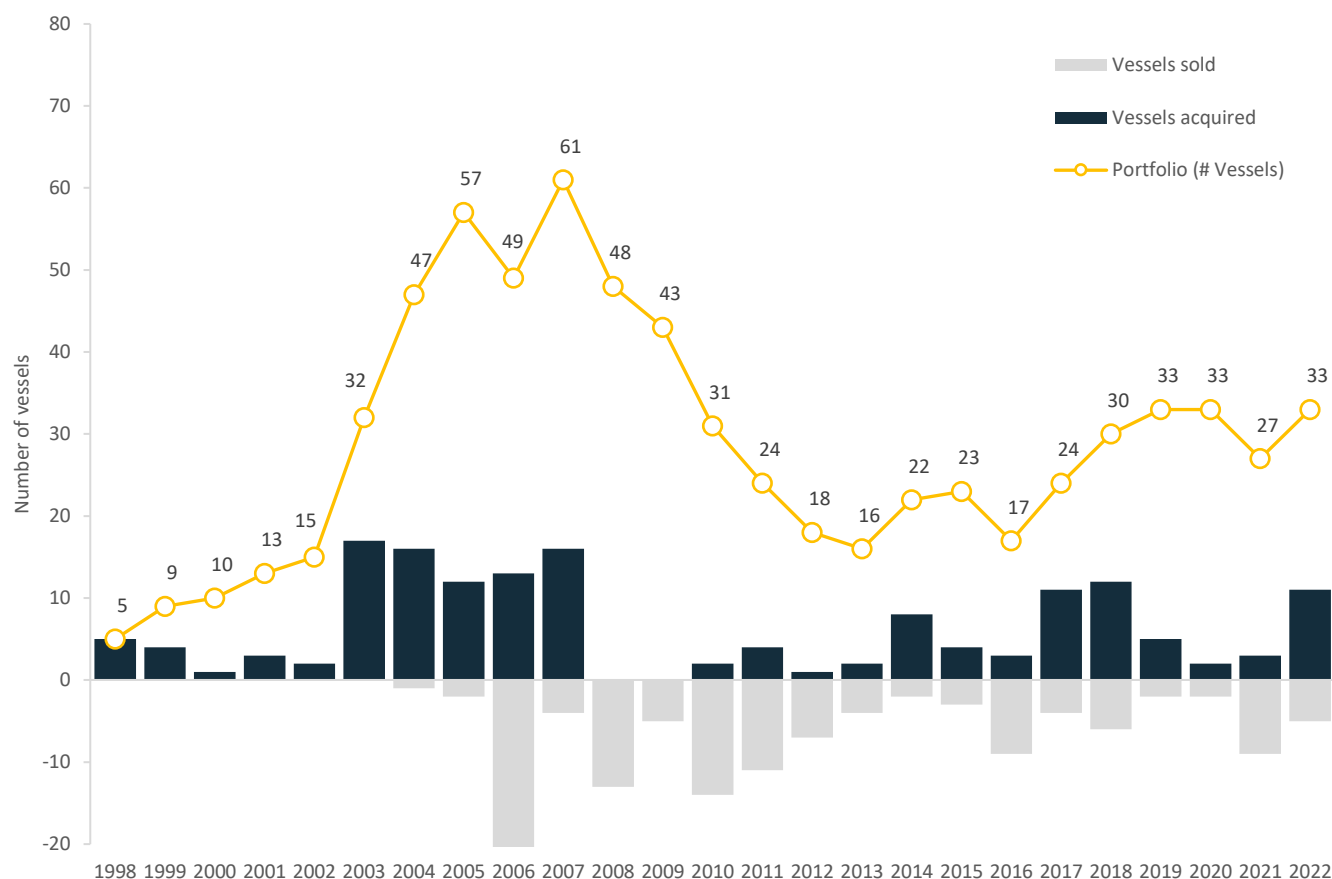
MV Astra Centaurus – Owned by Union Bulk AS
2012-built Supramax dry bulk carrier arranged and managed by Fearnley Securities (established in 2022)

Concluded Projects



MT Atlantica Bell | 2006-built MR Product Tanker | Established in 2021 | Concluded in 2022 | 199% nominal return

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	9	4 years	47 725 894	114 699 276	36 %	2,40x
2008	8	3 years	33 834 467	106 212 594	24 %	3,14x
2009	4	6 years	17 684 314	29 664 759	-33 %	1,68x
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	8	2 years	118 525 813	312 264 315	74 %	2,63x
2022	5	3 years	39 110 000	120 355 727	85 %	3,08x
Total/average	82	5 years	640 574 466	1 320 872 785	31 %	2,07x



Concluded Projects

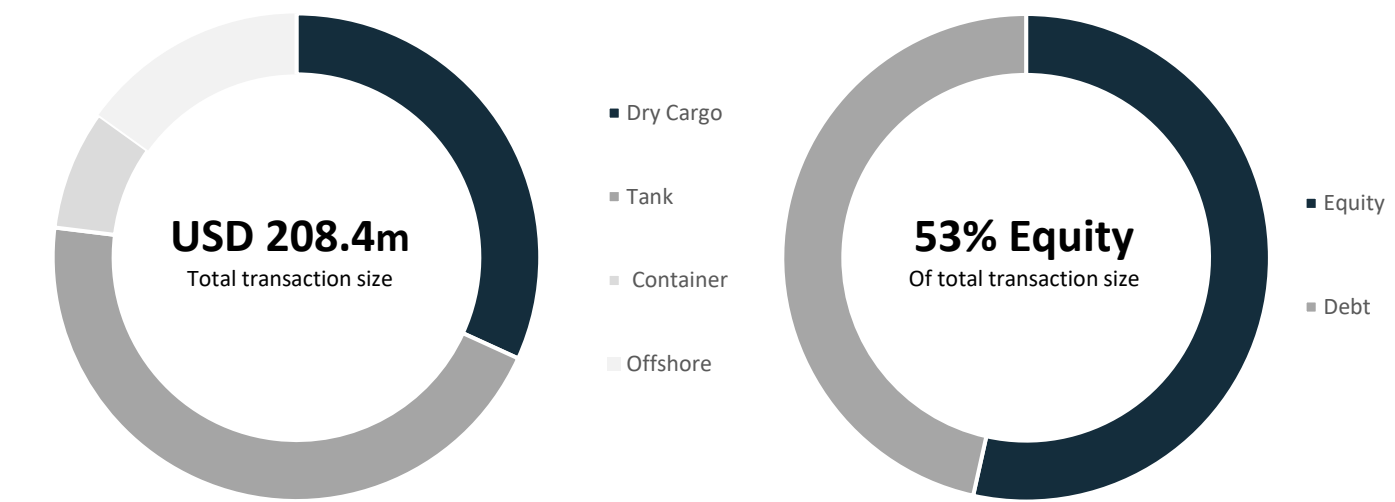
Project	Segment	Employment	Established	Concluded	Duration	Paid-in equity (USD)	Acc. dividends (USD)	IRR p.a.	Multiple
Artic Combiship DIS	Dry Cargo	BB	04.06.2012	18.03.2016	3,8 years	4 862 101	5 970 025	16 %	1,23
Artic Express 1 DIS	Dry Cargo	BB	03.05.2007	23.12.2013	6,6 years	5 090 068	11 939 607	17 %	2,35
Artic Fjord DIS	Offshore	BB	15.03.2014	18.03.2016	2,0 years	4 567 626	5 290 830	30 %	1,16
Artic Lady DIS	Offshore	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 Pinara AS	Container	Spot	01.12.2017	15.12.2022	5,0 years	4 975 000	21 108 760	37 %	4,24
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
Atlantica Bell AS	Tank	TC/Pool	30.11.2021	06.12.2022	1,0 years	7 300 000	21 803 129	199 %	2,99
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	35 853 158	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
Danubia Tanker AS	Tank	TC/Pool	17.12.2018	25.04.2022	3,4 years	11 075 000	12 950 570	7 %	1,17
DIS Dryviships 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
Njord Container AS	Container	TC/Pool	11.10.2018	05.11.2021	3,1 years	3 057 500	4 748 375	15 %	1,55
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 Lanhoy 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	4 828 645	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 Combiship 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	28 196 000	68 963 309	25 %	2,45
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	14 100 002	23 739 265	68 %	1,68
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 I 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	06.06.2009	1,6 years	7 554 215	-	-100 %	0,00
Ross Cochín 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 Magdeburg AS	Container	Spot	05.10.2017	11.07.2022	4,8 years	3 940 000	27 193 268	51 %	6,90
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
Private Container IV AS	Container	TC/Pool	08.12.2020	18.08.2022	1,7 years	11 820 000	37 300 000	119 %	3,16
Sum/weighted average					4,6 years	637 367 155	1 321 118 287	31 %	2,07

Activity in 2022

Project Finance Shipping & Offshore arranged 10 transactions with a total value of USD 208.4 million in 2022 of which USD 111.5 million was equity. These projects are managed under Fearnley Business Management (“FBM”). The transactions in 2022 include one container project, three dry bulk projects, three tanker projects and three offshore supply projects. In total, the 10 projects own 11 vessels.

5 vessels were sold from the portfolio in 2022; 3 container vessels and 2 tankers. The projects averaged an IRR of 85% over a 3 year holding period. We experienced solid activity in the secondhand market for trading shares in our current portfolio. In 2022, USD 16 million were transacted in our secondhand market for shares, showing strong interest in shipping and offshore projects and providing liquidity for our product.

Established projects



MT OKEE Ulf
2006-built MR product tanker arranged and managed by Fearnley Securities (established in 2022)

Activity in 2022 – Established projects



OKEE Henri AS
2008-built container feeder ship

Project size	Paid in equity
USD 16.6m	USD 6.6m



Suisse Bulkers AS
2012-built Ultramax dry bulk carrier

Project size	Paid in equity
USD 25.8m	USD 12.6m



Juniper Bulk AS
2011-built Supramax dry bulk carrier

Project size	Paid in equity
USD 21m	USD 8.5m



Atlantica Provider AS
2006-built large PSV

Project size	Paid in equity
USD 11.23m	USD 11.23m



Atlantica Supplier AS
2005-built large PSV

Project size	Paid in equity
USD 11.78m	USD 11.78m



Carolina Product AS
2006-built MR product tanker

Project size	Paid in equity
USD 21m	USD 11.75m



United Overseas Products AS
2x MR product tankers

Project size	Paid in equity
USD 54m	USD 24m



OKEE Ulf AS
2006-built MR product tanker

Project size	Paid in equity
USD 19.06m	USD 8.06m



Union Bulk AS
2012-built Supramax dry bulk carrier


Project size	Paid in equity
USD 19.5m	USD 8.5m



Atlantica Server AS
2005-built PSV

Project size	Paid in equity
USD 8.4m	USD 8.4m

Activity in 2022 – Sold projects



Private Container IV
2008-built container feeder ship

Segment
Container

Paid in equity	Money multiple
USD 11.8m	3.15x

Accumulated dividends
USD 37.3m

Duration
1.7 years

Return on equity (IRR p.a.)
119%



Ross Magdeburg AS
2003-built container feeder ship


Segment
Container

Paid in equity	Money multiple
USD 3.9m	6.9x

Accumulated dividends
USD 27.2m

Duration
4.8 years

Return on equity (IRR p.a.)
51%



Danubia Tanker AS
2004-built LR1 tanker

Segment
Tank

Paid in equity	Money multiple
USD 11.1m	1.17x

Accumulated dividends
USD 12.9m

Duration
3.4 years

Return on equity (IRR p.a.)
7%



Atlantica Bell AS
2006-built MR product tanker

Segment
Tank

Paid in equity	Money multiple
USD 7.3m	2.99x

Accumulated dividends
USD 21.8m

Duration
1 year

Nominal return
199%



Atlantic Pinara AS
2004-built container feeder ship

Segment
Container

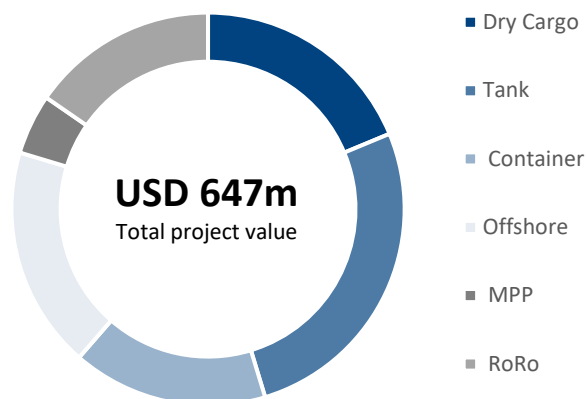
Paid in equity	Money multiple
USD 4.97m	4.24x

Accumulated dividends
USD 21.1m

Duration
5 years

Return on equity (IRR p.a.)
35.7%

Current Portfolio

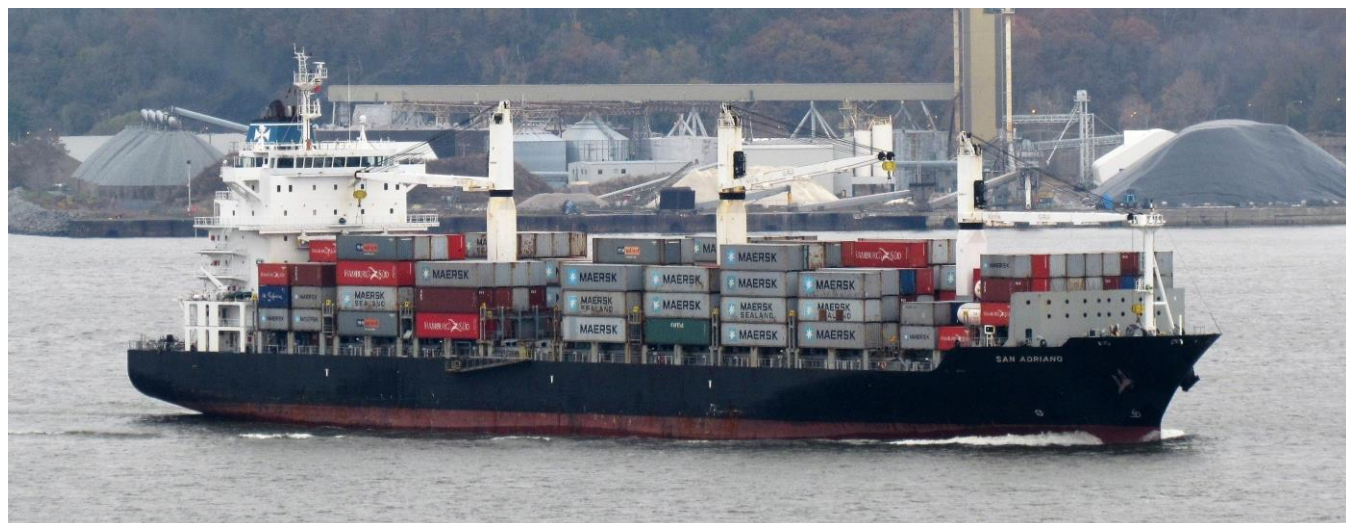


Portfolio development

Our current portfolio consists of 33 vessels spread across 28 projects, an increase of 6 vessels and 5 projects from 2021.

During 2022, the total portfolio value increased by USD 116 million to USD 647 million much because of the larger portfolio and significantly higher asset values in our tanker and RoRo projects. The new projects established in 2022 were diversified between the container, dry bulk, offshore supply 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	2 400 000	18 772 945	22 147 945	28 %	2,82	
Atlantic Discoverer AS	Aug 2017	Container	Spot	USD	4 000 000	2 900 000	11 792 576	11 792 576	33 %	3,67	
Atlantic MPP AS	Jun 2018	MPP	BB	USD	11 870 000	3 524 300	27 602 219	32 102 219	31 %	2,62	
Atlantica Bay AS	Dec 2018	Tank	TC/Pool	USD	8 100 000	1 200 000	18 152 586	22 527 586	26 %	2,39	
Atlantica Breeze AS	Apr 2019	Tank	TC/Pool	USD	8 400 000	2 500 000	19 043 497	23 768 497	31 %	2,56	
Atlantica Provider AS	Jun 2022	Offshore	TC/Pool	USD	11 230 000	-	10 868 128	10 868 128	-3 %	0,97	
Atlantica Server AS	Dec 2022	Offshore	TC/Pool	USD	8 400 000	-	6 450 000	6 450 000	0 %	0,77	
Atlantica Supplier AS	Jun 2022	Offshore	TC/Pool	USD	11 780 000	-	12 489 724	12 489 724	6 %	1,06	
Carolina Product AS	Sep 2022	Tank	TC/Pool	USD	11 750 000	-	14 863 436	24 363 436	26 %	1,26	
Dyvi Cable Ship II DIS	Jan 2016	Offshore	BB	USD	9 850 000	13 050 000	4 903 428	9 653 428	14 %	1,82	
Greenbarge DIS	Dec 2011	Offshore	TC/Pool	USD	7 000 000	600 000	6 026 859	7 738 811	-3 %	0,95	
Jane Offshore LTD	May 2015	Offshore	BB	USD	39 022 500	22 380 400	17 174 418	36 000 000	1 %	1,01	
Juniper Bulk AS	Jun 2022	Dry Cargo	TC/Pool	USD	8 520 000	-	6 213 644	16 213 644	-27 %	0,73	
Nippon Supra AS	Aug 2019	Dry Cargo	TC/Pool	USD	3 300 000	3 758 700	9 208 892	20 229 892	49 %	3,93	
Njord Handy AS	Aug 2017	Dry Cargo	Spot	USD	12 165 000	12 950 000	22 903 863	30 153 863	23 %	2,95	
Njord Julie AS	Mar 2018	Dry Cargo	TC/Pool	USD	7 040 000	4 300 000	10 469 611	13 718 361	15 %	2,10	
NOCC Atlantic DIS	Feb 2007	RoRo	TC/Pool	USD	51 600 000	37 800 000	34 306 672	51 006 672	4 %	1,40	
Ocean Scout DIS	May 2013	Offshore	TC/Pool	NOK	143 067 500	24 500 000	105 599 125	130 432 125	-3 %	0,91	
OKEE Cuno AS	Nov 2020	Container	Spot	USD	3 250 000	8 052 900	16 716 994	23 816 994	186 %	7,62	
OKEE Henri AS	Apr 2022	Container	TC/Pool	USD	6 630 000	-	5 685 937	12 285 937	-14 %	0,86	
OKEE UIF AS	Oct 2022	Tank	TC/Pool	USD	8 060 000	-	10 308 212	20 893 212	31 %	1,28	
Private Container I	Jun 2017	Container	Spot	USD	23 392 947	17 915 100	50 776 264	56 109 597	27 %	2,94	
Rán Barge DIS	Dec 2017	Offshore	Spot	USD	3 980 000	950 000	6 589 192	6 589 192	12 %	1,89	
Rem Aquarius AS	Aug 2018	Offshore	TC/Pool	USD	9 240 000	500 000	12 645 833	15 845 012	9 %	1,42	
Ross Car Carrier Ltd	Jul 2019	RoRo	TC/Pool	USD	8 500 000	3 166 400	48 477 882	48 477 882	77 %	6,08	
Suisse Bulk AS	Mar 2022	Dry Cargo	TC/Pool	USD	12 600 000	-	12 401 282	23 601 282	-2 %	0,98	
Union Bulk AS	Dec 2022	Dry Cargo	TC/Pool	USD	8 500 000	-	6 250 000	17 250 000	0 %	0,74	
United Overseas Products AS	Oct 2022	Tank	TC/Pool	USD	24 000 000	-	27 952 884	57 952 884	16 %	1,16	
Sum/weighted average (USD)					354 246 452	142 154 675	459 759 762	647 278 808	9 %	1,70	



MV OKEE Henri

2008-built Container feeder ship arranged and managed by Fearnley Securities (established in 2022)



MARKET COMMENTARY



The Energy Market – Gas on the fire

One year ago, we stated that the global economy was facing its biggest energy challenge since the 1973 oil crises, as coal and natural gas prices in particular had been on fire all autumn. This was more than a month before the first news of Russian troops gathering near the Ukrainian border. Just a few days later, the EU admitted that natural gas and nuclear will be important decarbonization and transition fuels – also that before we learnt about Russian troop movements. Russia's invasion of Ukraine thus brought gas to a fire that was already burning. Burning because policymakers, in the West predominantly, and the IEA had taken energy security for granted. Green energy investment encouragements had been in place, but various factors caused fossil (brown) supply investments to be cut faster than the technology and consumer behavior kept up with on the demand side, hence creating an imbalance that became very visible from 2H'2021.

A year later, we can conclude that the energy crunch just got stronger, and that energy was (again) used as a weapon in a geopolitical play. Energy prices reached levels not seen in modern times, adding to the inflationary pressure from loose monetary policies that the global economy increasingly struggled to deal with during 2022. It became a surprisingly rough energy crunch even while the past decades main engine for global economic growth, China, was running with its warning light on at reduced speed. Meanwhile green energy intermittency and variability challenges added further to the energy market instability, where renewables like sun and wind worked very well in periods, while not working at all in other periods – causing threats of rolling black outs in the most affected regions, typically when more energy was needed due to cold snaps.



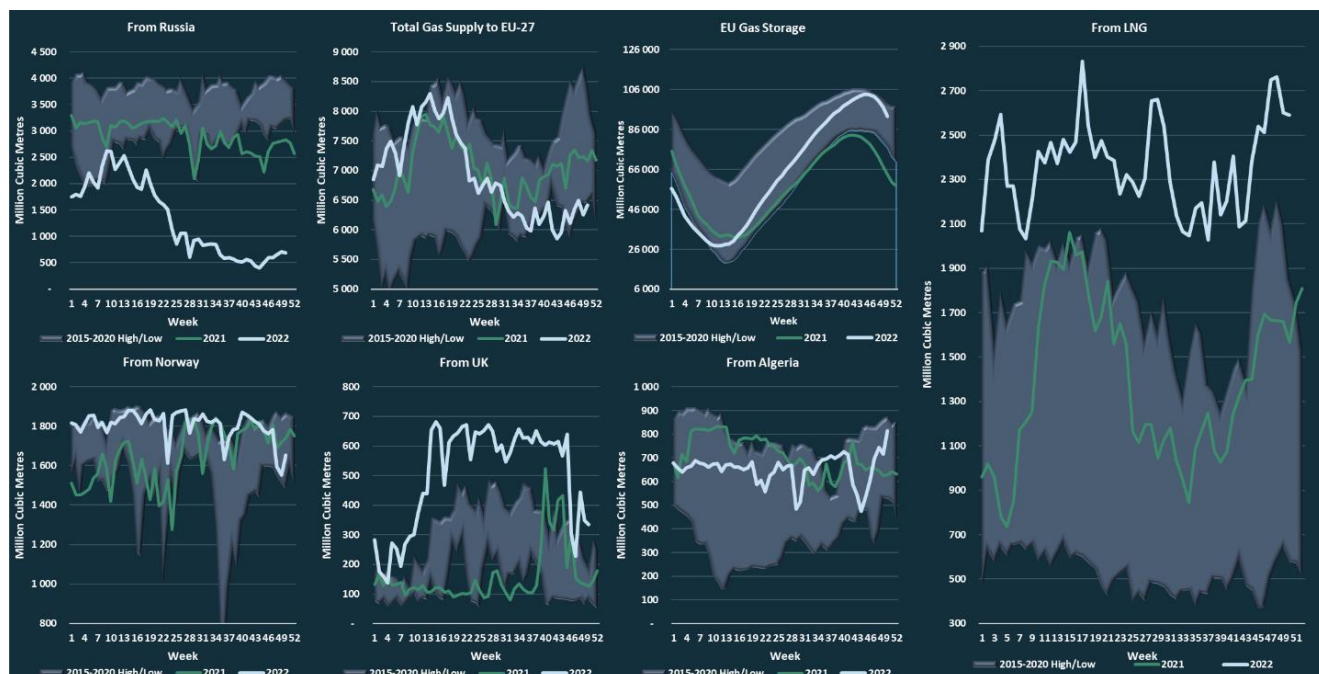
The natural gas and LNG markets took the center stage in Europe last year, as piped gas flows from Russia declined by more than 50% on the year, for several reasons. The Nord Stream pipeline sabotage, Germany halting the approval and thereafter a bankruptcy for Nord Stream 2, a ruble scheme dispute related to the Yamal pipeline and of course the war in Ukraine and volumes transiting Ukraine, to mention some. LNG became the savior for the European market, with European LNG imports growing more than 70% on the year, predominantly saved by U.S. volumes but also by an above average flow of Russian LNG from Yamal to Europe, even during the Northern Sea Route season that Asia usually takes advantage of. What saved Europe's access to LNG from the U.S. was the weak Chinese economic development, amid Covid lockdowns and property crises. Had China been on a strong foot where Chinese traders took the cargoes home rather than reselling some to Europe, then prices would have been even crazier last year. Europe was however also saved by more piped gas flowing in from the North Sea.

Lately, prices have come off significantly as European gas storage levels seem to be sufficient for the winter. Does that mean the crunch is over? Most likely not, although it will depend on the economic development as industrial demand destruction caused by high prices and weak economic developments are among the reasons gas storage levels built just in time for this winter. Europe's combined natural gas and LNG imports was so to say unchanged on the year.

The Energy Market – Gas on the fire

We believe it will take time to solve the Ukraine crisis and Russia's relationship to the rest of Europe, which European utilities seem to believe as well. Both RWE and Conoco spent the last days of 2022 negotiating and signing long-term deals for supply of U.S and Qatari LNG respectively, taking the number of such deals made just with U.S. suppliers since June to around 20. If China recovers from its Covid issues, which is widely expected for 2023, then Chinese LNG cargoes will mostly end up in China, rather than being resold to Europe. And as the long-term contracts signed by European utilities recently mainly are for supply from around 2026 and onward, then a Chinese comeback could cause a similarly tight LNG products and natural gas spot market in both 2023 and 2024, as witnessed in 2022, considering that very limited new LNG production capacity will be added to the market earlier than 2025/26.

The recent European gas market at a glance



Sources: ENTSO-G, Fearnleys

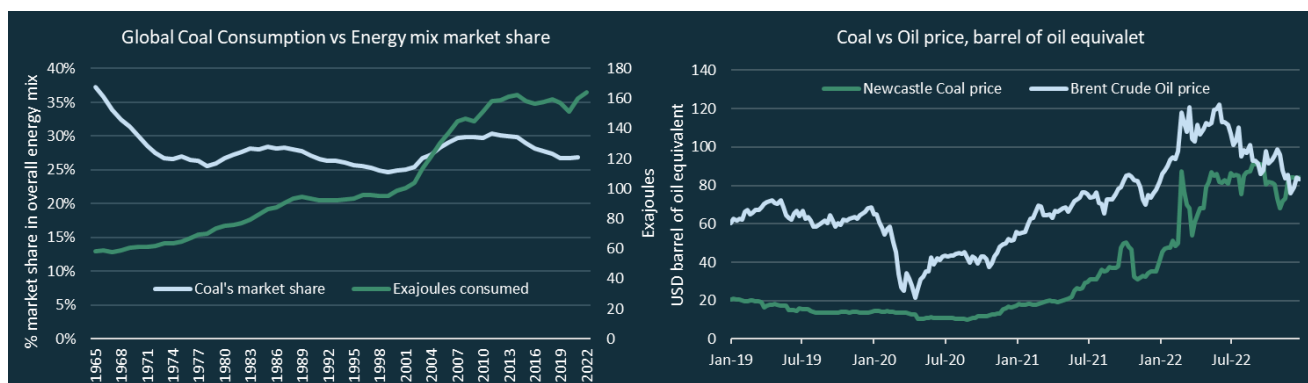
Coal came much to everyone's attention in 2022 as well, especially in second half of the year when Australia's Newcastle thermal coal prices measured in energy content made the unusual move to reach above Brent crude oil prices twice, as very high natural gas prices sent utilities to look for substitutes. It also gathered some attention that Germany, by many considered Europe's green lantern, had to increase its coal consumption considerably, lignite included, on a mix of limited availability of natural gas and periods of renewables intermittency. Germany was not alone however, as a number of European countries decided to extend the life of coal-fired power plants, among them Netherland, France, Italy, Spain, Denmark, Greece and Finland. Overall, the IEA believe EU's coal consumption grew by 9% to 377 mt last year, shifting away from Russian coal to alternative suppliers. Old trade routes for coal, like Indonesia to Europe, was suddenly seen coming to life as Russian coal shifted to predominantly supply Turkey and East of Suez buyers. Meanwhile in the UK, the first coal mining license in 30 years was granted towards the end of 2022, as the energy is considered needed and the license will be valid only until 2049, so that it won't affect the UK's ambition of being net zero on emissions in 2050....

So, while more or less everyone thought we said farewell to coal 10 years ago, we experienced instead an all-time high consumption, above 8 billion tonnes for the very first time and thereby eclipsing the former record from 2013. Although the IEA says it believe the European extra demand will be for the short term only, it now expects coal consumption worldwide to stay on top of 8 billion tonnes through at least 2025.

The Energy Market – Gas on the fire

This will most likely add to further tightness in the energy market through the same period since investments in new coal supply has so to say (unofficially) been banned through ESG by developed countries the past decade. What saved supply in 2022 was ramp up's in China, India, and the U.S., while both Australia and Indonesia stayed level, capped from growing output by several factors, La Nina weather being one they had in common. The main driver for continued consumption strength is expected to be India, whose Central Electricity Authority (CEA) in September said it expect to consume 40% more coal 10 years ahead, despite ambitious goals on green energy. To put their expected consumption growth in perspective; CEA expects India to consume about 340 mt more coal in 2031/32, while Europe's total consumption last year was 377 mt. Adding here, China and Southeast Asia are also expected to be among the sources to continued demand strength in the coming years.

The rumours about the coal market's death turned out to be false.....



Sources: BP, IEA, Fearnleys

The oil market was less on fire than the gas and coal markets in 2022, although oil prices too spiked on the news about Russia's invasion of Ukraine. Softer economic conditions, perhaps even recession, expected next year had a dampening effect on oil prices towards the end of 2022. A forward curve flipping from a very steep backwardation in first half of 2022 to a slight contango by the end of the year meanwhile carried a message suggesting the market was becoming less tight – even as OPEC+ cut production from November. This aligns well with the estimates from the IEA and EIA who both suggest that the stock draws that had been more or less constant since June'20 came to an end. The IEA estimates a stock build of 800 kbpd in Q4'22 while the EIA market balance suggests a 670 kbpd build. Other indications of the same were softening refinery margins, including for diesel which had been extraordinary strong earlier in the year. Diesel shortage had predominantly been a European issue, and parts of the U.S., but stocks in both regions rebounded somewhat towards the end of 2022, while diesel at sea enroute for European and U.S. ports suggest the crunch should ease further in the short-term.

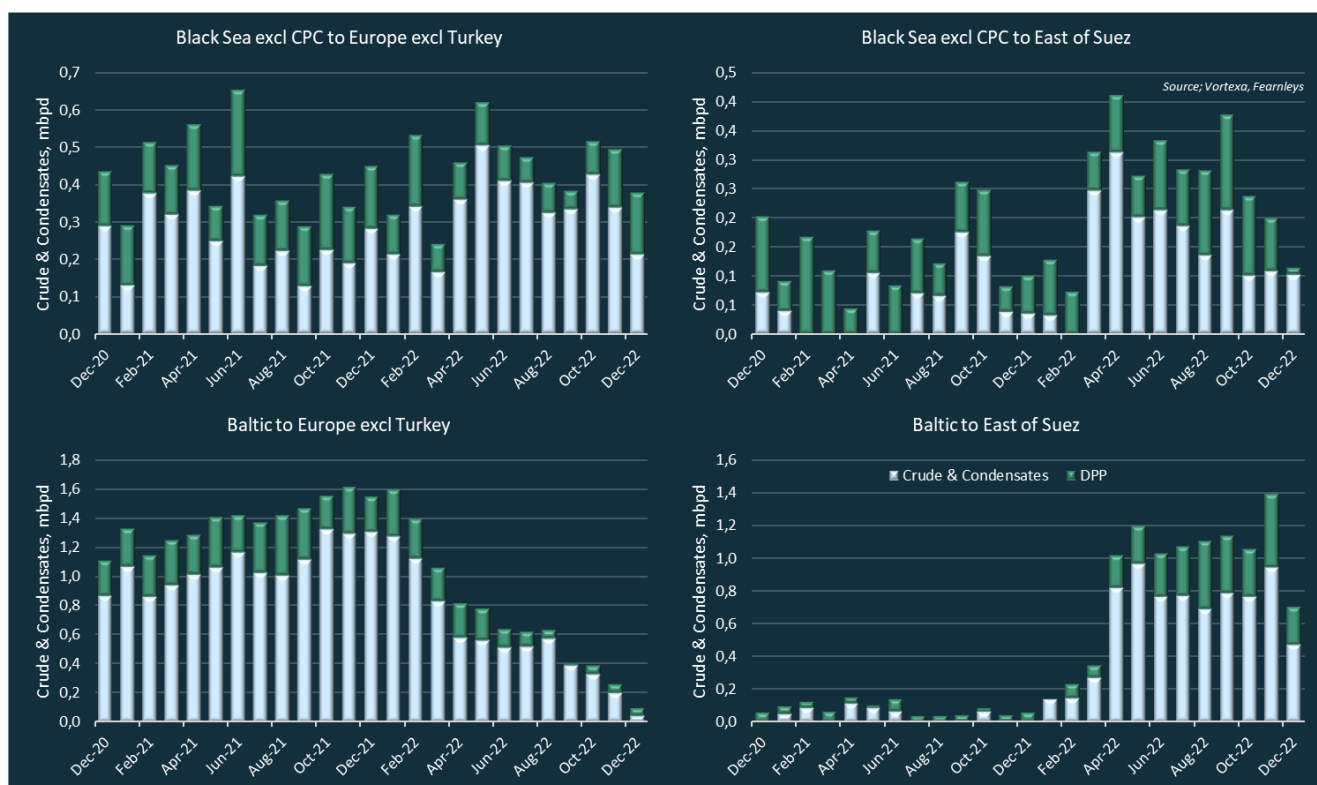
As we begin the journey of 2023, we would initially expect a lot of focus on Russian exports post the price cap on crude oil exports from Dec 5th and clean petroleum products from Feb 5th. We would furthermore expect focus on how Chinese demand behaves post-Covid.

While the IEA in March last year said the market could lose up to 3 million barrels a day of Russian crude oil from April, Russian production and exports proved very resilient up to the point when the price cap came to effect. Now one month in, we are beginning to have data points that suggest a weakening in Russian crude oil exports, but which has been mostly counterbalanced by higher clean products and fuel oil exports. The decline in crude oil exports has predominantly been related to the Baltic ports, where port maintenance may have been a factor just as much as the price cap itself. The main Urals grade has traded well below the price cap level the entire time, so the price cap should as such not be an issue.

The Energy Market – Gas on the fire

What we need to find out is how much the maintenance effect was, and how much, if any, issues Russian barrels have had finding a new home for every barrel that used to end up in Europe. Additionally, how much has willing shipping capacity been an issue, if any. Looking ahead there have been mixed messages from Russia on what we can expect for 2023. While the IEA and EIA both expect Russian production to decline by around 1.5 mbpd in 2023, the Russians themselves have mentioned a potential decline of 700 kbpd but have also suggested that crude oil exports could be ramped up should the clean products cap have a negative impact on their refinery activity. On the other hand, they have also said their oil won't be sold at any price, and as such one could see Russian sales, or lack of, form the third put in the 2023 oil market, adding to puts like further coordinated production cuts from OPEC+, should it be required, and expectations of incremental purchasing power on the buy-side from a SPR refilling in the U.S.

Russia Baltic & Black Sea crude oil and dirty petroleum products export at a glance

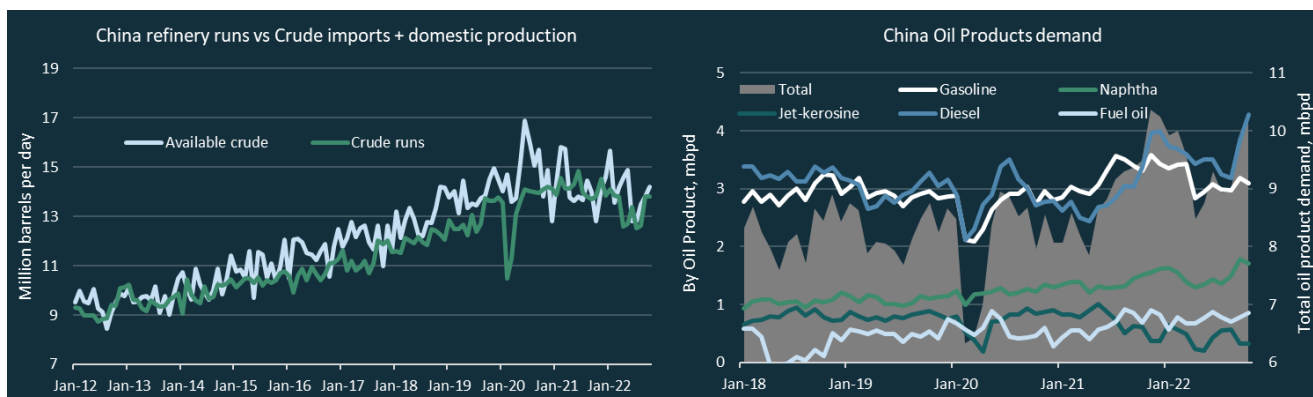


On the potential bullish side, there are great market expectations for a Chinese post-Covid comeback, although China will have issues to deal with for some time into 2023, before a full recovery eventually can be expected. The sceptics would also point to the fact that oil demand and crude oil imports both have remained fairly close to its pre-Covid levels during the challenging 2022. The last 6-months data available for May'22 through October'22 show only marginal difference to its previous 6-months average, but also compared with the same period of 2021 and 2020. Bullish reopening cases are usually built on a revival in jet fuel demand, but jet fuel is only 3-4% of China's total oil demand. For jet fuel (and kerosine), the rebound potential would be 3-400 kbpd to reach pre-Covid levels. The EIA expect Chinese oil consumption to rebound 600 kbpd while the IEA expects an 800 kbpd growth. We have however seen several expectations of imports and consumption growth in the range from around 1 mbpd to more than 3 mbpd, and it could be only the lower half of this range that would not challenge OPEC's spare capacity to its fully, potentially tightening up the oil market more than we have seen so far in this energy crunch.

The Energy Market – Gas on the fire

The IEA currently estimates OPEC spare capacity to be 3.4 mbpd, with Saudi Arabia holding 1.7 mbpd and the UAE holding 800 kbpd. Here is a potential catch though – the IEA estimated the two to have a spare capacity of 2.0 mbpd in June last year (the increase since being due to the production cut from Nov'22). However, at the time there was an open mic/camera episode of President Macron telling President Biden that he had talked with the UAE and that the UAE had no further oil to give (supposed to have 700 kbpd of spare capacity according to the IEA), while the Saudi's could have around 150 kbpd of spare capacity (supposed to have 1.3 mbpd). If we adjust for these levels, then Saudi and the UAE now got a combined spare capacity of around 650 kbpd rather than 2.5 mbpd, which put the potential OPEC total spare capacity at 1.5-1.6 mbpd – something China alone could absorb in a bullish reopening scenario.

China oil market at a glance. Data through Oct'22



Sources: Argus

Furthermore, it will be interesting to see the development for U.S. tight oil in 2023, given that the key energy agencies have recently revised their expectations for production growth lower (EIA's forecast for year-end 2023 was lowered by 850 kbpd from June to November in 2022, while the IEA took their estimate down by 200 kbpd during the same period). The world has over the past decade become very dependent on short-cycle shale oil, but 2022 proved to be different to previous price cycles, with lower activity level than one would have expected at last year's oil price levels, coupled with a productivity decline per rig trend during the year. A disappointing development for U.S. shale coupled with the potential of China absorbing much of OPEC's spare capacity could secure decent oil prices through much of 2023, potentially very strong should the worldwide economic conditions surprise on the upside. Lastly, we believe 2023 will be an interesting year from the perspective of seeing whether consumers continue on the past years' accelerating optimism around electric vehicles, given that the price of running an electric vehicle per mile last year came on par with the price of running an internal combustion engine car ("fuel" only, maintenance not included) in many of the areas that have been most ambitious about introducing them.

Nuclear energy was perhaps the energy source seeing the biggest change in sentiment last year, from the public being sceptics to becoming more widely accepted. Germany eventually decided to postpone the termination of its last two nuclear plants, Poland are looking into several projects, while the UK back in May last year brought up 7-8 potential projects. The first was given FID already in July, the Sizewell C project in East England run by EDF. Estimated project time, fast-tracking included, is estimated to be 10-12 year, however such projects have a habit of running above cost and time. Two nuclear plants were commissioned in Europe in 2022, in Finland and Slovakia, and both were projects started in the 1990's. The power plant in Finland was originally supposed to be commissioned in 2009/10 but have later seen several delays, and it is still not fully operational at the time of writing due to start-up/ test-phase issues. An equally relevant example is the Hinkley Point C project in the UK, FID'd in 2016, which was set to be commissioned in 2025, but which the World Nuclear Association now sets to 2027 in its schedule, while talk emerged in December last year of

The Energy Market – Gas on the fire

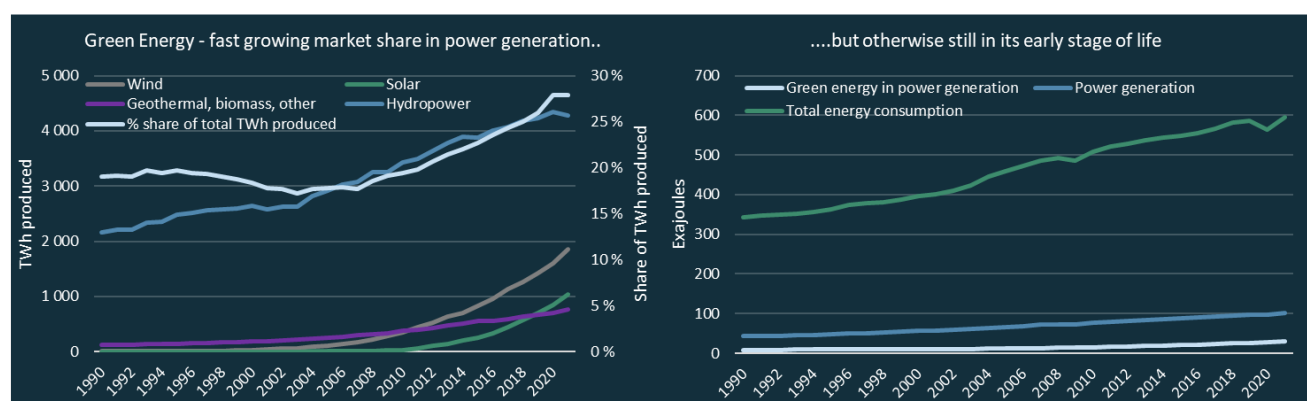
a £3 billion cost overrun and delayed start-up to 2036.

Although now considered safer, skepticism still exists among the public. But nuclear also got the dilemma of who will police it, as in who will be granted this capacity and who will not, by whom. The U.S./EU relation to Iran has been an example here, where Iran has claimed their nuclear program was for peaceful civilian energy purposes, while the U.S. and EU did not believe that. Although being a land space, materials, and stability efficient alternative to many of the renewables and net zero alternatives, long lead time is another hurdle for nuclear compared to the alternatives. Small nuclear could be a lower barrier alternative, but that carries a price well above many of the bigger alternatives, measured in cost per TWh produced.

Renewables therefore seem to remain the main alternative for Western policymakers, and as we said a number of times last year; green energy investments, hereunder renewables, need to multiply in the coming years, as it after 20 years of investments remain a relatively marginal source of energy. But like we also said, there is no contradiction in multiplying green energy investments and maintaining brown (fossil) energy investments for the coming decades – we are in an energy transition, not a switch. And if further concessions are made to those given natural gas and nuclear, then add the need for more investments in (scalable) Carbon Capture technology.

Renewables and hydropower mainly go to power generation and combined it has made a leap in the power generation energy mix from 18% in 2007 to 28% in 2021. The IEA recently said it expect it to reach 40% by 2027 – which sounds like another great leap. However, electricity account for only 18% of the total energy consumed, so renewables is still just early into the double-digit percentage of the total, 13% in 2021 for renewables and hydropower combined, to be exact. It's the fastest growing energy source, growing steadily between 10 and 15% per annum after reaching a peak growth at 19.4% in 2007, while overall energy consumption grows by around 2% per annum. The issue is though that it comes from such a low base compared to fossil fuels, that it at current consumption and investment trends would take beyond the turn of the Century for green energy's overall market share to match that for fossil energy sources. And that could mean that we surprisingly consume more fossil energy decades ahead, as fossil energy sources combined lost 4% market share in the overall energy mix since year 2000, but still we consumed 44% more fossil energy 21 years later. Market share and actual consumption are as such two different discussions. Change in market share only tells whether the energy source grew faster or slower than the overall, it does not necessarily tell a story about declining consumption.

Green Energy is fast-growing - But it's a transition, not a switch, since its coming from low levels. Electricity generation, which green energy predominantly is used for, account for only 18% of the total energy consumption. Green energy is 28% of the 18%, or 13% of the total energy consumption with all included.



Sources: IEA, BP

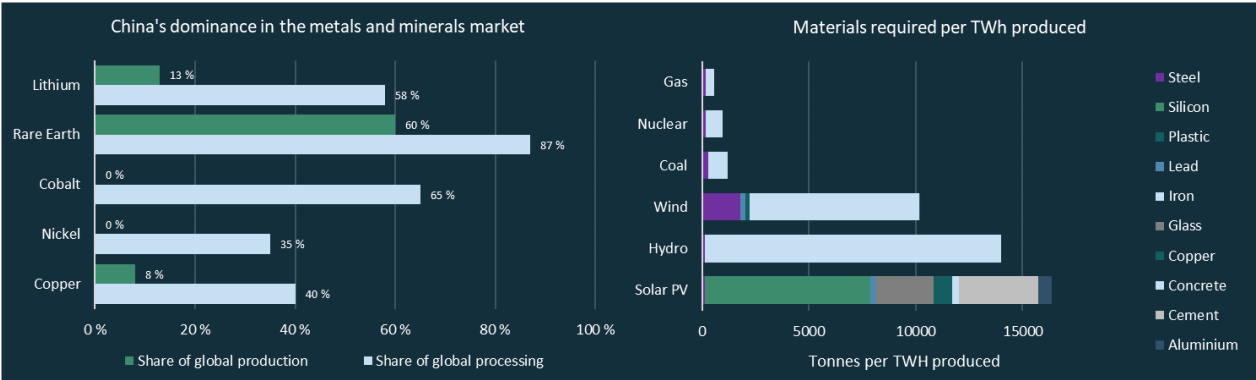
The Energy Market – Gas on the fire

The main challenges for renewables are intermittency and variability, as witnessed several times the past years. For two years in a row, the UK have had cold snaps but no wind to supply them with energy, result being the threat of rolling blackouts. There can be similar issues with fossil energy sources though, as last witnessed towards the end of 2022, when winter storms and freeze took down a significant part of the U.S. natural gas production. However, natural gas can be affordably stored so there will always be energy available for power generation as long as the storage capacity has a filling. Meanwhile, great efforts are yet to be accomplished in affordable battery storage capacity, so that it can store and smoothen the delivery of renewable energy to the grid, without relying on nuclear or fossil fuels as its base load. The need for such storage capacity was highlighted in a study from the Norwegian engineering and technology university NTNU last year, concluding that wind is not a sustainable energy source as long as it is balanced by fossil energy. Renewables have not helped creating the energy crunch though. On the contrary – it has made great contributions in periods. It is just that one cannot rely on it since the wind and sun are not always present, while a full environmental benefit is not achieved until there is sufficient battery storage capacity for it to stand independent from fossil fuels as baseload.

Now, if we make a great effort on battery storage, then some interesting questions will be – will there be enough of the battery critical metals and minerals available? That is a question already being asked due to strong demand from semiconductors and not least EV manufacturers. Another question is; Is the West willing to invest in the mining required? We already see many questioning the match, or mismatch rather, between future demand forecast for these metals and minerals for EV batteries predominantly, a lack of FID's for enough mining projects (10–15-year lead-time) but also a lack of machinery orders from the mining industry along the same lines as demand forecasts are pointing. A Benchmark study was widely cited in last September, saying the world need to add more than 300 average sized mines by 2035 to fulfill the coming demand from Lithium-ion batteries. For Cobalt only, the study suggested the need for 62 new average sized mines, which could be reduced to 38 with optimal recycling, but still a sizeable number.

Electrification carries several dilemma's and challenges too. Like the way mining is conducted in certain regions (the use of child labour in mining in DRC, spills of polluted water and toxic waste into the local ground water etc), how China already controls many of these crucial commodities (65% of the cobalt market, nearly 90% of the rare earths, nearly 60% of the lithium etc), and where lead-time for mining following Western environmental standards is a third challenge. A fourth may be if Indonesia's recent idea is brought to life, suggesting that battery metals producers should form an OPEC style organization and structure – will there be enough allies of the West among these suppliers for the West to call it secure energy? And a fifth will be to keep the grid system dimensioned for the increased electrification. The materials intensity in renewables versus traditional nuclear and fossil sources is another, where U.S. Department of Energy data show that renewables require around 10-15,000 tonnes of various materials per TWh produced (cement, concrete, steel etc), where nuclear, coal and gas capacity require less than 1,000 tonnes of materials per TWh produced.

China dominates the metals and minerals market crucial for electrification. Renewables materials intensive



Sources: IEA, U.S. Department of Energy

The Energy Market – Gas on the fire

Criticism is therefore often heard, saying the transition bears with it a front-loading of emissions. This reminds us of a simulation we ran on the electricity required for the electrolysis process for green ammonia, enough to replace 10% of the marine fuels used today. The result, basis conservative assumptions, showed the creation of the sixth largest electricity consumer in the world, placing it in between Japan and Canada. Taking this one step further, a study on ammonia as a hydrogen energy carrier for the transportations sector, conducted in 2021 by the American Chemical Society (ACS), showed that of the 33.0-38.0 GJ/ton NH₃ produced, only 8.4-10.7 GJ/ton came to use on the consumer side due to various losses on the way, such as cracking, thermal, separation/purification and compression losses. Another example of challenges linked to new energy sources is how four different studies last year concluded that green hydrogen loses all its environmental benefits to fossil fuels if 10% leaks out from production via transportation, storage through end-use. The difficulty preventing leaks is already a key reason why hydrogen is transported in smaller containerized volumes or pipelines, which again narrows hydrogen for now to a fuel that need to/should be consumed locally for it to make sense.

Great gains are however being made within cleantech and through economy of scale, so prices for new energy sources have in some cases already become more competitive versus their fossil fuels competition. And further major gains should be expected for the various cleantech industries. However, these are also examples of how the energy transition is very energy and materials intensive. We therefore expect that effects from the energy transition will add as a third key driver for energy consumption in the decades ahead, where we last year highlighted the other two as population growth and wealth improvements less efficiency gains as driving it historically. We just recently became 8 billion people on planet earth, and although population growth was at its strongest up to the 1980's and has faded since, we have added 1.9 billion people to the earth just in the past 22 years. Meanwhile, the UN expect us to reach 10 billion people by the 2050's, which mean another 2 billion consumers of energy just three decades from now. And where 13% was the market share for green energy in 2021, it also represented the percentage of the world population that still not have regular access to electricity.

Energy demand is therefore expected to remain firm for decades ahead, so the cleantech, mining, oil & gas industries will in the coming years need to catch up on the underinvestments from the past 8-10 years. Beyond some short-term macro-headwinds, we therefore see the continuation of a commodity super-cycle that started in 2021.

Dag Kilen

Head of Research

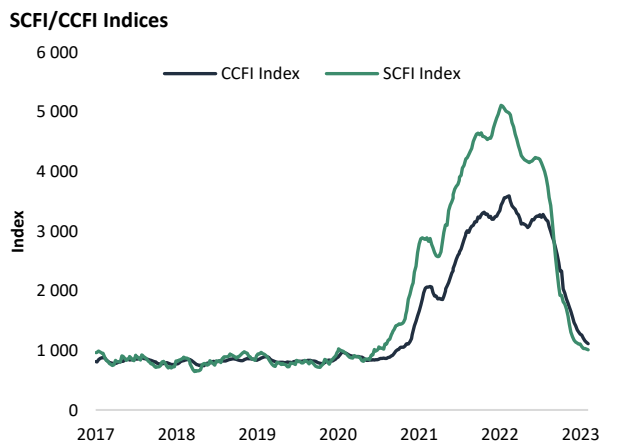
Fearnleys



2022 in review

Following the astonishing bull-run the container space has been on over the last two/three years, the market has taken a turn for the worse on the back of congestion easing, a large orderbook (OB) and macroeconomic headwinds. The container freight market went from the best performing sector by far in 2021 over to the sector with the steepest drop in returns by far in 2022. Cargo volumes have weakened across several trade lanes, and it is fair to say rate normalization has taken place. Rates have since its peak dropped around 80% on average and the outlook for the coming two years is neither that rosy given the large amount of tonnage set to hit the water.

Several factors are at play here, though war risk, energy costs, political instability and inflation are impacting consumer spending and volumes, particularly for manufactured goods. In addition, COVID related travel restriction easing has started to shift consumption patterns back to services at the expense of shopping whilst port congestion has also eased, and the number of laden vessels has come back to historical averages or below.



Source: SCFI/CCFI, Fearnleys

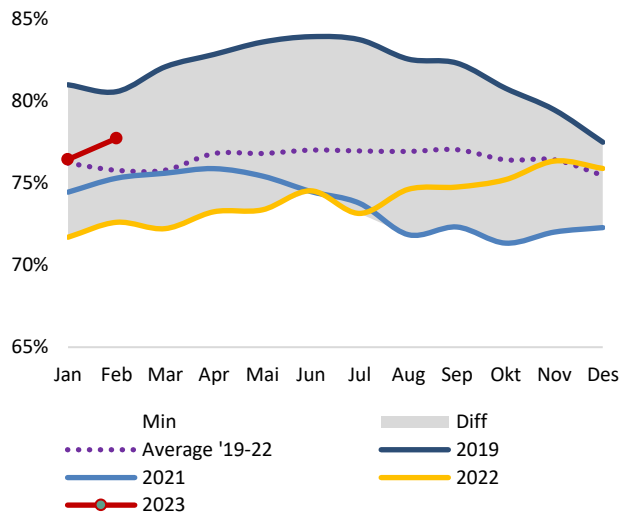
If we have reached the freight market bottom or not remains to be seen. What we do know is that we are in for a period of rate volatility as large amounts of tonnage hits the water over the coming two years. Moreover, carrier alliance cooperation will continue to be key, though, their efforts thus far in blanking sailings has not been enough to offset any decline in rates.

Another important factor for the stability of freight markets will be increased scrapping activity and the effect of environmental regulations (CII/EEEXI), which has the potential to create a more bullish outlook than the macro and supply side currently suggests.

Congestion Unwind...

The freight market upturn was in large part driven by persistent inefficiencies with congestion being the key word. As supply chains and COVID effects have reversed, so has the inefficiencies and congestion has eased at both ports in the West and East.

% of capacity (TEU) moving >7.5knots



Source: Fearnleys, KTI

The consensus view seems to be that freight earnings will remain at weakened levels through 2023-24. The rapid decline in rates however has slowed and a floor could be around the corner, many suspect. This is probably true in the near term as there is only a modest build in near-term tonnage, though the many ships coming thereafter will likely further pressure rates, barring any macroeconomic turnaround.

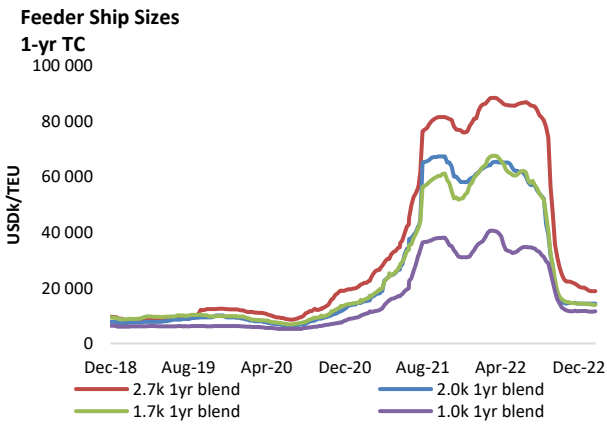
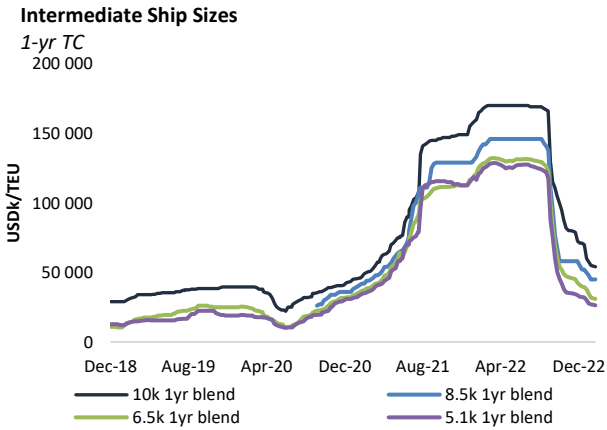
Obviously, this has created speculation on contract terminations and charter contract renegotiations. Thus far, we are yet to see any significant signs of this, and we continue to have the view that this will not occur.



The difference from the current market downturn to others is that carriers have built up significant cash positions over the last two years (E.g., MAERSK Q422 cash position of USD 12.6bn), which means potential discussions have will be completely different in terms of bargaining power from both carriers and NOOs (non-operating owners).

Charter rates showing a bottom?

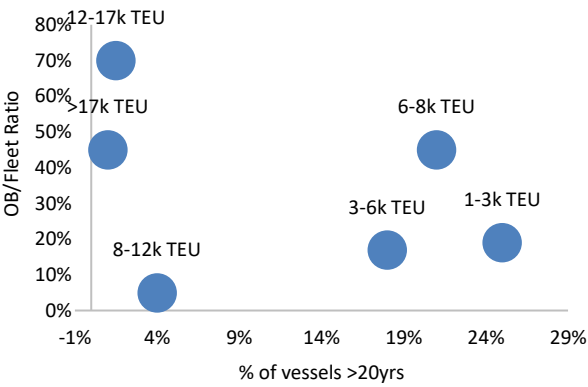
As illustrated by the charts below (1-year time charter Rates), the substantial decline in rates could seem to have found a bottom, particularly for the feeder ship sizes. Also important for ship owners is the decline in charter periods. At the top of the cycle (2021-early 2022), 3k-5.2k TEU tonnage was fixing time charters on average over 18 months, however, this is now down to 4 months or less – also drastically removing cash flow visibility.



Source: SCFI/CCFI, Drewry, NewContext, Harpex

While supply side dynamics are unsupportive for the containership segment, it is important to highlight that some segments are looking better than others. Feeder size ships have a much older fleet and a low OB on the relative compared to the newer and larger containership segments. Moreover, intra-regional trade lanes have held up better compared to for example transpacific/Atlantic trade lanes. These intra-regional trade lanes are dominated by smaller ships with 99% of vessels being 5.2k TEU or smaller.

Fleet Composition & OB/fleet Ratio

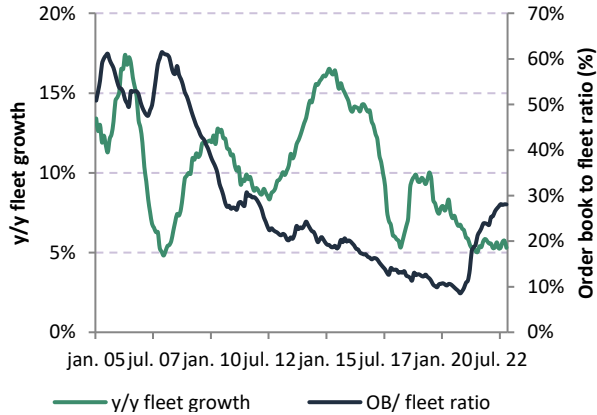


Source: Fearnleys, Company data, SIN

Scrapping / Environmental regulations could offset some of the supply growth

As shipping markets fire on all cylinders such as the container market has been over the last years, it should come as no surprise that the orderbook has built to near 30% (OB/fleet ratio)

Order book to fleet ratio

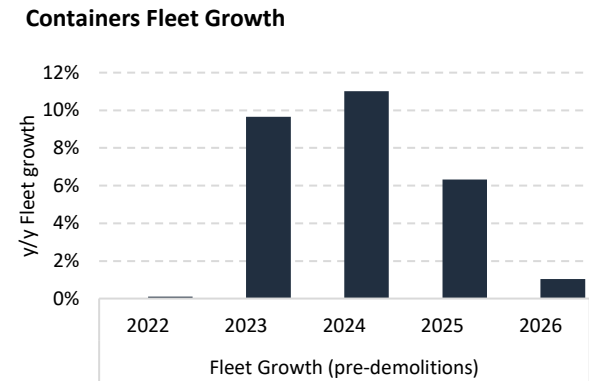


Source: Fearnleys, Drewry, SIN

Container

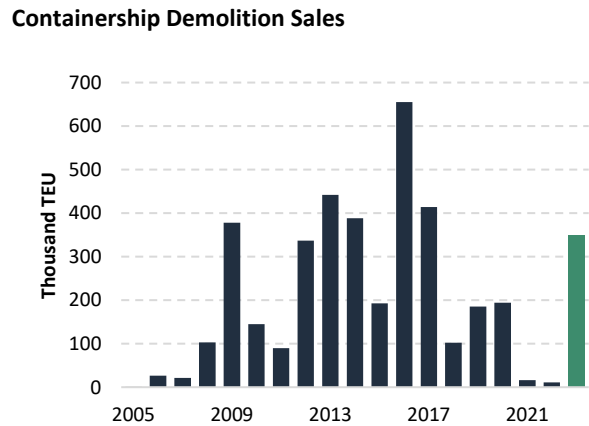


and we estimate pre-demolition fleet growth to be 10% over both 2023 and 2024.



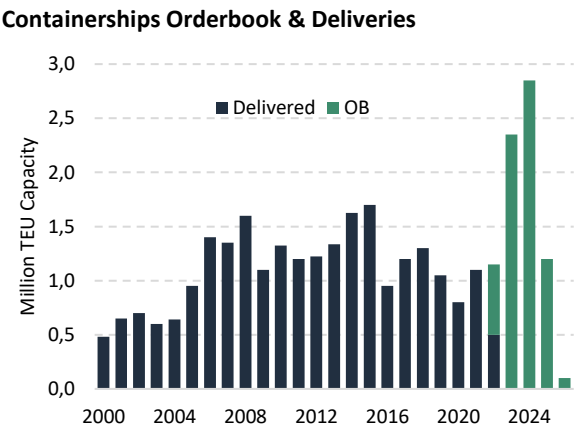
Source: Fearnleys, Drewry, SIN

However, given the substantial decline in secondhand vessel values (together with rates), the market outlook, strong scrap prices, and coming environmental regulations, we do expect to see an increased amount of phase out ships being removed from the market. Demolition sales fell to a 17-year low in 2022, with only 10,9k TEU sold to recyclers, this despite high recycling prices. Strong charter and freight markets is obviously the main culprit here, prompting vessel operators to keep trading older vessels and avoid recycling. However, this year and the latter part of 2022’s drastic drop in freight, combined with rising uncertainties regarding new 2023 carbon regulations are expected to change this trend in 2023, with owners looking again at the demolition market. Expectations are now that demolition is set to increase to 350k TEU in 2023 as rates remain depressed and a flood of newbuildings are about to hit the water.



Source: Fearnleys, Alphaliner

In other words, despite higher scrapping rates, there is a substantial risk for overcapacity in the coming years with over 7.3m TEU in new capacity hitting the markets. For 2023 and 2024 alone, there is 5.1m TEU hitting the water. As the world could be heading towards a potential recession and a drop in global seaborne trade, the market is unlikely to be able to absorb the coming capacity. Scrapping could be a main way to mitigate the downside, though it remains to be seen how much as the average fleet age is just slightly below 14 years. Upcoming regulations (EEXI/CII) will also likely contribute by lowering effective supply. Looking at “scrapable” capacity, only c. 655k TEU is above 25 years of age (compared to fleet total of 25.5m TEU), though a substantial number of ships are 20+ years of age, 2.5m TEU in total. In other words, even when assuming all vessels over 20 years of age are scrapped, it will be hard to absorb the 5.1m TEU in capacity hitting the water in 2023 and 2024.



Source: Fearnleys, Alphaliner

Carriers “trying” to soften the rate decline – Uncertainty on future alliances could create rate volatility

An important theme going forward is the Carrier alliances. These have been active in using their collaboration to try and slow the pace of rate declines. The key word here has been “try”, though, as illustrated in the charts earlier, the decline in rates have certainly slowed. According to Alphaliner, liner alliances blanked 27% of total sailings for the Asia-Europe sailings during the first seven weeks of this year. During normal circumstances, the Far East-North Europe and Far East-Med routes should have offered 196 sailings between

Container



Jan-1 to Feb-17, however, this has been reduced by 53 sailings.

More importantly for the industry going forward has been the news that the two largest players in the container industry, MSC and MAERSK have decided to discontinue the 2M alliance starting 2025. The two have benefitted from a similar set-up making it easy to adjust capacity with demand compared to other alliances which have more carriers in each alliance. MSC has the largest OB (largely conventional/DF propulsion) in the market by far and has been active in the S&P market, hence, management is likely highly positive to the long-term container market. Whilst MAERSK on the other hand, has pursued another strategy in which the company has committed to maintain current capacity and invested in 19 new methanol fuelled ships (which could potentially be replacing older tonnage rather than growth).



MV OKEE Cuno – Owned by OKEE Cuno AS

Overall, we see the news as a negative for the market. While a long way out in time, we’d suspect the collaboration will not be as effective as it has been given

the two going their separate ways. Alliances have built up for a reason as it makes it easier to adjust capacity according to demand. Blanking of sailings for example is typically done by carriers to adjust capacity to lower cargo demand, though also to avoid further erosion of spot freight rates. Going forward, this could obviously create some rate volatility as carrier discipline could be hampered (10 largest carriers control c. 85% of capacity currently).



MV OKEE Henri

To conclude, its fair to say the recent volatility in Containership markets has been next to none and fairly different from its own history (more stable cycles compared to other shipping segments). It is nearly impossible to overshadow the OB looming over the industry, which is threatening to put it back into chronic oversupply. Though, as we have stated above, while it is hard to see in the near term, a combination of macroeconomic uplift and increased demolition could create a market bottom shortly.

Øystein Vaagen

Shipping Analyst

Fearnley Securities

2012	2015	2017	2020	2022
G6 ALLIANCE	G6 ALLIANCE	The Alliance	The Alliance	The Alliance
APL/NOL	APL/NOL	Hanjin	ONE	ONE
MOL	MOL	MOL	Yang Ming	Yang Ming
HMM	HMM	K-Line	Hapag-Lloyd	Hapag-Lloyd
Hapag-Lloyd	Hapag-Lloyd	NYK	HMM	HMM
OOCL	OOCL	Yang Ming		
NYK	NYK	Hapag-Lloyd		
CYKH	CYKH	Ocean Alliance	Ocean Alliance	Ocean Alliance
Hanjin	Hanjin	K-Line	CMA CGM	CMA CGM
K-Line	K-Line	Yang Ming	COSCO/OOCL	COSCO/OOCL
Yang Ming	Yang Ming	COSCO	Evergreen	Evergreen
COSCO	COSCO	Evergreen		
	Evergreen			
	2M ALLIANCE	2M ALLIANCE	2M ALLIANCE	2M ALLIANCE
	MSC	MSC	MSC	MSC
MSC/CMA CGM	Maersk Line	Maersk Line	Maersk Line/Hamburg Sud	Maersk Line/Hamburg Sud
MSC				+
CMA CGM	OCEAN THREE			ZIM
	CMA CGM			
	China Shipping			
	UASC			

Source: Fearnleys, Company data, Alphaliner



2022 Review

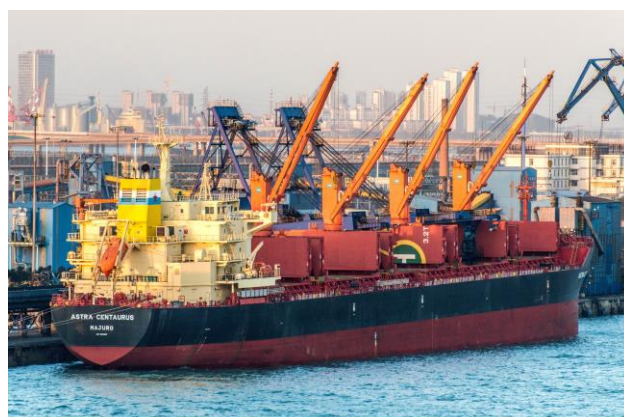
2022 went down as a bearish year, with weakening economic growth along with a host of other negative demand factors that took its toll on all segments. At the start of the year, China's restrictive steel output policies were still in place and served as the main reason for why Capesizes started the year so much lower than the earnings seen during the most part of 2021. However, optimism was high for a recovery later in the year, as there were several indications that steel production restrictions would be loosened going along with a gradual lifting of anti COVID restrictions. However, an additional problem surfaced for Capesize owners during the first part of the year, namely an almost complete absence of iron ore shipments from Brazil. In February and March this was blamed on unusually heavy rains, but shipments were also absent during Q2 after the rains subsided. Vale did never release an official statement explaining why in the first half of 2022 iron ore shipments ended so much lower than guided. On Capesizes, shipment volumes were lower during the first half of 2022 than the first half of 2020 when the entire world was in lockdown. Still, the first half of the year saw the BCI average at a decent 18 089 USD pd. How much higher would it have been if iron ore volumes from Brazil moved as usual plus a reopening in China? Impossible to say, but substantially higher for sure.



MV El Comino – Owned by Suisse Bulkera AS

Regarding the Panamax, Supramax and Handysize segments, the year started with a negative shock as Indonesia imposed a temporary export ban on coal. This ban in the end turned out to be much less severe than initially feared, but a few weeks of sharp declines in earnings resulted from it. However, these segments recovered quickly as the ban was revoked, leading to a rise in average earnings to around 30 000 USD pd in March, where it stayed until the beginning of June.

Since the middle of 2021 we had warned that the market outlook was increasingly bearish from the middle of 2022 onwards. The outbreak of the war in Ukraine cemented this view, as lost shipment volumes of iron ore and grains from Ukraine along with the surge in commodity prices came on top of an already negative global economic development. Especially the rise in coal, gas and oil prices had a negative impact, as it eventually led to idling or shutdowns of industrial production around the world. Consumer spending also took a hit from this as electricity bills obviously increased significantly. On top of this, interest rates kept being raised by central banks. Even before the full negative effects of the war was revealed, dry bulk demand growth was very weak, hovering around 0 growth both in Q1 and in Q2. So, for us a market downturn was just a matter of time seeing as supply growth remained around 2.5%. The downturn in spot markets subsequently came in early June and lasted until late August, when the Capesize index bottomed at an index of 2 500 USD pd, Panamaxes bottomed at an index of 11 000 USD pd, whereas Supras and Handies fared relatively better, bottoming in the mid teens USD pd. The third quarter has for many years been the best earnings quarter for Capesizes, so the 2 500 USD index in August was the lowest ever for that time of year. This of course raised concerns on how bad the rest of the year would be, especially for Capes but also for the other segments. However, the markets did get a good rebound during September and October, first because China's demand improved as stimulus measures were initiated. These stimulus measures are still in play and serve as the main carrot for dry bulk markets in 2023, but more on that later. Secondly, it seemed like the global economy in general rebounded slightly from the downward trajectory during the autumn. Several stock indices mustered a strong rally from late September, for example. Third, the onset of the US grains shipment season provided support for Panamaxes especially.



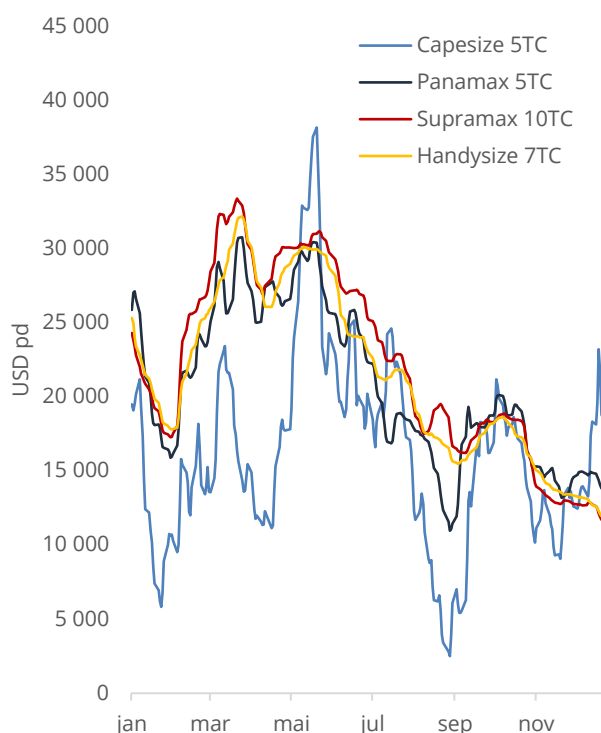
MV Astra Centaurus – Owned by Union Bulk I AS

Dry Cargo



Our view was that this bounce was temporary. However, we did not see China's stimulus efforts making a real positive effect before 2023, whereas the economic situation in general was still very weak, as evidenced for example by nearly every manufacturing PMI reading being below 50. Further, the US soybean shipment season was not expected to be better than in 2021 and Q4 shipments of Corn from Ukraine and the US was going to be lost or much lower than usual due to the war and the fertilizer shortages. So, from mid/late October, markets started tumbling again, with the Capesize index being below 10 000 USD pd at one point, and the other segments falling below the mid teens. However, from early December, Panamaxes jumped slightly above the other segments, due to the onset of coal restocking for the winter. Capesizes also eventually made the usual year end kick, which brought the index up to 23 000 USD pd before tumbling during the final days of the year.

Baltic Capesize, Panamax, Supramax and Handysize Indices 2022



Regarding asset values, early July marked the top, after which a significant drop of about 20 were seen until the end of the year for Japanese tonnage, regardless of segment and vintage. The drop in Chinese tonnage was even more pronounced, where some types fell by 40 as high bunker prices and relatively weaker earnings in the

Pacific took its toll. However, newbuilding prices held up which contributed to second hand values holding up relatively well also, in the sense that the normal correlation between period rates and asset values suggested values had to fall by around 20 more in order to close this gap. The high earnings environment during 2021 and much of 2022 is also a factor that prevented asset values from falling more, as few owners needed to sell.

2023 Outlook

Below we have listed various factors which gives a guide to the outlook. Our impression is that fundamentals might not worsen further from this point on, ie expect Panamax, Supramax and Handysize earnings in the low/mid teens this year. Capes have more upside potential due to China's stimulus efforts. Asset values could have 10-20% more downside before finding a bottom. The start of the next upturn in asset values we believe will happen between Q4 2023 and Q2 2024.

- Minor Bulks shipment growth to remain low through 2023.
- Global coal supply problems mean the outlook for seaborne trade is uncertain Indonesia to supply more? Ton miles to increase.
- China's iron ore imports set to rise in 2023. World ex China's imports likely to decline.
- China's leading indicator says dry bulk fundamentals will start improving from mid 2023. Zero COVID policy reversal lends further support to this view.
- Weak outlook for grains in 2023. Strong outlook for Soybeans.
- Fleet growth should remain around 2-5% - 3.0% this year, then drop in 2024.
- Total demand growth likely to be in the region of 2% this year.
- The global interest rate lead says to not expect durable dry bulk demand strength before 2024.
- The global energy price lead says a broad dry bulk demand recovery will start in early 2024.
- The «two year cycle» suggest dry bulk market cycle will bottom in Q3 2023.
- The container market outlook is bearish for 2023 and probably beyond.

Bernhard Baardson

Advisor, Dry Bulk Markets

Fearnresearch



Tankers



2022 in review

There is really one word which summarises the 2022 tanker market - extraordinary. This of course relates to Russia-Ukraine and the impact on trade flows, which came on top of an underlying tightening market balance with growing volumes and low fleet growth. Trade flow changes inflated tonne-miles for some segments, and gave unprecedented rate outperformance of smaller vs. large vessels. While VLCC rates underperformed Fearnresearch’ forecast, most other segments outperformed so that the average was just above. This year starts off on a softer note, with weakness likely to persist at least through the first half.

VLCC earnings adjusted for age, consumption and fuel type averaged \$30,300/day in 2022, up 380% from \$6,300/day in 2021. Suezmax and Aframax earnings averaged \$48,800/day and \$45,400/day, up 840% and 360% respectively from 2021. LR2s and LR1s earned an average \$33,800/day and \$31,200/day. MRs earned a historically high average \$35,500/day basis Atlantic round-voyage with a high of \$75k/day and a low just of \$5k/day, whilst average 1-year time charter rates for this segment were \$21,500/day.

Overall, dwt adjusted tanker earnings ended at \$36,100/day, an outperformance of 7.1% to Fearnresearch’ forecast due to the unprecedented demand boost from Russian trade diversion. The actual versus forecast deviation for overall dwt adjusted tanker earnings in 2021 was -73%, 2020 was 15.6% and 2019 was 3.0%.

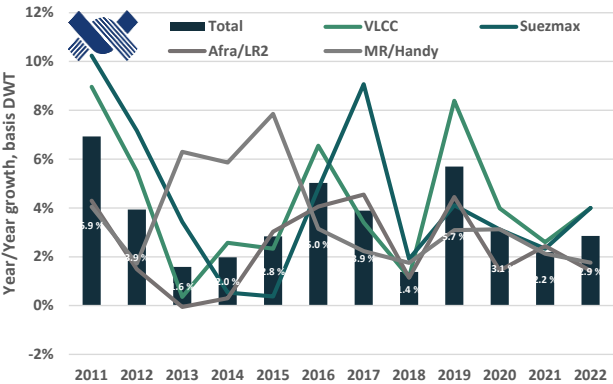
The total crude oil and product tanker fleet above 25,000 dwt grew a net 2.9% in 2022, with the crude tanker fleet expanding 3.2% and the product tanker fleet growing 1.9%. This was up from 2.2% growth in 2021 on slightly higher deliveries and less scrapping. Beyond the Panamax/LR1 fleet which again shrunk, the lowest fleet growth was seen for Aframaxes at 0.0%. The VLCC, Suezmax and LR2 fleets grew the most, but 4.0% for the two former and 3.8% for the latter. The MR/Handy fleet grew by 1.8%.



MT UOG Oslo - Owned by United Overseas Products AS

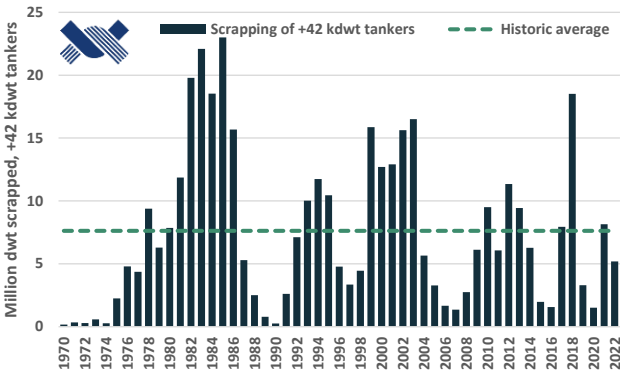
All told 167 ships with a total dwt of 24.7 million were delivered from yards through the year, up from 23.7 million dwt in 2021. Demolition of old ships slowed to 8.1 million dwt from 8.1 million dwt in 2020 and well below the historical average of 7.6 million dwt. This was not all too surprising given the strong rate recovery, and alternative employment for older vessels in sanctioned trades – factors which may continue to weigh on scrapping numbers this year.

Net fleet growth for the key tanker segments



Source: Fearnleys

Scrapping of +42k dwt tankers, 1980-2020



Source: Fearnleys

Tankers

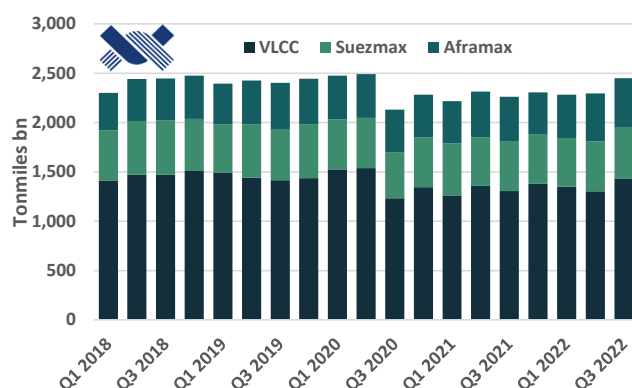


The year started off similarly as in 2021. Slow production increases from the OPEC+ and others, did initially not move the needle. While global oil supply gradually rose through the first half, demand was higher. This resulted in a tight oil market and was exacerbated by lower Russian supply and shortage fears. A steeply backwardated Brent forward curve and softer Asian than Atlantic basin oil demand development, resulted in little long-haul Atlantic-East flows. This kept a lid on VLCC rates through most of the first eight months.

For Aframax, Suezmax and product tankers the Russia/Ukraine conflict was a key turning point. Western buyers self-sanctioned from Russian oil, and Baltic and Black Sea exports were shipped long-haul to the East, giving extraordinary rate outperformance vs. VLCCs. For VLCCs the key turning point was the flattening forward curves while WTI was discounted vs. Middle East crude – driven by 1 mbpd U.S. SPR releases which boosted U.S. exports. When this West-East arbitrage opened, USG-East VLCC volumes soared to new all-time highs in September through November. This came on top of MEG-East VLCC volumes which also reached new all-time highs, around the same time as global oil supply reached near all-time highs - and resulted in a sharp rate recovery. Toward the end of the year slower U.S. SPR releases and OPEC+ production cuts led VLCC volumes lower. This inevitably had a negative effect on rates, weakness which also spilled over to Suez- and Aframax.

Tonne-mile development data are not yet available for the full year, but there is good indication of overall tonne mile growth of around 5% y/y, with slight outperformance of products vs. crude tankers. The strongest development was seen in the second half of the year, although VLCC spot volumes especially took a hit in December – down about 10% vs. the peak in September and October.

VLCC, Suezmax and Aframax tonne-miles



Source: Fearnleys

Market outlook

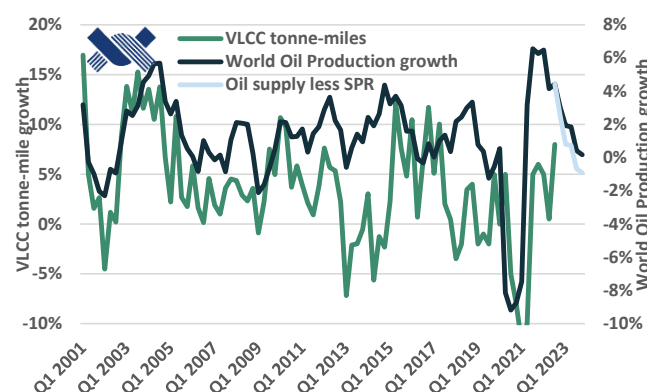
The medium to long-term tanker market outlook is bullish with low, if any fleet growth and a continued positive global oil demand trend. 2022 may therefore have been the start of a multi-year up-cycle for tankers, but 2023 may be a bump in the road.



MT Chemtrans Carolina - Owned by Carolina Product AS

After hitting 101.9 mbpd in October last year, global oil supply is set to decline in 2023 following OPEC+ production cuts and the end of U.S. SPR releases which will more than offset production increases from Brazil, Canada, Guyana, Norway and the U.S. The IEA forecasts average supply of 100.8 mbpd – but that still includes optimistic assumptions for U.S. growth. That is 1.1 mbpd below recent peaks which will take its toll on tanker volumes in a continuation of the recent softening demand trend. However, following expectations for recovering global oil demand through the second half of the year, there should also be a gradual recovery for volumes, potentially back to recent levels or higher by the end of the year.

World oil production growth vs. VLCC demand



Source: EIA, Fearnleys

Tankers



Against the softening demand outlook, any fleet growth will lead to a further weakening of the tanker market balance. While gross scheduled deliveries at 2.7% annual growth is low in a historical context, limited expected phase-out means the net figure could still be 2% or more. Most deliveries are scheduled within the first half of the year, which means rates may drop more than they normally would seasonally into the summer. Increasing volumes in the second half, assuming some economic recovery and Chinese stimulus will add to oil demand, should go toward absorbing overcapacity and give a sharper rate recovery in the fourth quarter.

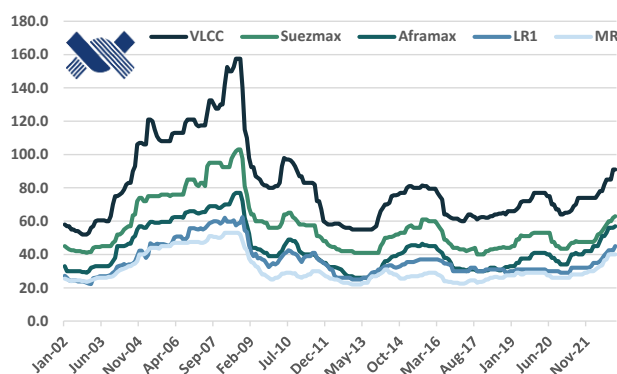
There can be some outperformance for product tankers this year too, but not as much as in 2022. Lower oil prices and a flatter forward curve despite lower supply suggests weak underlying demand, as does softer refinery margins despite lower oil prices. This means refinery runs may be cut, to negatively impact product tanker demand. Fleet growth is higher for product than crude tankers this year, and on top of this more LR2s may switch back to clean, and VLCC newbuilds may take more product cargoes for maiden voyages.

The greatest tonne-mile expansion from Russia may already be history. Crude oil flow from Russia has grown to 25% and 17% of total Indian and Chinese imports per the latest data. Given energy security and diversification considerations there is likely a limit to how much more they can buy. This is also indicated by the increased Urals discount in December. If Russia cuts production by 700 kbpd as deputy PM Novak has said, there is only 200 kbpd of diversion 'remaining' after European imports already before 5 December declined by 1.2 mbpd, and 1 mbpd diverted elsewhere. The result from the products embargo on 5 February should be similar, as Russia may struggle to find buyers for anything else than diesel. There is (more than) sufficient supply for most other products globally, and as margins are already near zero, Russia may cut refinery runs. Russian officials have suggested cuts of 1.1 mbpd – more than Europe recently imported from Russia. Europe has also more than replaced what it has cut from Russia from other sources, and inventories have built. This suggests Europe need not replace all Russia volumes. One final mitigating factor is the influx of grey market vessels. Experience from Iran and Venezuela is that this becomes a drag on the 'normal tanker market'. All told, only some further tonne-mile expansion from the EU embargoes on Russia can be expected, but not enough to offset volume losses elsewhere.

Many scenarios may play out this year, the most important of which relates to economic development. The biggest downside risk for 2023 is a severe global recession which might necessitate further oil production cuts. The biggest upside risk is a softer landing coupled with an early successful Chinese re-opening which could necessitate a reversal of OPEC+ cuts. In a downside scenario the Brent forward curve may flip into (steeper) contango and send diesel refinery margins down, and the opposite in the upside scenario. Higher than expected U.S. and other Atlantic crude oil production could lead to discounted WTI and Brent vs. Middle East crude, which (coupled with a more supportive forward curve) can help facilitate Atlantic-East flows. Similarly, stronger than expected buying interest for Urals may give greater tonne-mile expansion.

With increased earnings also came a significant repricing of asset values last year. This was also supported by high newbuild prices, not from high tanker ordering but rather from activity in other segments, and high input costs. Values increased the most for the older end of the age bracket, supported by earnings prospects for Russian oil especially. More than half of the year's tanker SnP transactions can be suspected to be linked to trading in Russian oil. Through the year, values for 5-year old VLCCs rose by 23%, Suezmaxes by 33%, Afras by 36%, LR1s by 40% and MRs by 33%.

Asset value, 5-year-old vessels



Source: Fearnleys

Jonathan Staubo

Advisor – Oil Tankers, Fearnresearch

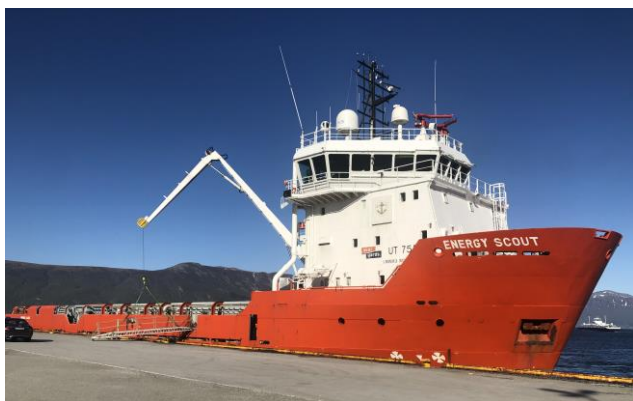


2022 in review

What a year!

The Norwegian Petroleum Directorate recently released their annual presentation covering 2022, where the total monetary value of oil and gas exports reached NOK 1,735 billion. This is comparable to just shy of the total Norwegian State Budget for 2023 and approximately three times the value from the previous decade, illustrating the enormous value creation from the Norwegian Continental Shelf.

Not only is the Norwegian economy entirely dependent on petroleum production to fuel the growing expenses - and expected to be so for the unforeseeable future - but Norway is now the primary supplier of gas in Europe. The total production volume of gas exceeded oil equivalents and the current gas production volume is expected to remain in the coming four to five years.



MV Atlantica Server – Owned by Atlantica Server AS

The switch from piped Russian gas led to EU states importing 101 million tons of LNG last year, more than 50% compared to 2021. As our allies continue to increase their independence from unstable regimes, Norway plays a key role to allow Europe to maintain energy consumption and subsequent economic prosperity.

Combining these factors with the OSV developments we have experienced in 2022, we would be surprised if the coming years do not offer sustainable returns for vessel owners and contractors in the offshore space.

Looking back at 2022, we can really say that everything changed as most OSV regions saw higher activity than in

previous years, combined with less tonnage available. The Brent oil price averaged almost USD 100 per barrel throughout the year, leading to energy majors delivering excess returns for the first time in a decade.



***MV Atlantica Provider
Owned by Atlantica Provider AS***

By the first quarter last year, over 600 OSVs had been scrapped since 2016, re-adjusting the global supply. Subsequently, the dayrates and utilization for PSVs moved quicker than most market participants expected with larger units exceeding 85% globally and term fixtures closing towards pre-2014 rates in some regions.

The North Sea market went through a year of change after many years of suffering. To sum up, thanks to a red-hot summer season, the average reported dayrates for AHTS in 2022 ended at close to NOK 500,000 and GBP 40,000 in Norway and the UK respectively.

On the PSV side, the average spot rates in Norway reached GBP 13,000 in the UK and NOK 150,000 in Norway. With a dwindling supply of vessels in the region combined with decent rig activity for the summer of 2023, we would expect rates to stay strong throughout 2023.

Even though the spotmarket for PSVs is a bad place for the time being, the term market tells a different story with a high level of activity and increasing rates. Most notable were a couple of 5-year contracts awarded by a Norwegian Oil Major in the UK. Several awards are also expected to be awarded imminently, as operators are likely to firm up tonnage to avoid a likely highly volatile spot markets in the coming years.



As the APAC region continues to tighten, we are now seeing a range of subsea clients seeking long-term deals to lock in vessels for upcoming awarded or close to awarded work. This includes local active supply, local laid-up units, and vessels from other regions.

This is a notably change in market dynamics, as we have seen migration from the Southeast Asian region towards the Middle East in 2022 due to excess capacity in the former and high activity level in the latter. The trend among many owners has developed to turning down spot work to focus on long-term work at previous spot rates.

PSV rates in the Malaysian term market are starting to touch all-time levels, illustrating the tightness in certain segments. We expect multiple tenders to come up, leading to a hot PSV market in the year to come. AHTS rates and utilization are lagging compared to PSVs, but the indications from operators and vessel owners suggest this will change throughout this year.



MV Dina Scout – Owned by Ocean Scout DIS

In the subsea segment, Saudi Aramco kicked off the year with awarding contracts worth in excess of USD 4.5 billion in relation to its Zuluf offshore oilfield expansion program in the Persian Gulf. The region has offered vast opportunities for contractors throughout the year, among them Saipem's USD 4.5 billion contract from Qatargas in October.

The segment picked up steam during the year and the previously commonplace pay-as-you-go contracts have now been switched for 365 day or multi-year contracts. Hence, we are recording a change in sentiment towards the vessel owners, as steel is becoming increasingly scarce, and contractors will have to act fast to book up capacity to execute on '23 and '24 projects.

The subsea market is characterized by no meaningful orderbook, increased investments from oil majors in existing and new infrastructure, scrapping in recent years, high-end vessels sold out of market to non-offshore players and continuing pressure from offshore wind. These factors are likely to drive rates to 2012 levels in the years to come, as the available tonnage is quickly firmed up, leaving contractors with few choices.



***MV Atlantica Supplier
Owned by Atlantica Supplier AS***

The offshore wind market has been a space of growth and fascination throughout the year, with many governments competing to increase capacity targets. Auctioning activity for new capacity has been high and developers have illustrated willingness to pay up to secure future capacity. In the vessel space, we register a total of 17 (C)SOVs and 6 WTIVs ordered during the year, which represents a considerable increase from the previous year. Hence, sentiment for purposebuilt tonnage has remained strong throughout the year and we have seen new players entering the space.

However, we must note structural challenges for the industry in the longterm. The key risks remain supply chain concerns, delays and lack of sustainable profitability. As the developers to a large extent tie their revenue in the long-term through power-purchase-agreements and CFDs, they could struggle when the costs of components, installation, and O&M increase.



Additionally, the price to win auctions has increased, as illustrated in the most recent lease round in the UK, which will require higher upfront costs for developers. This could have an adverse effect on developers' ability to increase vessel budgets, especially when the market in traditional oil and gas tightens and tonnage that can work across both scopes chase higher margins in O&G.

As a consequence of the improved day rates and improved utilization across the OSV segments, the second-hand S&P prices continue to gradually increase. The lack of bank financing is likely creating a glass ceiling for further price increases as of now, as many transactions require 100% equity and remain capital intensive.

For those who invested in OSV assets early in the year, the summary of the year looks to be more than a 100% gain depending on asset invested in. Although 2022 was the year when vessel owners finally started to generate positive cash flow again, the decision by many creditors to exit the industry not been reversed. Finally, with equity flowing in from non-offshore players seeking outsized returns, dayrates rising in all corners of world and all activity charts and outlooks looking up, one cannot help but note the absence of newbuilding placement last year.

The simple answer has been that dayrates and contractual terms are not producing a significantly attractive argument for newbuilding activity as of just yet, combined with too much supply in recent years.

Hence, we are confident that the supply will be relatively fixed towards 2026, producing strong returns to vessel owners in the years to come. This is obviously dependent on industry discipline, which many vessel owners have an ambivalent attitude towards.

As such, 2023 could be the year when we see the first newbuilds since the start of the market deterioration, albeit not in the manner that we saw a decade ago.

We are now starting to hear vague rumbling of potential newbuilding orders, where designs are firmed up and quotes are quietly obtained from yards. And while we do not expect a massive rush in this space, we could see the first speculative OSV orders penned already in the first quarter

Jesper Skjong

Analyst, Fearnley Offshore Supply



MV Atlantica Supplier and MV Atlantica Provider during dry dock in 2022.



2022 Review

One year ago, our expectations for 2022 was a continued high market, and it is fair to say that 2022 did not disappoint. Starting the year on a high note we witnessed earnings in the ‘stratosphere’ as 2022 turned into 2023. 6-12 months’ time charter rates increased from 24,500 \$/d in 4Q21 to 80,000 \$/d in 4Q22 for mid-sized PCTCS whereas Panamaxs rose from 33,000 \$/d to 100,000 \$/d over the same period. Likewise, the period market (3-5 years) firmed considerably and fixtures for Panamaxes reached well above 60,000 \$/d for five-year periods.

To a certain degree, a significant upturn was expected after the 2020 crisis year. The fleet – which for several years was one or two sizes too big – contracted by 1.6% (yoy) and we observe that the PCTC fleet capacity today is a meagre 1.4% higher compared to the end of 2015. Coinciding in time with the massive demand influx in late 2021 and throughout 2022, rates had to rise sharply.

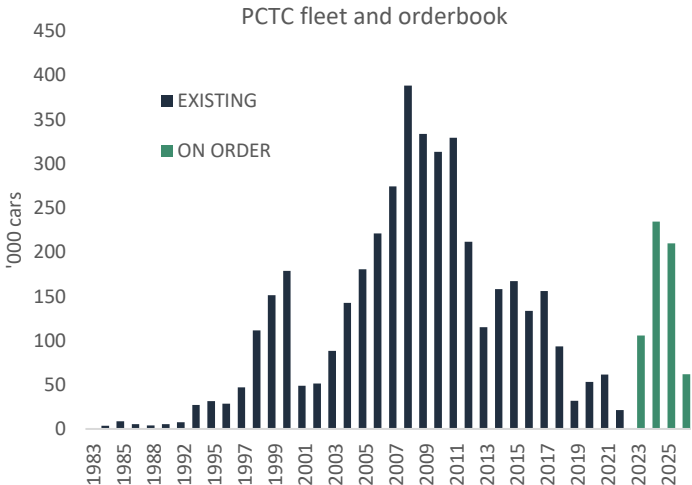
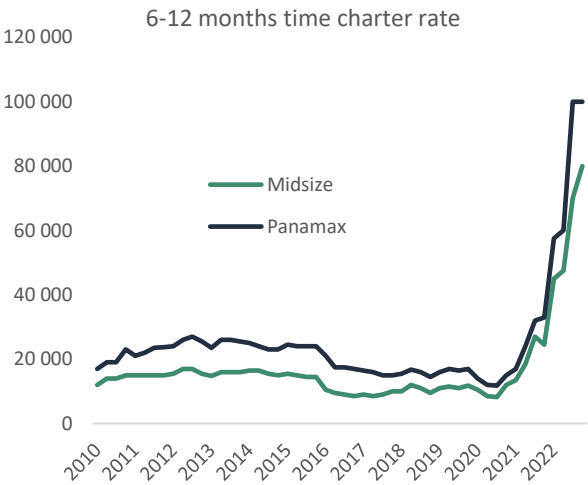
Traditionally, the roro-market has been a ‘residual-market’ to the container market. With a booming container market, customers look for alternatives and as such demand spills over to typically the roro-, and general cargo markets. This took place in 2022 following the meteoric rise in container rates.

2023 Outlook

Even though the container market has taken a beating, the outlook for PCTCs still looks very firm. Partly due to a limited order book of 15 vessels scheduled for delivery this year, we observe that Chinese auto exports are rising quickly. In the first 11m22, Chinese auto exports ended at about 2.8 m units – up 56% on 2021. Based on first 10m22, Chinese exports reached 80% of Japanese exports and were almost 50% higher than the Korean exports. We expect Chinese exports to continue rising – particularly on the back of their EV exports. At the same time, we expect to see Japanese exporters being more aggressive increasing exports.

The flip side of this is that ordering of newbuildings in 2022 was brisk. 53 firm orders were placed bringing the firm order book to 84 units. However, most of these ships are scheduled for delivery in 2024-26. Interestingly, 78 of the ships on order are LNG DF vessels. Thus, we are quite confident 2023 will become another, very firm year for PCTCs.

Sverre Bjørn Svenning
Fearnresearch, Senior Advisor



MV NOCC Atlantic – Owned by NOCC Atlantic DIS



MV San Martin– Owned by Ross Car Carrier Ltd.

Regulations



2023 has dawned upon us and with that, the IMO adopted regulations on energy efficiency and carbon intensities have entered into force. These are the EEXI (Energy Efficiency Indicator Existing Ships) and the CII (Carbon Intensity Indicator). One should also mention the SEEMP (Shipboard Energy Efficiency Management Plan), however the SEEMP is more of a management tool for the CII.

The EEXI is a one-off certification and should not pose a very big challenge. It will affect, roughly, some 20%-30% of the fleet and mostly the adaptation will be through Engine Power Limitation. In essence, the ships opting for EPL will see their (design) service speed reduced. One could think that EPL therefor results in a reduction in the fleet's capacity and productivity. This is correct, however when considering the annual speed profiles in shipping we observe that virtually all ships operate over a dispersed speed spectrum and only a fraction of the time at 'service speed'. As such, the reduction in speed due to EPL has only a small, if not marginal impact on fleet productivity. We believe the reduction in flexibility will contribute the most to reduced fleet productivity. Encountering headwinds and waves, and even currents against reduces speed – and would normally result in increased engine load to maintain speed. Under EEXI and EPL this flexibility is gone, and more operational slack (time) must be considered to e.g., reach a cancelling date, tide, or a canal transit slot. In many cases such adverse conditions will not occur and as a result time might be lost idling.

CII kicked in at the start of 2023 as well. In our view, the CII is more challenging than the EEXI as it is an ongoing CO2 improvement scheme. If one maintains a C, or better rating, the IMO is quite agnostic about how you comply. In principle, one can invest one's way to compliance, or increase OPEX through operations, or a combination of both. An obvious route towards compliance is through reduced speed and given the already agreed abatement curve towards 2026, we believe reduced speed is an option for many ships.

Another interesting and open question are the D/E rated ships. Will they be fixed? Will we get a two-tier market? Some 15-18 years ago we witnessed a two-tier market for VLCCs loading out of the AG. SH vessels were constantly pushed to the back of the queue in favour of DH vessels resulting in a typical freight differential of WS5-WS20 in favour of the DHs. However, when markets tightened, we saw SH and DH vessels basically

being paid the same freight. An open question is whether we will see a similar pattern for A-C vessels on one hand, and D-E vessels on the other.

Finally, just in time for the Christmas vacation, the EU Parliament and Council reached a provisional agreement on the revised ETS as well as the Carbon Border Adjustment Mechanism (CBAM).

The maritime sector will be included in the EU ETS from 1 January 2024 with an obligation to surrender EUAs for emissions reported under the MRV. There will be a staged phase-in with 45%, 70%, and 100% of verified emissions in 2024-26. In the compromise reached, we will see methane and N2O be included as well as larger offshore vessels (5,000 GT+). And at a later stage, the lower threshold for all ships covered (including offshore vessels) will be reduced to 400 GT.

The CBAM does not directly impact shipping companies. The mechanism is introduced to avoid 'imports' of emissions. I.e., imports of products from countries with lower, or no emissions taxation will be levied with a tax as if the product was made in the EU. The EU is quite specific about the commodities covered – amongst others cement, iron & steel, aluminium, and fertilisers. This levy will not impact the shipping company directly but could impact demand for shipping.

Sverre Bjørn Svenning

Fearnresearch, Senior Advisor



THE PROJECTS



Atlantic Discoverer AS

2,755 TEU Container Vessel purchased in October 2017
Employed to CMA CGM at USD 17,500 p.d. until April - June 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 2023	11 000	

Last traded per 1 %	29.03.2022	184 500	
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Vessel valuation		Date	Value
Last valuation of vessel (Charter free value)	VesselsValue	31.12.2022	11 190 000

ESTIMATED NAV PER 31.12.2022			
	High case	Base case	Low case
Vessel value with charter	12 190 000	11 190 000	10 190 000
Cash (incl DD reserve)		1 122 728	
Restricted Cash		-	
Other working capital		- 520 152	
Total assets		11 792 576	
Long-term debt		-	
Total liabilities		-	
Current Net Asset Value (NAV)*	12 792 576	11 792 576	10 792 576
Current NAV per 1 %	127 926	117 926	107 926

Est. IRR p.a. since establishment	34 %	33 %	31 %
Est. nominal return since establishment	292 %	267 %	242 %

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

EST. RETURN SENSITIVIES (IRR P.A.) (BASIS CURRENT NAV)			
Comment	Residual value	Date of sale	
		31.12.2023	31.12.2024
Future High Case	12 000 000	41 %	35 %
Future Base case	8 000 000	1 %	17 %
Future Low case	4 000 000	-39 %	-5 %

Vessel value	NAV per 1%	Charter party	Charter expiry	Segment	Date of analysis
USD 11m	USD 118k	TC	Q2 2023	Container	31.12.2022

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	
Name of vessel(s)	Atlantic Discoverer
Type of vessel(s)	Geared container vessel
Year built	2004
Ship yard	Shipyard 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 tones
Next Special Survey / BWTS Installation	Q1 2022 / Q1 2022

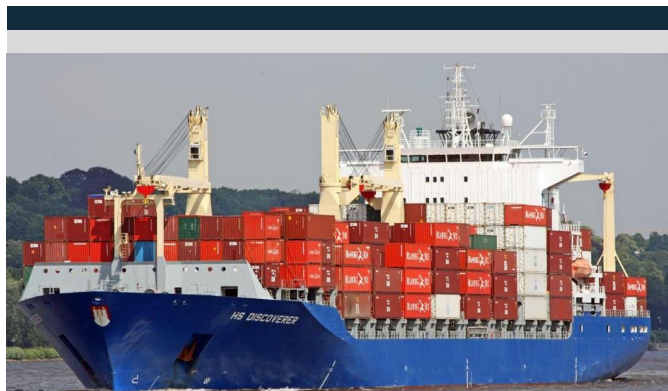
Project Managers	
Managing Owner / Lead Investor	Atlantica Shipping AS
Commercial Manager	Atlantica Shipping AS
Technical Manager	A.M. Nomikos
Business Manager	Fearnley Business Management AS

Vessel employment	
Charter party	Long-term TC
Charterer	CMA CGM
Current charter rate per day (gross)	17 500
Charter party expiry (min date)	14.04.2023
Charter party expiry (max date)	17.06.2023

CASH FLOW FORECAST (BASE CASE)		
Year	2023E	2024E
Operating income	5 709 405	5 514 066
Operating expenses	- 2 263 365	- 2 349 001
Dry dock / survey	-	-
Admin / start-up expenses	- 123 786	- 126 881
EBITDA	3 322 254	3 038 184
Change in net working capital	- 319 458	- 200 694
CapEx (purchase/sale)	-	8 000 000
Net financial expenses	-	-
Change in bank debt	-	-
Free cash flow to equity	3 002 796	10 837 491
Dividends	3 600 000	11 363 014

Est. free cash flow to equity (basis NAV)	25 %	92 %
Est. dividend yield (basis NAV)	31 %	96 %
Avg. TCE p.d. assump. (gross)	16 775	16 250
On-hire days assumption per vessel	362	361

BALANCE SHEET FORECAST (VALUE ADJUSTED, BASE CASE)			
Date	31.12.2022E	31.12.2023E	31.12.2024E
Cash (incl DD reserve)	1 122 728	525 524	-
Restricted Cash	-	-	-
Other working capital	- 520 152	- 200 694	-
Vessel(s) value	11 190 000	9 595 000	-
Total assets	11 792 576	9 919 831	-
Long-term debt	-	-	-
Value adjusted equity	11 792 576	9 919 831	-
Total equity and liabilities	11 792 576	9 919 831	-



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	
Initial financing		
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 distributions (since establishment) per 1 % (A shares)*	35 243	
Accumulated distributions in % of paid in equity (A shares)*	59 %	
Next estimated distribution per 1% (A shares)*	Q2 2023	146 663
Last traded per 1 % (A shares)*	10.01.2020	65 000

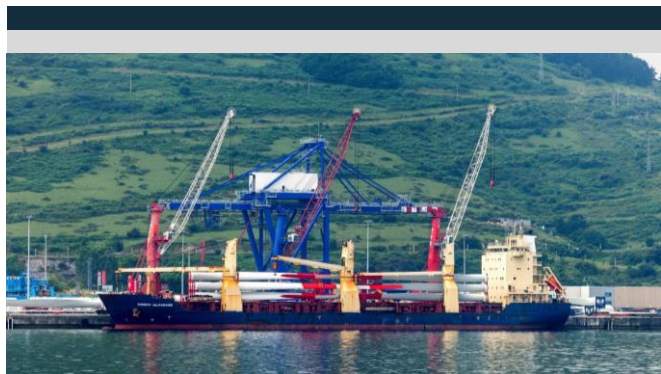
Vessels valuation:	Source	Date	Value
Last charter free valuation on vessels (*)	Wesermann	31.12.2022	34 100 000
(*) Value considering negative value of charter, depreciation, uncertainty etc.			30 000 000

ESTIMATED NAV PER 31.12.2022 assumed sale of shares per 30.06.23 (*)			
	High case	Base case	Low case
Vessel(s) value	35 000 000	30 000 000	25 000 000
Free cash	769 337	769 337	769 337
Net working capital	500 000	500 000	500 000
Present value of cash flow 1st half 2023	832 882	832 882	832 882
Total assets	37 102 219	32 102 219	27 102 219
Long-term debt	4 500 000	4 500 000	4 500 000
Seller's credit	-	-	-
Total liabilities	4 500 000	4 500 000	4 500 000
NAV	32 602 219	27 602 219	22 602 219
NAV per 1 %	326 022	276 022	226 022
NAV per 1 % of A shares*	163 011	138 011	113 011
Est. IRR p.a. since establishment	35 %	31 %	26 %
Est. nominal return since establishment	234 %	192 %	150 %

Vessel(s) value	NAV per 1%	Charter party	Charter expiry	Segment	Date of analysis
USD 34,1m	USD 276k	Bareboat	Q2 2023	MPP	31.12.2022
Project Broker		Business Manager		Secondhand trade	
Eilert H. Lund		Mats Wikholm		Project Sales	
(+47) 92 25 63 33		(+47) 99 57 00 93		fpfsales@fearnleys.com	
VESSEL(S) INFORMATION					
Name of vessel(s)		Condor Bilbao		Condor Valparaiso	
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				3 240	
Expected charter party expiry				30.06.2023	

BALANCE SHEET FORECAST (VALUE ADJUSTED)			
Date	31.12.2022E	30.06.2023E	
Free cash	769 337	-	
Net working capital	500 000	-	
Vessel(s) value	30 000 000	-	
Total assets	31 269 337	-	
Long-term debt	4 500 000	-	
Seller's credit	-	-	
Value adjusted equity	26 769 337	-	
Total equity and liabilities	31 269 337	-	

(*) The project is assuming an exit per 30.06.2023. The MPP market is influenced both by the Dry bulk and Container market, where the latter has seen a dramatic decrease. Currently there are few S&P transactions taking place, and it is thus difficult to predict a realistic vessel value, and thereby the sales price.



Atlantica Bay AS

Korean-built MR product tanker currently trading in the Norden Tanker 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 distributions (since establishment) per 1 %	12 000
Accumulated distributions in % of paid in equity	15 %
Next estimated dividend per 1 %	Q1 2023 15 000

Last traded per 1 %	02.11.2022	150 000
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Vessel valuation

Source	Date	Value
Last valuation on vessel (*)		
(*) Charter free basis		

ESTIMATED NAV PER 31.12.2022

Vessel(s) value	
Cash	
Other working capital	
Total assets	

Long-term debt	
Seller's credit	
Total liabilities	

Current Net Asset Value (NAV)*

Current NAV per 1 %	
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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 SENSITIVITIES* (BASIS CURRENT NAV)

Comment	Residual value	Date of sale
		31.12.2023

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Vessel value	NAV per 1%	Charter party	Charter expiry	Segment	Date of analysis
USD 20,0m	USD 182k	Pool	Pool	Tank	31.12.2022

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	Q4 2027

Project Managers

Managing Owner / Lead Investor	Atlantica Shipping AS
Commercial Manager	Atlantica Shipping AS
Technical Manager	Barber Ship Management
Business Manager	Fearnley Business Management AS

Vessel employment

Charter Party	Pool
Pool Operator	Norden Tanker Pool
Pool Points	94,6

CASH FLOW FORECAST (BASE CASE)

Year	2023E
Operating income	
Operating expenses	
Drydock survey	
Administrative expenses	
Change in other working capital	
Capex (purchase/sale)	
Net financial expenses	
Change in bank debt	
Free cash flow to equity	
Dividends	

Est. free cash flow to equity (basis current NAV)
Est. dividend yield (basis current NAV)
Avg. TCE p.d. assumpt. (gross)
On-hire days assumption per vessel

BALANCE SHEET FORECAST (VALUE ADJUSTED, BASE CASE)

Date	31.12.2022E	31.12.2023E
Cash	-	-
Other working capital	-	-
Vessel(s) value	-	-
Total assets	-	-
Long-term debt	-	-
Seller's credit	-	-
Value adjusted equity	-	-
Total equity and liabilities	-	-



Atlantica Breeze AS

Korean-built MR product tanker currently trading in the Norden Tanker Pool

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

Equity			
Paid in equity	8 400 000		
Paid in equity per 1 %	84 000		
Accumulated distributions (since establishment) per 1 %	25 000		
Accumulated distributions in % of paid in equity	30 %		
Next estimated distribution per 1 %	Q1 2023	15 000	
Last traded per 1 %	30.09.2022	145 000	
Vessel valuation			
	Source	Date	Value
Last valuation on vessel (*)	Associated Shipbrokers	31.12.2022	20 000 000
(*) Charter free basis			

ESTIMATED NAV PER 31.12.2022			
	High case	Base case	Low case
Vessel value	21 000 000	20 000 000	19 000 000
Cash		1 803 031	
Other working capital		1 965 466	
Total assets		23 768 497	
Long-term debt		4 725 000	
Seller's credit		-	
Total liabilities		4 725 000	
Current Net Asset Value (NAV)*	20 043 497	19 043 497	18 043 497
Current NAV per 1 %	200 435	190 435	180 435
Est. IRR p.a. since establishment	32 %	31 %	29 %
Est. nominal return since establishment	168 %	156 %	145 %

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

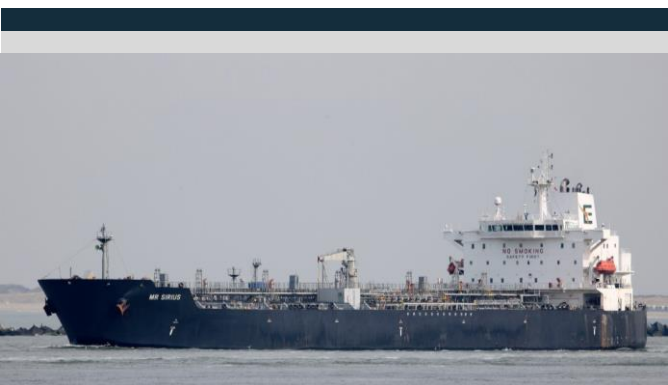
EST. RETURN SENSITIVITIES* (BASIS CURRENT NAV)			
Comment	Residual value	Date of sale	
			31.12.2023
Future High Case	23 000 000		45 %
Future Base case	19 000 000		23 %
Future Low case	15 000 000		0 %

*IRR p.a.

Vessel value	NAV per 1%	Charter party	Charter expiry	Segment	Date of analysis
USD 20,0m	USD 190k	Pool	Pool	Tank	31.12.2022
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				Q4 2027	
Project Managers					
Managing Owner / Lead Investor				Atlantica Shipping AS	
Commercial Manager				Atlantica Shipping AS	
Technical Manager				Barber Ship Management	
Business Manager				Fearnley Business Management AS	
Vessel employment					
Charter Party				Pool	
Pool Operator				Norden Tanker Pool	
Pool Points				95,0	

CASH FLOW FORECAST (BASE CASE)	
Year	2023E
Operating income	8 989 037
Operating expenses	- 2 685 371
Dry dock / survey	- 602 000
Admin / start-up expenses	- 232 627
EBITDA	5 469 039
Change in other working capital	1 965 466
CapEx (purchase/sale)	19 000 000
Net financial expenses	- 450 792
Change in bank debt	- 4 725 000
Free cash flow to equity	21 258 713
Dividends	23 061 742
Est. FCF to equity (basis current NAV)	112 %
Est. dividend yield (basis current NAV)	121 %
Avg. TCE p.d. assumpt. (gross)	25 286
On-hire days assumption per vessel	360

BALANCE SHEET FORECAST (VALUE ADJUSTED, BASE CASE)		
Date	31.12.2022E	31.12.2023E
Cash	1 803 031	-
Other working capital	1 965 466	-
Vessel(s) value	20 000 000	-
Total assets	23 768 497	-
Long-term debt	4 725 000	-
Seller's credit	-	-
Value adjusted equity	19 043 497	-
Total equity and liabilities	23 768 497	-



Large PSV trading in the spot market on UK sector

PROJECT & COMPANY INFORMATION	
Established	Jun-22
Currency	USD
Vessel(s) purchase price	8 050 000
Vessel reactivation costs	3 216 300
Initial financing	
Long-term debt	-
Seller's credit	-
Equity	11 230 000
Project price	11 230 000

Equity	
Paid in equity	11 230 000
Paid in equity per 1 %	112 300

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

Last traded per 1 %	16.09.2022	112 300
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Vessel(s) valuation	Source	Date	Value
Last valuation on vessel(s) (*)	Fearnley Offshore Supply	31.12.2022	11 500 000
(*) Charter free Basis			

ESTIMATED NAV PER 31.12.2022			
	High case	Base case	Low case
Vessel(s) value	12 500 000	11 500 000	10 500 000
Free cash		128 093	
Other working capital		- 759 965	
Total assets		10 868 128	
Long-term debt		-	
Seller's credit		-	
Total liabilities		-	
Current Net Asset Value (NAV)*	11 868 128	10 868 128	9 868 128
NAV per 1 %	118 681	108 681	98 681

Est. IRR p.a. since establishment			
Est. nominal return since establishment	6 %	-3 %	-12 %

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

EST. RETURN SENSITIVIES (IRR P.A.) (BASIS NAV)			
Comment	Residual value	Date of sale	
		31.12.2023	31.12.2024
Future High Case	15 500 000	49 %	32 %
Future Base case	11 500 000	12 %	17 %
Future Low case	7 500 000	-25 %	0 %

Project Broker Axel K. Bendvold (+47) 40 46 00 04	Business Manager Marius Abrahamsen (+47) 93 20 59 26	Secondhand trade Project Sales fpfsales@fearnleys.com
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VESSEL(S) INFORMATION	
Name of vessel(s)	MV Atlantica Provider
Type of vessel(s)	Platform Supply Vessel
Year built	2006
Ship yard	Kleven Verft
Class	DNV GL
Flag	NIS
Deadweight	-
Lightweight	-
Design	MT 6000 MK II
Deck area (sq. m)	941 sqm

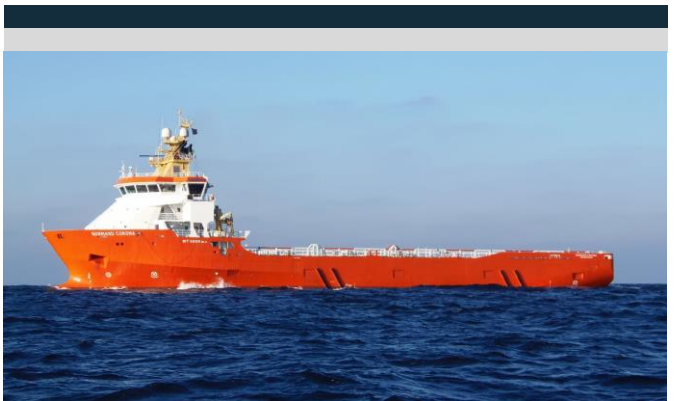
Project Managers	
Managing Owner / Lead Investor	Atlantica Shipping
Commercial Manager	Atlantica Shipping
Technical Manager	Vestland Offshore
Business Manager	Fearnley Business Management

Vessel(s) employment	Spot/TC
Charter party	TotalEnergies
Charterer	EUR 7,500 p.d.
Current charter rate per day (gross)	17.02.2023
Charter party expiry (max date)	

CASH FLOW FORECAST (BASE CASE)		
Year	2023E	2024E
Operating income	3 916 430	5 146 875
Operating expenses	- 2 134 624	- 2 197 496
Dry dock / survey	- 350 000	- 200 000
Admin / start-up expenses	- 121 026	- 115 569
EBITDA	1 310 780	2 633 811
Change in other working capit	- 1 224 570	464 604
CapEx (purchase/sale)	-	11 500 000
Net financial expenses	-	-
Change in bank debt	-	-
Free cash flow to equity	86 210	14 598 415
Dividends	-	14 812 716

Est. FCF to equity (Basis NAV)	1 %	134 %
Est. dividend yield (Basis NAV)	0 %	136 %
Avg. TCE p.d. assumpt. (gross)	13 372	15 000
On-hire days assumption per vessel	312	366

BALANCE SHEET FORECAST (VALUE ADJUSTED)			
Date	31.12.2022E	31.12.2023E	31.12.2024E
Free cash	128 093	214 302	-
Other working capital	- 759 965	464 604	-
Vessel(s) value	11 500 000	11 500 000	-
Total assets	10 868 128	12 178 906	-
Long-term debt	-	-	-
Seller's credit	-	-	-
Value adjusted equity	10 868 128	12 178 906	-
Total equity and liabilities	10 868 128	12 178 906	-



Atlantica Supplier AS

Large PSV currently trading on UK sector

PROJECT & COMPANY INFORMATION

Established	Jun-22
Currency	USD
Vessel(s) purchase price	8 350 000
Vessel reactivation costs	2 276 400
Initial financing	
Long-term debt	-
Seller's credit	-
Equity	11 780 000
Project price	11 780 000

Equity

Paid in equity	11 780 000
Paid in equity per 1 %	117 800

Accumulated dividends (since establishment) per 1 %	
Accumulated dividends in % of paid in equity	
Next estimated dividend per 1 %	Q2 2023 8 500

Last traded per 1 %

Vessel(s) valuation	Source	Date	Value
Last valuation on vessel(s) (*)	Fearnley Offshore Supply	31.12.2022	11 500 000
(*) Charter free Basis			

ESTIMATED NAV PER 31.12.2022

	High case	Base case	Low case
Vessel(s) value	12 500 000	11 500 000	10 500 000
Free cash		754 353	
Other working capital		235 371	
Total assets		12 489 724	
Long-term debt		-	
Seller's credit		-	
Total liabilities		-	
Current Net Asset Value (NAV)*	13 489 724	12 489 724	11 489 724
NAV per 1 %	134 897	124 897	114 897

Est. IRR p.a. since establishment			
Est. nominal return since establishment	15 %	6 %	-2 %

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

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

Comment	Residual value	Date of sale	
		31.12.2023	31.12.2024
Future High Case	15 500 000	67 %	42 %
Future Base case	11 500 000	33 %	29 %
Future Low case	7 500 000	-2 %	13 %

Vessel(s) value	NAV per 1%	Charter party	Charter expiry	Segment	Date of analysis
USD 11,5m	USD 125k	Spot / TC	Q4 2023	Offshore	31.12.2022

Project Broker	Business Manager	Secondhand trade
Axel K. Bendvold (+47) 40 46 00 04	Marius Abrahamsen (+47) 93 20 59 26	Project Sales fpfsales@fearnleys.com

VESSEL(S) INFORMATION

Name of vessel(s)	MV Atlantica Supplier
Type of vessel(s)	Platform Supply Vessel
Year built	2005
Ship yard	Merwede Shipyards
Class	DNV GL
Flag	NIS
Deadweight	4 929
Lightweight	-
Design	ULSTEIN P105
Deck area (sq. m)	950

Project Managers

Managing Owner / Lead Investor	Atlantica Shipping
Commercial Manager	Atlantica Shipping
Technical Manager	Vestland Offshore
Business Manager	Fearnley Business Management

Vessel(s) employment

Charter party	Spot/TC
Charterer	BP Exploration Operating Company Limited
Current charter rate per day (gross)	GBP 15,000 p.d.
Charter party expiry (max date)	06.12.2023

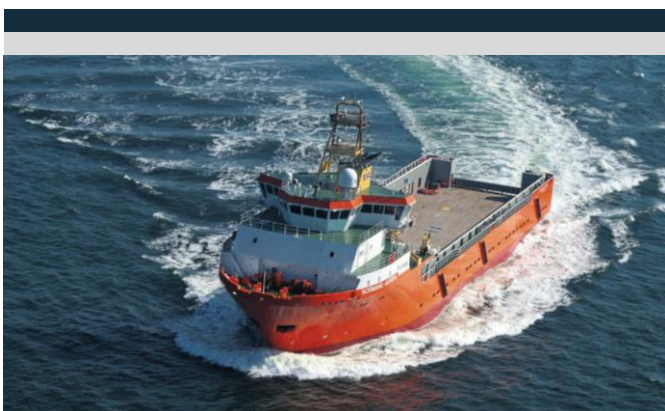
CASH FLOW FORECAST (BASE CASE)

Year	2023E	2024E
Operating income	5 969 823	5 509 553
Operating expenses	- 2 045 913	- 2 102 806
Dry dock / survey	- 79 100	-
Admin / start-up expenses	- 125 000	- 115 569
EBITDA	3 719 810	3 291 179
Change in other working capit	- 706 915	942 286
CapEx (purchase/sale)	-	11 500 000
Net financial expenses	-	-
Change in bank debt	-	-
Free cash flow to equity	3 012 895	15 733 465
Dividends	2 850 000	16 650 718

Est. FCF to equity (Basis NAV)	24 %	126 %
Est. dividend yield (Basis NAV)	23 %	133 %
Avg. TCE p.d. assumpt. (gross)	17 796	16 500
On-hire days assumption per vessel	363	361

BALANCE SHEET FORECAST (VALUE ADJUSTED)

Date	31.12.2022	31.12.2023E	31.12.2024E
Free cash	754 353	917 252	-
Other working capital	235 371	942 286	-
Vessel(s) value	11 500 000	11 500 000	-
Total assets	12 489 724	13 359 538	-
Long-term debt	-	-	-
Seller's credit	-	-	-
Value adjusted equity	12 489 724	13 359 538	-
Total equity and liabilities	12 489 724	13 359 538	-



Carolina Product AS

MR Product Tanker currently trading in the Norden Tanker Pool
Carolina Product AS owns 60% of the vessel owning company Chemtrans Carolina OG
(haftungsbeschränkt) & Co. KG.

PROJECT & COMPANY INFORMATION

* All figures are relating to the KG, the vessel owning entity

Established	Sep-22
Currency	USD
Vessel(s) purchase price	18 500 000

Initial financing

Long-term debt	9 500 000
Seller's credit	-
Equity	11 750 000
Project price	21 250 000

Equity

Paid in equity	11 750 000
Paid in equity per 1 %	117 500

Accumulated dividends (since establishment) per 1 %

Accumulated dividends in % of paid in equity

Next estimated dividend per 1 %

Last traded per 1 % (in Carolina Product AS)	21.10.2022	117 500
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Vessel(s) valuation

Vessel(s), Valuation	Source	Date	Value
Last valuation on vessel(s) (*)	Lorentzen & Co.	31.12.2022	20 000 000
(*) Charter free Basis			

ESTIMATED NAV PER 31.12.2022

	High case	Base case	Low case
Vessel(s) value	21 000 000	20 000 000	19 000 000
Free cash		2 028 934	
Other working capital		2 334 502	
Total assets		24 363 436	

Long-term debt	9 500 000
Seller's credit	-
Total liabilities	9 500 000

Current Net Asset Value (NAV)*	15 863 436	14 863 436	13 863 436
NAV per 1 %	158 634	148 634	138 634

NAV per 1% (Carolina Product AS, 60%)	95 181	89 181	83 181
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Est. IRR p.a. since establishment			
Est. nominal return since establishment	35 %	26 %	18 %

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

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

Comment	Residual value	Date of sale		
		31.12.2023	31.12.2024	31.12.2025
Future High Case	16 900 000	23 %	17 %	11 %
Future Base case	14 900 000	8 %	10 %	6 %
Future Low case	12 900 000	-7 %	2 %	1 %

Vessel(s) value	NAV per 1%	Charter party	Charter expiry	Segment	Date of analysis
USD 20,0m	USD 149k	Pool	Pool	Tank	31.12.2022

Project Broker	Business Manager	Secondhand trade
Jørgen F. Sandnes	Geir Einar Borgen	Project Sales
(+47) 93 81 38 31	(+47) 41 76 83 40	fpfsales@fearnleys.com

VESSEL(S) INFORMATION

Name of vessel(s)	Chemtrans Carolina
Type of vessel(s)	MR Product Tanker (Ice Class 1A Super)
Year built	2006
Ship yard	Guangzhou Shipyard intl. Co.
Class	DNV GL
Flag	Bahamas
Deadweight	53 200
Lightweight	11 146
Cubic meters	52 920
Next Special Survey	Q4 2026

Project Managers

Disponent Owner	MPC Capital AG
Commercial Manager	CST/DS Shipmanagement GmbH
Technical Manager	CST/DS Shipmanagement GmbH
Business Manager	Fearnley Business Management AS

Vessel(s) employment

Charter party	Pool
Pool Operator	Norden Tanker Pool
Current pool earnings per day	37 525
Pool Points	98,9

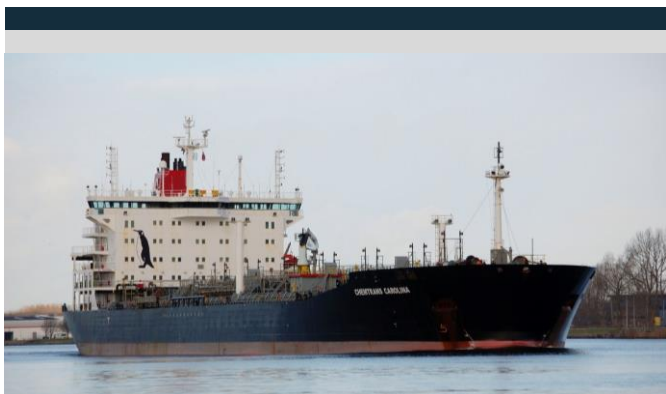
CASH FLOW FORECAST

Year	2023E	2024E	2025E
Operating income	9 869 762	4 918 745	4 496 531
Operating expenses	- 2 756 393	- 2 717 760	- 2 791 644
Dry dock / survey	-	-	- 1 200 000
Admin / start-up expenses	- 169 950	- 175 049	- 180 300
EBITDA	6 943 419	2 025 937	324 586
Change in other working capit	36 156	- 400 000	2 698 346
CapEx (purchase/sale)	-	-	14 900 000
Net financial expenses	- 757 418	- 543 018	- 467 607
Change in bank debt	- 3 800 000	- 740 000	- 4 960 000
Free cash flow to equity	2 422 158	342 919	12 495 325
Dividends	3 000 000	1 000 000	13 289 335

Est. FCF to equity (Basis NAV)	16 %	2 %	84 %
Est. dividend yield (Basis NAV)	20 %	7 %	89 %
Avg. TCE p.d. assumpt. (gross)	29 838	14 343	14 343
On-hire days assumption per vessel	348	361	330

BALANCE SHEET FORECAST (VALUE ADJUSTED)

Date	31.12.2022E	31.12.2023E	31.12.2024E	31.12.2025E
Free cash	2 028 934	1 451 091	794 011	-
Other working capital	2 334 502	2 298 346	2 698 346	-
Vessel(s) value	20 000 000	18 300 000	16 600 000	-
Total assets	24 363 436	22 049 437	20 092 357	-
Long-term debt	9 500 000	5 700 000	4 960 000	-
Seller's credit	-	-	-	-
Value adjusted equity	14 863 436	16 349 437	15 132 357	-
Total equity and liabilities	24 363 436	22 049 437	20 092 357	-



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 distributions (since establishment) per 1 %	130 500
Accumulated distributions in % of paid in equity	132 %
Next estimated distribution per 1 %	Q2 2023 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	31.12.2022	10 500 000
(*) Charter free value basis			

ESTIMATED NAV PER 31.12.2022

		Base case	
Return on equity requirement p.a.	8 %	11,5 %	15 %
Free cash		60 419	
Net working capital		-	
Implied vessel(s) value	9 817 779	9 593 009	9 386 726
Total assets	9 878 198	9 653 428	9 447 145

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

Current Net Asset Value (NAV)*	5 128 198	4 903 428	4 697 145
Current NAV per 1 %	51 282	49 034	46 971

Est. IRR p.a. since establishment	14 %	14 %	14 %
Est. nominal return since establishment	85 %	82 %	80 %

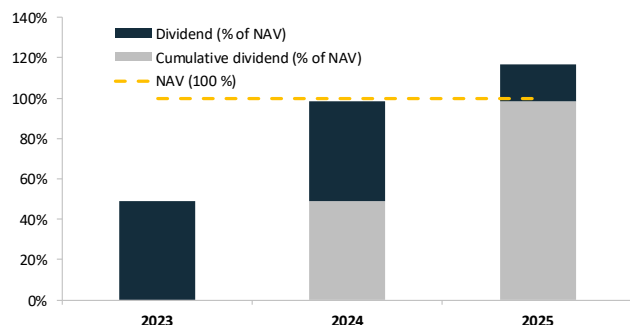
* Sales commission or liquidation costs are not accounted for in the current NAV

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

Comment	Residual value	Date	IRR p.a.	Nominal return
Base (Purchase obligation)	4 750 000	31.05.2025	12 %	17 %

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 11m	USD 49k	BB	Q2 2025	Offshore	31.12.2022

Project Broker Eilert H. Lund (+47) 92 25 63 33	Business Manager Marius Abrahamsen (+47) 93 20 59 26	Secondhand trade Project Sales fpfsales@fearnleys.com
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VESSEL INFORMATION

Name of vessel(s)	C/S Cable Innovator
Type of vessel(s)	Stem-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	2023E	2024E	2025E
Operating income	2 518 500	2 525 400	1 041 900
Operating expenses	-	-	-
Dry dock / survey	-	-	-
Admin / start-up expenses	- 106 000	- 108 650	- 206 366
EBITDA	2 412 500	2 416 750	835 534
Change in net working capital	-	-	-
CapEx (purchase/sale)	-	-	4 750 000
Net financial expenses	-	-	-
Change in bank debt	-	-	-
Free cash flow to equity	2 412 500	2 416 750	5 585 534
Dividends	2 400 000	2 425 000	900 203

Est. FCF to equity (basis current NAV)	49 %	49 %	114 %
Est. dividend yield (basis current NAV)	49 %	49 %	18 %

BALANCE SHEET FORECAST (VALUE ADJUSTED, BASE CASE)

Date	31.12.2022E	31.12.2023E	31.12.2024E	30.06.2025E
Free cash	60 419	72 919	64 669	-
Net working capital	-	-	-	-
Implied Vessel(s) value	9 593 009	7 589 005	5 585 001	-
Total assets	9 653 428	7 661 924	5 649 670	-
Long-term debt	-	-	-	-
Seller's credit	4 750 000	4 750 000	4 750 000	-
Value adjusted equity	4 903 428	2 911 924	899 670	-
Total equity and liabilities	9 653 428	7 661 924	5 649 670	-



Greenbarge DIS

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

Last traded per 1 %	25.01.2021	3 207
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Vessels valuation

Source	Date	Value
Fearnley Offshore Supply	31.12.2022	7 500 000
(*) Charter free value basis		

ESTIMATED NAV PER 31.12.2022

	High case	Base case	Low case
Fleet value	8 000 000	7 500 000	7 000 000
Free cash		138 403	
Other working capital		90 408	
Total assets		7 728 811	

Long-term debt	1 711 952
Seller's credit	-
Total liabilities	1 711 952

Current Net Asset Value (NAV)*	6 516 859	6 016 859	5 516 859
Current NAV per 1 %	65 169	60 169	55 169

Est. IRR p.a. since establishment	-2 %	-3 %	-4 %
Est. nominal return since establishment	-14 %	-20 %	-26 %

* 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	
		31.12.2023	31.12.2024
Future High Case	8 500 000	19 %	11 %
Future Base case	7 500 000	2 %	3 %
Future Low case	6 500 000	-14 %	-6 %

For Norwegian Investors only:

Skattemessige saldooverdi av lekterne 31.12.2022 er NOK 12 417 485 = USD 1 259 725

Value (en bloc)	NAV per 1%	Charter party	Charter expiry	Segment	Date of analysis
USD 7,5m	USD 60k	Pool	Pool	Offshore	31.12.2022

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

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

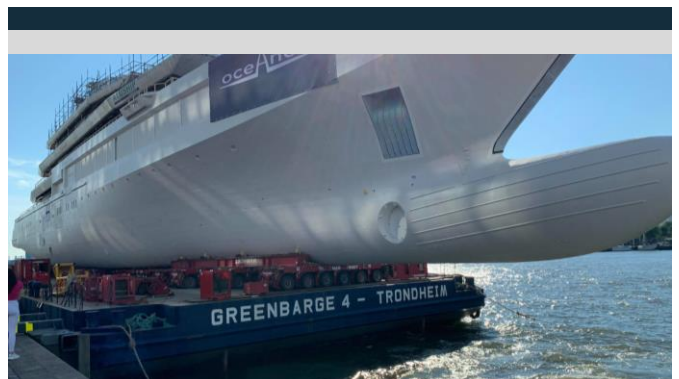
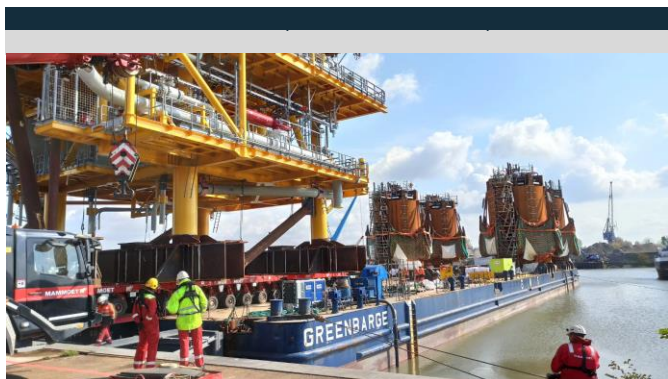
CASH FLOW FORECAST (BASE CASE)

Year	2023E	2024E
Operating income	775 832	830 000
Operating expenses	- 367 500	- 377 720
Dry dock / survey	-	-
Admin / start-up expenses	- 119 025	- 123 191
EBITDA	289 307	329 090
Change in other working capit:	- 3 472	93 880
CapEx (purchase/sale)	-	7 500 000
Net financial expenses	- 158 928	- 109 701
Change in bank debt	- 380 432	- 1 331 520
Free cash flow to equity	- 253 525	6 481 749
Dividends	-	6 366 627

Est. FCF to equity (Basis NAV)	-4 %	108 %
Est. dividend yield (Basis NAV)	0 %	106 %

BALANCE SHEET FORECAST (VALUE ADJUSTED)

Date	31.12.2022E	31.12.2023E	31.12.2024E
Free cash	138 403	- 115 123	-
Other working capital	90 408	93 880	-
Vessel(s) value	7 500 000	7 500 000	-
Total assets	7 728 811	7 478 757	-
Long-term debt	1 711 952	1 331 520	-
Seller's credit	-	-	-
Value adjusted equity	6 016 859	6 147 237	-
Total equity and liabilities	7 728 811	7 478 757	-



Juniper Bulk

Vessel(s) value	NAV per 1%	Charter party	Charter expiry	Segment	Date of analysis
USD 15,5m	USD 62k	Spot / TC	Q3 2023	Dry bulk	31.12.2022

Supramax Dry Bulk Carrier currently on a
1-year TC contract to Lighthouse Navigation at USD 26,000 p.d.

PROJECT & COMPANY INFORMATION			
Established	Jun-22		
Currency	USD		
Vessel(s) purchase price	19 200 000		
Initial financing			
Long-term debt	12 500 000		
Seller's credit	-		
Equity	8 520 000		
Project price	21 020 000		
Equity			
Paid in equity	8 520 000		
Paid in equity per 1 %	85 200		
Accumulated dividends (since establishment) per 1 %			
Accumulated dividends in % of paid in equity			
Next estimated dividend per 1 %	Q4 2023	7 500	

Last traded per 1 %

Vessel(s) valuation	Source	Date	Value
Last valuation on vessel(s) (*)	Howe Robinson	31.12.2022	15 500 000
(*) Charter free Basis			

ESTIMATED NAV PER 31.12.2022			
	High case	Base case	Low case
Vessel(s) value	17 050 000	15 500 000	13 950 000
Free cash		1 502 052	
Other working capital		- 788 408	
Total assets		16 213 644	
Long-term debt		10 000 000	
Seller's credit		-	
Total liabilities		10 000 000	
Current Net Asset Value (NAV)*	7 763 644	6 213 644	4 663 644
NAV per 1 %	77 636	62 136	46 636
NAV per 1% (Juniper Bulk AS, 70%)	54 346	43 496	32 646
Est. IRR p.a. since establishment			
Est. nominal return since establishment	-9 %	-27 %	-45 %

* 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	
		31.12.2023	31.12.2024
Future High Case	17 500 000	99 %	59 %
Future Base case	15 000 000	59 %	45 %
Future Low case	12 500 000	18 %	29 %

Project Broker	Business Manager	Secondhand trade
Håkon F. Røsjaker (+47) 93 02 96 24	Mats Wikholm (+47) 99 57 00 93	Project Sales fpfsales@fearnleys.com

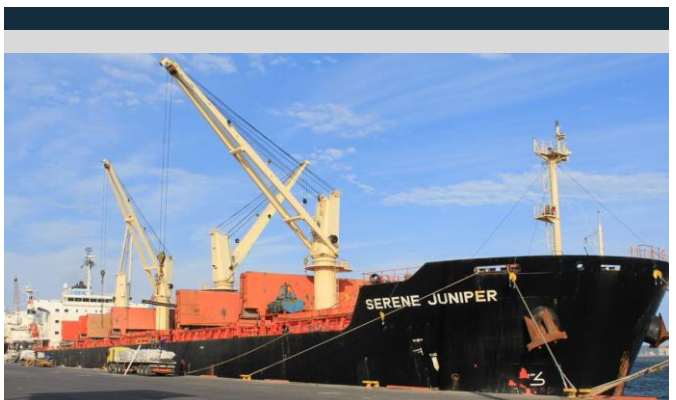
VESSEL(S) INFORMATION	
Name of vessel(s)	MV Juniper
Type of vessel(s)	Supramax Dry Bulk Carrier
Year built	2011
Ship yard	STX Dalian, China
Class	ABS
Flag	Bahamas
Deadweight	57 300
Lightweight	10 611
Cranes	4x 30t (grabs fitted)
Next Special Survey	February 2026

Project Managers	
Commercial Manager	5 Ocean Shipping Management S.A.
Technical Manager	Orpheus Marine Transport Corporation (OMTC)
Business Manager	Fearnley Business Management AS

Vessel(s) employment	
Charter party	Spot/TC
Charterer	Lighthouse Navigation
Current charter rate per day (gross)	26 000
Charter party expiry (max date)	20.08.2023

CASH FLOW FORECAST		
Year	2023E	2024E
Operating income	7 150 439	5 514 399
Operating expenses	- 2 098 841	- 2 157 206
Dry dock / survey	-	-
Admin / start-up expenses	- 117 875	- 120 822
EBITDA	4 933 723	3 236 370
Change in other working capita	- 788 408	-
CapEx (purchase/sale)	-	15 000 000
Net financial expenses	- 784 901	- 623 026
Change in bank debt	- 3 000 000	- 7 000 000
Free cash flow to equity	360 414	10 613 344
Dividends	750 000	11 725 810
Est. FCF to equity (Basis NAV)	6 %	171 %
Est. dividend yield (Basis NAV)	12 %	189 %
Avg. TCE p.d. assumpt. (gross)	20 796	16 080
On-hire days assumption per vessel	362	361

BALANCE SHEET FORECAST (VALUE ADJUSTED)			
Date	31.12.2022E	31.12.2023E	31.12.2024E
Free cash	1 502 052	1 112 466	-
Other working capital	- 788 408	-	-
Vessel(s) value	15 500 000	15 250 000	-
Total assets	16 213 644	16 362 466	-
Long-term debt	10 000 000	7 000 000	-
Seller's credit	-	-	-
Value adjusted equity	6 213 644	9 362 466	-
Total equity and liabilities	16 213 644	16 362 466	-



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 %	37 587		
Accumulated distributions in % of paid in equity	102 %		
Next estimated dividend per 1 %	Q1 2023	10 000	

Last traded per 1 %

Vessel valuation (Charter Free):	Source	Date	Value
Last valuation on vessel	VesselsValue	31.12.2022	18 060 000

ESTIMATED NAV PER 31.12.2022			
	High case	Base case	Low case
Vessel value	19 060 000	18 060 000	17 060 000
Free cash	2 501 172	2 501 172	2 501 172
Net working capital	- 331 280	- 331 280	- 331 280
Total assets	21 229 892	20 229 892	19 229 892
Financial lease		11 021 000	
Shareholders loan		-	
Total liabilities		11 021 000	
Current NAV*	10 208 892	9 208 892	8 208 892
Current NAV per 1 %	102 089	92 089	82 089
Est. IRR p.a. since establishment	52 %	49 %	45 %
Est. nominal return since establishment	278 %	250 %	223 %

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

EST. RETURN SENSITIVIES* (BASIS CURRENT NAV)			
Comment	Residual value	Date of sale	
		31.12.2023	31.12.2024
High Case	19 000 000	33 %	28 %
Base case	17 000 000	8 %	19 %
Low case	15 000 000	-16 %	8 %

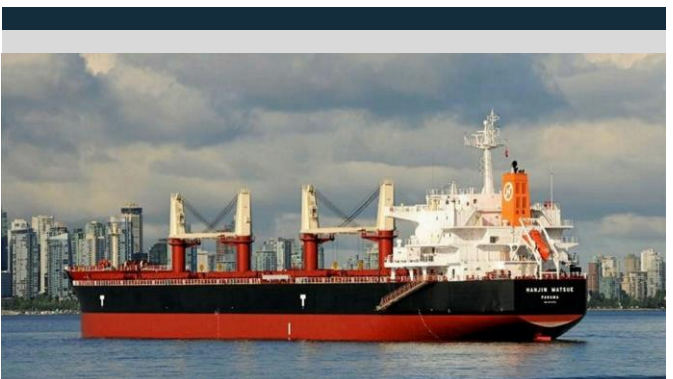
*IRR p.a.

Vessel value	NAV per 1%	Charter party	Charter expiry	Segment	Date of analysis
USD 18,1m	USD 92k	Spot / TC	Q1 2023	Dry bulk	31.12.2022
Project Broker		Business Manager		Secondhand trade	
Jørgen F. Sandnes		Lodve H. Stendal		Project Sales	
(+47) 93 81 38 31		(+47) 48 85 97 92		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				Spot/TC	
Charterer				G2 Ocean	
Current charter rate per day (gross)				9 750	
Charter party expiry (min date)				01.03.2023	
Charter party expiry (max date)				21.03.2023	

CASH FLOW FORECAST (BASE CASE)			
Year	2023E	2024E	
Operating income	4 709 261	5 740 697	
Operating expenses	- 2 153 500	- 2 224 182	
Dry dock / survey	-	-	
Admin / start-up expenses	- 114 400	- 118 976	
EBITDA	2 441 361	3 397 539	
Change in net working capital	- 572 056	240 776	
CapEx (purchase/sale)	-	17 000 000	
Bareboat payments	- 1 250 125	- 1 253 550	
Issue / repayment of financial lease	-	- 9 942 178	
Interest and repayment of Shareholders' loan	-	-	
Free cash flow to equity (incl. Shareholders' loan)	619 180	9 442 587	
Shareholders' distribution	1 000 000	11 562 941	
Est. free cash flow to equity (basis current NAV)	7 %	103 %	
Est. dividend yield (basis current NAV)	11 %	126 %	

Avg. TCE p.d. assump. (gross)	13 915	16 963
On-hire days assumption per vessel	361	361

BALANCE SHEET FORECAST (VALUE ADJUSTED, BASE CASE)			
Date	31.12.2022E	31.12.2023E	31.12.2024E
Free cash	2 501 172	2 120 352	-
Net working capital	- 331 280	240 776	-
Vessel(s) value	18 060 000	17 530 000	-
Total assets	20 229 892	19 891 128	-
Financial lease	11 021 000	10 467 554	-
Current NAV (incl Shareholders' loan)	9 208 892	9 423 574	-
Total equity and liabilities	20 229 892	19 891 128	-



Njord Handy AS

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 %	129 500
Accumulated dividends in % of paid in equity	93 %
Next estimated dividend per 1 %	Q2 2023 9 000

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	31.12.2022	28 750 000
(*) Charter free basis			

ESTIMATED NAV PER 31.12.2022

	High case	Base case	Low case
Vessel(s) value en bloc	30 750 000	28 750 000	26 750 000
Free cash		221 863	
Other working capital		1 182 000	
Total assets		30 153 863	

Long-term debt	7 250 000
Seller's credit	-
Total liabilities	7 250 000

NAV*	24 903 863	22 903 863	20 903 863
NAV per 1 %	249 039	229 039	209 039

NAV per 1 % (Njord Handy AS, 83.3 %)	207 449	190 789	174 129
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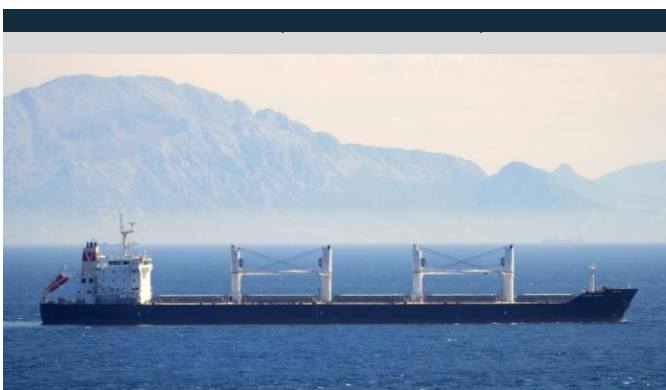
Est. IRR p.a. since establishment	25 %	23 %	22 %
Est. nominal return since establishment	173 %	159 %	144 %

* 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	
		31.12.2023	31.12.2024
Future High Case	32 500 000	27 %	19 %
Future Base case	27 500 000	4 %	9 %
Future Low case*	22 500 000	-18 %	-3 %

*Purchase Price



Vessels value	NAV per 1 %	Charter party	Charter expiry	Segment	Date of analysis
USD 29m	USD 191k	Spot / TC	Q1 2023	Dry bulk	31.12.2022

Project Broker	Business Manager	Secondhand trade
Håkon F. Røsjaker (+47) 93 02 96 24	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	Mur Shipping	Messrs. Integrity Bulk
Current charter rate per day (gross)	15 500	11 500
Charter party expiry (estimated)	08.02.2023	13.02.2023

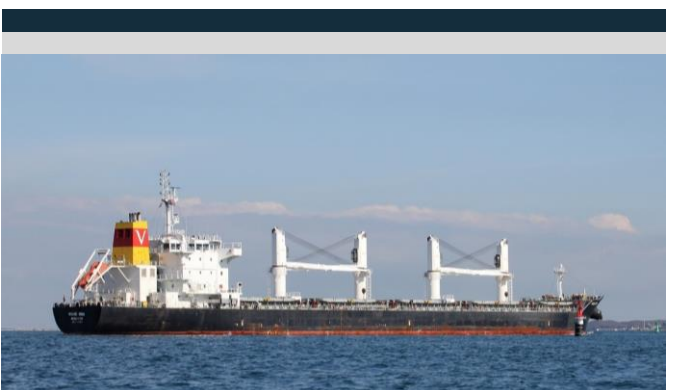
CASH FLOW FORECAST

Year	2023E	2024E
Operating income	7 914 901	8 147 435
Operating expenses	- 4 736 743	- 4 557 090
Dry dock / survey	-	-
Admin / start-up expenses	- 294 770	- 290 466
EBITDA	2 883 388	3 299 879
Change in other working capit	152 000	1 030 000
CapEx (purchase/sale)	-	30 000 000
Net financial expenses	- 680 368	- 346 429
Change in bank debt	-	- 7 250 000
Free cash flow to equity	2 355 020	26 733 450
Investor cashflow	2 200 000	27 110 332

Est. FCF to equity (Basis NAV)	10 %	117 %
Est. dividend yield (Basis NAV)	10 %	118 %
Avg. TCE p.d. assumpt. (gross) - pr vessel	11 840	12 037
On-hire days assumption per vessel	357	361

BALANCE SHEET FORECAST (VALUE ADJUSTED)

Date	31.12.2022E	31.12.2023E	31.12.2024E
Free cash	221 863	376 882	-
Other working capital	1 182 000	1 030 000	-
Vessel(s) value	28 750 000	29 375 000	-
Total assets	30 153 863	30 781 882	-
Long-term debt	7 250 000	7 250 000	-
Seller's credit	-	-	-
Value adjusted equity	22 903 863	23 531 882	-
Total equity and liabilities	30 153 863	30 781 882	-



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	
Initial financing			
Long-term debt		5 650 000	
Seller's credit		-	
Equity		7 040 000	
Project price		12 690 000	

Equity			
Paid in equity		8 240 050	
Paid in equity per 1 %		82 401	
Accumulated distributions (since establishment) per 1 %		43 000	
Accumulated distributions in % of paid in equity		52 %	
Next estimated distributions per 1 %	Q2 2023	4 000	
Last traded per 1 %	05.10.2021	95 000	
Vessel valuation			
	Source	Date	Value
Last valuation of vessel	SSY	31.12.2022	12 375 000

ESTIMATED NAV PER 31.12.2022			
	High case	Base case	Low Case
Vessel value	13 400 000	12 375 000	11 375 000
Free cash		879 715	
Other working capital		463 646	
Total assets		13 718 361	
Long-term debt		3 248 750	
Seller's credit		-	
Total liabilities		3 248 750	
Current Net Asset Value (NAV)*	11 494 611	10 469 611	9 469 611
Current NAV per 1 %	114 946	104 696	94 696
Est. IRR p.a. since establishment	17 %	15 %	13 %
Est. nominal return since establishment	107 %	93 %	79 %

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	31.12.2024
Future High Case	12 500 000	15 %	14 %
Future Base case	10 000 000	-9 %	2 %
Future Low case	7 500 000	-34 %	-12 %

*IRR p.a.

Vessel value	NAV per 1%	Charter party	Charter expiry	Segment	Date of analysis
USD 12,38m	USD 105k	Spot / TC	Q2 2023	Dry bulk	31.12.2022

Project Broker	Business Manager	Secondhand trade
Håkon F. Røsjaker (+47) 93 02 96 24	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 2027 / Installed

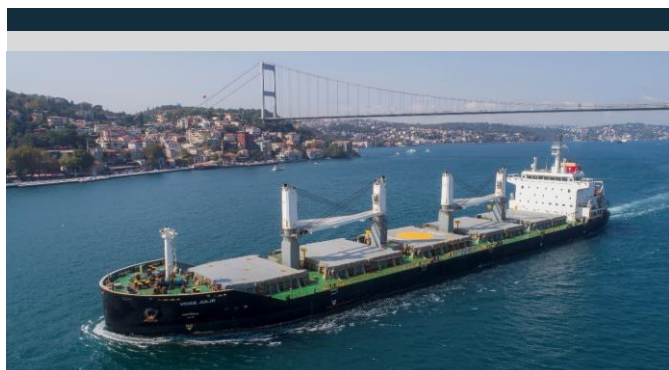
Project Managers	
Managing Owner / Lead Investor	Njord Shipping AS
Commercial Manager	H. Vogemann Reederei Services GmbH & Co. KG
Technical Manager	H. Vogemann Reederei Services GmbH & Co. KG
Business Manager	Fearnley Business Management AS

Vessel(s) employment	
Charter party	Spot / TC
Charterer	Norden
Current charter rate per day (gross)	21 750
Charter party expiry (est. date)	07.02.2023
Charter party expiry (max date)	10.05.2023

CASH FLOW FORECAST (BASE CASE)			
Year	2023E	2024E	
Operating income	4 161 636	4 061 250	
Operating expenses	- 1 849 501	- 2 251 837	
Dry dock / survey	-	-	
Admin / start-up expenses	- 190 354	- 156 559	
EBITDA	2 121 781	1 652 854	
Change in other working capit	- 830 608	896 255	
CapEx (purchase/sale)	-	11 000 000	
Net financial expenses	- 310 615	- 329 740	
Change in bank debt	- 141 250	- 3 107 500	
Free cash flow to equity	839 307	10 111 869	
Dividends	1 300 000	10 530 893	

Est. free cash flow to equity (basis current NAV)	8 %	97 %
Est. dividend yield (basis current NAV)	12 %	101 %
Avg. TCE p.d. assumpt. (gross)	12 509	12 000
On-hire days assumption per vessel	350	361

BALANCE SHEET FORECAST (VALUE ADJUSTED, BASE CASE)			
Date	31.12.2022E	31.12.2023E	31.12.2024E
Free cash	879 715	419 023	-
Other working capital	463 646	896 255	-
Vessel(s) value	12 375 000	11 687 500	-
Total assets	13 718 361	13 002 778	-
Long-term debt	3 248 750	3 107 500	-
Seller's credit	-	-	-
Value adjusted equity	10 469 611	9 895 278	-
Total equity and liabilities	13 718 361	13 002 778	-



NOCC Atlantic DIS

Panamax PCTC on a Time Charter to EUKOR.

The vessel trades on a 5-year charter to EUKOR at USD 31,350 p.d.

PROJECT & COMPANY INFORMATION	
Established	Feb-07
Currency	USD
Vessel(s) purchase price	151 000 000
Initial financing	
Long-term debt	114 000 000
Seller's credit	-
Equity	51 600 000
Project price	165 600 000

Equity	
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 %
Next estimated dividend per 1 %	Q1 2023 5 000
Last traded per 1 %	14.02.2022 297 800

Vessel valuation	Source	Date	Value
Last valuation of vessel (CP free)	Fearnley/Hesnes	31.12.2022	63 250 000
Calculated value adjusted for CP*	Fearnley	31.12.2022	49 700 000

*Present value of the EBITDA from the current 5yr charter plus the vessel's depreciated value at the end of the 5yr charter in 2026 (USD 36m). (Discount rate 10%)

ESTIMATED NAV PER 31.12.2022			
	High case	Base case	Low case
Vessel(s) value	54 670 000	49 700 000	44 730 000
Free cash		1 987 905	
Net working capital		- 681 233	
Total assets		51 006 672	

Long-term debt		16 700 000	
Seller's credit		-	
Total liabilities		16 700 000	

Current Net Asset Value (NAV)*	39 276 672	34 306 672	29 336 672
Current NAV per 1 %	392 767	343 067	293 367

Est. IRR p.a. since establishment	5 %	4 %	3 %
Est. nominal return since establishment	46 %	36 %	27 %

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

EST. RETURN SENSITIVITIES* (BASIS CURRENT NAV)			
Comment	Residual value	Date of sale	
			31.12.2026
High case	41 000 000		12 %
Base case	36 000 000		9 %
Low case	31 000 000		5 %

*IRR p.a.

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 years (less 2.5 pct commission).

Vessel value	NAV per 1%	Charter party	Charter expiry	Segment	Date of analysis
USD 63,3m	USD 343k	Spot / TC	Q4 2026	RoRo	31.12.2022

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

Project Managers	
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

Employment	Current
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	2023E	2024E	2025E
Operating income	11 175 883	10 609 548	10 445 084
Operating expenses	- 2 667 420	- 2 734 106	- 2 579 090
Dry dock / survey	-	- 1 250 000	-
Admin / start-up expenses	- 279 160	- 282 689	- 289 756
EBITDA	8 229 303	6 342 753	7 576 238
Change in net working capital	-	-	-
CapEx (purchase/sale)	-	-	-
Net financial expenses	- 1 169 784	- 865 003	- 494 243
Change in bank debt	- 4 200 000	- 3 600 000	- 3 300 000
Free cash flow to equity	2 859 519	1 877 750	3 781 994
Investor cash flow	2 900 000	1 900 000	3 800 000

Est. FCF to equity (basis current NAV)	8 %	5 %	11 %
Est. dividend yield (basis current NAV)	8 %	6 %	11 %
Avg. TCE p.d. assump. (gross)	31 350	31 232	29 300
On-hire days assumption per vessel	361	344	361

BALANCE SHEET FORECAST (VALUE ADJUSTED, BASE CASE)				
Date	31.12.2022E	31.12.2023E	31.12.2024E	31.12.2025E
Free cash	1 987 905	1 947 424	1 925 175	1 907 169
Net working capital	- 681 233	- 681 233	- 681 233	- 681 233
Vessel(s) value	49 700 000	48 875 000	48 050 000	47 225 000
Total assets	51 006 672	50 141 191	49 293 942	48 450 936
Long-term debt	16 700 000	12 500 000	8 900 000	5 600 000
Seller's credit	-	-	-	-
Value adjusted equity	34 306 672	37 641 191	40 393 942	42 850 936
Total equity and liabilities	51 006 672	50 141 191	49 293 942	48 450 936



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	154 067 500
Paid in equity per 1 %	1 540 675

Accumulated distributions (since establishment) per 1 %	245 000
Accumulated distributions in % of paid in equity	16 %

Last traded per 1 %	23.01.2023	515 000
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Vessel(s) valuation	Source	Date	Value
Last valuation on vessel (*)	Fearnley Offshore Supply	31.12.2022	117 930 000
(*) charter free value: USD 12m (USD/NOK=9.8275)			

ESTIMATED NAV PER 31.12.2022

	High case	Base case	Low case
Vessel(s) value	127 930 000	117 930 000	107 930 000
Free cash		5 444 466	
Net working capital incl. min cash		7 057 659	
Total assets		130 432 125	

Long-term debt		24 833 000	
Seller's credit		-	
Total liabilities		24 833 000	

Current Net Asset Value (NAV)*	110 599 125	105 599 125	90 599 125
Current NAV per 1 %	1 105 991	1 055 991	905 991

Est. IRR p.a. since establishment*	-2 %	-3 %	-5 %
Est. nominal return since establishment**	-17 %	-16 %	-35 %

* 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	
		31.12.2023	31.12.2024
Future High Case	130 000 000	21 %	19 %
Future Base case	115 000 000	7 %	13 %
Future Low case	90 000 000	-17 %	1 %

Please note that the vessel's current contract and option rates is below the current estimated market for similar vessels. The value stated above is the vessel's charter free value and is likely higher than what the vessel would achieve in the market due to the attached contract below current market levels.

For Norwegian Investors only:

Skipets skattemessige saldooverdi pr. 31.12.2022 var NOK 44 451 536.

Vessel value	NAV per 1%	Charter party	Charter expiry	Segment	Date of analysis
NOK 117,9m	NOK 979k	TC	Q1 2023	Offshore	31.12.2022

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

Name of vessel(s)	Dina Scout
Type of vessel(s)	Platform Supply Vessel w/ DP2, FIF1
Year built	2013
Ship yard	Simek, Norway
Class	DNV GL
Flag	NIS
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 - From fall 2021
Commercial Manager	Myklebusthaug Management AS
Technical Manager	Myklebusthaug Management AS
Business Manager	Fearnley Business Management AS

Vessels employment

Charter party	Long-term TC	Long-term TC
Charterer	Peterson	Peterson
Current charter rate per day (gross)	EUR 8,000	EUR 10,750
Charter party commencement	31.01.2022	31.01.2023
Charter party expiry (max date)*	31.01.2023	31.01.2024

*the charter party with Peterson has 1x 12 months option expiring 31.01.2025 at EUR 12,500 p.d.

CASH FLOW FORECAST (BASE CASE)

Year	2023E	2024E
Operating income	36 703 040	45 296 880
Operating expenses	- 18 087 890	- 18 681 569
Dry dock / survey	- 6 362 832	-
Admin / start-up expenses	- 715 432	- 736 895
EBITDA	11 536 887	25 878 416
Change in net working capital	- 4 296 761	6 354 420
CapEx (purchase/sale)	-	110 000 000
Net financial expenses	- 1 096 605	- 798 869
Change in bank debt	- 6 250 000	- 18 583 000
Free cash flow to equity	- 106 480	122 850 966
Dividends	4 000 000	124 188 950

Avg. TCE p.d. assump. (gross)	112 487	130 727
On-hire days assumption per vessel	339	360

BALANCE SHEET FORECAST (VALUE ADJUSTED, BASE CASE)

Date	31.12.2022E	31.12.2023E	31.12.2024E
Free cash	5 444 466	1 337 984	-
Net WC incl. min cash	7 057 659	11 354 420	-
Vessel(s) value	117 930 000	113 965 000	-
Total assets	130 432 125	126 657 404	-
Long-term debt	24 833 000	18 583 000	-
Seller's credit	-	-	-
Value adjusted equity	105 599 125	108 074 404	-
Total equity and liabilities	130 432 125	126 657 404	-



Feeder Container vessel employed to charterer Hapag-Lloyd
at USD 27,250/day until mid June/mid Sept 2025

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 %		80 529	
Accumulated distributions in % of paid in equity		248 %	
Next estimated distributions per 1 %	Q1 2023	14 309	

Last traded per 1 %	03.08.2022	150 000	
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Vessel valuation	Source	Date	Value
Last valuation of vessel (Charter free value)	Zachariassen	31.12.2022	10 500 000
Calculated valuation adjusted for CP	Fearnley*	31.12.2022	20 600 000

ESTIMATED NAV PER 31.12.2022			
	High case	Base case	Low case
Vessel value with charter *	22 600 000	20 600 000	15 500 000
Free cash		2 367 692	
Other working capital		849 302	
Total assets		23 816 994	
Long-term debt		7 100 000	
Seller's credit		-	
Total liabilities		7 100 000	
Current Net Asset Value (NAV)**	18 716 994	16 716 994	11 616 994
NAV per 1 %	187 170	167 170	116 170

Est. IRR p.a. since establishment	196 %	186 %	158 %
Est. nominal return since establishment	724 %	662 %	505 %

* 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 SENSITIVIES (IRR P.A.) (BASIS CURRENT NAV)			
Comment	Residual value	Date of sale	
		31.12.2024	30.06.2025
Future High Case	21 000 000	42 %	74 %
Future Base case*	6 000 000	-11 %	20 %

Future Low case**	3 794 850	-22 %	7 %
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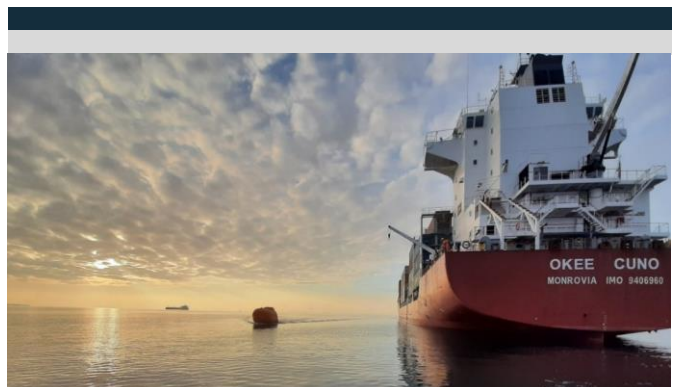
*Managers base case forecasted sales price within 2025

** Present green recycling value (USD 450/LDT)

Vessel value	NAV per 1%	Charter party	Charter expiry	Segment	Date of analysis
USD 11m	USD 167k	Spot / TC	Q3 2025	Container	31.12.2022
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					
Name of vessel				OKEE Cuno	
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 Maritime GmbH	
Technical Manager				Brise Bereederung GmbH	
Business Manager				Fearnley Business Management	
Vessel employment				Current CP	
Charter party				Spot/TC	
Charterer				HLAG	
Current charter rate per day (gross)				27 250	
Charter party expiry (max date)				14.09.2025	

CASH FLOW FORECAST (BASE CASE)				
Year	2023E	2024E	2025E	
Operating income	9 133 110	9 774 030	4 406 325	
Operating expenses	- 2 186 197	- 2 252 804	- 1 048 467	
Dry dock / survey	- 1 043 250	-	-	
Admin / start-up expenses	- 108 150	- 111 395	- 57 368	
EBITDA	5 795 513	7 409 831	3 300 490	
Change in other working capit:	888 132	-	- 38 830	
CapEx (purchase/sale)	-	-	6 000 000	
Net financial expenses	- 616 348	- 343 188	- 70 022	
Change in bank debt	- 1 450 000	- 2 900 000	- 2 750 000	
Free cash flow to equity	4 617 297	4 166 643	6 441 638	
Dividends	4 830 027	5 778 559	6 984 684	
Est. FCF to equity (Basis NAV)	28 %	25 %	39 %	
Est. dividend yield (Basis NAV)	29 %	35 %	42 %	
Avg. TCE p.d. assumpt. (gross)	27 250	27 250	27 250	
On-hire days assumption per vessel	342	366	165	

BALANCE SHEET FORECAST (VALUE ADJUSTED)				
Date	31.12.2022	31.12.2023E	31.12.2024E	30.06.2025E
Free cash	2 367 692	2 154 962	543 046	-
Other working capital	849 302	- 38 830	- 38 830	-
Vessel(s) value	20 600 000	14 654 299	8 708 598	-
Total assets	23 816 994	16 770 431	9 212 814	-
Long-term debt	7 100 000	5 650 000	2 750 000	-
Seller's credit	-	-	-	-
Value adjusted equity	16 716 994	11 120 431	6 462 814	-
Total equity and liabilities	23 816 994	16 770 431	9 212 814	-



Feeder container vessel on time charter to Great White Fleet at
USD 19,800/day until min 3 Aug / max 3 Oct 2023

PROJECT & COMPANY INFORMATION

Established	Apr-22
Currency	USD
Vessel(s) purchase price	15 422 768

Initial financing

Long-term debt	10 000 000
Seller's credit	-
Equity	6 630 000
Project price	16 630 000

Equity

Paid in equity	6 630 000
Paid in equity per 1 %	66 300

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
Last valuation of vessel (Charter free value)	ZACHARIASSEN	31.12.2022	11 000 000
Vessel valuation adjusted for CP*	Fearnley	31.12.2022	12 300 000

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

ESTIMATED NAV PER 31.12.2022

	High case	Base case	Low case
Vessel(s) value	13 300 000	12 300 000	11 300 000
Free cash		135 111	
Other working capital		- 149 174	
Total assets		12 285 937	

Long-term debt		6 600 000	
Seller's credit		-	
Total liabilities		6 600 000	

Current Net Asset Value (NAV)*	6 685 937	5 685 937	4 685 937
NAV per 1 %	66 859	56 859	46 859

NAV per 1% (OKEE Henri AS, 66,67%)	44 573	37 906	31 240
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Est. IRR p.a. since establishment			
Est. nominal return since establishment	1 %	-14 %	-29 %

*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	
		31.12.2023	31.12.2024
Future High Case	11 790 000	35 %	27 %
Future Base case	9 790 000	0 %	12 %
Future Low case	7 790 000	-35 %	-5 %

Vessel(s) value	NAV per 1 %	Charter party	Charter expiry	Segment	Date of analysis
USD 11,0m	USD 38k	Spot / TC	Q4 2023	Container	31.12.2022

Project Broker

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Business Manager

Lodve H. Stendal
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Secondhand trade

Project Sales
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VESSEL(S) INFORMATION

Name of vessel(s)	OKEE Henri
Type of vessel(s)	Feeder Container
Year built	2008
Ship yard	Hyundai Mipo, South Korea
Class	DNV GL
Flag	Liberia
Deadweight	28,148 dwt
Lightweight	9,794 ldt
TEU capacity / Reefer Capacity	1,841 TEU / 462 Plugs
Cranes	3 x 45 tons single cranes
Next Special Survey	Q2 2025

Project Managers

Managing Owner / Lead Investor	OKEE Shipping GmbH & Co. KG
Commercial Manager	OKEE Maritime GmbH
Technical Manager	OKEE Shipmanagement GmbH & Co. KG
Business Manager	OKEE Maritime GmbH / Fearnley Business Management

Vessel(s) employment

Charter party	Spot/TC
Charterer	Great White Fleet
Current charter rate per day (gross)	19 800
Charter party expiry (max date)	03.10.2023

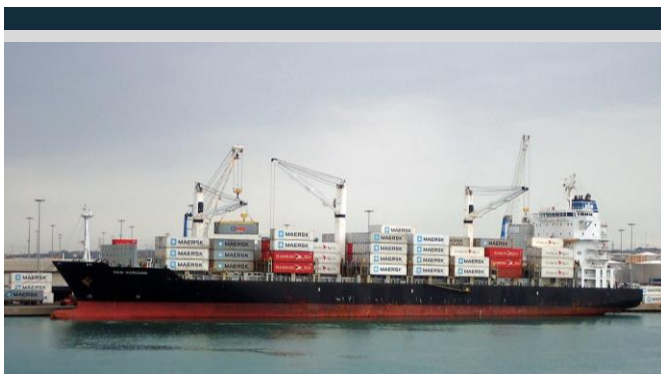
CASH FLOW FORECAST

Year	2023E	2024E
Operating income	5 792 531	4 275 711
Operating expenses	- 2 716 934	- 2 510 740
Dry dock / survey	-	-
Admin / start-up expenses	- 66 445	- 68 439
EBITDA	3 009 152	1 696 533
Change in other working capit.	- 272 000	122 826
CapEx (purchase/sale)	-	9 790 000
Net financial expenses	- 484 024	- 271 208
Change in bank debt	- 2 674 000	- 3 926 000
Free cash flow to equity	- 420 872	7 412 151
Dividends	-	7 126 390

Est. FCF to equity (Basis NAV)	-7 %	130 %
Est. dividend yield (Basis NAV)	0 %	125 %
Avg. TCE p.d. assumpt. (gross)	16 720	12 306
On-hire days assumption per vessel	360	361

BALANCE SHEET FORECAST (VALUE ADJUSTED)

Date	31.12.2022E	31.12.2023E	31.12.2024E
Free cash	135 111	- 285 761	-
Other working capital	- 149 174	122 826	-
Vessel(s) value	12 300 000	11 045 000	-
Total assets	12 285 937	10 882 065	-
Long-term debt	6 600 000	3 926 000	-
Seller's credit	-	-	-
Value adjusted equity	5 685 937	6 956 065	-
Total equity and liabilities	12 285 937	10 882 065	-



Japanese-built MR2 product tanker currently trading in the Hafnia MR pool

PROJECT & COMPANY INFORMATION

Established	Oct-22
Currency	USD
Vessel(s) purchase price	17 129 440

Initial financing

Long-term debt	11 000 000
Seller's credit	-
Equity	8 060 000
Project price	19 060 000

Equity

Paid in equity	8 060 000
Paid in equity per 1 %	80 600

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
Last valuation of vessel (Charter free value)	Arrow	31.12.2022	19 000 000

ESTIMATED NAV PER 31.12.2022

	High case	Base case	Low case
Vessel(s) value	20 000 000	19 000 000	18 000 000
Free cash		489 072	
Other working capital		1 404 140	
Total assets		20 893 212	
Long-term debt		10 585 000	
Seller's credit		-	
Total liabilities		10 585 000	
Current Net Asset Value (NAV)*	11 308 212	10 308 212	9 308 212
NAV per 1 %	113 082	103 082	93 082
NAV per 1% in OKEE Ulf AS, 66,67% of KG	75 388	68 721	62 055
Est. IRR p.a. since establishment			
Est. nominal return since establishment	40 %	28 %	15 %

*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	
		31.12.2024	31.12.2025
Future High Case	14 000 000	24 %	25 %
Future Base case	9 000 000	-4 %	8 %
Future Low case	5 000 000	-39 %	-12 %

Vessel(s) value NAV per 1% Charter party Charter expiry Segment Date of analysis

USD 19,0m USD 69k Pool Pool Tank 31.12.2022

Project Broker

Eilert H. Lund
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Business Manager

Lodve H. Stendal
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Secondhand trade

Project Sales
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VESSEL(S) INFORMATION

Name of vessel(s)	OKEE Ulf
Type of vessel(s)	MR2 Product Tanker
Year built	2006
Ship yard	Shin Kurushima Shipbuilding, Japan
Class	NKK
Flag	Liberia
Deadweight	53,700 dwt
Lightweight	10,043 ldt
Cubic meters	59,123 m3
BWTS	Fitted
Next Special Survey	Q4/ 2025

Project Managers

Managing Owner / Lead Investor	OKEE Shipping GmbH & Co. KG
Commercial Manager	OKEE Maritime GmbH
Technical Manager	Synergy Marine Germany GmbH
Business Manager	OKEE Maritime GmbH / Fearnley Business Management

Vessel(s) employment

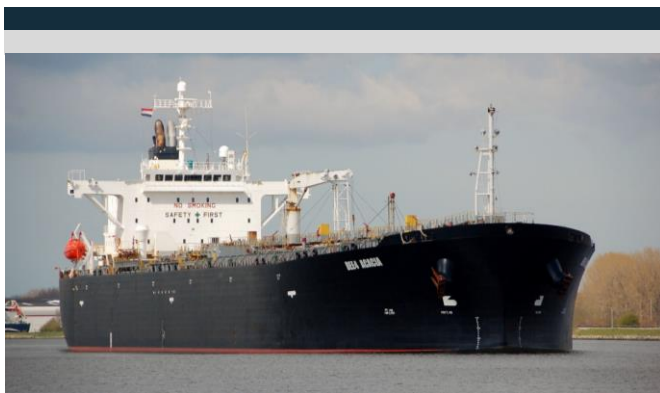
Charter party	Pool
Pool operator	Hafnia MR pool
Pool points	98

CASH FLOW FORECAST

Year	2023E	2024E	2025E
Operating income	10 877 254	6 506 411	5 866 196
Operating expenses	- 2 581 462	- 2 666 191	- 2 738 673
Dry dock / survey	-	- 1 000 000	-
Admin / start-up expenses	- 130 810	- 134 734	- 138 776
EBITDA	8 164 982	2 705 486	2 988 747
Change in other working capit.	- 323 748	789 934	937 955
CapEx (purchase/sale)	-	-	9 000 000
Net financial expenses	- 827 678	- 640 134	- 516 925
Change in bank debt	- 3 380 000	- 1 260 000	- 5 945 000
Free cash flow to equity	3 633 555	1 595 286	6 464 777
Dividends	3 500 000	1 600 000	7 082 690
Est. FCF to equity (Basis NAV)	35 %	15 %	63 %
Est. dividend yield (Basis NAV)	34 %	16 %	69 %
Avg. TCE p.d. assumpt. (gross)	31 204	19 773	16 886
On-hire days assumption per vessel	361	341	360

BALANCE SHEET FORECAST (VALUE ADJUSTED)

Date	31.12.2022E	31.12.2023E	31.12.2024E	31.12.2025E
Free cash	489 072	622 627	617 912	-
Other working capital	1 404 140	1 727 889	937 955	-
Vessel(s) value	19 000 000	15 666 667	12 333 334	-
Total assets	20 893 212	18 017 183	13 889 201	-
Long-term debt	10 585 000	7 205 000	5 945 000	-
Seller's credit	-	-	-	-
Value adjusted equity	10 308 212	10 812 183	7 944 201	-
Total equity and liabilities	20 893 212	18 017 183	13 889 201	-



Ran Barge DIS

Large flat top barge

PROJECT & COMPANY INFORMATION			
Established		Dec-17	
Currency		USD	
Vessel(s) purchase price		2 925 000	
Initial financing			
Long-term debt		-	
Seller's credit		-	
Equity		3 980 000	
Project price		3 980 000	

Equity			
Paid in Shareholders' Capital		4 480 000	
Paid in Shareholders' Capital per 1 %		44 800	
Accumulated distributions (since establishment) per 1 %		9 500	
Accumulated distributions in % of paid in equity		21 %	
Next estimated distribution per 1 %	Q1 2023	3 000	

Last traded per 1 %	26.09.2022	52 851	
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Vessel(s) valuation	Source	Date	Value
Last valuation on vessel(s)	Fearnley Offshore Supply	31.12.2022	6 000 000
(*) Charter free basis			

ESTIMATED NAV PER 31.12.2022			
	High case	Base case	Low case
Vessel(s) value	6 500 000	6 000 000	5 500 000
Free cash		52 685	
Other working capital		536 507	
Total assets		6 589 192	
Shareholders' loan		-	
Seller's credit		-	
Total liabilities		-	
Current NAV (incl. Shareholders' loan)*	7 089 192	6 589 192	6 089 192
NAV per 1 %	70 892	65 892	60 892
Est. IRR p.a. since establishment	13 %	12 %	10 %
Est. nominal return since establishment	79 %	68 %	57 %

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

EST. RETURN SENSITIVIES (IRR P.A.) (BASIS NAV)			
Comment	Residual value	Date of sale	
		31.12.2023	31.12.2024
Future High Case	8 000 000	59 %	34 %
Future Base case	6 000 000	26 %	20 %
Future Low case	4 000 000	-7 %	4 %

For Norwegian Investors only:

Skattemessige saldooverdi av lekteren 31.12.2022 var NOK 9 689 400 ≈ USD 982 967

Vessel value	NAV per 1%	Charter party	Charter expiry	Segment	Date of analysis
USD 6,0m	USD 66k	Spot / TC	Q1 2023	Offshore	31.12.2022

Project Broker	Business Manager	Secondhand trade
Eilert H. Lund	Lodve H. Stendal	Project Sales
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VESSEL(S) INFORMATION	
Name of vessel(s)	Ranbarge 1
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
Breadth overall	120' / 36.57 m
Depth	25' / 7.62 m
Deck Strength	25 t / sq. m

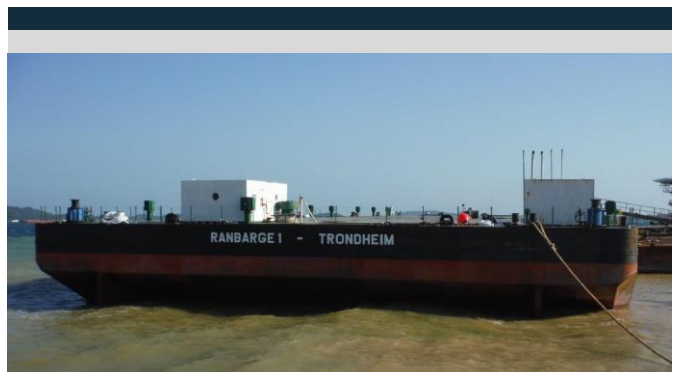
Project Managers	
Commercial Manager	Rán Offshore AS
Technical Manager	Rán Offshore AS
Business Manager	Fearnley Business Management AS

Vessel employment	Spot/TC
Charter party	SHL
Charterer	5 250
Current charter rate per day (gross)	01.06.2022
Commencement	14.02.2023
Charter party expiry (max date)	

CASH FLOW FORECAST (Base Case)		
Year	2023E	2024E
Operating income	1 798 566	1 798 566
Operating expenses	- 95 000	- 98 118
Dry dock / survey	-	- 750 000
Admin / start-up expenses	- 110 854	- 114 179
EBITDA	1 592 713	836 269
Change in other working capit:	17 485	519 021
CapEx (purchase/sale)	-	6 000 000
Net financial expenses	-	-
Change in long term debt	-	-
Free cash flow to equity	1 610 198	7 355 290
Shareholders' Distributions	1 560 000	690 000

Est. FCF to equity (Basis NAV)	24 %	112 %
Est. dividend yield (Basis NAV)	24 %	10 %
Avg. TCE p.d. assumpt. (gross)	5 515	5 688
On-hire days assumption per vessel	351	340

BALANCE SHEET FORECAST (VALUE ADJUSTED)			
Date	31.12.2022E	31.12.2023E	31.12.2024E
Free cash	52 685	102 882	6 768 172
Other working capital	536 507	519 022	-
Vessel(s) value	6 000 000	6 000 000	-
Total assets	6 589 192	6 621 904	6 768 172
Shareholders' loan	-	-	-
Seller's credit	-	-	-
Value adjusted equity	6 589 192	6 621 904	6 768 172
Total equity and liabilities	6 589 192	6 621 904	6 768 172



Midsized PCTC vessel on a one-year TC to Wallenius Lines,
thereafter five year TC to new charterer till 2028

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	8 500 000
Project price	14 260 000

Equity

Paid in equity	8 500 000
Paid in equity per 1 %	85 000

Accumulated distributions per 1%*	31 664
Next estimated distribution per 1%	Q1 2023 20 000

Last traded per 1 %

Vessel(s) valuation	Source	Date	Value
Last valuation of vessel (charter free value)	Fearnleys	31.12.2022	51 000 000
Calculated valuation adjusted for CP	Fearnleys	31.12.2022	49 000 000

ESTIMATED NAV PER 31.12.2022

	High case	Base case	Low case
Vessel(s) value	53 900 000	49 000 000	44 100 000
Free cash		523 136	
Other working capital		- 1 045 254	
Total assets		48 477 882	

Long-term debt		-	
Seller's credit		-	
Total liabilities		-	

Current Net Asset Value (NAV)**	53 377 882	48 477 882	43 577 882
NAV per 1 %	533 779	484 779	435 779

Est. IRR p.a. since establishment*	82 %	77 %	73 %
Est. nominal return since establishment*	602 %	545 %	487 %

* Please note that these key figures are for previous A shareholders

** 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		
		31.12.2023	31.12.2025	31.05.2028
Future High Case	43 000 000	12 %	20 %	23 %
Future Base case	33 000 000	-10 %	14 %	20 %
Future Low case	15 000 000	-50 %	-1 %	15 %

Project Broker	Business Manager	Secondhand trade
Eilert H. Lund	Mats Wikholm	Project Sales
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VESSEL(S) INFORMATION

Name of vessel(s)	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)
Next Special Survey	03.02.2024

Project Managers

Managing Owner / Lead Investor	Lorentzens Skibs AS
Commercial Manager	NSC Shipping GmbH & Cie. KG
Technical Manager	NSC Shipping GmbH & Cie. KG
Business Manager	Fearnley Business Management AS

Vessel(s) employment

	Current	Next
Charter party	Spot/TC	5-year TC
Charterer	Wallenius Lines	NN
Current charter rate per day (gross)	39 000	41 900
Charter party expiry (max date)	05.06.2023	05.08.2028

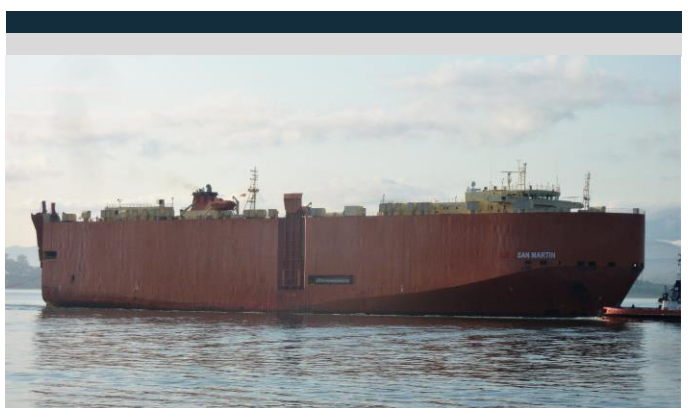
CASH FLOW FORECAST

Year	2023E
Operating income	14 470 073
Operating expenses	- 2 733 850
Dry dock / survey	-
Admin / start-up expenses	- 132 458
EBITDA	11 603 765
Change in other working capital	- 1 045 254
CapEx (purchase/sale)	-
Net financial expenses	-
Change in bank debt	-
Free cash flow to equity	10 558 511
Dividends	10 000 000

Est. FCF to equity (Basis NAV)	22 %
Est. dividend yield (Basis NAV)	21 %
Avg. TCE p.d. assump. (gross)	40 661
On-hire days assumption per vessel	365

BALANCE SHEET FORECAST (VALUE ADJUSTED)

Date	31.12.2022E	31.12.2023E	
Free cash	523 136	1 081 649	-
Other working capital	- 1 045 254	-	-
Vessel(s) value	49 000 000	46 046 154	-
Total assets	48 477 882	47 127 803	-
Long-term debt	-	-	-
Seller's credit	-	-	-
Value adjusted equity	48 477 882	47 127 803	-
Total equity and liabilities	48 477 882	47 127 803	-



Japanese built Ultramax vessel currently on a
1-year TC contract to Oceana Bulk S.A. at USD 27,000 p.d.

PROJECT & COMPANY INFORMATION			
Established		Mar-22	
Currency		USD	
Vessel(s) purchase price		24 000 000	
Initial financing			
Long-term debt		13 200 000	
Seller's credit		-	
Equity		12 600 000	
Project price		25 800 000	

Equity			
Paid in equity		12 600 000	
Paid in equity per 1 %		126 000	
Accumulated dividends (since establishment) per 1 %			
Accumulated dividends in % of paid in equity			
Next estimated dividend per 1 %	Q2 2025	164 529	
Last traded per 1 %			
02.08.2022 129 000			
Vessel(s) valuation			
	Source	Date	Value
Last valuation on vessel(s) (*)	Lorentzen & Co.	31.12.2022	21 000 000
(*) Charter free Basis			

ESTIMATED NAV PER 31.12.2022			
	High case	Base case	Low case
Vessel(s) value	22 000 000	21 000 000	20 000 000
Free cash		2 263 548	
Other working capital		337 734	
Total assets		23 601 282	
Long-term debt			
11 200 000			
Seller's credit			
-			
Total liabilities		11 200 000	
Current Net Asset Value (NAV)*			
13 401 282 12 401 282 11 401 282			
NAV per 1 %	134 013	124 013	114 013
Est. IRR p.a. since establishment			
Est. nominal return since establishment			
6 % -2 % -10 %			

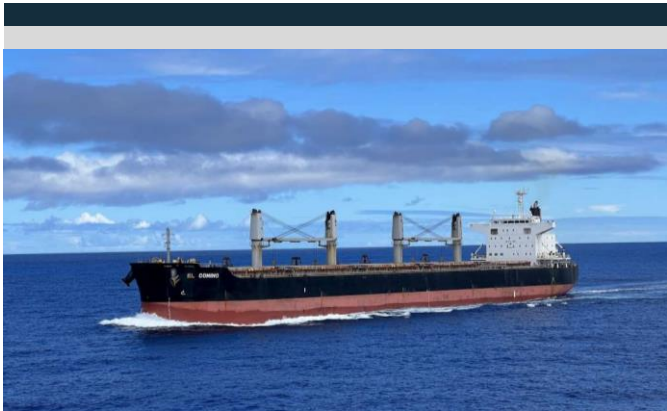
* Sales commission or liquidation costs are not accounted for in the NAV

EST. RETURN SENSITIVITIES (IRR P.A.) (BASIS NAV)			
Comment	Residual value	Date of sale	
		31.12.2024	30.04.2025
Future High Case	22 500 000	26 %	24 %
Future Base case	18 465 000	12 %	13 %
Future Low case	14 500 000	-3 %	0 %

Vessel(s) value	NAV per 1%	Charter party	Charter expiry	Segment	Date of analysis
USD 21,0m	USD 124k	TC	Q2 2023	Dry bulk	31.12.2022
Project Broker		Business Manager		Secondhand trade	
Jørgen F. Sandnes		Geir Einar Borgen		Project Sales	
(+47) 93 81 38 31		(+47) 41 76 83 40		fpfsales@fearnleys.com	
VESSEL(S) INFORMATION					
Name of vessel(s)				El Comino	
Type of vessel(s)				Imabari 61 Ultramax dry bulk	
Year built				2012	
Ship yard				Iwagi Zosen Ltd	
Class				ABS	
Flag				Marshall Islands	
Deadweight				61 465	
Lightweight				10 850	
Cranes				4x SWL 30.7 tonnes	
Next Special Survey				Q327	
Project Managers					
Disponent Owner				Njord Shipping AS	
Commercial Manager				Suisse-Atlantique S.A.	
Technical Manager				Suisse-Atlantique S.A.	
Business Manager				Fearnley Business Management AS	
Vessel(s) employment					
Charter party				Long-term TC	
Charterer				Oceana Bulk S.A.	
Current charter rate per day (gross)				27 000	
Charter party assumed redelivery				07.04.2023	

CASH FLOW FORECAST			
Year	2023E	2024E	2025E
Operating income	6 279 369	5 613 626	1 907 292
Operating expenses	- 2 021 644	- 2 128 542	- 732 777
Dry dock / survey	-	- 50 000	-
Admin / start-up expenses	- 92 025	- 80 876	- 35 556
EBITDA	4 165 700	3 354 208	1 138 960
Change in other working capit	- 224 189	-	561 923
CapEx (purchase/sale)	-	-	18 465 000
Net financial expenses	- 951 528	- 788 007	- 332 676
Change in bank debt	- 3 000 000	- 1 700 000	- 6 500 000
Free cash flow to equity	- 10 017	866 201	13 333 207
Dividends	-	-	16 452 939
Est. FCF to equity (Basis NAV)			
0 % 7 % 108 %			
Est. dividend yield (Basis NAV)			
0 % 0 % 133 %			
Avg. TCE p.d. assumpt. (gross)			
18 293 16 460 16 963			
On-hire days assumption per vessel			
361 359 118			

BALANCE SHEET FORECAST (VALUE ADJUSTED)				
Date	31.12.2022	31.12.2023E	31.12.2024E	30.04.2025E
Free cash	2 263 548	2 253 531	3 119 732	-
Other working capital	337 734	561 923	561 923	-
Vessel(s) value	21 000 000	19 913 571	18 827 142	-
Total assets	23 601 282	22 729 025	22 508 797	-
Long-term debt				
11 200 000 8 200 000 6 500 000				
Seller's credit				
- - -				
Value adjusted equity				
12 401 282 14 529 025 16 008 797				
Total equity and liabilities	23 601 282	22 729 025	22 508 797	-



Untied Overseas Products AS

2x Korean built MR tankers

One vessel is trading spot while the other is fixed on a 2-year TC at USD 22,557 p.d.

PROJECT & COMPANY INFORMATION

Established	Oct-22
Currency	USD
Vessel(s) purchase price	49 000 000

Initial financing

Long-term debt	30 000 000
Seller's credit	-
Equity	24 000 000
Project price	54 000 000

Equity

Paid in equity	24 000 000
Paid in equity per 1 %	240 000

Accumulated dividends (since establishment) per 1 %

Accumulated dividends in % of paid in equity

Next estimated dividend per 1 %	Q1 2023	12 500
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Last traded per 1 %

Vessel(s) valuation	Source	Date	Value
Last valuation on vessel(s) (*) (en bloc)	Grieg & VesselValue	31.12.2022	52 580 000
(*) Charter free Basis			

ESTIMATED NAV PER 31.12.2022

	High case	Base case	Low case
Vessel(s) value	54 580 000	52 580 000	50 580 000
Free cash		4 505 841	
Other working capital		867 043	
Total assets		57 952 884	
Long-term debt		30 000 000	
Seller's credit		-	
Total liabilities		30 000 000	
Current Net Asset Value (NAV)*		27 952 884	
NAV per 1 %		279 529	

Est. IRR p.a. since establishment

Est. nominal return since establishment	25 %	16 %	8 %
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* Sales commission or liquidation costs are not accounted for in the NAV

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

Comment	Residual value	Date of sale		
		31.12.2023	31.12.2024	31.12.2025
Future High Case	50 000 000	31 %	29 %	28 %
Future Base case	40 000 000	-6 %	13 %	20 %
Future Low case	30 000 000	-44 %	-6 %	10 %

Vessel(s) value	NAV per 1%	Charter party	Charter expiry	Segment	Date of analysis
USD 52,6m	USD 280k	Spot / TC	Q1 2023	Tanker	31.12.2022

Project Broker	Business Manager	Secondhand trade
Håkon F. Røsaker (+47) 93 02 96 24	Mats Wikholm (+47) 99 57 00 93	Project Sales fpfsales@fearnleys.com

VESSEL(S) INFORMATION

Name of vessel(s)	UOG Sparta	UOG Oslo
Type of vessel(s)	MR Tanker	MR Tanker
Year built	2009	2010
Ship yard	SPP Shipbuilding, South Korea	Hyundai Mipo, South Korea
Class	Lloyd's Register	Lloyd's Register
Flag	Marshall Islands	Marshall Islands
Deadweight	50 000	46 100
Lightweight	10 834	10 213
Cubic meters	52 100	52 133
Next Special Survey	Q1 2024	Q4 2025

Project Managers

Commercial Manager	United Overseas Management (Hellas) Ltd
Technical Manager	United Overseas Management (Hellas) Ltd
Disponent Owner	ADS Maritime Holding
Business Manager	Fearnley Business Management AS

Vessel(s) employment

	UOG Sparta	UOG Oslo
Charter party	Spot/TC	Spot/TC
Charterer	Durban / Fujairah / Chiba	Clearlake
Current charter rate per day (gross)	42 000	22 557
Charter party assumed redel. date	27.01.2023	01.12.2025

CASH FLOW FORECAST

Year	2023E	2024E
Operating income	19 396 258	17 091 792
Operating expenses	- 5 302 564	- 5 448 518
Dry dock / survey	-	- 1 000 000
Admin / start-up expenses	- 189 625	- 194 366
EBITDA	13 904 069	10 448 908
Change in other working capita	- 1 657 412	250 000
CapEx (purchase/sale)	-	-
Net financial expenses	- 2 924 925	- 1 739 249
Change in bank debt	- 8 125 000	- 6 875 000
Free cash flow to equity	1 196 733	2 084 659
Dividends	2 750 000	1 500 000

Est. FCF to equity (Basis NAV)

Est. dividend yield (Basis NAV)	4 %	7 %
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Avg. TCE p.d. assumpt. (gross)

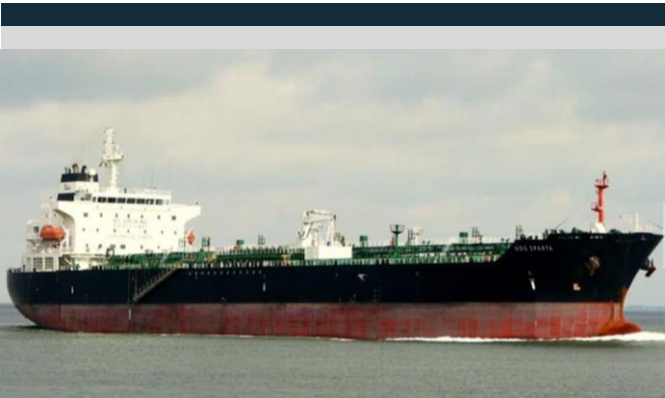
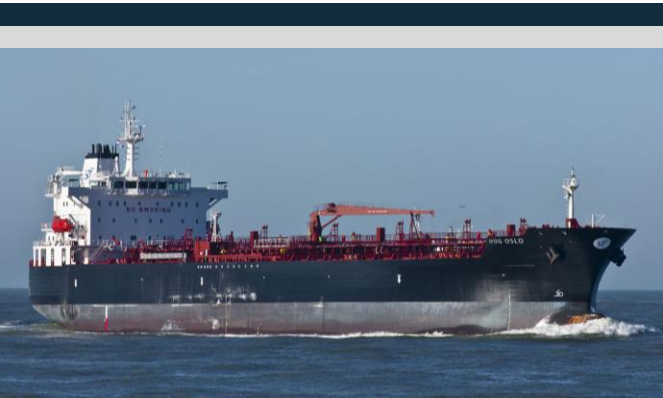
On-hire days assumption per vessel	26 911	24 142
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360

354

BALANCE SHEET FORECAST (VALUE ADJUSTED)

Date	31.12.2022	31.12.2023E	31.12.2024E
Free cash	4 505 841	2 952 572	3 537 232
Other working capital	867 043	2 524 455	2 274 455
Vessel(s) value	52 580 000	47 112 325	41 644 650
Total assets	57 952 884	52 589 352	47 456 337
Long-term debt	30 000 000	21 875 000	15 000 000
Seller's credit	-	-	-
Value adjusted equity	27 952 884	30 714 352	32 456 337
Total equity and liabilities	57 952 884	52 589 352	47 456 337



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