Continue shopping

Cibus recently refinanced its remaining senior debt facility and just a few days later acquired three properties in Finland. There is potential, in our view, for even more acquisitions in the second half of the year. We argue that the share should be valued at a premium to our EPRA NAV Q3 2020e of 10%, which can be justified as the property valuations do not capture the risk diversification from owning a large portfolio. We reiterate our Buy rating and increase our 12-month target price to SEK 143 (130), implying upside potential of c. 15% including paid dividends.

Several new acquisitions

Two of the acquired properties, totalling 8,000 m², are located in Liminka (south of Oulu) and Jämsä (north-east of Tampere) and are let to Halpa-Halli and Tokmanni, respectively. The third acquisition is under construction and will amount to c. 3,000 m², located in Virrat (north of Tampere), and will be let out to Tokmanni. This last transaction is estimated to close in early 2020.

Potential in the bond refinancing

Cibus's bond matures on 26 May 2021 and carries a floating coupon rate of 4.5% + 3m EURIBOR. We have pencilled in a refinancing at a coupon rate of 3.25% + 3m EURIBOR in Q4 2020, which is supported by how the current bond is trading. Thus, some EUR 1.7m p.a. less in net interest is applied to our estimates.

Risk diversification justifies a premium to EPRA NAV

The share is valued at a premium of 2% to our EPRA NAV Q3 2020e while we think a premium of 10% can be justified as the property valuations do not capture the risk diversification from owning a large portfolio. We reiterate our Buy rating and increase our 12-month target price to SEK 143 (130).

EURm	2017	2018	2019e	2020e	2021e
Sales	18	29	61	67	71
NOI	14	23	49	54	58
NOI margin (%)	81	81	81	81	81
IFPM	8	13	32	36	40
CEPS (EUR)	0.2	0.5	0.9	1.1	1.3
EPRA NAV ps (EUR)	11.0	10.9	11.8	12.5	13.5
DPS (EUR)	0.8	0.8	0.9	0.9	1.0
P/CEPS (x)		19.4	13.6	11.0	9.9
P/EPRA NAV (x)		0.93	1.07	1.00	0.93
EBITDA/EV (%)		3.0	5.1	5.2	5.4
Div yield (%)		8.1	7.0	7.3	7.7

Source: Pareto



Target price (SEK)	143
Share price (SEK)	132

Forecast changes			
%	2019e	2020e	2021e
Sales	0	2	1
NOI	0	1	1
CEPS	0	3	6
EPRA NAV ps	0	0	2
DPS	-	1	1
Source: Pareto			

Ticker	CIBUS.ST, CIBUS SS
Sector	Real Estate
Property sector	Retail
Credit rating	None
Shares fully diluted (m)	31.1
Market cap (EURm)	390
Market cap pref shares (EURm)	0
Net debt (EURm)	511
Minority interests (EURm)	0
Enterprise value 19e (EURm)	901

Performance



Source: Factset

Analysts

Markus Henriksson

+46 8 402 5264, markus.henriksson@paretosec.com

Oscar Lindquist

+46 8 402 5275, oscar.lindquist@paretosec.com

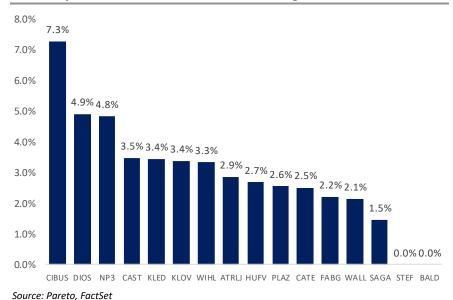
Resilience and stability are key

With retail undergoing structural changes due to increased online penetration, we think Cibus's defensive features are attractive, i.e. creditworthy and market-leading grocery brands in Finland as tenants, on predominantly net or triple-net like lease agreements with long durations and high tenant retention.

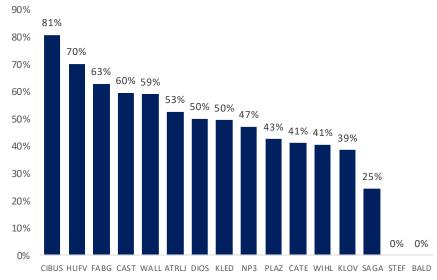
Unmatched dividend yield

Cibus delivers stable and predictable cash flow with low capex requirements, thus enabling a high pay-out ratio of 81% and a rich dividend yield of c. 7.3% for 2020e. Other names in our coverage distribute an average dividend yield of c. 3.4% and have a pay-out ratio of c. 52% if we exclude Balder and Stendörren, two companies that do not pay a dividend. If we combine Cibus's solid dividend yield with a P/CEPS of 10.9x for 2020e, compared with the sector average of 16.5x, we argue there is more upside to the share.

Dividend yield 2020e in Pareto's real estate coverage



Dividend pay-out ratio 2020e in Pareto's real estate coverage



Source: Pareto

PROFIT & LOSS (fiscal year) (EURm)	2014	2015	2016	2017	2018	2019e	2020e	2021e
Rental income				15	25	53	58	63
Sales				18	29	61	67	71
Operating costs				(3)	(5)	(12)	(13)	(14)
Net operating income				14	23	49	54	58
Central administration				(1)	(2)	(4)	(4)	(4)
Other operating income / (expense)				-	2	-	-	-
EBITDA				13	23	46	50	53
Associated companies and JVs				-	-	-	-	-
Non-recurring items				- 12	-	-	-	-
EBITA				13	23	46	50 -	53
Impairment goodwill EBIT				13	23	46	- 50	- 53
Net interest				(4)	(8)	(14)	(14)	(13)
Income from property management				8	13	32	36	40
Exceptional extraordinary income / (cost)				-	-	-	-	-
Chg. in value properties realised				_	(0)	_	_	_
Chg. in value properties unrealised				30	32	17	16	19
Chg. in value financial instruments realised				-	-	-		_
Chg. in value financial instruments unrealised				(0)	(0)	(0)	_	_
Profit before taxes				38	46	48	52	58
Current tax				(0)	(1)	(1)	(1)	(1)
Deferred tax				(5)	(8)	(8)	(10)	(11)
Profit after tax for the period				33	38	39	41	46
Minorities				-	-	-	-	-
Net profit				33	38	39	41	46
DALANCE CUEFT (FUD)	2014	2015	2016	2017	2010	2010-	2020-	2021-
Fair value properties	2014	2015	2016	2017 768	2018 816	2019e 888	2020e 962	2021e 1,033
Associated companies and JVs				700	910	-	- 902	1,055
Goodwill				-	_	_	_	
Other fixed assets				2	2	7	7	7
Other current assets	_	_	_	5	3	6	6	7
Cash and cash equivalents				17	26	13	18	20
Total assets				792	848	915	994	1,067
Total equity				334	329	348	362	380
Hybrid capital debt				-	-	-	-	-
Deferred tax liability				7	9	18	28	39
Financial instruments				1	2	2	2	2
Non-current interest bearing liabilities				440	486	524	577	620
Other non-current liabilities				0	0	6	6	6
Current interest bearing liabilities				-	-	-	-	-
Other current liabilities				9	21	17	18	20
Total liabilities				458	519	566	631	687
Total liabilities and total equity				792	848	915	994	1,067
CASH FLOW (EURm)	2014	2015	2016	2017	2018	2019e	2020e	2021e
Cash flow before change in working capital				6	16	29	35	39
Change in working capital				(1)	0	2	1	1
Cash flow post change in working capital				5	16	31	37	41
Investments in developments				(1)	(2)	(2)	(3)	(3)
Property acquisitions				(214)	(46)	(56)	(55)	(50)
Property divestments				-	-	3	-	-
Other capex items				(0)	-	-	-	-
Cash flow from investment activities				(215)	(48)	(55)	(57)	(53)
Dividend paid				-	(6)	(26)	(27)	(29)
Dividend paid preference capital				<u>-</u>	-	-	-	-
Share capital issuance / (buybacks)				311	-	-	-	-
Preference capital issuance / (buybacks)				-	-	-	-	-
								43
				(72)	47	38	53	73
Other financing inflow / (outflow)				(12)	(1)	(0)	-	-
Debt issuance / (repayment) Other financing inflow / (outflow) Cash flow from financing activities Cash flow								- 14 2

SHARE DATA (million)	2014	2015	2016	2017	2018	2019e	2020e	2021e
Average number of shares				31.1	31.1	31.1	31.1	31.1
No. of shares end of period				31.1	31.1	31.1	31.1	31.1
Share price year-end (EUR)					10.1	12.5	12.5	12.5
PER SHARE DATA								
CEPS (EUR)				0.21	0.52	0.92	1.14	1.26
Chg CEPS (%)					153	78	23	11
Income from property management (EUR)				0.26	0.41	1.02	1.15	1.28
Chg inc. from property management (%)					57	146	13	11
DPS (EUR)				0.80	0.82	0.88	0.92	0.96
Chg DPS (%)					3	7	5	4
Book value per share (EUR)				10.7	10.6	11.2	11.7	12.2
EPRA NAV per share (EUR)				11.0	10.9	11.8	12.5	13.5
Chg EPRA NAV per share (%)					6.6	15.8	14.1	14.8
CEPS/EPRA NAV per share (%)				1.9	4.8	7.9	9.1	9.4
CAPITALISATION & VALUATION (EURm)	2014	2015	2016	2017	2018	2019e	2020e	2021e
Market cap					313	390	390	390
Market cap preference shares				_	_	-	-	_
Net interest bearing debt				423	461	511	559	600
Minority interest	_	_	-	-	-	-	-	-
Enterprise value					774	901	949	990
·								
Price/CEPS (x)					19.4	13.6	11.0	9.9
Price/Income from property management (x)					24.4	12.3	10.9	9.8
Dividend yield (%)					8.1	7.0	7.3	7.7
Payout ratio (%)				390.1	158.0	95.2	80.9	76.0
Premium/discount to book value (%)					(4.7)	12.0	7.6	2.6
Premium/discount to EPRA NAV (%)					(7.3)	6.6	(0.0)	(7.0)
Premium/discount to GAV (%)					(3.0)	2.7	(0.0)	(2.8)
EBITDA/EV (%)					3.0	5.1	5.2	5.4
PROFITABILITY & DEBT	2014	2015	2016	2017	2018	2019e	2020e	2021e
	2014	2015	2016	2017				
ROE (%)	2014	2015	2016	2017	11.5	11.5	11.6	12.5
ROE (%) ROCE (%)	2014	2015	2016		11.5 3.0	11.5 5.5	11.6 5.6	12.5 5.6
ROE (%)	2014	2015	2016	2017 80.6 72.3	11.5	11.5	11.6	12.5
ROE (%) ROCE (%) Net operating income margin (%) EBITDA margin (%)	2014	2015	2016	80.6	11.5 3.0 81.0	11.5 5.5 80.6	11.6 5.6 80.8	12.5 5.6 80.7
ROE (%) ROCE (%) Net operating income margin (%) EBITDA margin (%) Market capitalisation/enterprise value (%)	2014	2015	2016	80.6 72.3	11.5 3.0 81.0 79.1 40.5	11.5 5.5 80.6 74.3 43.3	11.6 5.6 80.8 74.5 41.1	12.5 5.6 80.7 74.5 39.4
ROE (%) ROCE (%) Net operating income margin (%) EBITDA margin (%)	2014	2015	2016	80.6	11.5 3.0 81.0 79.1	11.5 5.5 80.6 74.3	11.6 5.6 80.8 74.5	12.5 5.6 80.7 74.5
ROE (%) ROCE (%) Net operating income margin (%) EBITDA margin (%) Market capitalisation/enterprise value (%) LTV (%)	2014	2015	2016	80.6 72.3 57.3	11.5 3.0 81.0 79.1 40.5 59.5	11.5 5.5 80.6 74.3 43.3 59.0	11.6 5.6 80.8 74.5 41.1 60.0	12.5 5.6 80.7 74.5 39.4 60.0
ROE (%) ROCE (%) Net operating income margin (%) EBITDA margin (%) Market capitalisation/enterprise value (%) LTV (%) Interest bearing debt/EBITDA (x) EBITDA/interest expense (x)	2014	2015		80.6 72.3 57.3 33.4 2.8	11.5 3.0 81.0 79.1 40.5 59.5 20.1	11.5 5.5 80.6 74.3 43.3 59.0 11.2 3.3	11.6 5.6 80.8 74.5 41.1 60.0 11.3 3.6	12.5 5.6 80.7 74.5 39.4 60.0 11.3 4.0
ROE (%) ROCE (%) Net operating income margin (%) EBITDA margin (%) Market capitalisation/enterprise value (%) LTV (%) Interest bearing debt/EBITDA (x) EBITDA/interest expense (x) SUPPLEMENTAL DATA (EURm)	2014	2015	2016	80.6 72.3 57.3 33.4 2.8	11.5 3.0 81.0 79.1 40.5 59.5 20.1 2.8	11.5 5.5 80.6 74.3 43.3 59.0 11.2 3.3	11.6 5.6 80.8 74.5 41.1 60.0 11.3	12.5 5.6 80.7 74.5 39.4 60.0 11.3
ROE (%) ROCE (%) Net operating income margin (%) EBITDA margin (%) Market capitalisation/enterprise value (%) LTV (%) Interest bearing debt/EBITDA (x) EBITDA/interest expense (x) SUPPLEMENTAL DATA (EURm) Number of properties				80.6 72.3 57.3 33.4 2.8 2017	11.5 3.0 81.0 79.1 40.5 59.5 20.1 2.8 2018	11.5 5.5 80.6 74.3 43.3 59.0 11.2 3.3	11.6 5.6 80.8 74.5 41.1 60.0 11.3 3.6	12.5 5.6 80.7 74.5 39.4 60.0 11.3 4.0
ROE (%) ROCE (%) Net operating income margin (%) EBITDA margin (%) Market capitalisation/enterprise value (%) LTV (%) Interest bearing debt/EBITDA (x) EBITDA/interest expense (x) SUPPLEMENTAL DATA (EURm) Number of properties Lettable space sqm				80.6 72.3 57.3 33.4 2.8 2017 123 437,857	11.5 3.0 81.0 79.1 40.5 59.5 20.1 2.8 2018 132 476,758	11.5 5.5 80.6 74.3 43.3 59.0 11.2 3.3 2019e	11.6 5.6 80.8 74.5 41.1 60.0 11.3 3.6 2020e	12.5 5.6 80.7 74.5 39.4 60.0 11.3 4.0 2021e
ROE (%) ROCE (%) Net operating income margin (%) EBITDA margin (%) Market capitalisation/enterprise value (%) LTV (%) Interest bearing debt/EBITDA (x) EBITDA/interest expense (x) SUPPLEMENTAL DATA (EURm) Number of properties Lettable space sqm Economic occupancy (%)				80.6 72.3 57.3 33.4 2.8 2017	11.5 3.0 81.0 79.1 40.5 59.5 20.1 2.8 2018	11.5 5.5 80.6 74.3 43.3 59.0 11.2 3.3	11.6 5.6 80.8 74.5 41.1 60.0 11.3 3.6	12.5 5.6 80.7 74.5 39.4 60.0 11.3 4.0
ROE (%) ROCE (%) Net operating income margin (%) EBITDA margin (%) Market capitalisation/enterprise value (%) LTV (%) Interest bearing debt/EBITDA (x) EBITDA/interest expense (x) SUPPLEMENTAL DATA (EURm) Number of properties Lettable space sqm Economic occupancy (%) Net leasing				80.6 72.3 57.3 33.4 2.8 2017 123 437,857	11.5 3.0 81.0 79.1 40.5 59.5 20.1 2.8 2018 132 476,758 96.0	11.5 5.5 80.6 74.3 43.3 59.0 11.2 3.3 2019e	11.6 5.6 80.8 74.5 41.1 60.0 11.3 3.6 2020e - 548,050 95.1	12.5 5.6 80.7 74.5 39.4 60.0 11.3 4.0 2021e
ROE (%) ROCE (%) Net operating income margin (%) EBITDA margin (%) Market capitalisation/enterprise value (%) LTV (%) Interest bearing debt/EBITDA (x) EBITDA/interest expense (x) SUPPLEMENTAL DATA (EURm) Number of properties Lettable space sqm Economic occupancy (%) Net leasing Like-for-like rental growth (%)				80.6 72.3 57.3 33.4 2.8 2017 123 437,857	11.5 3.0 81.0 79.1 40.5 59.5 20.1 2.8 2018 132 476,758 96.0	11.5 5.5 80.6 74.3 43.3 59.0 11.2 3.3 2019e	11.6 5.6 80.8 74.5 41.1 60.0 11.3 3.6 2020e - 548,050 95.1	12.5 5.6 80.7 74.5 39.4 60.0 11.3 4.0 2021e 584,450 95.1
ROE (%) ROCE (%) Net operating income margin (%) EBITDA margin (%) Market capitalisation/enterprise value (%) LTV (%) Interest bearing debt/EBITDA (x) EBITDA/interest expense (x) SUPPLEMENTAL DATA (EURm) Number of properties Lettable space sqm Economic occupancy (%) Net leasing Like-for-like rental growth (%) Estimated rental value (ERV)				80.6 72.3 57.3 33.4 2.8 2017 123 437,857	11.5 3.0 81.0 79.1 40.5 59.5 20.1 2.8 2018 132 476,758 96.0	11.5 5.5 80.6 74.3 43.3 59.0 11.2 3.3 2019e - 508,650 95.1 57	11.6 5.6 80.8 74.5 41.1 60.0 11.3 3.6 2020e 548,050 95.1 - 62	12.5 5.6 80.7 74.5 39.4 60.0 11.3 4.0 2021e 584,450 95.1 - 67
ROE (%) ROCE (%) Net operating income margin (%) EBITDA margin (%) Market capitalisation/enterprise value (%) LTV (%) Interest bearing debt/EBITDA (x) EBITDA/interest expense (x) SUPPLEMENTAL DATA (EURm) Number of properties Lettable space sqm Economic occupancy (%) Net leasing Like-for-like rental growth (%) Estimated rental value (ERV) ERV per sqm (EUR)				80.6 72.3 57.3 33.4 2.8 2017 123 437,857 95.0	11.5 3.0 81.0 79.1 40.5 59.5 20.1 2.8 2018 132 476,758 96.0	11.5 5.5 80.6 74.3 43.3 59.0 11.2 3.3 2019e	11.6 5.6 80.8 74.5 41.1 60.0 11.3 3.6 2020e 548,050 95.1 - 62 113	12.5 5.6 80.7 74.5 39.4 60.0 11.3 4.0 2021e 584,450 95.1
ROE (%) ROCE (%) ROCE (%) Net operating income margin (%) EBITDA margin (%) Market capitalisation/enterprise value (%) LTV (%) Interest bearing debt/EBITDA (x) EBITDA/interest expense (x) SUPPLEMENTAL DATA (EURm) Number of properties Lettable space sqm Economic occupancy (%) Net leasing Like-for-like rental growth (%) Estimated rental value (ERV) ERV per sqm (EUR) Weighted avg. unexpired lease term (years)				80.6 72.3 57.3 33.4 2.8 2017 123 437,857 95.0	11.5 3.0 81.0 79.1 40.5 59.5 20.1 2.8 2018 132 476,758 96.0	11.5 5.5 80.6 74.3 43.3 59.0 11.2 3.3 2019e - 508,650 95.1 - - 57 112	11.6 5.6 80.8 74.5 41.1 60.0 11.3 3.6 2020e 548,050 95.1 - 62 113 -	12.5 5.6 80.7 74.5 39.4 60.0 11.3 4.0 2021e - 584,450 95.1 - 67 114
ROE (%) ROCE (%) ROCE (%) Net operating income margin (%) EBITDA margin (%) Market capitalisation/enterprise value (%) LTV (%) Interest bearing debt/EBITDA (x) EBITDA/interest expense (x) SUPPLEMENTAL DATA (EURm) Number of properties Lettable space sqm Economic occupancy (%) Net leasing Like-for-like rental growth (%) Estimated rental value (ERV) ERV per sqm (EUR) Weighted avg. unexpired lease term (years) Fair value property portfolio (IFRS)				80.6 72.3 57.3 33.4 2.8 2017 123 437,857 95.0 - - - - 5.1 768	11.5 3.0 81.0 79.1 40.5 59.5 20.1 2.8 2018 132 476,758 96.0	11.5 5.5 80.6 74.3 43.3 59.0 11.2 3.3 2019e	11.6 5.6 80.8 74.5 41.1 60.0 11.3 3.6 2020e 548,050 95.1 - 62 113 - 962	12.5 5.6 80.7 74.5 39.4 60.0 11.3 4.0 2021e 584,450 95.1 - 67
ROE (%) ROCE (%) ROCE (%) Net operating income margin (%) EBITDA margin (%) Market capitalisation/enterprise value (%) LTV (%) Interest bearing debt/EBITDA (x) EBITDA/interest expense (x) SUPPLEMENTAL DATA (EURm) Number of properties Lettable space sqm Economic occupancy (%) Net leasing Like-for-like rental growth (%) Estimated rental value (ERV) ERV per sqm (EUR) Weighted avg. unexpired lease term (years) Fair value investment properties (IFRS)				80.6 72.3 57.3 33.4 2.8 2017 123 437,857 95.0 - - - - 5.1 768 768	11.5 3.0 81.0 79.1 40.5 59.5 20.1 2.8 2018 132 476,758 96.0 - - 52 110 5.0 816 816	11.5 5.5 80.6 74.3 43.3 59.0 11.2 3.3 2019e - 508,650 95.1 - - 57 112	11.6 5.6 80.8 74.5 41.1 60.0 11.3 3.6 2020e 548,050 95.1 - 62 113 -	12.5 5.6 80.7 74.5 39.4 60.0 11.3 4.0 2021e - 584,450 95.1 - 67 114
ROE (%) ROCE (%) ROCE (%) Net operating income margin (%) EBITDA margin (%) Market capitalisation/enterprise value (%) LTV (%) Interest bearing debt/EBITDA (x) EBITDA/interest expense (x) SUPPLEMENTAL DATA (EURm) Number of properties Lettable space sqm Economic occupancy (%) Net leasing Like-for-like rental growth (%) Estimated rental value (ERV) ERV per sqm (EUR) Weighted avg. unexpired lease term (years) Fair value property portfolio (IFRS) Fair value investment properties per sqm (EUR)				80.6 72.3 57.3 33.4 2.8 2017 123 437,857 95.0 - - - - 5.1 768	11.5 3.0 81.0 79.1 40.5 59.5 20.1 2.8 2018 132 476,758 96.0 - - 52 110 5.0 816 816 1,713	11.5 5.5 80.6 74.3 43.3 59.0 11.2 3.3 2019e 508,650 95.1 - 57 112 - 888	11.6 5.6 80.8 74.5 41.1 60.0 11.3 3.6 2020e 548,050 95.1 - 62 113 - 962 -	12.5 5.6 80.7 74.5 39.4 60.0 11.3 4.0 2021e 584,450 95.1 - 67 114 - 1,033
ROE (%) ROCE (%) Net operating income margin (%) EBITDA margin (%) Market capitalisation/enterprise value (%) LTV (%) Interest bearing debt/EBITDA (x) EBITDA/interest expense (x) SUPPLEMENTAL DATA (EURm) Number of properties Lettable space sqm Economic occupancy (%) Net leasing Like-for-like rental growth (%) Estimated rental value (ERV) ERV per sqm (EUR) Weighted avg. unexpired lease term (years) Fair value property portfolio (IFRS) Fair value investment properties per sqm (EUR) Est. chg. in capital values prop. portfolio (%)				80.6 72.3 57.3 33.4 2.8 2017 123 437,857 95.0 - - - - 5.1 768 768 1,754	11.5 3.0 81.0 79.1 40.5 59.5 20.1 2.8 2018 132 476,758 96.0 - - 52 110 5.0 816 816 1,713 4.2	11.5 5.5 80.6 74.3 43.3 59.0 11.2 3.3 2019e 508,650 95.1 - 57 112 - 888 - 2.0	11.6 5.6 80.8 74.5 41.1 60.0 11.3 3.6 2020e 548,050 95.1 - 62 113 - 962 - 1.7	12.5 5.6 80.7 74.5 39.4 60.0 11.3 4.0 2021e 584,450 95.1 - 67 114 - 1,033 - 1.8
ROE (%) ROCE (%) Net operating income margin (%) EBITDA margin (%) Market capitalisation/enterprise value (%) LTV (%) Interest bearing debt/EBITDA (x) EBITDA/interest expense (x) SUPPLEMENTAL DATA (EURm) Number of properties Lettable space sqm Economic occupancy (%) Net leasing Like-for-like rental growth (%) Estimated rental value (ERV) ERV per sqm (EUR) Weighted avg. unexpired lease term (years) Fair value investment properties (IFRS) Fair value investment properties per sqm (EUR) Est. chg. in capital values prop. portfolio (%) Est. income return property portfolio (%)				80.6 72.3 57.3 33.4 2.8 2017 123 437,857 95.0 - - - 5.1 768 768 1,754	11.5 3.0 81.0 79.1 40.5 59.5 20.1 2.8 2018 132 476,758 96.0 - - 52 110 5.0 816 816 1,713 4.2 4.4	11.5 5.5 80.6 74.3 43.3 59.0 11.2 3.3 2019e 508,650 95.1 57 112 - 888 - 2.0 5.8	11.6 5.6 80.8 74.5 41.1 60.0 11.3 3.6 2020e 548,050 95.1 - 62 113 - 962 - 1.7 5.7	12.5 5.6 80.7 74.5 39.4 60.0 11.3 4.0 2021e 584,450 95.1 - 67 114 - 1,033 - 1.8 5.7
ROE (%) ROCE (%) Net operating income margin (%) EBITDA margin (%) Market capitalisation/enterprise value (%) LTV (%) Interest bearing debt/EBITDA (x) EBITDA/interest expense (x) SUPPLEMENTAL DATA (EURm) Number of properties Lettable space sqm Economic occupancy (%) Net leasing Like-for-like rental growth (%) Estimated rental value (ERV) ERV per sqm (EUR) Weighted avg. unexpired lease term (years) Fair value investment properties (IFRS) Fair value investment properties per sqm (EUR) Est. chg. in capital values prop. portfolio (%) Est. total return property portfolio (%)				80.6 72.3 57.3 33.4 2.8 2017 123 437,857 95.0 - - - 5.1 768 768 1,754	11.5 3.0 81.0 79.1 40.5 59.5 20.1 2.8 2018 132 476,758 96.0 - - 52 110 5.0 816 816 1,713 4.2 4.4 8.6	11.5 5.5 80.6 74.3 43.3 59.0 11.2 3.3 2019e 508,650 95.1 57 112 - 888 - 2.0 5.8 7.8	11.6 5.6 80.8 74.5 41.1 60.0 11.3 3.6 2020e 548,050 95.1 - 62 113 - 962 - 1.7 5.7 7.5	12.5 5.6 80.7 74.5 39.4 60.0 11.3 4.0 2021e 584,450 95.1 - 67 114 - 1,033 - 1.8 5.7 7.6
ROE (%) ROCE (%) Net operating income margin (%) EBITDA margin (%) Market capitalisation/enterprise value (%) LTV (%) Interest bearing debt/EBITDA (x) EBITDA/interest expense (x) SUPPLEMENTAL DATA (EURm) Number of properties Lettable space sqm Economic occupancy (%) Net leasing Like-for-like rental growth (%) Estimated rental value (ERV) ERV per sqm (EUR) Weighted avg. unexpired lease term (years) Fair value investment properties (IFRS) Fair value investment properties per sqm (EUR) Est. chg. in capital values prop. portfolio (%) Est. total return property portfolio (%) Cost of debt (%)				80.6 72.3 57.3 33.4 2.8 2017 123 437,857 95.0 - - - 5.1 768 768 1,754	11.5 3.0 81.0 79.1 40.5 59.5 20.1 2.8 2018 132 476,758 96.0 - - 52 110 5.0 816 816 1,713 4.2 4.4 8.6 1.8	11.5 5.5 80.6 74.3 43.3 59.0 11.2 3.3 2019e 508,650 95.1 57 112 - 888 - 2.0 5.8	11.6 5.6 80.8 74.5 41.1 60.0 11.3 3.6 2020e 548,050 95.1 - 62 113 - 962 - 1.7 5.7	12.5 5.6 80.7 74.5 39.4 60.0 11.3 4.0 2021e 584,450 95.1 - 67 114 - 1,033 - 1.8 5.7
ROE (%) ROCE (%) Net operating income margin (%) EBITDA margin (%) Market capitalisation/enterprise value (%) LTV (%) Interest bearing debt/EBITDA (x) EBITDA/interest expense (x) SUPPLEMENTAL DATA (EURm) Number of properties Lettable space sqm Economic occupancy (%) Net leasing Like-for-like rental growth (%) Estimated rental value (ERV) ERV per sqm (EUR) Weighted avg. unexpired lease term (years) Fair value investment properties (IFRS) Fair value investment properties per sqm (EUR) Est. chg. in capital values prop. portfolio (%) Est. total return property portfolio (%) Cost of debt (%) Interest maturity (years)				80.6 72.3 57.3 33.4 2.8 2017 123 437,857 95.0 - - - 5.1 768 768 1,754 - - - -	11.5 3.0 81.0 79.1 40.5 59.5 20.1 2.8 2018 132 476,758 96.0 - 52 110 5.0 816 816 1,713 4.2 4.4 8.6 1.8 2.1	11.5 5.5 80.6 74.3 43.3 59.0 11.2 3.3 2019e 508,650 95.1 - 57 112 - 888 - 2.0 5.8 7.8 2.7	11.6 5.6 80.8 74.5 41.1 60.0 11.3 3.6 2020e 548,050 95.1 - 62 113 - 962 - 1.7 5.7 7.5	12.5 5.6 80.7 74.5 39.4 60.0 11.3 4.0 2021e 584,450 95.1 - 67 114 - 1,033 - 1.8 5.7 7.6
ROE (%) ROCE (%) Net operating income margin (%) EBITDA margin (%) Market capitalisation/enterprise value (%) LTV (%) Interest bearing debt/EBITDA (x) EBITDA/interest expense (x) SUPPLEMENTAL DATA (EURm) Number of properties Lettable space sqm Economic occupancy (%) Net leasing Like-for-like rental growth (%) Estimated rental value (ERV) ERV per sqm (EUR) Weighted avg. unexpired lease term (years) Fair value investment properties (IFRS) Fair value investment properties per sqm (EUR) Est. chg. in capital values prop. portfolio (%) Est. total return property portfolio (%) Cost of debt (%)				80.6 72.3 57.3 33.4 2.8 2017 123 437,857 95.0 - - - 5.1 768 768 1,754	11.5 3.0 81.0 79.1 40.5 59.5 20.1 2.8 2018 132 476,758 96.0 - - 52 110 5.0 816 816 1,713 4.2 4.4 8.6 1.8	11.5 5.5 80.6 74.3 43.3 59.0 11.2 3.3 2019e 508,650 95.1 57 112 - 888 - 2.0 5.8 7.8 2.7	11.6 5.6 80.8 74.5 41.1 60.0 11.3 3.6 2020e 548,050 95.1 - 62 113 - 962 - 1.7 5.7 7.5 2.4	12.5 5.6 80.7 74.5 39.4 60.0 11.3 4.0 2021e 584,450 95.1 - 67 114 - 1,033 - 1.8 5.7 7.6

PROFIT & LOSS (quarter) (EURm)	1Q'18	2Q'18	3Q'18	4Q'18	1Q'19	2Q'19e	3Q'19e	4Q'19e
Rental income		15	13	12	13	13	13	14
Sales		18	15	14	15	15	15	16
Operating costs		(3)	(3)	(3)	(3)	(3)	(3)	(3)
Net operating income		14	12	11	12	12	13	12
Central administration		(1)	(1)	(1)	(1)	(1)	(1)	(1)
Other operating income / (expense)		-	-	2	-	-	-	-
EBITDA		13	11	12	11	11	12	11
Associated companies and JVs		-	-	-	-	-	-	-
Non-recurring items		-	-	-	-	-	-	-
EBITA		13	11	12	11	11	12	11
Impairment goodwill		-	-	-	-	-	-	-
EBIT		13	11	12	11	11	12	11
Net interest		(4)	(4)	(4)	(4)	(4)	(3)	(3)
Income from property management		8	7	6	8	8	8	8
Exceptional extraordinary income / (cost) Chg. in value properties realised		-	-	- (0)	-	-	-	-
Chg. in value properties realised Chg. in value properties unrealised		30	(0)	(0) 2	3	4	6	4
Chg. in value properties unrealised		-	(0)	-	-	-	-	4
Chg. in value financial instruments unrealised		(0)	0	(0)	(0)	-	- -	
Profit before taxes		38	7	9	10	12	14	13
Current tax		(0)	(1)	(0)	(1)	(0)	(0)	(0)
Deferred tax		(5)	(0)	(2)	(1)	(2)	(3)	(3)
Profit after tax for the period		33	7	7	9	9	11	10
Minorities		-	-	-	-	-	-	-
Net profit		33	7	7	9	9	11	10
·								
BALANCE SHEET (EURm)	1Q'18	2Q'18	3Q'18	4Q'18	1Q'19	2Q'19e	3Q'19e	4Q'19e
Fair value properties		768	784	816	821	863	869	888
Associated companies and JVs		-	-	-	-	-	-	-
Goodwill		-	-	-	-	-	-	-
Other fixed assets		2	2	2	7	7	7	7
Other current assets	-	5	3	3	5	6	6	6
Cash and cash equivalents		17	25	26	24	10	15	13
Total assets		792	814	848	858	886	897	915
Total equity		334	341	329	338	341	345	348
Hybrid capital debt		-	-	-	-	-	-	-
Deferred tax liability		7	7	9	10	12	15	18
Financial instruments		1	1	2	2	2	2	2
Non-current interest bearing liabilities Other non-current liabilities		440	457	486	487	509	513	524
Current interest bearing liabilities		0	0	0	6	6	6	6
Other current liabilities		9	8	21	16	16	- 17	- 17
Total liabilities		4 58	474	519	520	545	552	566
Total liabilities and total equity		792	814	848	858	886	897	915
Total numinics and total equity		,,,_	014	0.10	050	000	037	313
CASH FLOW (EURm)	1Q'18	2Q'18	3Q'18	4Q'18	1Q'19	2Q'19e	3Q'19e	4Q'19e
Cash flow before change in working capital		6	7	9	5	8	8	8
Change in working capital		(1)	0	0	1	0	0	0
Cash flow post change in working capital		5	7	9	6	8	8	8
Investments in developments		(1)	(0)	(2)	(0)	(1)	(1)	(1)
Property acquisitions		(214)	(16)	(30)	(1)	(41)	-	(14)
Property divestments		-	-	-	-	3	-	-
Other capex items		(0)	-	-	-	-	-	
Cash flow from investment activities		(215)	(16)	(32)	(1)	(38)	(1)	(15)
Dividend paid		-	-	(6)	(6)	(6)	(7)	(7)
Dividend paid preference capital		-	-	-	-	-	-	-
Share capital issuance / (buybacks)		311	-	-	-	-	-	-
Preference capital issuance / (buybacks)		- (72)	- 17	-	1	- 22	-	- 11
Debt issuance / (repayment) Other financing inflow / (outflow)		(72) (12)	1/	30 (1)		22	4	11
Cash flow from financing activities		(12) 227	- 17	(1) 23	(0) (6)	16	(3)	5
Cash flow		17	8	0	(1)	(14)	(3)	(2)
		-,	J	J	(-)	(-7)	•	(-)

Disclaimer and legal disclosures

Origin of the publication or report

This publication or report originates from Pareto Securities AS ("Pareto Securities"), reg. no. 956 632 374 (Norway), Pareto Securities AB, reg. no. 556206-8956 (Sweden) or Pareto Securities Limited, reg. no. 3994976, (United Kingdom) (together the Group Companies or the "Pareto Securities Group") acting through their common unit Pareto Securities Research. The Group Companies are supervised by the Financial Supervisory Authority of their respective home countries.

Content of the publication or report

This publication or report has been prepared solely by Pareto Securities Research.

Opinions or suggestions from Pareto Securities Research may deviate from recommendations or opinions presented by other departments or companies in the Pareto Securities Group. The reason may typically be the result of differing time horizons, methodologies, contexts or other factors.

Snonsored research

Please note that if this report is labelled as "sponsored research" on the front page, Pareto Securities has entered into an agreement with the company about the preparation of research reports and receives compensation from the company for this service. Sponsored research is prepared by the Research Department of Pareto Securities without any instruction rights by the company. Sponsored research is however commissioned for and paid by the company and such material is considered by Pareto Securities to qualify as an acceptable minor non-monetary benefit according to the EU MIFID II Directive

Basis and methods for assessment

Opinions and price targets are based on one or more methods of valuation, for instance cash flow analysis, use of multiples, behavioral technical analyses of underlying market movements in combination with considerations of the market situation and the time horizon. Key assumptions of forecasts, price targets and projections in research cited or reproduced appear in the research material from the named sources. The date of publication appears from the research material cited or reproduced. Opinions and estimates may be updated in subsequent versions of the publication or report, provided that the relevant company/issuer is treated anew in such later versions of the publication or report.

Pareto Securities Research may provide credit research with more specific price targets based on different valuation methods, including the analysis of key credit ratios and other factors describing the securities creditworthiness, peer group analysis of securities with similar creditworthiness and different DCF-valuations. All descriptions of loan agreement structures and loan agreement features are obtained from sources which Pareto Securities Research believes to be reliable, but Pareto Securities Research does not represent or warrant their accuracy. Be aware that investors should go through the specific complete loan agreement before investing in any bonds and not base an investment decision based solely on information contained in this publication or report.

Pareto Securities Research has no fixed schedule for updating publications or reports.

Unless otherwise stated on the first page, the publication or report has not been reviewed by the issuer before dissemination. In instances where all or part of a report is presented to the issuer prior to publication, the purpose is to ensure that facts are correct.

Validity of the publication or report

All opinions and estimates in this publication or report are, regardless of source, given in good faith and may only be valid as of the stated date of this publication or report and are subject to change without notice.

No individual investment or tax advice

The publication or report is intended only to provide general and preliminary information to investors and shall not be construed as the basis for any investment decision. This publication or report has been prepared by Pareto Securities Research as general information for private use of investors to whom the publication or report has been distributed, but it is not intended as a personal recommendation of particular financial instruments or strategies and thus it does not provide individually tailored investment advice, and does not take into account the individual investor's particular financial situation, existing holdings or liabilities, investment knowledge and experience, investment objective and horizon or risk profile and preferences. The investor must particularly ensure the suitability of an investment as regards his/her financial and fiscal situation and investment objectives. The investor bears the risk of losses in connection with an investment

Before acting on any information in this publication or report, we recommend consulting your financial advisor.

The information contained in this publication or report does not constitute advice on the tax consequences of making any particular investment decision. Each investor shall make his/her own appraisal of the tax and other financial merits of his/her investment.

Sources

This publication or report may be based on or contain information, such as opinions, recommendations, estimates, price targets and valuations which emanate from Pareto Securities Research' analysts or representatives, publicly available information, information from other units or companies in the Group Companies, or other named sources.

To the extent this publication or report is based on or contains information emanating from other sources ("Other Sources") than Pareto Securities Research ("External Information"), Pareto Securities Research has deemed the Other Sources to be reliable but neither the companies in the Pareto Securities Group, others associated or affiliated with said companies nor any other person, guarantee the accuracy, adequacy or completeness of the External Information.

Ratings

Equity ratings: "Buy" Pareto Securities Research expects this financial instrument's total return to exceed 10% over the next 12 months

"Hold" Pareto Securities Research expects this financial instrument's total return to be between -10% and 10% over the next 12 months "Sell" Pareto Securities Research expects this financial instrument's total return to be negative by more than 10% over the next 12 months

Analysts Certification

The research analyst(s) whose name(s) appear on research reports prepared by Pareto Securities Research certify that: (i) all of the views expressed in the research report accurately reflect their personal views about the subject security or issuer, and (ii) no part of the research analysts' compensation was, is, or will be directly or indirectly related to the specific recommendations or views expressed by the research analysts in research reports that are prepared by Pareto Securities Research.

The research analysts whose names appears on research reports prepared by Pareto Securities Research received compensation that is based upon various factors including Pareto Securities' total revenues, a portion of which are generated by Pareto Securities' investment banking activities.

Limitation of liability

Pareto Securities Group or other associated and affiliated companies assume no liability as regards to any investment, divest ment or retention decision taken by the investor on the basis of this publication or report. In no event will entities of the Pareto Securities Group or other associated and affiliated companies be liable for direct, indirect or incidental, special or consequential damages resulting from the information in this publication or report.

Neither the information nor any opinion which may be expressed herein constitutes a solicitation by Pareto Securities Research of purchase or sale of any securities nor does it constitute a solicitation to any person in any jurisdiction where solicitation would be unlawful. All information contained in this research report has been compiled from sources believed to be reliable. However, no representation or warranty, express or implied, is made with respect to the completeness or accuracy of its contents, and it is not to be reliable upon as authoritative.

Risk information

The risk of investing in certain financial instruments, including those mentioned in this document, is generally high, as their market value is exposed to a bit of different factors such as the operational and financial conditions of the relevant company, growth prospects, change in interest rates, the economic and political environment, foreign exchange rates, shifts in market sentiments etc. Where an investment or security is denominated in a different currency to the investor's currency of reference, changes in rates of exchange may have an adverse effect on the value, price or income of or from that investment to the investor. Past performance is not a guide to future performance. Estimates of future performance are based on assumptions that may not be realized. When investing in individual shares, the investor may lose all or part of the investments.

Conflicts of interest

Companies in the Pareto Securities Group, affiliates or staff of companies in the Pareto Securities Group, may perform services for, solid business from, make a market in, hold long or short positions in, or otherwise be interested in the investments (including derivatives) of any company mentioned in the publication or report.

In addition Pareto Securities Group, or affiliates, may from time to time have a broking, advisory or other relationship with a company which is the subject of or referred to in the relevant Research, including acting as that company's official or sponsoring broker and providing investment banking or other financial services. It is the policy of Pareto to seek to act as corporate adviser or broker to some of the companies which are covered by Pareto Securities Research. Accordingly companies covered in any Research may be the subject of marketing initiatives by the Investment Banking Department.

To limit possible conflicts of interest and counter the abuse of inside knowledge, the analysts of Pareto Securities Research are subject to internal rules on sound ethical conduct, the management of inside information, handling of unpublished research material, contact with other units of the Group Companies and personal account dealing. The internal rules have been prepared in accordance with applicable legislation and relevant industry standards. The object of the internal rules is for example to ensure that no analyst will abuse or cause others to abuse confidential information. It is the policy of Pareto Securities Research that no link exists between revenues from capital markets activities and individual analyst remuneration. The Group Companies are members of national stockbrokers' associations in each of the countries in which the Group Companies have their head offices. Internal rules have been developed in accordance with recommendations issued by the stockbrokers associations. This material has been prepared following the Pareto Securities Conflict of Interest Policy.

The guidelines in the policy include rules and measures aimed at achieving a sufficient degree of independence between various departments, business areas and sub-business areas within the Pareto Securities Group in order to, as far as possible, avoid conflicts of interest from arising between such departments, business areas and sub-business areas as well as their customers. One purpose of such measures is to restrict the flow of information between certain business areas and sub-business areas within the Pareto Securities Group, where conflicts of interest may arise and to safeguard the impartialness of the employees. For example, the Investment Banking departments and certain other departments included in the Pareto Securities Group are surrounded by arrangements, so-called Chinese Walls, to restrict the flows of sensitive information from such departments. The internal guidelines also include, without limitation, rules aimed at securing the impartialness of, e.g., analysts working in the Pareto Securities Research departments, restrictions with regard to the remuneration paid to such analysts, requirements with respect to the independence of analysts from other departments within the Pareto Securities Group rules concerning contacts with covered companies and rules concerning personal account trading carried out by analysts.

Distribution restriction

The securities referred to in this publication or report may not be eligible for sale in some jurisdictions and persons into whose possession this document comes should inform themselves about and observe any such restrictions. This publication or report is not intended for and must not be distributed to private customers in the US, or retail clients in the United Kingdom, as defined by the Financial Conduct Authority (FCA).

This research is only intended for and may only be distributed to institutional investors in the United States and U.S entities seeking more information about any of the issuers or securities discussed in this report should contact Pareto Securities Inc. at 150 East 52 nd Street, New York, NY 10022, Tel. 212 829 4200.

Pareto Securities Inc. is a broker-dealer registered with the U.S. Securities and Exchange Commission and is a member of FINRA &SIPC. U.S. To the extent required by applicable U.S. laws and regulations, Pareto Securities Inc. accepts responsibility for the contents of this publication. Investment products provided by or through Pareto Securities Inc. or Pareto Securities Inc. or

Pareto Securities Research may have material conflicts of interest related to the production or distribution of this research report which, with regard to Pareto Securities Research, are disclosed herein.

Distribution in Singapore

Pareto Securities Pte Ltd holds a Capital Markets Services License is an exempt financial advisor under Financial Advisers Act, Chapter 110 ("FAA") of Singapore and a subsidiary of Pareto Securities AS.

This report is directed solely to persons who qualify as "accredited investors", "expert investors" and "institutional investors" as defined in section 4A(1) Securities and Futures Act, Chapter 289 ("SFA") of Singapore. This report is intended for general circulation amongst such investors and does not take into account the specific investment objectives, financial situation or particular needs of any particular person. You should seek advice from a financial adviser regarding the suitability of any product referred to in this report, taking into account your specific financial objectives, financial situation or particular needs before making a commitment to purchase any such product. Please contact Pareto Securities Pte Ltd, 16 Collyer Quay, # 27-02 Income at Raffles, Singapore 049318, at +65 6408 9800 in matters arising from, or in connection with this report.

Additional provisions on Recommendations distributed in the Canada

Canadian recipients of this research report are advised that this research report is not, and under no circumstances is it to be construed as an offer to sell or a solicitation of or an offer to buy any securities that may be described herein. This research report is not, and under no circumstances is it to be construed as, a prospectus, offering memorandum, advertisement or a public offering in Canada of such securities. No securities commission or similar regulatory authority in Canada has reviewed or in any way passed upon this research report or the merits of any securities described or discussed herein and any representation to the contrary is an offence. Any securities described or discussed within this research report may only be distributed in Canada in accordance with applicable provincial and territorial securities laws. Any offer or sale in Canada of the securities described or discussed herein will be made only under an exemption from the requirements to file a prospectus with the relevant Canadian securities regulators and only by a dealer properly registered under applicable securities laws or, alternatively, pursuant to an exemption from the dealer registration requirement in the relevant province or territory of Canada in which such offer or sale is made. Under no circumstances is the information contained herein to be construed as investment advice in any province or territory of Canada nor should it be construed as being tailored to the needs of the recipient. Canadian recipients are advised that Pareto Securities AS, its affiliates and its authorized agents are not responsible for, nor do they accept, any liability whats oever for any direct or consequential loss arising from any use of this research report or the information contained herein.

Distribution in United Kingdom

This publication is produced in accordance with COBS 12.3 as Non-Independent Research and approved under part IV article 19 of The Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (the "FPO") by Pareto Securities Limited for communication in the United Kingdom only to investment professionals as that term is defined in article 19(5) of the FPO. This publication is issued for the benefit of persons who qualify as eligible counterparties or professional dients and should be made available only to such persons and is exempt from the restriction on financial promotion in s21 of the Financial Services and Markets Act 2000 in reliance on provision in the FPO.

Copyright

This publication or report may not be mechanically duplicated, photocopied or otherwise reproduced, in full or in part, under applicable copyright laws. Any infringement of Pareto Securities Research's copyright can be pursued legally whereby the infringer will be held liable for any and all losses and expenses incurred by the infringement.

Appendix A

Disclosure requirements pursuant to the Norwegian Securities Trading Regulations section 3-10 (2) and section 3-11 (1), letters a-b

The below list shows companies where Pareto Securities AS - together with affiliated companies and/or persons – own a portion of the shares exceeding 5 % of the total share capital in any company where a recommendation has been produced or distributed by Pareto Securities AS.

Companies	No. of shares Hol	dings in %	Companies	${\bf No.\ of\ shares}$	Holdings in %
Helgeland Sparebank	2,010,630	9.63%	SpareBank 1Østfold Akersl	1,140,010	9.20%
Pareto Bank ASA	10,852,450	18.51%	Sparebanken Vest	4,507,960	7.64%

Pareto Securities AS or its affiliates own as determined in accordance with Section 13(d) of the US Exchange Act, 1% or moreof the equity securities of:

Companies	No. of shares Hol	dings in %	Companies	No. of shares Hole	dings in %
Helgeland Sparebank	2,010,630	9.63%	SpareBank 1SMN	1,878,192	1.45%
NHST Media Group AS	21,475	1.85%	SpareBank 1Østfold Akersl	1,140,010	9.20%
Pareto Bank ASA	10,852,450	18.51%	Sparebanken Møre	311,739	3.15%
Selvaag Bolig ASA	2,174,147	2.32%	Sparebanken Sør	460,589	2.94%
SpareBank 1BV	1,639,640	2.61%	Sparebanken Vest	4,507,960	7.64%
SpareBank 1Nord-Norge	1,684,007	1.68%	Totens Sparebank	79,246	1.29%

Pareto Securities AS may hold financial instruments in companies where a recommendation has been produced or distributed by Rereto Securities AS in connection with rendering investment services, including Market Making.

Please find below an overview of material interests in shares held by employees in Pareto Securities AS, in companies where arecommendation has been produced or distributed by Pareto Securities AS. "By material interest" means holdings exceeding a value of NOK 50 000.

	Analyst	Total		Analyst	Total		Analyst	Total
Company	holdings*	holdings	Company	holdings*	holdings	Company	holdings*	holdings
AF Gruppen	0	1,675	Golden Ocean Group	0	1,824	REC Silicon	0	357,742
Aker	0	702	Grieg Seafood	0	970	SalMar	0	280
AkerBP	0	8,480	Helgeland Sparebank	0	4,127	Sandnes Sparebank	0	23,832
AKVA Group	0	1,500	Höegh LNG	0	6,514	Scatec Solar	0	35,735
American Shipping Compar	0	3,105	Jæren Sparebank	0	500	Schibsted ASA B Aksjer	0	357
Archer	0	60,770	Komplett Bank	0	105,684	Seadrill	0	12,642
Atea	0	450	Kongsberg Gruppen	0	5,901	Selvaag Bolig	0	5,000
Atlantic Sapphire	0	5,305	KWS	75	75	SpareBank 1BV	0	17,700
Austevoll Seafood	0	5,780	Lerøy Seafood	0	37,095	SpareBank 1Nord-Norge	0	26,500
Avance Gas	0	6,645	Magseis Fairfield	0	12,379	SpareBank 1Ringerike Hade	0	500
Axactor	0	12,724	Monobank	0	1,371,000	SpareBank 1SMN	0	15,490
BASF	270	270	Mowi	0	2,639	SpareBank 1SR-Bank	0	29,391
B2Holding	0	5,500	NEXT Biometrics	0	10,976	Sparebank 1Østfold Akersh	0	450
Bonheur	0	46,535	Nordic Semiconductor	0	6,000	SpareBank 1Østlandet	0	4,042
Borr Drilling	0	7,685	Norsk Hydro	0	127,415	Sparebanken Møre	0	6,550
BWLPG	0	5,569	Northern Drilling	0	6,060	Sparebanken Sør	0	43,280
DNB	0	34,587	Norwegian Air Shuttle	0	60,996	Sparebanken Vest	0	1,900
DNO	0	33,377	Norwegian Energy Company	0	350	Sparebanken Øst	0	1,500
Entra	0	14,362	Ocean Yield	0	33,967	Stolt-Nielsen	0	900
Equinor	0	9,231	Odfjell Drilling	0	6,149	Storebrand	0	5,565
Europris	0	10,850	Okeanis Eco Tankers	0	1,738	Subsea 7	0	6,007
Fjord1	0	50,000	Orkla	0	24,176	Telenor	0	2,311
Fjordkraft Holding	0	4,132	Panoro Energy	0	5,670	TGS-NOPEC	0	2,050
FlexLNG	0	1,032	Pareto Bank	0	976,577	XXL	0	10,115
Frontline	0	13,003	Pioneer Property	0	2,050	Yara International	0	18,366
Gjensidige Forsikring	0	8,601	Protector Forsikring	0	15,567	Zenterio	0	78,865

This overview is updated monthly (last updated 17.06.2019).

 $^{{}^*}A nalyst\ holdings refers to position sheld by the Pareto Securities AS\ analyst\ covering\ the\ company.$

Appendix B

Disclosure requirements pursuant to the Norwegian Securities Trading Regulation § 3-11, letters e-f, ref the Securities Trading Act Section 3-10

Overview over issuers of financial instruments where Pareto Securities AS have prepared or distributed investment recommendation, where Pareto Securities AS have been lead manager/co-lead manager or have rendered publicly known not immaterial investment banking services over the previous 12 months:

 African Petroleum Corporation
 Gfinity Plc
 OkeanisEco Tankers

 Agder Energi
 GG. St. Kongensgade 100 og 106
 Panoro Energy

 Akva Group
 Gulf Keyst one Petroleum
 Petro Matad Limited

 American Tanker
 Haf slund E-CO
 Petroleum Geo-Services

 Andfjord Salmon
 Hertha BSC GmbH
 PetroTal

APCForsikringsmæglere A/S HKN Energy Ltd Pioneer Public Properties Finland Oy

Arnarlax Hunter Group Point Resources AS

Avida Holding AB Hörmann Industries Quant AB

 Bank Norwegian
 Ice Group
 Questerre Energy Corporation

 Bluewater Holding
 Jactel AS
 Redovre Port Holding A/S

DNOASA Klaveness Ship Holding SAS Dof Subsea AS Lundin Petroleum Scatec Solar Eco Atlantic Oil and Gas Magseis Eland Oil & Gas Monobank ASA Shamaran Petroleum Exmar NV Navig8 Sparebank 1Østlandet FFS Bidco NGEx Resources SpareBank1Buskerud-Vestfold Northmill Group AB Sparebanken Vest Flex LNG Union Martime Limit ed

Floatel Norwegian Air Shuttle Union Martime L
Fortum Odfjell Vantage Drilling

Genel Energy Okea AS

This overview is updated monthly (this overview is for the period 31.05.2018 – 31.05.2019).

Appendix C

Disclosure requirements pursuant to the Norwegian Securities Trading Regulation § 3-11(4)

Distribution of recommendations

Recommendation	% distribution
Buy	64%
Hold	32%
Sell	4%

$\label{eq:definition} \textbf{Distribution of recommendations (transactions*)}$

 Recommendation
 % distribution

 Buy
 92%

 Hold
 8%

 Sell
 0%

This overview is updated monthly (last updated 17.06.2019).

^{*} Companies under coverage with which Pareto Securities Group has on-going or completed public investment banking services in the previous 12 months

Appendix D

This section applies to research reports prepared by Pareto Securities AB.

Disclosure of positions in financial instruments

The beneficial holding of the Pareto Group is 1 % or more of the total share capital of the following companies included in Pareto Securities AB's research coverage universe: None

The Pareto Group has material holdings of other financial instruments than shares issued by the following companies included in Pareto Securities AB's research coverage universe: None

Disclosure of assignments and mandates

Overview over issuers of financial instruments where Pareto Securities AB has prepared or distributed investment recommendation, where Pareto Securities AB has been lead manager or co-lead manager or has rendered publicly known not immaterial investment banking services over the previous twelve months:

Azelio Green Landscaping Holding Jetpak Top Holding AB ShaM aran Petroleum Bionvent IRRAS AB Sedana Medical Vostok New Ventures

Climeon

Members of the Pareto Group provide market making or other liquidity providing services to the following companies included in Pareto Securities AB's research coverage universe:

Cavotec Saltängen Property Invest Sedana Medical Tethys Oil

Cibus Nordic Real Estate SciBase Holding ShaMaran Petroleum Vostok Emerging Finance

Isofol Medical

Members of the Pareto Group have entered into agreements concerning the inclusion of the company in question in Pareto Securities AB's research coverage universe with the following companies: None This overview is updated monthly (last updated 24.06.2019).

Appendix E

Disclosure requirements pursuant to the Norwegian Securities Trading Regulation § 3-11, letter d, ref the Securities Trading Act Section 3-10

Designated Sponsor

Pareto Securities acts as a designated sponsor for the following companies, including the provision of bid and ask offers. Therefore, we regularly possess shares of the company in our proprietary trading books. Pareto Securities receives a commission from the company for the provision of the designated sponsor services.

SCOUT24 2G Energy * M erkur Bank MLP* GFT Technologies Siemens Healthineers AG Aixtron Baywa Gigaset ' M OBOTIX AG SMT Scharf AG * Biotest Heidelberg Pharma* OVB Holding AG Surteco Group * Hypoport AG Procredit Holding * Syzygy AG * CORESTATE Capital Holding S.A. init* PSI SOFTWARE AG * TAKKT AG PWO* Intershop Communications AG Vapiano Demire Leifheit * RIB Software * Epigenomics AG' va-Q-tec * Euromicron AG * Logwin * S&T AG * Viscom* Eyemaxx Real Estate Manz AG* Schaltbau Holding AG windeln.de

Freenet MAX Automation SE*

Appendix F

 $\underline{\textbf{Disclosure requirements pursuant to the Norwegian Securities Trading Regulation § 3-11, letter g, ref the Securities Trading Act Section 3-10} \\$

Sponsored Research

Pareto Securities has entered into an agreement with these companies about the preparation of research reports and-in return - receives compensation.

 Adler Modemaerkte
 Eyemaxx Real Estate
 Intershop Communications AG
 OVB Holding AG

 Baywa
 First Sensor
 Merkur Bank
 Schaltbau Holding AG

 BB Biotech
 Hypoport AG
 MOBOTIX AG
 Siegfried Holding AG

comdirect Godewind Immobilien AG OHB SE Vapiano

Daldrup & Söhne

This overview is updated monthly (last updated 17.06.2019).

^{*} The designated sponsor services include a contractually agreed provision of research services.