

## 2001

### Directors Report

Entra Eiendom AS is engaged in developing, letting, management, operation, sale, and purchase of real estate in Norway. In addition to Entra Eiendom, the group consist of Entra Eiendom Drift AS, Universitetsgaten 2 AS, Biskop Gunnerusgate 14 AS, and Instituttveien 24 AS. The entity's head office is in Oslo, Norway.

The entity has three regional offices, respectively in Skien, Bergen, and Trondheim.

Entra Eiendom is engaged in letting commercial properties, mainly office premises, in larger Norwegian cities and towns, primarily in the Oslo- and Eastern area. Public tenants are the entity's largest customer group. At the end of 2001, the entity managed a property portfolio of approximately 746.000 m2 divided between roughly 115 properties.

Entra Eiendom acquired Selmer Skanska's 50% ownership in the entity Universitetsgaten 2 AS in September 2001. The entity own and develop the quarter that comprises Universitetsgaten 2, Munchsgt 4, and Keysersgt 13-15. The latter properties, when fully developed, constitute approximately 50.000 m2. A rental-contract has been entered into with the Directorate of Social and Health Affairs. Additionally, there are negotiations with the Ministry of Justice regarding the building of new premises for Borgarting Lagmannsrett.

In March 2001, Entra Eiendom founded the entity Biskop Gunnerusgt 14 AS. The entity acquired "Postgirobygget" in March 2001, with possession from 2 April 2001. Estimate of completion for rehabilitation of existing property mass, approximately 42.000 m2, is in 2002, whereas completion for additions, approximately 8.000 m2, is within 01.04.2003.

Entra Eiendom founded the entity Instituttveien 24 AS in December 2001. The entity was established with the aim of acquire, rehabilitate, and let the property Instituttveien 24 in Skedsmo municipal, with possession from 2 January 2002. The property, with its new premises fully developed, constitutes approximately 26.000 m2, and hosts Akershus University. Housing will take place in two stages, the first being in August 2002, whereas the second in August 2003.

#### Work climate and personnel

The amount of sick leave in the entity, during 2001, has been 7.900 hours, which is 4.95 per cent of total work time. The figure is viewed as moderate. There has not been reported, during the year, any serious working incidents, or accidents of any kind that have resulted in substantial materiel damages or personnel damages.

The working climate is regarded as satisfactory, which is confirmed through appraisal interviews. The appraisal interviews are carried out twice a year amongst the employees. Based on the results of these interviews, the entity carries out initiatives for improvement.

The co-operation with the employee organisations has been constructive and contributed positively to the operation.

#### Environmental reporting

Effluents from the properties, including material that may lead to environmental damages, are within the requirements set by Government. The entity's operations are not regulated by impositions or concessions.

It is a goal for Entra Eiendom that our buildings make as little as possible negative impact to the environment and uses as little energy and other resources as possible within our economical conditions.

Entra are very much aware of that the BAE-industry, through its entry and administration of buildings, is foremost among the users of natural resources and involves considerably waste. Thus, Entra performs yearly cost analysis for all their investments to locate optimal systems, to balance investments, management/administration, and maintenance. Entra re-uses structural material, if possible, uses environmentally sound materials, and make use of water-born heating that render possible water-pumps and renewable energy forms. Additionally, Entra are engaged in locating its projects under development to public transport intersections. Hence, diminish dependability of car-based personnel transportation.

Area is the cost unit for both entry and administration of buildings. Hence, area efficiency is one of the most important factors for contribution to a viable development. During the operation phase, our tenants have a great impact on the building's environmental load, both indoor and at the surroundings. Consequently, Entra tries- and contributes to consulting and organising of energy conservation, good indoor climate, and optimal cleaning.

In all new projects, rebuilding, and rehabilitation, Entra emphasise initiatives that reduces the energy consumption. The administration personnel have a prioritised task following up the property's continuous energy consumption and minimising consumption.

The entity's buildings, with antiquarian values, are properly attended to according to existing laws and regulations. By disposal of properties with buildings built before 1950, the entity follow the regulation in point 2.1, forth section in "Instruks om avhending av fast eiendom som tilhører staten m.v (Kgl. Res. 19.12.1997)" or the regulation that succeed the latter.

#### **Aesthetics and arts ornamentation**

Architecture and shaping of surroundings are an important part of our culture. As a large constructor, Entra Eiendom directly intervenes and changes our surroundings. Thus, Entra has a distinct responsibility for its aesthetic shaping of buildings in order to make them stand out as good examples with high quality. Aesthetics are pertinent to our perceived experiences. Accordingly, the physical shaping plays a great part in our every day living. Refinement in the surroundings set vital terms for the single human's quality of life.

Entra Eiendom is conscious of its responsibility and through cooperation with reputable architects, we contribute to beautify our surroundings. We prioritise ornamentation of contemporary art in our buildings to transfer the symbols and associations it stand for, such as innovation, openness, and creativity.

In 2001, Entra entered into collaboration with its tenants about artistic ornamentation in its mutual areas.

#### **Future development**

The entity's industry moves towards a higher level of competition. New alliances and partnerships are continuous developed, which enhances competition. Entra Eiendom has established good relationships with associated entities and will continue developing such partnerships. Partnerships may be applied in conjunction with development and entry of new properties, letting of premises, and procurement of related real estate services to tenants. Alliances and partnerships will be important factors for the entity if it is to reach its long-term goal of growth, development of value and revenue.

#### **Prioritised areas**

The entity is exclusively operating in Norway, and has no plans for international commitment. The entity's declared target is to be leading in its prioritised market. Adaptation of the portfolio is continuous considered, in relation to customer relations.

Entra Eiendom's customer portfolio consists of 97 per cent public tenants. These are primary customers and the entity has solid knowledge about this customer group's need for premises and related services. Simultaneously, the entity has a strategic aim to increase its portion of private tenants in the years to come.

The entity has established a strategy towards 2005 to secure the foundation for further positive development. Continuous growth will be reached through processing and development of the existing property mass and customer relationship, new buildings, and acquisitions, which is defined as the entity's area of concentration. The main geographical areas of concentration are primarily county capitals/larger cities, and the entity aims to be amongst the largest providers of office premises in these defined areas. The defined primary customers' needs and localisation strategies are vital for continuous growth and development.

#### **Future investments**

Entra Eiendom has a relatively large portfolio of projects under development, which include rebuilding, rehabilitation, and/or new construction amounting to approximately 200.000 m<sup>2</sup> within a 4-5 years period. Examples of large projects are rehabilitation/rebuilding and new construction of Universitetsgaten 2 et al., and Biskop Gunnerusgt 14 in Oslo, Instituttveien 24 in Skedsmo, Alnafossen office park at Brynseng in Oslo, and a new office building for the county in Vest-Agder, Kristiansand.

#### **Financial development**

The approved projects imply investments at approximately 2,5 billion NOK during the next three years.

Based on long-term projections and expected financial development, the Group has, in the view of its board, a sound financial capacity to accomplish the planned investment activities. On a continuous basis, the entity is determined to find an optimal funding that secures the most advantageous flexibility and foundation for further development.

#### **Income, funding, and liquidity**

The Group's total turnover in 2001 was 637,3 million NOK. Operating profit was 328,9 million NOK, and profit before tax was 139,1 million NOK. The Group's liquid assets, including current financial investments per 31.12.2001, was 199,5 million NOK. The Group's ability to equity finance its investments are satisfactory.

The Group's short-term debt was 15% of total debt as per 31.12.2001. The Group's financial position is satisfactory.

At the end of the year, total capital was 5.064,0 million NOK. As per 31.12.2001, entered equity-to-assets ratio was 30%.

The entity has agreed upon an interest hedging policy that imply that the weighted duration in the loan portfolio and hedging instruments, is to be between 2-4 years, and carry different maturities.

The accounts for 2001 are based on the Group being a going concern. Profit and loss projections for the year 2002 and the entity's long-term strategic projections for the year to come, show positive figures. The entity has a healthy economic position, with satisfactory liquidity.

**Result of the year and disclosure**

The board of directors' proposed allocation of the result for the year for Entra Eiendom:

Proposed Group contribution	NOK	80.000.000
Allocation to other equity	NOK	50.173.307
<hr/> Total allocation	<hr/> NOK	<hr/> 130.173.307

As per 31.12.2001, the entity's free equity was NOK 115.079.738, -.

**Occurrence after the end of the financial year**

Entra Eiendom acquired the right of ownership for Youngsgt 7 and 9 during March 2002. The entity views these properties, with centre community, as interesting investments for additional development and upgrading.

Additionally in March 2002, the entity acquired Telemarksgaten 11/Lundegaten 4C in Skien from A-pressen. The acquisition is linked to its strategy of increasing the share of private tenants. The property comprises 4.400 m2 and part of the premises is let out to Telemarksavisa AS.

After new-year, discourses was made with ROM Eiendomsutvikling AS regarding a possible acquisition. A possible acquisition of ROM Eiendomsutvikling contributes to secure Entra Eiendom's position as a leading real estate entity. ROM's projects under development and competency complements Entra and our profile. In addition, it will enhance our professionalism in such a matter that we can provide our customers with better products, and improve the attractiveness of Entra as a work place.

Oslo 24<sup>th</sup> April 2002

Steinar Stokke  
*Chairman of the Board*

Hanne Berg  
*Board member*

Gerd Kjellaug Berge  
*Board member*

Knut Grøholt  
*Board member*

Nils Arne Gundersen  
*Board member*  
*(Employee representative)*

Bjørnar Sletten  
*Board member*  
*(Employee representative)*

Erik Løfsnes  
*Chief Executive Officer*  
*(CEO)*

## Income Statement 01.01-31.12

Entra Eiendom AS		(Amounts in NOK 1000)	Entra Eiendom Group	
2000	2001		Note	2001
<b>OPERATING INCOME</b>				
249 204	576 389	Rental income	10	614 825
11 762	22 508	Other operating income		22 433
<u>260 966</u>	<u>598 898</u>	<b>Total operating income</b>		<u>637 259</u>
<b>OPERATING EXPENSES</b>				
65 661	144 705	Management and operating costs		144 705
17 303	37 164	Salaries and other staff costs	11	37 164
28 011	76 749	Ordinary depreciation	2	96 967
17 781	18 337	Other operating expenses		29 545
<u>128 757</u>	<u>276 955</u>	<b>Total operating expenses</b>		<u>308 381</u>
<u>132 209</u>	<u>321 943</u>	<b>OPERATING PROFIT</b>		<u>328 878</u>
<b>FINANCIAL INCOME/EXPENSE</b>				
	23 591	Other income		25 339
17 169	144	Other financial income		144
	-150 249	Other interest expense		-198 462
-61 796	-14 554	Other financial expense		-16 798
<u>-44 627</u>	<u>-141 068</u>	<b>Net financial items</b>		<u>-189 778</u>
<b>87 582</b>	<b>180 875</b>	<b>PROFIT BEFORE TAXES</b>		<b>139 100</b>
-37 429	50 701	Tax on ordinary result	9	39 417
<u>125 011</u>	<u>130 173</u>	<b>RESULT OF THE YEAR</b>		<u>99 684</u>
<b>Disclosure:</b>				
40 000	80 000	<i>Dividends</i>		
85 011	50 173	<i>Allocation to other equity</i>		

## Assets at 31.12

Entra Eiendom AS		(Amounts in NOK 1000)	Entra Eiendom Group	
2000	2001		Note	2001
<b>FIXED ASSETS</b>				
<b>Intangible fixed assets</b>				
37 429	26 512	Deferred tax asset	9	11 367
<u>37 429</u>	<u>26 512</u>	<b>Total intangible fixed assets</b>		<u>11 367</u>
<b>Tangible fixed assets</b>				
3 221 428	3 226 459	Land, buildings, and other property	2	4 374 297
14 353	13 094	Machinery and plant	2	13 094
31 910	186 176	Projects under development	2	230 566
<u>3 267 691</u>	<u>3 425 729</u>	<b>Total tangible fixed assets</b>		<u>4 617 957</u>
<b>Financial fixed assets</b>				
	103 795	Loan to group entities	5	
65 210	357 207	Investments in subsidiaries	3	
10 121	7 475	Other long term fixed assets	4	7 475
<u>75 331</u>	<u>468 477</u>	<b>Total financial fixed assets</b>		<u>7 475</u>
<u><b>3 380 451</b></u>	<u><b>3 920 718</b></u>	<b>Total non-current assets</b>		<u><b>4 636 799</b></u>
<b>CURRENT ASSETS</b>				
<b>Debtors</b>				
11 154	143 273	Trade debtors		143 273
27 616	5 620	Other debtors	5	90 774
<u>38 770</u>	<u>148 892</u>	<b>Total debtors</b>		<u>234 047</u>
	35 013	Bonds and certificates	12	35 013
395 607	124 127	Cash and bank deposits	6	164 520
<u>434 377</u>	<u>308 032</u>	<b>Total current assets</b>		<u>433 580</u>
<u><b>3 814 828</b></u>	<u><b>4 228 751</b></u>	<b>TOTAL ASSETS</b>		<u><b>5 070 379</b></u>

## Equity and Liabilities at 31.12

Entra Eiendom AS		(Amounts in NOK 1000)	Entra Eiendom Group	
2000	2001		Note	2001
<b>EQUITY</b>				
<b>Paid in capital</b>				
142 194	142 194	Share capital	1, 7	142 194
1 272 037	1 271 984	Share premium reserve	1	1 271 984
<u>1 414 231</u>	<u>1 414 178</u>	<b>Total paid in equity</b>		<u>1 414 178</u>
<b>Retained earnings</b>				
85 011	135 184	Other equity	1	104 783
<u>85 011</u>	<u>135 184</u>	<b>Total retained earnings</b>		<u>104 784</u>
<u>1 499 242</u>	<u>1 549 362</u>	<b>Total equity</b>		<u>1 518 961</u>
<b>LIABILITIES</b>				
<b>Long term liabilities</b>				
566 800	559 800	Liabilities to financial institutions	4	1 424 800
1 584 891	1 584 891	Other long term liabilities	4	1 584 891
<u>2 151 691</u>	<u>2 144 691</u>	<b>Total long term liabilities</b>		<u>3 009 691</u>
<b>Current liabilities</b>				
26 437	142 042	Trade creditors		164 396
	29 286	Tax payable	9	34 154
3 343	2 580	Public duties payable		2 580
40 000	80 000	Dividends		80 000
94 116	280 790	Other short term liabilities	5	260 598
<u>163 896</u>	<u>534 698</u>	<b>Total current liabilities</b>		<u>541 727</u>
<u>2 315 586</u>	<u>2 679 389</u>	<b>Total liabilities</b>		<u>3 551 418</u>
<u>3 814 828</u>	<u>4 228 751</u>	<b>TOTAL EQUITY AND LIABILITIES</b>		<u>5 070 379</u>

Oslo 24. April 2001

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Steinar Stokke  
Chairman

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Hanne Berg

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Gerd Kjellaug Berge

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Knut Grøholt

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Nils Arne Gundersen

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Bjørnar Sletten

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Erik Løfsnes  
CEO

## Cash Flow Statement 01.01-31.12

Entra Eiendom AS		(Amounts in NOK 1000)	Entra Eiendom Group
2000	2001	<b>Cash Flow from operating activities</b>	<b>2001</b>
87 582	180 875	Profit before taxes	139 100
	-3 015	Profit from sale of fixed assets	-3 015
28 011	76 749	Ordinary depreciation	96 967
		Change in accounts receivable, stocks, and accounts payable	5 840
-12 333	-16 513	Change in other operating items	126 042
<u>-146 088</u>	<u>96 207</u>	Net cash flow from operating activities	<u>364 934</u>
-42 828	334 302		
		<b>Cash flow from investment activities</b>	
-405 155	-238 306	Investments in fixed assets	-1 450 753
	6 535	Sale of fixed assets	6 535
-65 210	-327 011	Change in other investments	30 197
<u>-470 365</u>	<u>-558 782</u>	Net cash flow from investing activities	<u>-1 414 021</u>
		<b>Cash flow from financing activities</b>	
586 800		New short and long term debt	865 000
	-7 000	Repayment of existing debt	-7 000
	-40 000	Dividends	-40 000
<u>586 800</u>	<u>-47 000</u>	Net cash flow from financing activities	<u>818 000</u>
<u>73 607</u>	<u>-271 480</u>	Net change in cash and cash equivalents	<u>-231 087</u>
<b>322 000</b>	<b>395 607</b>	<b>Cash and cash equivalents as at 01.01</b>	<b>395 607</b>
<b>395 607</b>	<b>124 127</b>	<b>Cash and cash equivalents as at 31.12</b>	<b>164 520</b>



## Accounting Principles

The annual accounts have been prepared in compliance with the Accounting Act and generally accounting principles.

### Rental income & other operating income

Rental income are entered as income according to the period of letting.

### Consolidation principles

The financial statement of the group includes the parent entity, Entra Eiendom AS, and its subsidiaries, Entra Drift AS, Universitetsgaten 2 AS, Biskop Gunnerusgt. 14 AS, and Instituttveien 24 AS. The financial statement of the group is drawn on the principle that the group is an economic unit. Transactions and intercompany accounts between entities within the group have been eliminated. Unique principles are used in the financial statement of the group, as the subsidiaries follow the same accounting principles as the parent.

In the group's accounts, subsidiaries are valued according to the cost method. The investments are valued at purchase cost of the shares. Purchase cost of the shares are allocated to identifiable assets and liabilities in its subsidiary, and entered in the financial statement of the group at real value at the time of purchase. Any excess price beyond this is classified as goodwill and is amortised linearly over its expected remaining economic life.

There was not prepared a financial statement for the Group at year end 2000. If existing, the financial statement of the Group would have been almost as the statement of Entra Eiendom AS. The reason being that the subsidiaries were more or less founded in 2001, or late 2000.

### Subsidiaries/associated entities

In the group's accounts, subsidiaries are valued according to the cost method. The investments are valued at purchase cost of the shares, unless a write-down has been necessary. The investments are written down to net realisable value if a value reduction occurs which is not believed to be temporary and it seems necessary according to generally accepted accounting principles. Write-downs are reversed when the foundation are no longer are present.

Dividends/group contributions are entered as income in the same year as the provisions are made in the subsidiaries/associated entities. If dividends exceed the portion of retained result after the purchase, the excess represents repayment of invested capital and is deducted from the investment's value in the balance sheet.

### Classification and valuation of balance sheet items

Assets intended for long term ownership or use have been classified as fixed assets. Assets relating to the trading cycle have been classified as current assets. Receivables are classified as current assets if they are to be repaid within one year after the transaction date. Similar criteria apply to liabilities.

Current assets are valued at the lower of purchase cost and net realisable value. Short term liabilities are reflected in the balance sheet at nominal value on the establishment date.

Fixed assets are valued at purchase cost. Fixed assets, whose value will deteriorate, are depreciated on a straight line basis over the asset's estimated useful life. The fixed assets are written down to net realisable value if a value reduction occurs which is not believed to be temporary. Long term liabilities are reflected in the balance sheet at nominal value on the establishment date.

### Debtors

Trade debtors and other debtors are reflected in the balance sheet at nominal value after deduction of bad debts provision. The bad debts provision is made on basis of an individual assessment of each debtor. In addition, a general provision is made for other trade debtors to cover expected losses.

### Foreign currencies

Monetary items in foreign currencies are translated at the exchange rate on the balance sheet date.

### Short term investments

Short term investments (bonds which are considered current assets) are valued at the lower of average purchase cost and net realisable value at the balance sheet date. Dividends and other distributions received are recognised as other financial income.

## Fixed assets

Fixed assets are reflected in the balance sheet and depreciated over the asset's expected useful life on a straight-line basis. Direct maintenance of an asset is expensed under operating expenses as and when it is incurred. Additions or improvements are added to the asset's cost price and depreciated together with the asset.

## Pensions

The pension expenses and pension commitments are calculated on a straight-line earning profile basis, based on assumptions relating to discount rates, projected salaries, the amount of benefits from the National Insurance Scheme, future return on pension funds, and actuarial calculations relating to mortality rate, voluntary retirement, etc. Pension funds are valued at net realisable value and deducted in the net pension commitment in the balance sheet. Changes in the commitment due to changes in the pension plans are written down over the expected remaining service period. The same applies to estimate differences if they exceed 10% of the largest of the pension commitment and pension funds (corridor).

Social security fees are expensed on basis of pension premiums paid for insured (collective) pension schemes, whilst for uninsured pension commitment accruals have been made in line with the changes in pension commitment.

## Taxes

The tax charge in the income statement includes both payable taxes for the period and changes in deferred tax. Deferred tax is calculated at 28% on the basis of the temporary differences which exist between accounting and tax values, and any carryforward losses for tax purposes at the year-end. Tax enhancing or tax reducing temporary differences, which are reversed or may be reversed in the same period, have been eliminated. The disclosure of deferred tax benefits on net tax reducing differences which have not been eliminated, and carryforward losses, is based on estimated future earnings. Deferred tax and tax benefits which may be shown in the balance sheet are presented net.

Tax on group contribution received, booked directly to equity, has been booked directly against tax in the balance sheet

## Note 1 Shareholders' equity

(Amounts in NOK 1000)

### Entra Eiendom AS

	Share capital	Reserve	Other equity	Total
Equity per 31.12.00	142 194	1 272 037	85 011	1 499 242
Adjusted previous year's financial statements		-54		-54
Result of the year			130 173	130 173
Dividends payables			-80 000	-80 000
<b>Shareholders equity per 31.12.01</b>	<b>142 194</b>	<b>1 271 984</b>	<b>135 184</b>	<b>1 549 362</b>

### Entra Eiendom Group

	Share capital	Reserve	Other equity	Total
Equity per 31.12.00	142 194	1 272 037	85 099	1 499 330
Previous years adjustments on financial statements		-54		-54
Result of the year			99 684	99 684
Dividends payables			-80 000	-80 000
<b>Shareholders equity per 31.12.01</b>	<b>142 194</b>	<b>1 271 984</b>	<b>104 783</b>	<b>1 518 961</b>

## Note 2 Fixed assets

(Amounts in NOK 1000)

### Entra Eiendom AS

	Land*	Buildings	Machines	Moveables	Projects under development*	Total fixed assets
Purchase cost 31.12.00	395 684	2 851 309	19	16 780	31 910	3 295 702
Additions	6 025	74 083	35	3 897	154 266	238 306
Reductions	361	3 252	0	0	0	3 613
Purchase cost 31.12.01	401 348	2 922 140	54	20 677	186 176	3 530 395
Accumulated depreciation 31.12.00	0	25 565	0	2 446	0	28 011
Additions		71 558	7	5 183		76 749
Reductions		93				93
Accumulated depreciation 31.12.01	0	97 029	7	7 629	0	104 666
<b>Net book value 31.12.01</b>	<b>401 348</b>	<b>2 825 111</b>	<b>46</b>	<b>13 048</b>	<b>186 176</b>	<b>3 425 729</b>

Expected useful life  
Depreciation plan

40 years Straight line	4 years Straight line	3-5 years Straight line
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### Entra Eiendom Group

	Land*	Buildings	Machines	Moveables	Projects under development*	Total fixed assets
Purchase cost 31.12.00	508 434	3 302 309	19	16 780	31 910	3 859 453
Additions	59 025	625 389	35	3 897	198 656	887 002
Reductions	361	3 252	0	0	0	3 613
Purchase cost 31.12.01	567 098	3 924 447	54	20 677	230 566	4 742 842
Accumulated depreciation 31.12.00	0	25 565	0	2 446	0	28 011
Additions	0	91 777	7	5 183	0	96 967
Reductions	0	93	0	0	0	93
Accumulated depreciation 31.12.01	0	117 248	7	7 629	0	124 885
<b>Net book value 31.12.01</b>	<b>567 098</b>	<b>3 807 199</b>	<b>46</b>	<b>13 048</b>	<b>230 566</b>	<b>4 617 957</b>

Expected useful life  
Depreciation plan

40 years Straight line	4 years Straight line	3-5 years Straight line
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\*) There are no depreciation on land and projects under development.

## Note 3 Subsidiaries, associated entities, etc

(Amounts in NOK 1000)

Investments in subsidiaries are booked according to the cost method.

Subsidiaries	Purchase date	Business office	Ownership	Balance sheet value
Entra Eiendom Drift AS	20.09.2000	Oslo	100 %	376
Universitetsgaten 2 AS	03.09.2001	Oslo	100 %	185 000
Biskop Gunnerusgt. 14 AS	26.03.2001	Oslo	100 %	151 795
Instituttveien 24 AS	17.12.2001	Oslo	100 %	20 037

#### Note 4 Debtors and liabilities

(Amounts in NOK 1000)

	Entra Eiendom AS		Entra Eiendom Group
	2001	2000	2001
<b>Debtors which fall due later than one year</b>			
Loan to entities in the group	103 795		
Other long term debtors	7 475	10 121	7 475
<b>Total</b>	<b>111 270</b>	<b>10 121</b>	<b>7 475</b>
<b>Long term liabilities which fall due later than 5 years</b>	<b>2001</b>	<b>2000</b>	<b>2001</b>
Liabilities to credit institutions	192 500	199 500	
Other long term liabilities	20 000	20 000	20 000
<b>Total</b>	<b>212 500</b>	<b>219 500</b>	<b>20 000</b>

Government loan is due 30. June 2003, and will within due date be re-financed in the private marked.

	Entra Eiendom AS		Entra Eiendom Group
	2001	2000	2001
Liabilities secured by mortgage	559 800	566 800	1 424 800
<b>Balance sheet value of assets placed as security:</b>			
Fixed assets (buildings and land)	348 733	354 226	1 422 265

#### Note 5 Balance with group companies

(Amounts in NOK 1000)

##### Entra Eiendom AS

<b>Debtors</b>	<b>2001</b>	<b>2000</b>
Loan to entities in the group	103 795	121
Other debtors	327	43
<b>Total</b>	<b>104 122</b>	<b>164</b>
<b>Liabilities</b>	<b>2001</b>	<b>2000</b>
Other short term liabilities	37 497	-
<b>Total</b>	<b>37 497</b>	<b>-</b>

#### Note 6 Restricted bank deposits

(Amounts in NOK 1000)

	Entra Eiendom AS	Entra Eiendom Group
Withheld taxes	257	257

#### Note 7 Sharecapital and shareholder information

The share capital of NOK 142.194.000 consists of 142.194 shares of NOK 1.000 each. All shares have equal rights.  
All shares are owned by the Government by Ministry of Trade and Industry

## Note 8 Pensions

(Amounts in NOK 1000)

The company has pension schemes which cover a total of 85 persons. The schemes give right to defined future benefits. These are mainly dependent on the number of earning years, salary level at pension age, and the amount of benefits from the National Insurance Scheme.

Additionally, the company has an agreed, after 62 years, early retirement scheme (AFP) which is part of the National wage negotiations.

	<b>Entra Eiendom AS and Group</b>	
	<b>2001</b>	<b>2000</b>
Present value of pensions earned this year	1 969	796
Interest expense on the pension commitment	1 185	597
-Return on pension funds	1 289	583
Administration cost SPK	35	17
Social security fees	268	117
<b>Net pension expenses</b>	<b>2 168</b>	<b>944</b>

	<b>Entra Eiendom AS and Group</b>	
	<b>2001</b>	<b>2000</b>
Estimated pension commitment pr. 31.12	22 896	20 499
Pension funds (at net realisable value) pr. 31.12	23 544	20 772
Effect of estimate differences/plan changes not booked	173	
<b>Net pension commitment</b>	<b>-475</b>	<b>-273</b>

### Financial assumptions

Discount rate	6,0 %
Estimated salary increase	3,3 %
Estimated pension increase/G-regulation	2,9 %
Expected return on funds	6,1 %
Expected payment percentage early retirement scheme (AFP)	20,0 %

The actuarial assumptions relating to demographic factors are based on assumptions generally applied to insurance.

## Note 9 Taxes

(Amounts in NOK 1000)

	Entra Eiendom AS		Entra Eiendom Group
	2001	2000	2001
<b>Tax charges on ordinary result for the year:</b>			
28% of basis for payable taxes (in the tax charge)	39 785		34 154
Change in deferred taxes	10 917	-37 429	5 263
<b>Total tax charge on ordinary result</b>	<b>50 701</b>	<b>-37 429</b>	<b>39 417</b>

### Tax charges on ordinary result for the year is as follows:

Result before tax charges	180 875	87 582	139 101
Liquidation of Statsbygg Invest AS		-213 814	
Permanent differences*	201	-7 442	1 673
Basis for tax charge in the year	181 076	-133 674	140 773
Change in temporary differences	70 423	24 262	90 642
Utilisation of carryforward losses	-109 412	-	-109 437
<b>Basis for payable taxes (in the tax charge)</b>	<b>142 088</b>	<b>-109 412</b>	<b>121 979</b>

### Temporary differences

Fixed assets	-97 498	-24 535	-43 410
Pensions	475	273	475
Gain and loss account	2 338		2 338
Net temporary differences	-94 685	-24 262	-40 598
Carryforward losses		-109 412	
Basis for deferred tax in the balance sheet	-94 685	-133 674	-40 598
28% deferred tax	-26 512	-37 429	-11 367
Not shown in the balance sheet			
<b>Deferred tax in the balance sheet</b>	<b>-26 512</b>	<b>-37 429</b>	<b>-11 367</b>

### Payable taxes in the balance sheet

Payable tax in the tax charge	39 785		34 154
Effect of liquidation Statsbygg Invest AS	-10 499		
<b>Payable taxes in the balance sheet</b>	<b>29 286</b>	<b>-</b>	<b>34 154</b>

### Explanation of the year's tax charge

28% tax on result before taxes	50 645	24 523	38 948
Estimate change due to accounted deferred tax benefit in the balance sheet		-59 868	
Permanent differences (28%)	56	-2 084	468
<b>Calculated tax charges</b>	<b>50 701</b>	<b>-37 429</b>	<b>39 417</b>

Nominal tax rate**	28,0 %		28,3 %
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\* ) Includes; not tax deductible costs, such as representation, as well as deduction for associated entities results (the share of the associated entities results are withdrawn, if already imposed tax on them).

\*\* ) Tax charges in proportion to profit before taxes.

## Note 10 Rental income

(Amounts in NOK 1000)

	Entra Eiendom AS		Entra Eiendom Group
	2001	2000	2001
<b>Geographical distribution</b>			
East of Norway	333 751	144 193	372 187
South of Norway	86 149	28 719	86 149
West of Norway	95 572	45 255	95 572
Mid- and North of Norway	60 918	31 037	60 918
<b>Total</b>	<b>576 389</b>	<b>249 204</b>	<b>614 825</b>

## Note 11 Payroll expenses, number of employees, remunerations, loans to employees, etc.

(Amounts in NOK 1000)

	Entra Eiendom AS		Entra Eiendom Group
	2001	2000	2001
<b>Payroll expenses</b>			
Salaries/Wages	29 347	13 093	29 347
Social security fees	4 536	1 746	4 536
Pension expenses	1 900	742	1 900
Other remuneration	1 381	1 723	1 381
<b>Total</b>	<b>37 164</b>	<b>17 303</b>	<b>37 164</b>

Average number of employees in the accounting year has been 94.

### Remuneration to executives

	General	
	Manager	Board
Salaries	1 280	267
Pension expenses	49	
Other remuneration	93	

### Auditor

Expensed audit fee, proposed to the General Meeting, for the accounting year amounts to NOK 270.000. Fees for other services are expensed to NOK 580.988.

## Note 12 Bonds and certificates

(Amounts in NOK 1000)

### Entra Eiendom AS and Group

Issuer	Foreign exchange	Balance sheet value	Market value
Banks/financial institutions	NOK	30 005	30 043
Mortgage entity	NOK	5 008	5 012
<b>Total bonds/certificates</b>		<b>35 013</b>	<b>35 054</b>

Bonds/certificates are valued on a portfolio basis at acquisition cost or market value, whichever is lowest. Portfolio valuation is employed since the portfolio is managed on a collective basis and the spread in the portfolio is chosen in order to obtain diversification effect.

To the Annual Shareholders' Meeting of Entra Eiendom AS

**Auditor's report for 2001**

We have audited the annual financial statements of Entra Eiendom AS as of 31 December 2001, showing a profit of NOK 130.173.307 for the parent company and a profit of NOK 99.683.695 for the group. We have also audited the information in the directors' report concerning the financial statements, the going concern assumption, and the proposal for the allocation of the profit. The financial statements comprise the balance sheet, the statements of income and cash flows, the accompanying notes and the group accounts. These financial statements are the responsibility of the Company's Board of Directors and Managing Director. Our responsibility is to express an opinion on these financial statements and on other information according to the requirements of the Norwegian Act on Auditing and Auditors.

We conducted our audit in accordance with the Norwegian Act on Auditing and Auditors and auditing standards and practices generally accepted in Norway. Those standards and practices require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. To the extent required by law and auditing standards an audit also comprises a review of the management of the Company's financial affairs and its accounting and internal control systems. We believe that our audit provides a reasonable basis for our opinion.

In our opinion,

- the financial statements have been prepared in accordance with the law and regulations and present the financial position of the Company and of the Group as of December 31, 2001, and the results of its operations and its cash flows for the year then ended, in accordance with accounting standards, principles and practices generally accepted in Norway
- the company's management has fulfilled its duty to produce a proper and clearly set out registration and documentation of accounting information as required by law and accounting standards, principles and practices generally accepted in Norway
- the information given in the directors' report concerning the financial statements, the going concern assumption, and the proposal for the allocation of the profit are consistent with the financial statements and comply with the law and regulations.

Oslo, April 24, 2002

**PricewaterhouseCoopers DA**

Bjørn Egil Johannessen

State Authorised Public Accountant (Norway)

Note: This translation from Norwegian has been prepared for information purposes only.