

Entra's business concept is to develop, let and manage attractive, centrally located and environmentally friendly office premises as well as exercising active portfolio management through the purchase and sale of properties. Entra's property portfolio is characterized by solid tenants on long lease contracts and a high occupancy ratio. Entra's project development portfolio is a key driver for growth.

Entra's strategy is to deliver profitable growth in the four largest cities in Norway by offering flexible, environmentally friendly office premises close to public transportation hubs. Entra's strategic areas of concentration are Oslo and the surrounding region, Bergen and Trondheim.



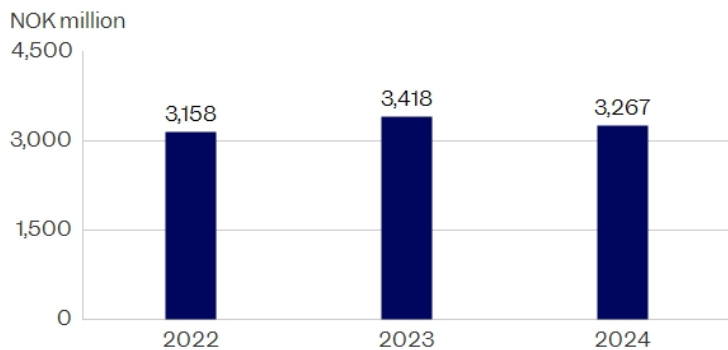
## Share data

21/05/2025

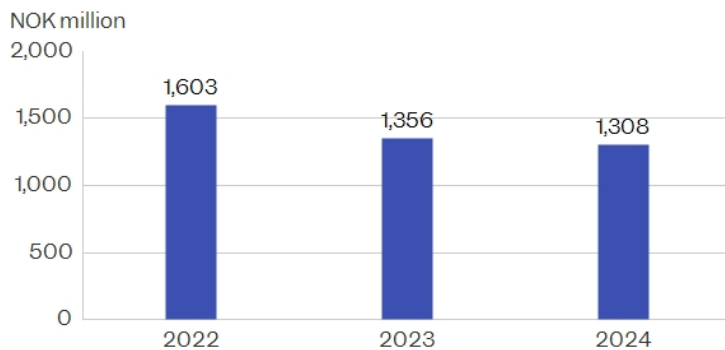
|                |        |                        |               |
|----------------|--------|------------------------|---------------|
| Currency       | NOK    | Number of Shares (mil) | 182.13        |
| Volume         | 66,077 | Change (%)             | -0.32         |
| Previous Close | 124.00 | Market Cap (mil)       | 22,584,374.82 |

| Key Figures (NOK million)                 | 2024   | 2023   | 2022   |
|---|--------|--------|--------|
| Rental income                             | 3,267  | 3,418  | 3,158  |
| Net operating income                      | 2,991  | 3,136  | 2,895  |
| Net income from property management       | 1,308  | 1,356  | 1,603  |
| Net value changes                         | -1,332 | -8,152 | -2,046 |
| Profit/loss before tax                    | -56    | -6,868 | -467   |
| Profit/loss after tax                     | 75     | -5,582 | -569   |
| Market value of the property portfolio    | 61,070 | 69,520 | 78,571 |
| Net nominal interest bearing debt         | 31,400 | 39,291 | 40,578 |
| EPRA LTV %                                | 52.9   | 57.2   | 52.8   |
| Effective leverage %                      | 49.3   | 54.0   | 50.1   |
| Interest coverage ratio – last 4 quarters | 1.91   | 1.84   | 2.48   |
| Average outstanding shares                | 182.1  | 182.1  | 182.1  |
| EPRA NRV                                  | 162    | 167    | 207    |
| EPRA NTA                                  | 160    | 165    | 205    |
| EPRA Earnings                             | 5.13   | 5.37   | 6.45   |
| Cash Earnings                             | 7.11   | 7.37   | 8.63   |
| Dividend                                  | 0.00   | 0.00   | 5.10   |

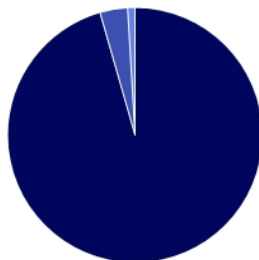
### Rental Income



### Net income from property management

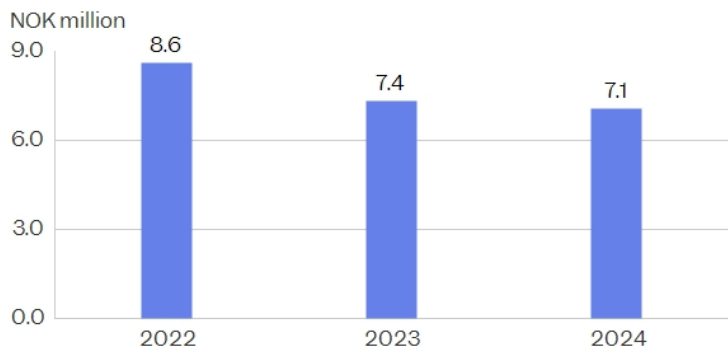


### Market value of property portfolio 2024

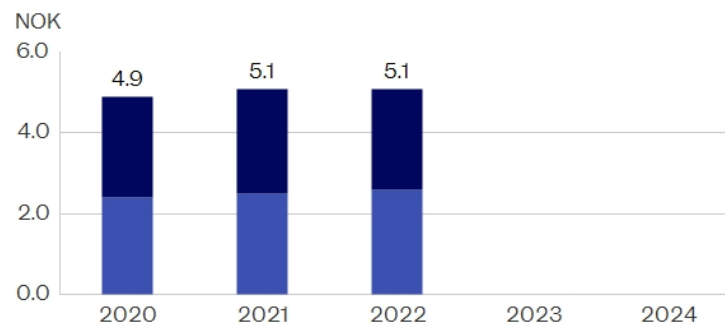


- 95.5% Management portfolio
- 3.6% Property portfolio
- 0.9% Development portfolio

### Cash earnings per share



### Dividend per share



Entra targets a dividend payout ratio of approximately 60% of Cash Earnings defined as net result from property management less payable tax.