
RomReal Limited

Investor presentation Q3 2015 results

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Investor Relations

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Mamaia Nord Plot



Lake Morii Plot - Bucharest



Alexandriei Plot - Bucharest

Highlights of the Q3 2015 results

Net Asset Value (NAV)

- Net Asset value was EUR 0.46 (NOK 4.50) per share at the end of Q3 2015, a 1.2% decrease compared to the end of Q2 2015 (in EUR).

Operational highlights

- The Company sold two more plots in Tatar Peninsula and closed a pre-sale agreement of an additional one.
- All concluded or pending asset sales are done on or above the carrying IFRS value.

Financial Results

- Net Profit was EUR 283,000 in 3Q 2015 compared to EUR 31,000 in 3Q 2014.
- Operating cash flow for the quarter was minus EUR 115,000 compared to minus EUR 112,000 in the same period last year. Due to further asset sales from Tatar Peninsula, net cash flow before financing was almost in balance during the quarter.
- After the close of the quarter, the Company has agreed with the bank to extend its loan by one year, and it expects to close the process during November/December.

Tribute to Mr. Kay Thorkildsen

- Previous CEO Mr. Thorkildsen passed away on October 25. Mr. Thorkildsen has been the CEO for most of the Company's history, and his effort, loyalty and contribution was significant. In a release October 20th, Mr. Adrian Cristea was appointed Interim CEO. Mr. Cristea has been RomReal's legal advisor since its formation in 2005.

NAV movement in Q3 2015

Asset base	Q3 2015			Q2 2015		
	EUR '000	EUR/share	NOK/share	EUR '000	EUR/share	NOK/share
Investment property	27,339	0.66	6.41	27,363	0.66	5.69
Inventories	2,300	0.06	0.54	2,399	0.06	0.50
Cash	1,031	0.01	0.24	303	0.01	0.06
Other assets/(liabilities)	(11,471)	(0.28)	(2.69)	(10,636)	(0.26)	(2.21)
Net asset value	19,198			19,428		
NAV/Share		0.46	4.50		0.47	4.04
Change in NAV	-1.2%			-1.3%		

The total issued number of shares issued at end Q3 2015 was 41,367,783

Financial highlights - IFRS

EUR '000	Q3 2015	Q3 2014	YTD 2015	YTD 2014
Operating Revenue	139	61	1,400	363
Operating Expenses	(248)	(221)	(665)	(682)
Other operating income/ (expense), net	(512)	(160)	735	(319)
Net financial income/(cost)	864	350	563	652
Pre-tax result	243	(2)	(280)	(370)
Result for the period	283	31	(288)	(296)
Total assets	31,039	33,463	31,039	33,463
Total liabilities	11,840	12,534	11,840	12,534
Total equity	19,198	19,916	19,198	19,916
Equity %	61.9%	61.4%	61.9%	61.4%
NAV per share (EUR)	0.46	0.51	0.46	0.51
Cash position	1,031	652	1,031	652

RomReal Properties Q3 2015

Plot name	Location	Size (m2)
1 Ovidiu Lakeside	Constanta North/Ovidiu	61,029
2 Badulescu plot	Constanta North/Ovidiu	50,000
3 Tatar Peninsula	Constanta North/Ovidiu	1,266
4 Ovidiu Town	Constanta North/Ovidiu	4,641
5 Ovidiu (Oasis)	Constanta North/Ovidiu	25,127
6 Centrepont	Constanta North/Ovidiu	122,350
7 Gunaydin plot	Constanta North/Ovidiu	15,000
8 Balada Market	Central Constanta	7,188
9 Carrefour plot	Constanta	15,000
10 Morii Lake	Bucharest Sector 6	11,716
11 Alexandriei plot	Bucharest Sector 5	13,263
12 Un-zoned land	Constanta	865,062
13 Mamaia North plot	Navodari/Mamaia	56,167
Total		1,247,809

For more information regarding the Properties of RomReal Ltd, please visit the Company's website www.romreal.com

Operational highlights

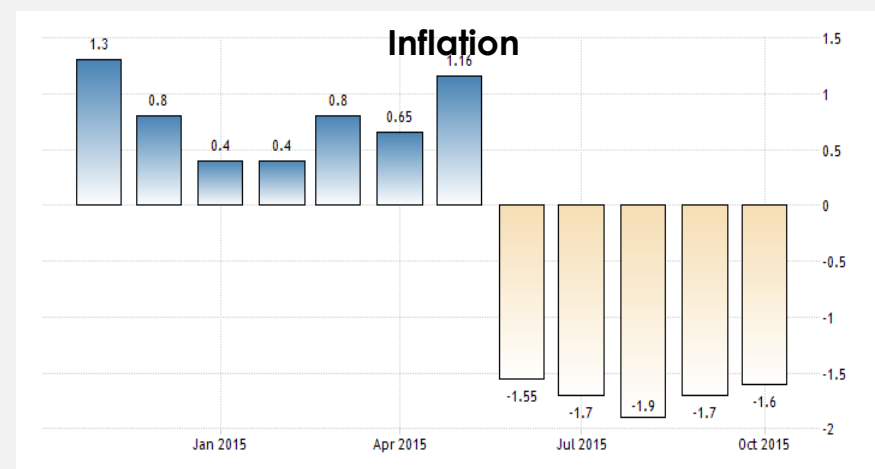


- RomReal sold additional 3 properties at Tartar Peninsula – bringing the total number of sold properties up to 12 of 15 plots. One of the plots is pre-sold and expected to close in Q1 2016
- The conditional sale of 1,956 sqm at Balada market for a net price of EUR 537,900 as announced July 10, 2015 is expected to close in Q4 2015/Q1 2016.
- The Company has several on-going processes to sell plots from the land bank.
- Two of the more promising processes involves the two Bucharest plots; Morii Lake and Alexandriei plot

The Company expects to sell more assets in 2016

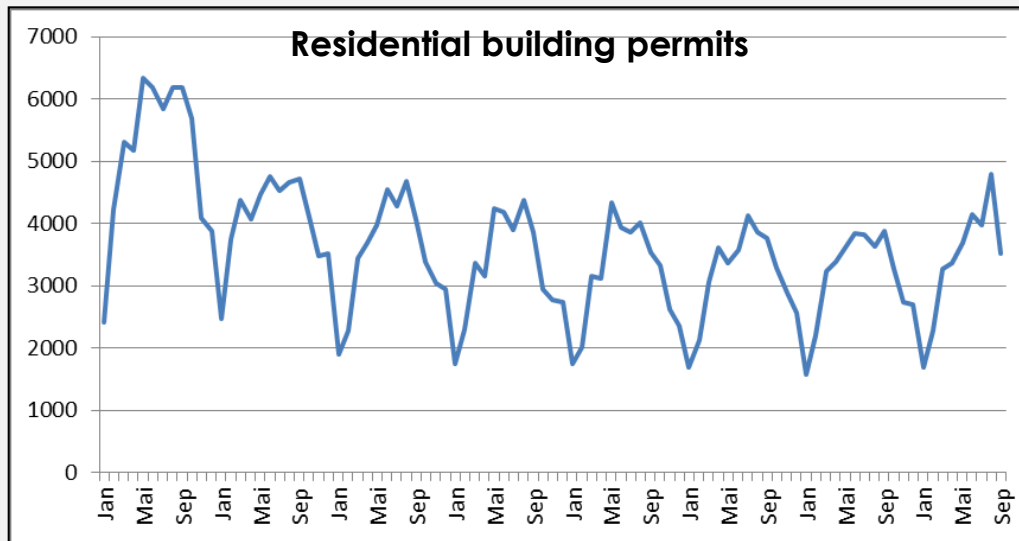
Romanian Macro development

- During the third quarter, GDP increased by 3.6%. Economists expect GDP to come in around 3.5% for 2015 and they expect the growth to continue in 2016 with 3.7% growth.
- As a result of reduced VAT rate for food and lower energy prices, inflation went into negative territory at -1.7 per cent in September 2015, thus significantly below central bank's target of 1.5-3.5 per cent in 2014 and 2015. However, the core inflation rate continues to stay around 1.5% (1.4% in September).
- The NBR has recently (November) decided to maintain the policy rate at the historically low level of 1.75 per cent decided in May.
- During the quarter, The Prime Minister Ponta was charged with corruption, and in November he resigned. A new "technocrat" PM, Mr. Dacian Cioloș has already formed a new government.



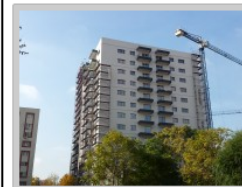
Romania Real Estate Update

- The real estate market recovers with strong transaction volume, increased construction spending and higher prices.
- Construction work increased 10.5% over the first three quarters and building permits for residential dwellings increased 8.3% during the third quarter, the highest quarterly increase since 2009.
- Commercial transaction volumes follow the strong trend from 2014 with an active market. The transaction volume is expected to close around EUR 800 million, a decrease from last year EUR 950 million (numbers by Colliers Int.), but the 2015 volume still represents a healthy transaction level.



MetroCity Academiei sells over 90 apartments before project end

By [Residential](#) | October 23, 2015 12:50 | 0 comments



About 85 percent of the apartments in the first building of the residential project MetroCity Academiei have been sold, two months before the project is due to end, company representatives announce.

The first building, having 12 floors and 110 units, will be completed later this year, while the remaining apartments in the second building, which will have two sections and is projected to end during the summer of 2016, have a rate of 10 percent of precontracting.

MetroCity Academiei will have a total of 235 apartments. The main feature of Metrocity Academy is represented by the fact that common areas have a rate of only 10 percent, compared with an average of 15 percent on the market, which translates into a reduction of around 30 percent of annual maintenance costs of a tenant, the company says.

Home prices in the MetroCity Academiei start at EUR 62,490 + VAT for a studio with a built area of 63 square meters, from EUR 76,797 + VAT for a one-bedroom apartment with a built area of 74 square meters and from EUR 93,500 + VAT for a two bedroom apartment, with a built area of 102 square meters.

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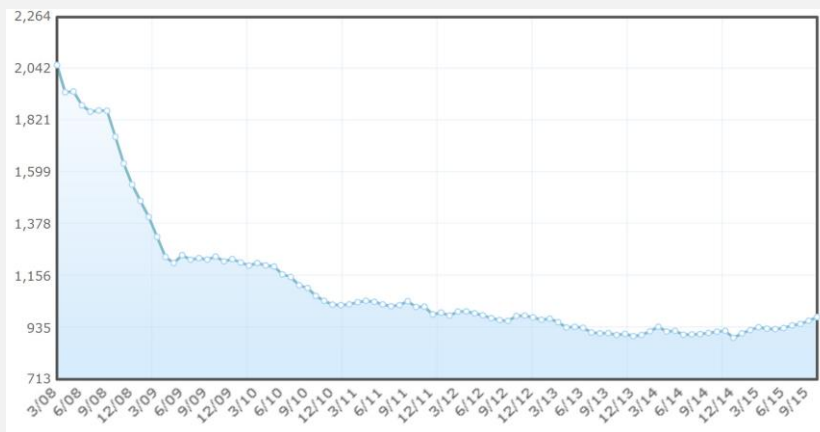
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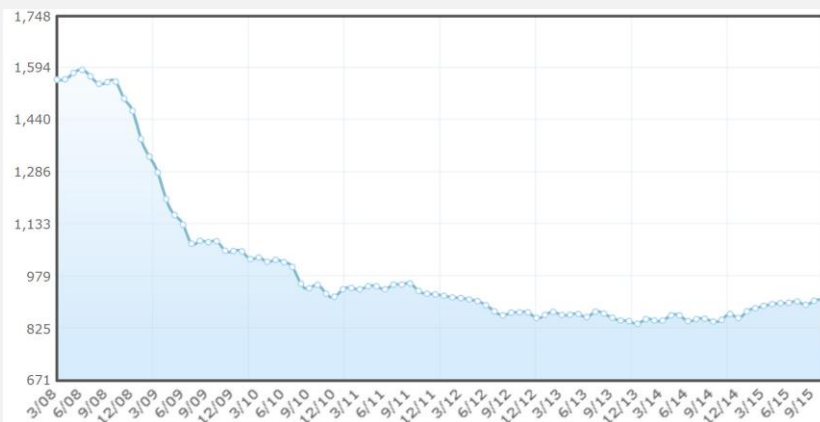
Apartment Price Development

Romania



- Housing prices in Romania have increased 3% compared with September last year

Constanta



- Apartment prices in Constanta have increased 7.2% compared to September last year.

Real Estate market shows recovery signs

Domenii Park complex sells over 90 pct of the
Alpha Globalworth plans to buy EUR 120 million

ap: Timișoara CA Immo invests EUR 75 million in Bucharest

By **offic Skanska sells building in Bucharest for EUR 47**

By **Ofi mln**

By **Offices** | November 10, 2015 11:17 | 0 comments



Real estate developer Skanska announced the sale of Building B of the Green Court Bucharest office complex. The property has been acquired by investment company Globalworth Real Estate Investments, which already owns Building A. The Green Court Bucharest scheme is Skanska's first office development in Romania.

The Green Court Bucharest is a class-A office complex newly constructed in Bucharest's new central business district. It was commissioned for use at the beginning of April 2015. The total leasable area of the newly-sold Building B is around 18,600 sqm. It is already more than 80 percent leased, with major tenants such as Sanofi Romania, Adecco Romania, Carrefour Romania, Colgate Palmolive Romania and RINF Outsourcing Solutions.

The office complex comprises three buildings with a total leasable area of approximately 54,500 square meters. The sale transaction of Building A to Globalworth Real Estate Investments was finalized in June 2015 and the company has now acquired its second property at the development.

RomReal shareholders as at 17/11/2015

SHAREHOLDERS		HOLDING	%
SIX SIS AG		11,699,278	28.3%
THORKILDSSEN	KAY TØNNES	5,415,756	13.1%
GRØNSKAG	KJETIL	3,850,307	9.3%
TONSENHAGEN FORRETNINGSSENTRUM 2 A		1,614,444	3.9%
SILJAN INDUSTRIER AS		1,600,000	3.9%
SKANDINAVISKA ENSKILDA BANKEN S.A.		1,323,372	3.2%
SAGA EIENDOM AS		1,223,667	3.0%
CO/JONAS BJERG	NTS TRUSTEES LTD	1,058,306	2.6%
ENERGI INVEST A/S		1,000,000	2.4%
SPAR KAPITAL INVESTOR AS		940,236	2.3%
CARNEGIE INVESTMENT BANK DK BRANC		851,692	2.1%
THORKILDSSEN INVEST AS		829,478	2.0%
ORAKEL AS		800,000	1.9%
HOEN	ANDERS MYSSSEN	689,557	1.7%
CLEARSTREAM BANKING S.A.		649,417	1.6%
PERSSON	ARILD	588,000	1.4%
LOHNE	PER OVE	508,500	1.2%
SKANDINAVISKA ENSKILDA BANKEN AB		508,384	1.2%
KBC SECURITIES NV		477,676	1.2%
DANSKE BANK A/S		457,998	1.1%
TOTAL TOP 20		36,086,068	87.2%

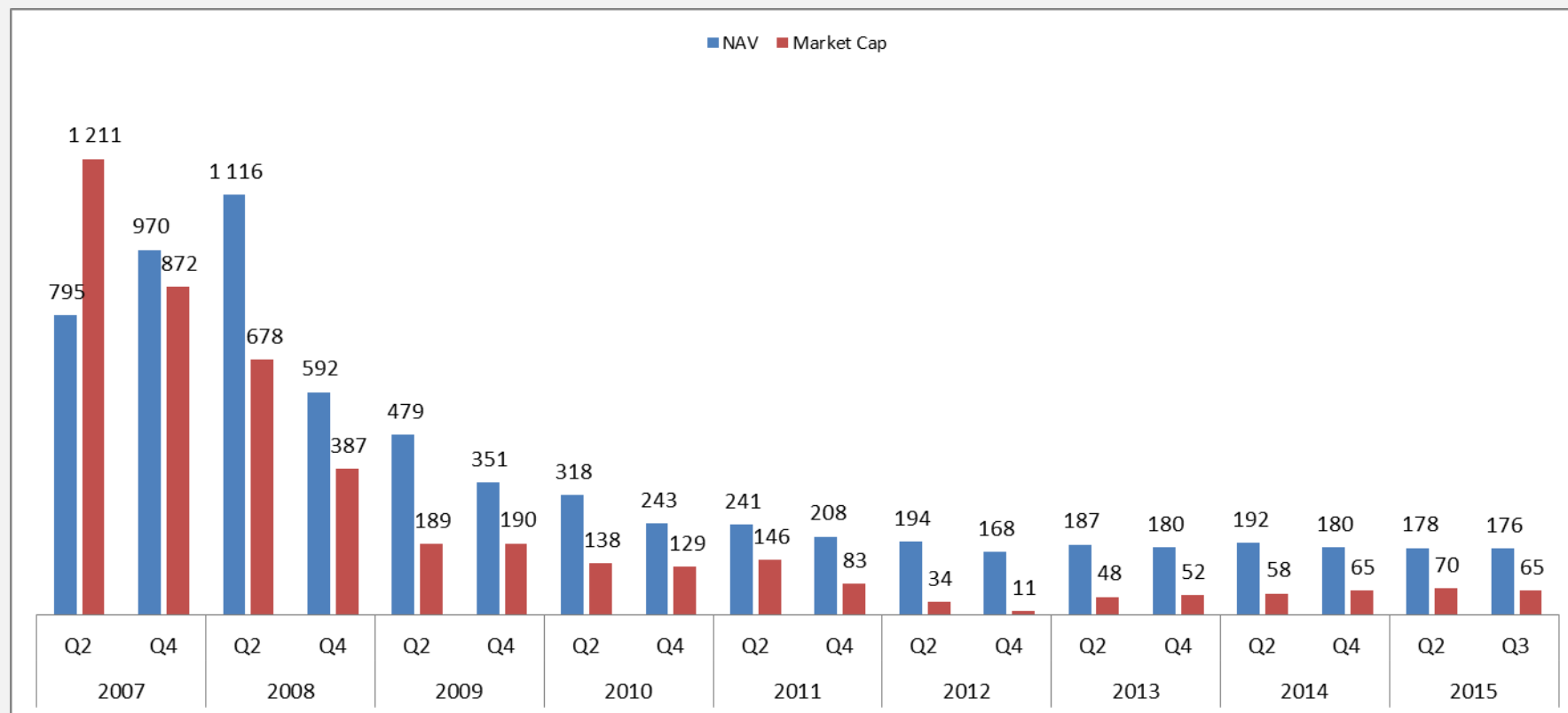
(1) The above list is the 20 largest shareholders according to the VPS print out; please note that shareholders might use different accounts and account names, adding to their total holding.

(2) There are 351 shareholders per 17.11.2015

(3) RomReal Director Arne Reinemo controls directly or indirectly SILJAN INDUSTRIER AS

Market capitalization and NAV development

NOK million



Source: Company; OSE; Infront; Market capitalization numbers for 2007 and 2008 are Company estimates. Exchange rate YE for both quarters in year . For 2015 exchange rate as of Nov. 23, 2015

The Alpha Bank loan

- Secured loan with nominal value EUR 10,549,000 and accrued interest of EUR 1,036,000 at end of Q3 2015. The loan matures November 27, 2015
- *The Company has called the option to extend the loan one year, provided that the interest is paid up-front. The Company has the required liquidity. Alpha Bank and RomReal work to close the loan extension process within November/December.*

Main focus areas going forward

- RomReal expects that the recent positive development in the macroeconomic environment will contribute to a recovery in the real estate market in 2015 and 2016.
- In addition to sale of plots, the Company seeks to add incremental value to the individual plots during the period in which they are part of the Land Bank up until a potential sale is completed
- The Company expects further asset disposals at satisfactory prices in the quarters to come

Thank you

Investor Relations

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For further information on RomReal, including presentation material relating to this interim report and financial information, please visit www.romreal.com

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