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INTERIM REPORT

page 1 of 17
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**Interim Report
as at 31 December 2010**

The Supervisory Board of Investeringsselskabet Luxor A/S has today adopted the Interim Report as at 31 December 2010.

- The Group's results before tax for the first quarter of the financial year show a profit of DKK 36.5 million (DKK 40.7 million). After tax the Group's results show a profit of DKK 31.5 million (DKK 30.7 million).
- The results are influenced by realised and unrealised return on securities of DKK 38.4 million (DKK 38.7 million) as well as negative net fair value adjustments and exchange adjustments of debt to credit institutions, mortgage debt and interest swaps of DKK 11.6 million (DKK -5.9 million).
- Basic earnings in the Interim Report have decreased from DKK 8.8 million to DKK 4.1 million. The decrease is primarily due to lower net interest on and exchange adjustments of mortgage deeds and bonds.
- The net asset value per share in circulation is DKK 410.1 (DKK 356.1).
- As a consequence of a positive securities market etc, the expected profit for the year before tax is upgraded from the range of DKK 50.0 - 55.0 million to the range of DKK 70.0 - 80.0 million. The expected profit for the year includes basic earnings of an unchanged DKK 25.0 - 30.0 million.

This Interim Report includes:

- Financial Highlights of the Group
- Interim Report
- Management's Statement
- Consolidated Statement of Comprehensive Income for the Period
1 October 2010 - 31 December 2010
- Consolidated Balance Sheet at 31 December 2010
- Statement of Changes in Equity
- Cash Flow Statement
- Segment Reporting
- Significant Notes

For additional information concerning this Interim Report, please contact the undersigned.

Yours faithfully
Investeringsselskabet Luxor A/S

Svend Rolf Larsen
CEO

REVIEW FOR INVESTERINGSSELSKABET LUXOR A/S
FINANCIAL HIGHLIGHTS OF THE GROUP

	<u>OCTOBER - DECEMBER</u>			
<u>DKK million</u>	<u>2010/11</u>	<u>2009/10</u>	<u>2008/09</u>	<u>2009/10</u>
	<u>Q1</u>	<u>Q1</u>	<u>Q1</u>	<u>Full year</u>
<u>Key figures</u>				
Income.....	5.0	30.0	-128.3	108.6
Net financials	-16.2	13.6	-206.6	21.1
Gross earnings.....	57.9	56.9	-265.8	160.4
Profit/loss before tax	36.5	40.7	-343.6	71.2
Net profit/loss for the period.....	31.5	30.7	-283.6	53.2
Assets	1,129.8	1,295.0	1,177.5	1,131.4
Equity	410.1	356.1	118.4	378.6
Investment in property, plant and equipment.....	0.0	0.0	0.1	0.0
Profit/loss for analytical purposes:				
Net profit/loss for the period (after tax).....	31.5	30.7	-283.6	53.2
Tax relating to previous year	<u>0.0</u>	<u>-0.2</u>	<u>0.0</u>	<u>-0.2</u>
	<u>31.5</u>	<u>30.5</u>	<u>-283.6</u>	<u>53.0</u>
<u>Ratios</u>				
<u>Values per DKK 100 share</u>				
Earnings per share (EPS) (DKK)	31.50	30.47	-283.65	53.02
Net asset value per share in circulation (DKK)	410.11	356.05	118.40	378.60
Return on equity in percentage p.a.....	31.95	35.77	-435.95	15.06
Equity share in percentage	36.30	27.50	10.06	33.46
<u>Share capital</u>				
Nominal share capital, end of period (DKK million)	100.0	100.0	100.0	100.0
Number of shares in circulation (DKK million).....	100.0	100.0	100.0	100.0
Official price on the Stock Exchange per DKK 100 share:				
Lowest.....	250	200	240	200
Highest	273	253	600	327
End of period.....	268	253	250	255
Volume of trade on the Stock Exchange,				
number of shares	6,307	7,389	2,617	33,326
Listed on the Stock Exchange, number of shares	825,000	825,000	825,000	825,000

The key figures have been calculated in accordance with "Recommendations and key figures 2010" issued by the Danish Society of Financial Analysts. EPS and diluted EPS are in accordance with IAS 33.

INTERIM REPORT

The Group's results before tax show a profit of DKK 36.5 million against DKK 40.7 million in the previous year. After recognition of tax for the period, DKK 5.0 million (DKK 10.0 million), the profit for the period after tax amounts to DKK 31.5 million (DKK 30.7 million).

The Group's results for the first quarter of 2010 are better than originally expected in the Full-year Report of 21 December 2010, primarily as a consequence of positive fair value adjustments of securities.

Exclusive of fair value adjustments of securities, debt and foreign exchange movements, basic earnings before tax for the period amount to DKK 4.1 million (DKK 8.8 million), which is lower than expected. The decrease is primarily attributable to lower net interest on mortgage deeds and bonds as well as slower normalisation of losses and provisions on mortgage deeds than expected.

Basic earnings for the full financial year are expected to remain unchanged in the range of DKK 25.0 - 30.0 million as a consequence of expected continued normalisation of losses and provisions on mortgage deeds.

The Group's balance sheet, which compared with the same time last year has decreased from DKK 1,295 million to DKK 1,130 million, includes the following business areas:

	<u>2010/11</u> <u>DKK million</u>	<u>2009/10</u> <u>DKK million</u>
Mortgage deeds.....	319.4	371.0
Bonds	425.2	530.0
Shares.....	<u>88.0</u>	<u>89.6</u>
Total securities	832.6	990.6
Investment properties.....	<u>181.0</u>	<u>182.2</u>
Total	<u>1,013.6</u>	<u>1,172.8</u>

Below, the individual business areas are described. The financing and the effect of currency hedging as well as currency exposure and hedging of currency risk are described in the section financing and debt.

Mortgage deeds

The fair value of the Group's portfolio of mortgage deeds amounts to DKK 319.4 million (DKK 371.0 million).

The total return on the portfolio of mortgage deeds for the financial period is specified as follows:

	<u>2010/11</u> <u>DKK million</u>	<u>2009/10</u> <u>DKK million</u>
Interest income.....	5.9	7.8
Capital gains, mortgage deeds	0.3	0.2
Fair value adjustment	<u>0.5</u>	<u>0.4</u>
	6.7	8.4
Realised and unrealised losses on mortgage deeds, bad debts recovered and gain on sale of properties acquired for the purpose of resale.....	<u>-3.5</u>	<u>-4.5</u>
	<u>3.2</u>	<u>3.9</u>

The Group's portfolio of mortgage deeds is distributed with DKK 177.1 million (DKK 211.3 million) fixed-interest mortgage deeds and DKK 142.3 million (DKK 159.7 million) floating-rate cibor mortgage deeds. Irrespective of the term to maturity and the present market rate for new mortgage deeds of approx. 8.50% - 10.0% p.a. (8.75% - 10.0% p.a.), the Group's portfolio of fixed-interest mortgage deeds is measured on the basis of an effective interest rate of 9.25% p.a. (9.25% p.a.). Fair value adjustment of mortgage deeds is a positive DKK 0.5 million (DKK 0.4 million), which is recognised in fair value adjustment of financial assets.

A considerable part of the mortgage deed portfolio is still placed in single-family houses, freehold flats and holiday houses with an average market value per mortgage deed of kDKK 412.1 (kDKK 416.8).

Losses and direct expenses amount to DKK 3.8 million (DKK 4.6 million). The item includes a reduction of the provision for losses on mortgage deeds of DKK 0.9 million (an increase of DKK 0.6 million), so that the total provision for losses amounts to DKK 22.3 million (DKK 24.1 million), corresponding to 6.5% (6.1%) of the portfolio. Bad debts recovered amount to DKK 0.8 million (DKK 0.3 million). Gain on sale of properties acquired for the purpose of resale amounts to DKK 0.5 million (DKK 0.6 million). The properties sold have been purchased at forced sale or on the free market with a view to limitation of losses on lending.

During the financial period, the Group has seen a decrease in losses and direct expenses. However, the normalisation of losses and provisions has developed more slowly than expected. In the coming quarters, continued normalisation of losses and provisions is expected.

Bonds

The fair value of the Group's portfolio of bonds amounts to DKK 425.2 million (DKK 530.0 million).

The total return on the portfolio of bonds for the financial period is specified as follows:

	2010/11 <u>DKK million</u>	2009/10 <u>DKK million</u>
Interest income	9.5	12.2
Realised capital gains on bonds (including foreign exchange)	-20.3	5.7
Fair value adjustment	<u>41.8</u>	<u>37.7</u>
	<u>31.0</u>	<u>55.6</u>

The fair value adjustment includes an unrealised exchange gain of DKK 7.6 million (DKK 10.8 million), and realised capital gains on bonds include a realised exchange gain of DKK 0 million (DKK -5.5 million). The amounts have by and large been hedged.

The positive fair value adjustment during the period is primarily attributable to a narrowing of the yield spread to government bonds.

At 31 December 2010, the portfolio of bonds has a total negative fair value adjustment and expected gains on redemptions of approx. DKK 21.6 million excluding foreign exchange (approx. DKK 68.9 million excluding foreign exchange), which are by and large expected to be reversed over the period to maturity of the bonds. The average period to maturity of the portfolio of bonds is approx. 3 years.

After the end of the financial period and until today, the Group has seen positive fair value adjustments of bonds of DKK 15.0 million and realised losses of DKK 12.3 million. The fair value ad-

justments and losses include an exchange loss of DKK 10.2 million, which has by and large been hedged.

Shares

The fair value of the Group's portfolio of shares amounts to DKK 88.0 million (DKK 89.6 million).

The total return on the portfolio of shares for the financial period is specified as follows:

<u>Return on shares</u>	<u>2010/11</u> <u>DKK million</u>	<u>2009/10</u> <u>DKK million</u>
Dividends received.....	0.3	0.3
Realised capital gains on shares (including foreign exchange)	0.0	0.0
Fair value adjustment	<u>16.1</u>	<u>-5.3</u>
	<u>16.4</u>	<u>-5.0</u>

The fair value adjustment includes an unrealised exchange loss of DKK 1.0 million (DKK 2.6 million), and realised capital gains on shares include a realised exchange gain of DKK 0.0 million (DKK 0.0 million). The amounts have by and large been hedged.

Since the closing of the financial period and until today, the Group has seen a positive fair value adjustment of the portfolio of shares of DKK 3.7 million and realised gains of DKK 1.8 million. The fair value adjustments and gains include an exchange loss of DKK 1.1 million, which has by and large been hedged.

Investment properties

The Group's balance sheet includes 7 (7) rental properties with a fair value of DKK 181.0 million (DKK 182.2 million).

The total return on investment properties for the financial period is specified as follows:

	<u>2010/11</u> <u>DKK million</u>	<u>2009/10</u> <u>DKK million</u>
Rental income	3.4	3.9
Fair value adjustment	0.0	-0.3
Direct expenses, investment properties.....	<u>1.7</u>	<u>0.9</u>
	<u>1.7</u>	<u>2.7</u>

The decrease in rental income of DKK 0.5 million relates to vacancies under re-letting.

With effect from 1 May 2011, the Group has rented out 7,773 m² of the property situated in Hasselager near Århus on a multi-year lease. Including this lease, the Group's lease rate at 1 May 2011 is expected to increase to approx. 88% against 68.7% at the beginning of the financial year, 1 October 2010.

Properties acquired for the purpose of resale

Properties acquired for the purpose of resale, DKK 14.8 million (DKK 6.2 million), comprise a number of properties taken over to secure the Group's lending.

The Group's balance sheet includes 9 (5) properties acquired for the purpose of resale; 4 of these have been sold with takeover date in the first quarter of 2011. Gain on sale of properties acquired for the purpose of resale amounts to DKK 0.5 million (DKK 0.6 million). The income is recognised in the item losses and direct expenses.

Financing and debt

The fair value of the Group's short-term debt to credit institutions amounts to DKK 616.6 million (DKK 823.7 million).

After conversion by means of matching forward contracts, the debt is distributed as follows:

<u>Currency</u>	<u>2010/11</u>	<u>2009/10</u>
CHF	1.42%	0.87%
EUR.....	31.53%	37.21%
DKK	16.92%	21.81%
USD.....	48.37%	38.91%
NOK	<u>1.76%</u>	<u>1.20%</u>
	<u>100.00%</u>	<u>100.00%</u>

The Group's total raising of fixed-interest loans, excl. mortgage credit loans, amounts to approx. DKK 253 million (DKK 325 million) with fixed-interest periods of up to approx. 2.5 years (3.5 years). Moreover, the Company has pegged the interest rate on approx. DKK 84.2 million (DKK 78 million) for up to 2 years (3 years) through USD interest swaps.

Fair value adjustments of mortgage debt and debt to credit institutions are positive by DKK 1.4 million (DKK 0.7 million) due to small increases in interest rates. Exchange adjustments of loans in foreign currencies are a negative DKK 16.3 million (DKK 6.6 million). The amount is primarily counterbalanced by positive exchange adjustments of securities in foreign currencies.

At 31 December 2010, loans with credit institutions and interest swaps have a total negative fair value adjustment of DKK 13.9 million as a consequence of changes in interest rates. The amount is expected counterbalanced through current fair value adjustments over the term of the contracts/loans.

Fair value adjustments of mortgage debt as well as interest swaps on mortgage debt are a positive DKK 2.0 million (DKK 0.5 million) due to small increases in interest rates.

A considerable part of the Group's assets and liabilities is placed in foreign currencies. The Group's total currency exposure in respect of assets and liabilities is distributed as follows:

<u>Currency</u>	<u>31 December 2010</u>		<u>31 December 2009</u>	
	<u>Assets %</u>	<u>Liabilities %</u>	<u>Assets %</u>	<u>Liabilities %</u>
DKK	53.99%	47.50%	52.45%	48.10%
GBP	4.39%	3.39%	4.31%	2.34%
EUR	9.39%	17.54%	7.01%	23.42%
SEK	0.15%	0.00%	0.15%	0.00%
NOK	2.47%	0.92%	3.03%	0.75%
CHF	0.18%	0.74%	0.18%	0.54%
USD	<u>29.43%</u>	<u>29.91%</u>	<u>32.87%</u>	<u>24.85%</u>
	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>

Risk relating to equity and market values upon change of parameter

The below table shows the sensitivity of a number of significant balance sheet items at 31 December 2010 and 31 December 2009.

<u>DKK million</u>	<u>Increase in parameter</u>	<u>2010/11 Fair value</u>	<u>2010/11 Change of value</u>	<u>2009/10 Fair value</u>	<u>2009/10 Change of value</u>
Mortgage deeds	1% effective rate of interest	319.4	11.1	371.0	13.4
Rental properties	0.5% yield requirement	181.0	11.5	182.2	10.8
Bonds	1% effective rate of interest	425.2	10.3	530.0	13.1
Shares	10% change in value	88.0	8.8	89.6	9.0
Foreign currency loans	10% change in value	315.4	31.5	546.2	54.6
Securities in foreign currencies	10% change in exchange rate	509.8	51.0	615.8	61.6

It should be added that if the above parameters were to develop negatively due to an increase in interest rates, this would be counterbalanced by a certain reduction of the cash value of mortgage credit loans and other fixed-interest loans raised.

The Group's risk factors are described in note 30 to the Annual Report, see the Company's website www.luxor.dk.

Own shares

In the financial period, no repurchases took place under the scheme for repurchase of own shares. At present, the Group does not hold any own shares.

Future prospects and post balance sheet events

Considering the results announced and the progress until 24 February 2011 of the second quarter of the financial year, which has been affected by positive fair value adjustments of securities as well as positive fair value adjustments of foreign currency loans etc, the expected results for the year before tax are upgraded from a profit of DKK 50.0 - 55.0 million to a profit of DKK 70.0 - 80.0 million. The expectation presupposes stable conditions as regards interest, securities and foreign exchange. Basic earnings are included in the above-mentioned expectations with an unchanged DKK 25.0 - 30.0 million.

Basis of preparation

The Interim Report has been prepared in accordance with the same accounting policies as the Annual Report 2009/2010, to which we refer.

The Interim Report comprises summarised consolidated financial statements of Investeringsselskabet Luxor A/S.

The Interim Report has been prepared in accordance with International Financial Reporting Standards (IFRS) as adopted by the EU, including IAS 34 on Interim Reports, and additional Danish disclosure requirements relating to listed companies.

MANAGEMENT'S STATEMENT

The Supervisory and Executive Boards have today considered and adopted the Interim Report of Investeringselskabet Luxor A/S for the period 1 October - 31 December 2010.

The Interim Report, which comprises summarised consolidated financial statements of Investeringselskabet Luxor A/S, has been prepared in accordance with International Financial Reporting Standards (IFRS) as adopted by the EU, including IAS 34 on Interim Reports, and additional Danish disclosure requirements relating to listed companies.

We consider the accounting policies applied appropriate, so that the Interim Report gives a true and fair view of the financial position as at 31 December 2010 of the Group and of the results of the Group's operations and cash flows for the period 1 October - 31 December 2010.

The Interim Report has not been audited by the Company's auditor.

Copenhagen, 28 February 2011

Executive Board:

Svend Rolf Larsen

Supervisory Board:

Frede Lund

Casper Moltke
Chairman

Steffen Heegaard

STATEMENT OF COMPREHENSIVE INCOME FOR THE PERIOD

1 OCTOBER - 31 DECEMBER 2010

		G R O U P		
		1/10 - 31/12 2010	1/10 - 31/12 2009	1/10 2009- 30/9 2010
<u>Note</u>		<u>DKK '000</u>	<u>DKK '000</u>	<u>DKK '000</u>
Income				
	Financial income	1,664	26,043	94,893
	Rental income	3,351	3,927	13,711
	Total income	5,015	29,970	108,604
	Losses and direct expenses	3,808	4,649	19,545
	Direct expenses, investment properties	1,735	946	5,341
		-528	24,375	83,718
	Fair value adjustment of financial assets	58,388	32,812	78,208
	Fair value adjustment, investment properties	0	-307	-1,535
	Total gross earnings	57,860	56,880	160,391
	Financial expenses	17,875	12,460	73,808
		39,985	44,420	86,583
	Other external expenses	577	1,015	3,558
	Other income and expenses	0	0	383
	Staff expenses	2,852	2,610	11,146
	Depreciation and amortisation	65	67	263
		3,494	3,692	15,350
	Profit/loss before tax	36,491	40,728	71,233
	Tax on profit/loss for the period	4,988	10,037	17,990
	NET PROFIT/LOSS FOR THE YEAR (COMPREHENSIVE INCOME)	31,503	30,691	53,243
	Earnings per A & B share (EPS) in DKK	31.5	30.7	53.2
	Earnings per A & B share (EPS) in DKK (diluted value)	31.5	30.7	53.2

BALANCE SHEET AT 31 DECEMBER 2010

ASSETS

	G R O U P		
	31/12 2010 DKK '000	31/12 2009 DKK '000	30/9 2010 DKK '000
Fixed assets			
Domicile property	14,085	14,283	14,134
Fixtures, fittings and equipment.....	285	348	301
Property, plant and equipment.....	14,370	14,631	14,435
 Investment properties	 181,000	 182,200	 181,000
Securities.....	832,633	990,643	840,027
Fixed asset investments.....	832,633	990,643	840,027
 Deferred tax.....	 14,941	 29,343	 19,928
Non-current assets.....	1,042,944	1,216,817	1,055,390
 Properties acquired for the purpose of resale.....	 14,842	 6,185	 13,731
 Other receivables.....	33,446	32,068	35,260
Prepayments	130	143	634
Receivables.....	33,576	32,211	35,894
Cash at bank and in hand.....	38,466	39,752	26,351
Current assets	86,884	78,148	75,976
ASSETS.....	1,129,828	1,294,965	1,131,366

BALANCE SHEET AT 31 DECEMBER 2010

LIABILITIES AND EQUITY

	G R O U P		
	31/12 2010 DKK '000	31/12 2009 DKK '000	30/9 2010 DKK '000
Share capital.....	100,000	100,000	100,000
Retained earnings.....	310,106	256,051	278,603
Equity	410,106	356,051	378,603
Mortgage credit institutes.....	78,494	84,411	80,226
Non-current liabilities	78,494	84,411	80,226
Mortgage credit institutes, properties acquired for the purpose of resale	3,266	10,255	5,446
Mortgage credit institutes.....	6,272	6,018	6,208
Credit institutions.....	616,637	823,675	649,602
Deposits.....	1,953	1,677	1,953
Corporation tax.....	204	1,478	202
Other payables.....	12,544	11,272	8,498
Deferred income.....	352	128	628
Current liabilities	637,962	844,248	667,091
Liabilities	719,722	938,914	752,763
LIABILITIES AND EQUITY	1,129,828	1,294,965	1,131,366

STATEMENT OF CHANGES IN EQUITY
Group

	Share capital A shares <u>DKK '000</u>	Share capital B shares <u>DKK '000</u>	Retained earnings <u>DKK '000</u>	Proposed dividend <u>DKK '000</u>	Total <u>DKK '000</u>
Equity A & B shares at 1 October 2009	17,500	82,500	225,360	0	325,360
Net profit/loss for the period (comprehensive income).....	<u>0</u>	<u>0</u>	<u>30,691</u>	<u>0</u>	<u>30,691</u>
Equity A & B shares at 31 December 2009.....	<u>17,500</u>	<u>82,500</u>	<u>256,051</u>	<u>0</u>	<u>356,051</u>
Equity A & B shares at 1 October 2010	17,500	82,500	278,603	0	378,603
Net profit/loss for the period (comprehensive income).....	<u>0</u>	<u>0</u>	<u>31,503</u>	<u>0</u>	<u>31,503</u>
Equity A & B shares at 31 December 2010.....	<u>17,500</u>	<u>82,500</u>	<u>310,106</u>	<u>0</u>	<u>410,106</u>

CASH FLOW STATEMENT FOR THE PERIOD 1 OCTOBER - 31 DECEMBER 2010

	G R O U P	
	2010/11 DKK '000	2009/10 DKK '000
Cash flows from operating activities		
Interest received on mortgage deeds and bonds	19,078	26,133
Share dividends received.....	303	339
Exchange gains realised	-19,963	5,908
Other financial income	5,873	-164
Rental income.....	3,228	3,927
Interest payments.....	-3,227	-3,233
Operating expenses.....	-3,551	-8,224
Sold properties acquired for the purpose of resale	493	0
Tax payments.....	0	6,111
Cash flows from operating activities.....	2,234	30,797
Cash flows from investing activities		
Additions of mortgage deeds, bonds and shares.....	-7,605	-7,160
Disposals of mortgage deeds, bonds and shares.....	69,449	53,106
Additions of investment properties.....	0	-4,308
Deposits received.....	0	45
Properties acquired for the purpose of resale	-270	2,472
Cash flows from investing activities.....	61,574	44,155
Cash flows from financing activities		
Raising of loans, credit institutions.	15,319	893
Repayment, credit institutions	-63,303	-59,595
Raising of loans, mortgage credit institutes, properties acquired for the purpose of resale	0	5,182
Repayment, mortgage credit institutes, properties acquired for the purpose of resale	-2,180	-122
Raising of loans, mortgage credit institutes.....	0	3,401
Repayment, mortgage credit institutes	-1,529	-1,727
Deposits paid.	0	-1,731
Cash flows from financing activities.....	-51,693	-53,699
Net change in cash and cash equivalents.....	12,115	21,253
Cash and cash equivalents, beginning of period.....	26,351	18,499
Cash and cash equivalents, end of period.....	38,466	39,752

SEGMENT REPORTING
Group

	Mortgage deeds <u>DKK '000</u>	Bonds <u>DKK '000</u>	Shares <u>DKK '000</u>	Investment properties <u>DKK '000</u>	Other <u>DKK '000</u>	Total <u>DKK '000</u>
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<u>Group 2010/11</u>						
Income (realised)	6,307	-5,976	1,333	3,351	0	5,015
Fair value adjustment....	504	41,785	16,099	0	0	58,388
Gross earnings	3,003	35,809	17,432	1,616	0	57,860
Assets.....	348,523	434,384	88,131	157,804	100,986	1,129,828
Capital investments.....	5,068	0	2,537	0	0	7,605
Liabilities (segments)....	224,368	334,586	60,949	84,766	0	704,669

<u>Group 2009/10</u>						
Income (realised)	7,990	17,812	241	3,927	0	29,970
Fair value adjustment....	392	37,686	-5,266	-307	0	32,505
Gross earnings	3,733	55,498	-5,025	2,674	0	56,880
Assets.....	396,013	541,642	89,837	158,698	108,775	1,294,965
Capital investments.....	1,068	6,092	0	4,308	0	11,468
Liabilities (segments)....	266,272	490,226	64,287	90,430	13,144	924,359

GROUP

	<u>2010/11</u> <u>DKK '000</u>	<u>2009/10</u> <u>DKK '000</u>
1. Financial income		
Mortgage deeds, interest.....	5,926	7,808
Bonds, interest.....	<u>9,525</u>	<u>12,225</u>
	15,451	20,033
Shares, dividends.....	<u>303</u>	<u>266</u>
	15,754	20,299
Capital gains, mortgage deeds.....	302	182
Capital gains, bonds.....	-20,262	11,203
Capital gains, shares.....	36	0
Forward contracts.....	5,794	-334
Exchange adjustments, securities.....	-39	-5,478
Other financial income.....	<u>79</u>	<u>171</u>
	<u>1,664</u>	<u>26,043</u>
2. Losses and direct expenses		
Realised net losses on mortgage deeds and mortgage deed receivables.....	6,066	5,487
Change of provision for losses on mortgage deeds.....	-851	617
Gain on sale of properties acquired for the purpose of resale.....	-493	-642
Provision for losses on properties acquired for the purpose of resale....	-370	-650
Bad debts recovered.....	<u>-808</u>	<u>-319</u>
	3,544	4,493
Fees.....	102	49
Collection charges.....	<u>162</u>	<u>107</u>
	<u>3,808</u>	<u>4,649</u>
3. Fair value adjustment of financial assets		
Fair value adjustment, mortgage deeds.....	504	392
Fair value adjustment, shares.....	16,099	-5,266
Fair value adjustment, bonds.....	<u>41,785</u>	<u>37,686</u>
	<u>58,388</u>	<u>32,812</u>

GROUP

	<u>2010/11</u> <u>DKK '000</u>	<u>2009/10</u> <u>DKK '000</u>
4. Financial expenses		
Credit institutions	4,069	5,221
Interest swaps, credit institutions.....	1,116	0
Credit institutions, fair value adjustment.....	-1,284	-441
Interest swaps, credit institutions, fair value adjustment.....	-1,391	345
Exchange loss/gain on foreign loans etc, net.....	<u>16,303</u>	<u>6,550</u>
	18,813	11,675
Mortgage interest.....	926	1,224
Interest swaps	162	108
Mortgage debt, fair value adjustment.....	-138	-291
Interest swaps, mortgage debt, fair value adjustment.....	<u>-1,888</u>	<u>-256</u>
	<u>17,875</u>	<u>12,460</u>
5. Corporation tax		
Tax on profit/loss on ordinary activities is specified as follows:		
Calculated 25% tax on profit/loss before tax.....	9,123	10,182
Tax effect of:		
Unrecognised tax asset on shares	-4,034	0
Non-taxable income, expenses, value adjustments, etc.....	-101	80
Adjustment of tax relating to previous periods.	<u>0</u>	<u>-225</u>
	<u>4,988</u>	<u>10,037</u>
Effective tax rate.....	<u>13.67%</u>	<u>24.64%</u>
Deferred tax:		
Tax asset at 1 October 2010	44,140	62,876
Change in deferred tax recognised in the income statement	<u>-4,909</u>	<u>-9,771</u>
Tax asset at 31 December 2010.....	<u>39,231</u>	<u>53,105</u>
Deferred tax at 1 October 2010	24,212	23,751
Change in deferred tax recognised in the income statement	<u>78</u>	<u>11</u>
Deferred tax at 31 December 2010.....	<u>24,290</u>	<u>23,762</u>
Total tax asset at 31 December 2010.....	<u>14,941</u>	<u>29,343</u>

GROUP

2010/11 2009/10
DKK million DKK million

Note 5 continued:

The deferred tax asset, calculated as 25% of the value of the following items, amounts to:

Tax asset:		
Property, plant and equipment.....	-24,254	-23,702
Fixed asset investments, mortgage deeds, bonds and fair value adjustment relating to mortgage credit institutes and credit institutions, etc ...	3,222	2,755
Tax loss carry-forwards.....	<u>35,973</u>	<u>50,290</u>
 Tax asset	 <u>14,941</u>	 <u>29,343</u>

The tax loss carry-forward has been recognised as a tax asset to the extent the loss is expected to be realised in the form of future taxable profits. It is assessed that the tax loss of DKK 36.0 million can be realised within a few years.

The loss on the Group's portfolio of shares, which is deductible against income from like-kind source, is recognised to the extent it can be comprised by the earnings on the portfolio of shares. At 31 December 2010, the unrecognised tax loss on shares amounts to DKK 109.8 million.

6. Statement of basic earnings

Profit/loss before tax.....	36.5	40.7
Capital gains, shares and bonds.....	20.2	-11.2
Forward contracts	-5.8	0.3
Exchange adjustments, securities	0.0	5.5
Fair value adjustments, financial assets, net.....	-58.4	-32.8
Fair value adjustments, credit institutions, mortgage loans and interest swaps.....	-4.7	-0.6
Exchange loss/gain on foreign loans etc.....	16.3	6.6
Fair value adjustments, investment properties	<u>0.0</u>	<u>0.3</u>
 Basic earnings.....	 <u>4.1</u>	 <u>8.8</u>