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INTERIM REPORT

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**Interim Report
as at 31 December 2011**

The Supervisory Board of Investeringsselskabet Luxor A/S has today adopted the Interim Report as at 31 December 2011.

- The Group's results before tax for the first quarter of the financial year show a loss of DKK 13.6 million (DKK 36.5 million). After tax the Group's results show a loss of DKK 10.1 million (DKK 31.5 million).
- The results are influenced by negative fair value adjustments and realised losses on securities of DKK -9.6 million (DKK 38.4 million) as well as negative fair value adjustments of debt to credit institutions, mortgage debt and interest swaps of DKK 0.7 million (DKK 11.6 million).
- Basic earnings decreased from DKK 4.1 million to DKK 2.5 million in the financial period. 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 386.16 (DKK 410.11).
- Profit for the year before tax is expected unchanged in the range of DKK 5.0 - 10.0 million. The expected profit for the year includes basic earnings of an unchanged DKK 18 - 22 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 - 31 December 2011
- Consolidated Balance Sheet at 31 December 2011
- 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

OCTOBER - DECEMBER

<u>DKK million</u>	<u>2011/12</u>	<u>2010/11</u>	<u>2009/10</u>	<u>2010/11</u>
	<u>Q1</u>	<u>Q1</u>	<u>Q1</u>	<u>Full year</u>
<u>Key figures</u>				
Income.....	6.2	5.0	30.0	18.7
Net financials	-4.2	-16.2	13.6	-11.6
Gross earnings.....	-3.9	57.9	56.9	50.1
Profit/loss before tax	-13.6	36.5	40.7	20.6
Net profit/loss for the period.....	-10.1	31.5	30.7	17.6
Assets	862.1	1.129.8	1.295.0	890.8
Investment in property, plant and equipment.....	0.0	0.0	0.0	0.0
Equity.....	386.2	410.1	356.1	396.2
Profit/loss for analytical purposes:				
Net profit/loss for the period (after tax).....	-10.1	31.5	30.7	17.6
Tax relating to previous year	0.0	0.0	-0.2	0.0
	<u>-10.1</u>	<u>31.5</u>	<u>30.5</u>	<u>17.6</u>
<u>Ratios</u>				
<u>Values per DKK 100 share</u>				
Earnings per share (EPS) (DKK)	-10.08	31.50	30.47	17.63
Net asset value per share in circulation (DKK)	386.16	410.11	356.05	396.23
Return on equity in percentage p.a.....	-10.30	31.95	35.77	4.55
Equity share in percentage	44.80	36.30	27.50	44.48
<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.....	215	250	200	250
Highest	258	273	253	279
End of period.....	215	268	253	253
Volume of trade on the Stock Exchange,				
number of shares	4,654	6,307	7,389	29,245
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 loss of DKK 13.6 million against a profit of DKK 36.5 million in the previous year. After recognition of tax for the period, DKK -3.5 million (DKK 5.0 million), the loss for the period after tax amounts to DKK 10.1 million (DKK 31.5 million).

The Group's results before tax for the first quarter of the financial year are a little lower than expected in the Stock Exchange Announcement of 20 December 2011. The deviation is primarily attributable to negative fair value adjustments of bonds and lower basic earnings.

Exclusive of fair value adjustments of securities, debt, foreign exchange movements and realised losses on securities, basic earnings before tax for the period amount to DKK 2.5 million (DKK 4.1 million). Basic earnings for the full financial year are expected to be in the range of approx. DKK 18.0 - 22.0 million, which is in line with the expectation stated in the Stock Exchange Announcement of 20 December 2011.

The Group's balance sheet, which compared with the same time last year has decreased from DKK 1,129.8 million to DKK 862.1 million, includes the following business areas:

	<u>2011/12</u> <u>DKK million</u>	<u>2010/11</u> <u>DKK million</u>
Mortgage deeds.....	288.9	319.4
Bonds	269.1	425.2
Shares.....	<u>28.6</u>	<u>88.0</u>
Total securities.....	586.6	832.6
Investment properties.....	<u>179.3</u>	<u>181.0</u>
Total.....	<u>765.9</u>	<u>1,013.6</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 288.9 million (DKK 319.4 million).

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

	<u>2011/12</u> <u>DKK million</u>	<u>2010/11</u> <u>DKK million</u>
Interest income.....	5.3	5.9
Capital gains, mortgage deeds	0.1	0.3
Fair value adjustment.....	<u>0.3</u>	<u>0.5</u>
	5.7	6.7
Realised and unrealised losses on mortgage deeds, bad debts recovered and gain on sale of properties acquired for the purpose of resale.....	<u>-2.9</u>	<u>-3.5</u>
	<u>2.8</u>	<u>3.2</u>

The Group's portfolio of mortgage deeds is distributed with DKK 156.8 million (DKK 177.1 million) fixed-interest mortgage deeds and DKK 132.1 million (DKK 142.3 million) floating-rate cibor mortgage deeds. Irrespective of the term to maturity and the present market rate for new mortgage deeds of approx. 8.25% - 10.0% p.a. (8.50% - 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 0.3 million (DKK 0.5 million), which is recognised in fair value adjustment of financial assets.

The Group's portfolio of mortgage deeds has an average market value per mortgage deed of kDKK 405.8 (kDKK 412.1).

Losses and direct expenses amount to DKK 3.0 million (DKK 3.8 million). The item includes a reduction of the provision for losses on mortgage deeds of DKK 0.8 million (DKK 0.9 million), so that the total provision for losses amounts to DKK 19.2 million (DKK 22.3 million), corresponding to 6.2% (6.5%) of the portfolio. Bad debts recovered amount to DKK 1.1 million (DKK 0.8 million). Gain on sale of properties acquired for the purpose of resale amounts to DKK 1.1 million (DKK 0.5 million), and reversed provisions for losses on properties acquired for the purpose of resale amount to DKK 1.2 million (DKK 0.4 million). The properties sold have been purchased at forced sale with a view to limitation of losses on lending.

During the financial period, the Group has seen a small improvement of developments in losses and direct expenses. The normalisation of losses and direct expenses has developed more slowly than expected. In the coming period, continued normalisation of losses and direct expenses is expected.

Bonds

The fair value of the Group's portfolio of bonds amounts to DKK 269.1 million (DKK 425.2 million).

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

	<u>2011/12</u> <u>DKK million</u>	<u>2010/11</u> <u>DKK million</u>
Interest income	5.6	9.5
Realised capital gains on bonds (including foreign exchange)	1.0	-20.3
Fair value adjustment	<u>-11.5</u>	<u>41.8</u>
	<u>-4.9</u>	<u>31.0</u>

The fair value adjustment includes an unrealised exchange gain of DKK 4.1 million (DKK 7.6 million), and realised capital gains on bonds include a realised exchange loss of DKK 0.2 million (DKK 0.0 million). The amounts have by and large been hedged.

The period saw a widening of the portfolio's yield spread to government bonds. For comparison, in the same period last year, there was a significant positive fair value adjustment as a consequence of a narrowing of the yield spread to government bonds.

At 31 December 2011, the portfolio of bonds comprises a negative fair value adjustment and expected gains on redemptions of approx. DKK 38.3 million excluding foreign exchange (approx. DKK 21.6 million excluding foreign exchange), which is by and large expected to be reversed over the period to maturity of the bonds. The portfolio of bonds is characterised by an overweight of bonds with a relatively short to medium term to maturity and an average remaining term to maturity of approx. 2.4 years (approx. 3.0 years).

After the end of the financial period and until 23 February 2012, the Group has seen negative fair value adjustments of bonds of DKK 1.6 million. The fair value adjustments include an exchange loss of DKK 3.2 million, which has by and large been hedged.

Shares

The fair value of the Group's portfolio of shares amounts to DKK 28.6 million (DKK 88.0 million).

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

<u>Return on shares</u>	<u>2011/12</u> <u>DKK million</u>	<u>2010/11</u> <u>DKK million</u>
Dividends received.....	0.2	0.3
Realised capital gains on shares (including foreign exchange)	-4.7	0.0
Fair value adjustment	<u>5.2</u>	<u>16.1</u>
	<u>0.7</u>	<u>16.4</u>

The fair value adjustment includes an unrealised exchange gain of DKK 1.8 million (DKK -1.0 million), and the realised capital loss on shares includes a realised exchange loss of DKK 0.8 million (DKK 0.0 million). The amounts have by and large been hedged.

Since the closing of the financial period and until 23 February 2012, the Group has seen a positive fair value adjustment of the portfolio of shares of DKK 1.4 million and realised gains of DKK 1.7 million. The fair value adjustments include an exchange gain of DKK 0.4 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 179.3 million (DKK 181.0 million).

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

	<u>2011/12</u> <u>DKK million</u>	<u>2010/11</u> <u>DKK million</u>
Rental income	4.0	3.4
Direct expenses, investment properties.....	<u>1.2</u>	<u>1.7</u>
	<u>2.8</u>	<u>1.7</u>

The increase in rental income of DKK 0.6 million relates to income in connection with re-letting of vacancies.

Properties acquired for the purpose of resale

Properties acquired for the purpose of resale, DKK 31.8 million (DKK 14.8 million), comprise 7 (9) properties taken over to secure loans granted by the Group. A significant share of the total value of these properties relates to two well-situated residential/non-residential properties in Haderslev.

The two properties in Haderslev were sold in the first quarter of the financial year subject to assumption of mortgages in the properties by mortgage credit institute. Moreover, two small properties were sold during the first quarter.

Gain on sale of properties acquired for the purpose of resale for the financial period amounts to DKK 1.1 million (DKK 0.5 million), and provisions for losses on properties have been recognised as income at DKK 1.2 million (DKK 0.4 million). The income is recognised in the item net loss/gain and direct expenses.

Financing and debt

The fair value of the Group's short-term debt to credit institutions amounts to DKK 359.2 million (DKK 616.6 million). After conversion by means of matching forward contracts, the debt is distributed as follows:

<u>Currency</u>	<u>2011/12</u>	<u>2010/11</u>
CHF	2.39%	1.42%
EUR	24.85%	31.53%
DKK	33.10%	16.92%
USD	36.74%	48.37%
NOK	<u>2.92%</u>	<u>1.76%</u>
	<u>100.00%</u>	<u>100.00%</u>

The Group's total fixed-interest loans, excl. mortgage credit loans, amount to approx. DKK 102.7 million (DKK 253 million) with fixed-interest periods of up to approx. 1.5 years (2.5 years). Fair value adjustment of fixed-interest loans is positive by DKK 0.5 million (DKK 1.3 million) due to reduction of term to maturity. Moreover, the Company has pegged the interest rate on approx. DKK 86.2 million (DKK 84.2 million) for up to 1.0 year through USD interest swaps. Fair value adjustment of USD interest swaps is positive by DKK 1.3 million (DKK 1.4 million).

The net movement for the period from exchange adjustments of loans in foreign currencies, forward contracts, securities, etc is a negative DKK 2.7 million (DKK 3.9 million).

Fair value adjustments of mortgage credit institutes including interest swaps are negative by DKK 0.7 million (DKK 2.0 million) as a consequence of changes in interest rates. The amount is expected counterbalanced through current fair value adjustments over the term of the loans/contracts.

At 31 December 2011, loans with credit institutions, mortgage credit loans and interest swaps have a total negative fair value adjustment of DKK 10.8 million (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.

A considerable part of the Group's assets 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 2011</u>		<u>31 December 2010</u>	
	<u>Assets %</u>	<u>Liabilities %</u>	<u>Assets %</u>	<u>Liabilities %</u>
DKK	64.94%	67.49%	53.99%	47.50%
GBP	2.31%	3.10%	4.39%	3.39%
EUR	14.15%	10.31%	9.39%	17.54%
SEK	0.00%	0.00%	0.15%	0.00%
NOK	2.36%	1.22%	2.47%	0.92%
CHF	0.14%	1.11%	0.18%	0.74%
USD	<u>16.10%</u>	<u>16.77%</u>	<u>29.43%</u>	<u>29.91%</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 2011 and 31 December 2010.

<u>DKK million</u>	<u>Increase in parameter</u>	<u>2011/12 Fair value</u>	<u>2011/12 Change of value</u>	<u>2010/11 Fair value</u>	<u>2010/11 Change of value</u>
Mortgage deeds	1% effective rate of interest	288.9	9.5	319.4	11.1
Rental properties	0.5% yield requirement	179.3	11.1	181.0	11.5
Bonds	1% effective rate of interest	269.1	5.0	425.2	10.3
Shares	10% change in value	28.6	2.9	88.0	8.8
Foreign currency loans	10% change in value	148.0	14.8	415.4	41.5
Securities in foreign currencies	10% change in exchange rate	295.8	29.6	509.8	51.0

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 23 February 2012 of the second quarter of the financial year, the expected profit for the year before tax is an unchanged DKK 5 - 10 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 18 - 22 million.

In view of the general financial turmoil, estimated basic earnings are subject to some uncertainty.

Basis of preparation

The Interim Report has been prepared in accordance with the same accounting policies as the Annual Report 2010/2011, to which we refer.

The Interim Report comprises summarised consolidated financial statements of Investeringselskabet 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 2011.

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 2011 of the Group and of the results of the Group's operations and cash flows for the period 1 October - 31 December 2011.

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

Copenhagen, 28 February 2012

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 2011

		G R O U P		
		1/10 - 31/12 2011	1/10 - 31/12 2010	1/10 2010- 30/9 2011
Note		DKK '000	DKK '000	DKK '000
Income				
	1	1,900	1,664	3,362
		3,982	3,351	14,985
		339	0	334
		6,221	5,015	18,681
	2	2,991	3,808	13,489
		1,157	1,735	7,757
		2,073	-528	-2,565
	3	-6,018	58,388	54,325
		0	0	-1,700
		-3,945	57,860	50,060
	4	6,072	17,875	14,959
		-10,017	39,985	35,101
		751	577	3,149
		2,768	2,852	11,080
		65	65	263
		3,584	3,494	14,492
		-13,601	36,491	20,609
		-3,525	4,988	2,980
		-10,076	31,503	17,629
		-10.1	31.5	17.6
		-10.1	31.5	17.6

BALANCE SHEET AT 31 DECEMBER 2011

ASSETS

	GROUP		
	31/12 2011 DKK '000	31/12 2010 DKK '000	30/9 2011 DKK '000
Fixed assets			
Domicile properties.....	13,887	14,085	13,936
Fixtures, fittings and equipment.....	220	285	236
Property, plant and equipment.....	14,107	14,370	14,172
 Investment properties	 179,300	 181,000	 179,300
Securities.....	586,556	832,633	613,401
Fixed asset investments.....	586,556	832,633	613,401
 Deferred tax.....	 20,605	 14,941	 17,080
Non-current assets.....	800,568	1,042,944	823,953
 Properties acquired for the purpose of resale.....	 31,837	 14,842	 35,872
 Other receivables.....	14,896	22,455	15,811
Forward contracts, currency swaps.....	0	10,991	0
Prepayments.....	145	130	641
Receivables.....	15,041	33,576	16,452
Cash at bank and in hand.....	14,604	38,466	14,566
Current assets	61,482	86,884	66,890
ASSETS.....	862,050	1,129,828	890,843

BALANCE SHEET AT 31 DECEMBER 2011

LIABILITIES AND EQUITY

	G R O U P		
	31/12 2011 DKK '000	31/12 2010 DKK '000	30/9 2011 DKK '000
Share capital.....	100,000	100,000	100,000
Retained earnings.....	286,156	310,106	296,232
Equity	386,156	410,106	396,232
Mortgage credit institutes.....	71,972	78,494	73,641
Forward contracts, interest swaps	5,173	3,693	6,482
Non-current liabilities	77,145	82,187	80,123
Mortgage credit institutes, properties acquired for the purpose of resale	16,114	3,266	16,223
Mortgage credit institutes.....	6,538	6,272	6,470
Credit institutions	359,222	616,637	379,006
Deposits.....	3,323	1,953	3,137
Corporation tax	220	204	219
Other payables.....	6,958	8,851	6,871
Forward contracts, currency swaps	5,714	0	2,151
Deferred income.....	660	352	411
Current liabilities	398,749	637,535	414,488
Liabilities	475,894	719,722	494,611
LIABILITIES AND EQUITY	862,050	1,129,828	890,843

STATEMENT OF CHANGES IN EQUITY
Group

	Share capital A shares DKK '000	Share capital B shares DKK '000	Retained earnings DKK '000	Total DKK '000
Equity A & B shares at 1 October 2010	17,500	82,500	278,603	378,603
Net profit/loss for the period (comprehensive income).....	0	0	31,503	31,503
Equity A & B shares at 31 December 2010	17,500	82,500	310,106	410,106
Equity A & B shares at 1 October 2011	17,500	82,500	296,232	396,232
Net profit/loss for the period (comprehensive income).....	0	0	-10,076	-10,076
Equity A & B shares at 31 December 2011	17,500	82,500	286,156	386,156

CASH FLOW STATEMENT FOR THE PERIOD 1 OCTOBER - 31 DECEMBER 2011

	G R O U P	
	2011/12 DKK '000	2010/11 DKK '000
Cash flows from operating activities		
Interest received on mortgage deeds and bonds	12,749	19,078
Share dividends received.....	171	303
Exchange gains realised	-3,543	-19,963
Other financial income	-5,643	5,873
Other income	339	0
Rental income.....	4,405	3,228
Interest payments.....	-2,052	-3,227
Operating expenses.....	-5,617	-3,551
Sold properties acquired for the purpose of resale	1,149	493
Tax payments.....	0	0
Cash flows from operating activities.....	1,958	2,234
Cash flows from investing activities		
Additions of mortgage deeds, bonds and shares.....	-6,242	-7,605
Disposals of mortgage deeds, bonds and shares.....	21,646	69,449
Deposits received.....	186	0
Properties acquired for the purpose of resale	5,240	-270
Cash flows from investing activities.....	20,830	61,574
Cash flows from financing activities		
Raising of loans, credit institutions.	7,970	15,319
Repayment, credit institutions	-29,019	-63,303
Repayment, mortgage credit institutes, properties acquired for the purpose of resale	-109	-2,180
Repayment, mortgage credit institutes	-1,592	-1,529
Cash flows from financing activities	-22,750	-51,693
Net change in cash and cash equivalents.....	38	12,115
Cash and cash equivalents, beginning of period.....	14,566	26,351
Cash and cash equivalents, end of period.....	14,604	38,466

SEGMENT REPORTING
Group

	<u>Mortgage deeds DKK '000</u>	<u>Bonds DKK '000</u>	<u>Shares DKK '000</u>	<u>Investment properties DKK '000</u>	<u>Other DKK '000</u>	<u>Total DKK '000</u>
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<u>Group 2011/12</u>						
Income (realised)	5,538	1,475	-5,113	3,982	339	6,221
Fair value adjustment....	274	-11,522	5,230	0	0	-6,018
Gross earnings	2,821	-10,047	117	2,825	339	-3,945
Assets.....	328,809	275,930	28,577	155,151	73,583	862,050
Capital investments.....	1,298	4,944	0	0	0	6,242
Liabilities (segments)....	189,293	169,410	17,132	83,184	0	459,019

<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	336,655	60,949	86,390	0	708,362

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GROUP

	<u>2011/12</u> <u>DKK '000</u>	<u>2010/11</u> <u>DKK '000</u>
1. Financial income		
Mortgage deeds, interest.....	5,298	5,926
Bonds, interest	<u>5,620</u>	<u>9,525</u>
	10,918	15,451
Shares, dividends.....	<u>168</u>	<u>303</u>
	11,086	15,754
Capital gains, mortgage deeds.....	145	302
Capital gains, bonds.....	1,291	-20,262
Capital gains, shares	-3,963	36
Forward contracts	-5,738	5,794
Exchange adjustments, securities	-1,016	-39
Other financial income	<u>95</u>	<u>79</u>
	<u>1,900</u>	<u>1,664</u>
2. Net loss/gain and direct expenses		
Realised net losses on mortgage deeds and mortgage deed receivables.....	7,131	6,066
Change of provision for losses on mortgage deeds	-803	-851
Gain on sale of properties acquired for the purpose of resale	-1,149	-493
Provision for losses on properties acquired for the purpose of resale	-1,195	-370
Bad debts recovered	<u>-1,134</u>	<u>-808</u>
	2,850	3,544
Fees.....	62	102
Collection charges	<u>79</u>	<u>162</u>
	<u>2,991</u>	<u>3,808</u>
3. Fair value adjustment of financial assets		
Fair value adjustment, mortgage deeds	274	504
Fair value adjustment, shares.....	5,230	16,099
Fair value adjustment, bonds	<u>-11,522</u>	<u>41,785</u>
	<u>-6,018</u>	<u>58,388</u>

GROUP

	<u>2011/12</u> <u>DKK '000</u>	<u>2010/11</u> <u>DKK '000</u>
4. Financial expenses		
Credit institutions	3,062	4,069
Interest swaps, credit institutions.....	1,181	1,116
Credit institutions, fair value adjustment.....	-546	-1,284
Interest swaps, credit institutions, fair value adjustment.....	-1,281	-1,391
Exchange loss/gain on foreign loans etc, net.....	<u>1,812</u>	<u>16,303</u>
	4,228	18,813
Mortgage interest.....	967	926
Interest swaps, mortgage debt	142	162
Mortgage debt, fair value adjustment.....	-8	-138
Interest swaps, mortgage debt, fair value adjustment.....	743	-1,888
Other interest expenses.....	<u>0</u>	<u>0</u>
	<u>6,072</u>	<u>17,875</u>
5. Corporation tax		
Tax on profit/loss on ordinary activities is specified as follows:		
Calculated 25% tax on profit/loss before tax.....	-3,400	9,123
Tax effect of:		
Non-taxable income, expenses, value adjustments, etc.....	0	-4,034
Adjustment of tax relating to previous periods.....	<u>-125</u>	<u>-101</u>
	<u>-3,525</u>	<u>4,988</u>
Effective tax rate.....	<u>-25,92%</u>	<u>13,67%</u>
Deferred tax:		
Tax asset at 1 October 2011	41,317	44,140
Change in deferred tax recognised in the income statement	<u>3,685</u>	<u>-4,909</u>
Tax asset at 31 December 2011	<u>45,002</u>	<u>39,231</u>
Deferred tax at 1 October 2011	24,237	24,212
Change in deferred tax recognised in the income statement	<u>160</u>	<u>78</u>
Deferred tax at 31 December 2011	<u>24,397</u>	<u>24,290</u>
Total tax asset at 31 December 2011	<u>20,605</u>	<u>14,941</u>

GROUP

2011/12 2010/11
DKK '000 DKK '000

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.....	-24,354	-24,254
Fixed asset investments, mortgage deeds, bonds and fair value adjustments relating to mortgage credit institutes and credit institutions, etc..	2,735	3,222
Tax loss carry-forwards.....	<u>42,224</u>	<u>35,973</u>
 Tax asset.....	 <u>20,605</u>	 <u>14,941</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 42.2 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 2011, the value of the unrecognised tax loss on shares amounts to DKK 111.9 million.

GROUP

2011/12 2010/11
DKK million DKK million

6. Statement of basic earnings

Financial income	11.3	16.1
Rental income.....	4.0	3.4
Other income	0.3	0.0
Net loss/gain and direct expenses.....	3.0	3.8
Direct expenses, properties.....	1.2	1.7
Financial expenses.....	5.3	6.4
Other external expenses.....	0.8	0.6
Staff expenses.....	<u>2.8</u>	<u>2.9</u>
 Basic earnings	 <u>2.5</u>	 <u>4.1</u>