

Investeringsselskabet LUXOR $\frac{A}{S}$

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page 1 of 17
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Interim Report as at 31 December 2012

The Supervisory Board of Investeringsselskabet Luxor A/S has today adopted the Interim Report as at 31 December 2012.

- The Group's results before tax for the first quarter of the financial year show a profit of DKK 2.5 million (DKK -13.6 million). After tax the Group's profit amounts to DKK 1.9 million (DKK -10.1 million).
- The results for the period are influenced by negative net fair value adjustments and realised gains on securities of DKK -0.9 million (DKK -9.6 million) as well as negative fair value adjustments of debt to credit institutions, mortgage debt and interest swaps of DKK 0.4 million (DKK 0.7 million).
- Basic earnings for the period decreased from DKK 2.5 million to DKK 1.6 million. The reduction is primarily due to lower net interest on bonds as well as higher losses and provision to cover credit risk on mortgage deeds.
- The net asset value per share in circulation is DKK 399.19 (DKK 386.16).
- The expected results for the year before tax are maintained at an unchanged DKK 15.0 - 17.0 million. The expected results for the year include basic earnings of DKK 12.0 - 14.0 million against previously DKK 15.0 - 17.0 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 - 31 December 2012
- Consolidated Balance Sheet as at 31 December 2012
- Statement of Changes in Equity
- Cash Flow Statement
- Segment Information
- Significant Notes

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

Yours faithfully
Investeringsselskabet Luxor A/S

Svend Rolf Larsen
CEO

FINANCIAL HIGHLIGHTS OF THE GROUP

<u>DKK million</u>	<u>OCTOBER - DECEMBER</u>			
	<u>2012/13</u>	<u>2011/12</u>	<u>2010/11</u>	<u>2011/12</u>
	<u>Q1</u>	<u>Q1</u>	<u>Q1</u>	<u>Full year</u>
<u>Key figures</u>				
Income.....	18.1	6.2	5.0	37.1
Net financials	11.8	-4.2	-16.2	5.6
Gross earnings.....	7.9	-3.9	57.9	28.8
Profit/loss before tax	2.5	-13.6	36.5	0.5
Net profit/loss for the period	1.9	-10.1	31.5	1.1
Assets	757.4	862.1	1,129.8	782.1
Equity	399.2	386.2	410.1	397.3
Investment in property, plant and equipment.....	0.2	0.0	0.0	0.0
Profit/loss for analytical purposes:				
Net profit/loss for the period (after tax).....	<u>1.9</u>	<u>-10.1</u>	<u>31.5</u>	<u>1.1</u>
<u>Ratios</u>				
<u>Values per DKK 100 share</u>				
Earnings per share (EPS) (DKK)	1.89	-10.08	31.50	1.07
Net asset value per share in circulation (DKK)	399.19	386.16	410.11	397.30
Return on equity in percentage p.a.....	1.90	-10.30	31.95	0.27
Equity share in percentage	52.70	44.80	36.30	50.80
<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.....	185	215	250	203
Highest	203	258	273	258
End of period.....	186	215	268	203
Volume of trade on the Stock Exchange,				
number of shares	3,065	4,654	6,307	15,457
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 2.5 million against a loss of DKK 13.6 million in the previous year. After recognition of tax for the period of DKK 0.6 million (DKK -3.5 million), the profit for the period after tax amounts to DKK 1.9 million (DKK -10.1 million).

Exclusive of fair value adjustments of securities, foreign exchange movements and realised gains on securities, basic earnings before tax for the period amount to DKK 1.6 million (DKK 2.5 million). The reduction is primarily due to lower net interest on bonds and higher losses and provision to cover credit risk on mortgage deeds.

The Group's total results for the first quarter of the financial year are lower than assumed in the announcement of 20 December 2012. The reduction is primarily attributable to slower normalisation of losses and provision to cover credit risk on mortgage debt than expected.

As a consequence of the above, basic earnings for the full financial year are expected to be in the range of DKK 12.0 - 14.0 million against previously DKK 15.0 - 17.0 million.

The Group's balance sheet, which compared with the same time last year has decreased from DKK 862.1 million to DKK 757.4 million, includes the following business areas:

	<u>2012/13</u> DKK million	<u>2011/12</u> DKK million
Mortgage deeds.....	294.4	288.9
Bonds	195.8	269.1
Shares.....	<u>0</u>	<u>28.6</u>
Total securities	490.2	586.6
Investment properties.....	<u>181.8</u>	<u>179.3</u>
Total	<u>672.0</u>	<u>765.9</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 294.4 million (DKK 288.9 million).

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

	<u>2012/13</u> <u>DKK million</u>	<u>2011/12</u> <u>DKK million</u>
Interest income	5.2	5.3
Capital gains, mortgage deeds	0.2	0.1
Fair value adjustment	<u>0.6</u>	<u>0.3</u>
	6.0	5.7
Realised and unrealised losses on mortgage deeds, bad debts recovered and gain on sale of properties acquired for the purpose of resale	<u>-3.9</u>	<u>-2.9</u>
	<u>2.1</u>	<u>2.8</u>

The Group's portfolio of mortgage deeds is distributed with DKK 162.1 million (DKK 156.8 million) fixed-interest mortgage deeds and DKK 132.3 million (DKK 132.1 million) floating-rate cibor mortgage deeds. Irrespective of the term to maturity and the present market rate for new mortgage deeds of approx. 7.5% - 10.0% p.a. (8.5% - 10.0% p.a.), the Group's portfolio of fixed-interest mortgage deeds is measured on the basis of an average effective interest rate of 9.25% p.a. (9.25% p.a.). Fair value adjustment of mortgage deeds is a positive DKK 0.6 million (DKK 0.3 million), which is recognised in fair value adjustment of financial assets.

The Group expects a continued increase in the portfolio of mortgage deeds in this financial year.

The Group's portfolio of mortgage deeds has an average market value per mortgage deed of kDKK 335.3 (kDKK 405.8).

Net loss/gain and direct expenses amount to DKK -4.0 million (DKK -3.0 million). The item includes a reversed provision to cover credit risk on mortgage deeds of DKK 0.9 million (DKK 0.8 million), after which the total provision to cover credit risk on mortgage deeds amounts to DKK 21.7 million (DKK 19.2 million), corresponding to 6.9% (6.2%) of the portfolio. Bad debts recovered amount to DKK 0.9 million (DKK 1.1 million). Gain on sale of properties acquired for the purpose of resale amounts to DKK 0.0 million (DKK 1.1 million), and provisions for losses on properties acquired for the purpose of resale amount to DKK 0.5 million (DKK -1.2 million). The properties sold have been purchased at forced sale with a view to limitation of losses on lending.

The first quarter of the financial year saw an improvement in net loss/gain of DKK 2.9 million compared with the fourth quarter of the financial year 2011/12. During the quarter, the normalisation of net loss/gain developed more slowly than expected. In the coming quarters, continued normalisation of losses and direct expenses is expected.

Bonds

The fair value of the Group's portfolio of bonds amounts to DKK 195.8 million (DKK 269.1 million).

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

	<u>2012/13</u> <u>DKK million</u>	<u>2011/12</u> <u>DKK million</u>
Interest income	4.2	5.6
Realised capital gains on bonds (including foreign exchange)	3.7	1.0
Fair value adjustment	<u>-5.4</u>	<u>-11.5</u>
	<u>2.5</u>	<u>-4.9</u>

The fair value adjustment includes an unrealised exchange loss of DKK 4.5 million (DKK -4.1 million), and realised capital gains on bonds include a realised exchange gain of DKK 2.8 million (DKK -0.2 million). The amounts have by and large been hedged.

The period saw a small widening of the portfolio's yield spread to government bonds.

At 31 December 2012, the portfolio of bonds comprises a total negative fair value adjustment and expected gains on redemptions of up to approx. DKK 30.5 million excluding foreign exchange (approx. DKK 38.3 million excluding foreign exchange), which is expected to be reversed over the period to maturity of the bonds until 2016/17. The portfolio of bonds is characterised by an over-weight of bonds with a relatively short to medium term to maturity and an average remaining term to maturity of approx. 1.8 years (approx. 2.4 years).

Since the closing of the financial period and until 22 February 2013, the Group has seen positive fair value adjustments of bonds of DKK 0.6 million and a realised loss of DKK 1.0 million. The fair value adjustments and realised loss include an exchange gain of DKK 0.0 million. The portfolio of bonds has been hedged with regard to currency fluctuations.

The Group expects a small increase in the portfolio of bonds in this financial year.

Investment properties

The Group's balance sheet includes 6 (7) rental properties with a fair value of DKK 181.8 million (DKK 179.3 million).

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

	<u>2012/13</u> <u>DKK million</u>	<u>2011/12</u> <u>DKK million</u>
Rental income	3.8	4.0
Direct expenses, investment properties.....	<u>1.4</u>	<u>1.2</u>
	<u>2.4</u>	<u>2.8</u>

The reduction in rental income of DKK 0.2 million relates to vacancies under re-letting.

Properties acquired for the purpose of resale

Properties acquired for the purpose of resale, DKK 15.0 million (DKK 31.8 million), comprise 9 (7) properties taken over to secure loans granted by the Group.

Gain on sale of properties acquired for the purpose of resale for the financial period amounts to DKK 0.0 million (DKK 1.1 million). Provisions for losses on properties acquired for the purpose of resale have been recognised as expenses at DKK 0.5 million (DKK -1.2 million). The items are 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 266.5 million (DKK 359.2 million). After conversion by means of matching forward contracts, the debt is distributed as follows:

<u>Currency</u>	<u>2012/13</u>	<u>2011/12</u>
CHF	0.00%	2.39%
EUR	24.57%	24.85%
DKK	42.70%	33.10%
USD	29.09%	36.74%
NOK	3.64%	2.92%
	<u>100.00%</u>	<u>100.00%</u>

The Group's total fixed-interest loans, excl. mortgage credit loans, amount to DKK 103.3 million (DKK 102.7 million) with fixed-interest periods of up to approx. 0.5 years (1.5 years). Moreover, the Company has pegged the interest rate on approx. DKK 28.3 million (DKK 86.2 million) under 0.25 year through USD interest swaps. Fair value adjustment of USD interest swaps is positive by DKK 1.2 million (DKK 1.3 million).

The net movement for the period from exchange adjustments of loans in foreign currencies, forward contracts, securities, etc is a negative DKK 0.5 million (DKK 2.7 million).

Fair value adjustments of mortgage credit institutes including interest swaps are negative by DKK 0.4 million (DKK 0.7 million) at 31 December 2012 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.

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 2012</u>		<u>31 December 2011</u>	
	<u>Assets %</u>	<u>Liabilities %</u>	<u>Assets %</u>	<u>Liabilities %</u>
DKK	71.42%	79.79%	64.94%	67.49%
GBP	0.00%	0.00%	2.31%	3.10%
EUR	17.21%	8.66%	14.15%	10.31%
NOK	0.95%	1.28%	2.36%	1.22%
CHF	0.00%	0.01%	0.14%	1.11%
USD	10.42%	10.26%	16.10%	16.77%
	<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 2012 and 31 December 2011.

<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	294.4	9.5	288.9	9.5
Rental properties	0.5% yield requirement	181.8	11.4	179.3	11.1
Bonds	1% effective rate of interest	195.8	3.0	269.1	5.0
Shares	10% change in value	0.0	0.0	28.6	2.9
Foreign currency loans	10% change in value	114.5	11.5	148.0	14.8
Securities in foreign currencies	10% change in exchange rate	195.8	19.6	295.8	29.6

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 raised.

The Group's risk factors are described in note 33 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 22 February 2013 of the second quarter of the financial year, the expected results for the year before tax are maintained at an unchanged DKK 15.0 - 17.0 million. The expectation presupposes stable conditions as regards interest, securities and foreign exchange. Basic earnings are included in the above-mentioned expectations with DKK 12.0 - 14.0 million against previously DKK 15.0 - 17.0 million.

In view of the general economic development, estimated basic earnings are subject to some uncertainty, including the development in losses and provision for credit risk on mortgage deeds.

Basis of preparation

The Interim Report has been prepared in accordance with the same accounting policies as the Annual Report 2011/2012, 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 2012.

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 2012 of the Group and of the results of the Group's operations and cash flows for the period 1 October - 31 December 2012.

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

Copenhagen, 28 February 2013

Executive Board:

Svend Rolf Larsen

Supervisory Board:

Steffen Heegaard

Casper Moltke
Chairman

Jannik Rolf Larsen

STATEMENT OF COMPREHENSIVE INCOME FOR THE PERIOD
1 OCTOBER - 31 DECEMBER 2012

	Note	<u>GROUP</u>		
		1/10 - 31/12 2012	1/10 - 31/12 2011	1/10 2011- 30/9 2012
		<u>DKK '000</u>	<u>DKK '000</u>	<u>DKK '000</u>
Income				
Financial income	1	14,005	1,900	20,800
Rental income		3,800	3,982	14,935
Gain on sale of investment property		0	0	62
Other income		<u>337</u>	<u>339</u>	<u>1,348</u>
Total income		18,142	6,221	37,145
Net loss/gain and direct expenses	2	3,987	2,991	16,954
Direct expenses, properties		<u>1,438</u>	<u>1,157</u>	<u>4,069</u>
		12,717	2,073	16,122
Fair value adjustment of financial assets	3	-4,866	-6,018	9,690
Fair value adjustment of investment properties		<u>0</u>	<u>0</u>	<u>3,020</u>
Total gross earnings		7,851	-3,945	28,832
Financial expenses	4	<u>2,255</u>	<u>6,072</u>	<u>15,242</u>
		<u>5,596</u>	<u>-10,017</u>	<u>13,590</u>
Other external expenses		688	751	2,802
Staff expenses		2,347	2,768	10,084
Depreciation and amortisation		<u>60</u>	<u>65</u>	<u>253</u>
		<u>3,095</u>	<u>3,584</u>	<u>13,139</u>
Profit/loss before tax		2,501	-13,601	451
Tax on profit/loss for the period		<u>611</u>	<u>-3,525</u>	<u>-616</u>
NET PROFIT/LOSS FOR THE PERIOD		<u>1,890</u>	<u>-10,076</u>	<u>1,067</u>
Earnings per A & B share (EPS) in DKK		1.9	-10.1	1.1
Earnings per A & B share (EPS) in DKK (diluted value)		1.9	-10.1	1.1

BALANCE SHEET AS AT 31 DECEMBER 2012

ASSETS

	GROUP		
	31/12 2012 DKK '000.	31/12 2011 DKK '000	30/9 2012 DKK '000
Fixed assets			
Domicile properties.....	13,689	13,887	13,738
Fixtures, fittings and equipment.....	395	220	181
Property, plant and equipment.....	14,084	14,107	13,919
 Investment properties	 181,800	 179,300	 181,800
Securities.....	490,224	586,556	524,121
Fixed asset investments.....	490,224	586,556	524,121
 Deferred tax.....	 17,179	 20,605	 17,791
Non-current assets.....	703,287	800,568	737,631
 Properties acquired for the purpose of resale.....	 14,982	 31,837	 12,385
Other receivables.....	13,967	14,896	16,843
Prepayments	153	145	549
Receivables.....	14,120	15,041	17,392
Cash at bank and in hand.....	25,031	14,604	14,739
Current assets.....	54,133	61,482	44,516
ASSETS.....	757,420	862,050	782,147

BALANCE SHEET AS AT 31 DECEMBER 2012

LIABILITIES AND EQUITY

	G R O U P		
	31/12 2012 DKK '000	31/12 2011 DKK '000	30/9 2012 DKK '000
Share capital.....	100,000	100,000	100,000
Retained earnings.....	299,189	286,156	297,299
Equity	399,189	386,156	397,299
Mortgage credit institutes.....	68,949	71,972	69,669
Forward contracts, interest swaps	5,766	5,173	5,388
Non-current liabilities	74,715	77,145	75,057
Mortgage credit institutes, properties acquired for the purpose of resale	3,570	16,114	2,895
Mortgage credit institutes.....	3,308	6,538	4,265
Credit institutions	266,503	359,222	290,743
Deposits.....	2,887	3,323	2,979
Corporation tax	252	220	213
Other payables.....	5,432	6,958	6,809
Forward contracts, currency and interest swaps.....	978	5,714	1,344
Deferred income.....	586	660	543
Current liabilities	283,516	398,749	309,791
Liabilities	358,231	475,894	384,848
LIABILITIES AND EQUITY	757,420	862,050	782,147

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 2011.....	17,500	82,500	296,232	396,232
Net profit/loss for the period (comprehensive income).....	<u>0</u>	<u>0</u>	<u>-10,076</u>	<u>-10,076</u>
Equity A & B shares at 31 December 2011.....	<u>17,500</u>	<u>82,500</u>	<u>286,156</u>	<u>386,156</u>
Equity A & B shares at 1 October 2012.....	17,500	82,500	297,299	397,299
Net profit/loss for the period (comprehensive income).....	<u>0</u>	<u>0</u>	<u>1,890</u>	<u>1,890</u>
Equity A & B shares at 31 December 2012.....	<u>17,500</u>	<u>82,500</u>	<u>299,189</u>	<u>399,189</u>

CASH FLOW STATEMENT FOR THE PERIOD 1 OCTOBER - 31 DECEMBER 2012

	G R O U P	
	2012/13 DKK '000	2011/12 DKK '000
Cash flows from operating activities		
Interest received on mortgage deeds and bonds	10,321	12,749
Share dividends received.....	0	171
Other financial income	615	-5,643
Rental income.....	4,086	4,405
Other income	337	339
Interest payments.....	-3,799	-2,052
Operating expenses.....	-3,136	-5,617
Properties acquired for the purpose of resale	-3,104	6,389
Tax payments.....	39	0
Cash flows from operating activities.....	5,359	10,741
 Cash flows from investing activities		
Additions of mortgage deeds, bonds and shares.....	-24,443	-6,242
Disposals of mortgage deeds, bonds and shares.....	50,315	21,646
Realised exchange gains.....	4,011	-3,543
Payments received, group enterprises	0	0
Deposits received.....	25	186
Capital investments	-225	0
Cash flows from investing activities.....	29,683	12,047
 Cash flows from financing activities		
Raising of loans, credit institutions.	9,168	7,970
Repayment, credit institutions	-32,815	-29,019
Repayment, mortgage credit institutes, properties acquired for the purpose of resale	-174	-109
Raising of loans, mortgage credit institutes, properties acquired for the purpose of resale.....	850	0
Repayment, mortgage credit institutes	-1,662	-1,592
Payments made, group enterprises	0	0
Deposits paid	-117	0
Cash flows from financing activities.....	-24,750	-22,750
Net change in cash and cash equivalents.....	10,292	38
Cash and cash equivalents, beginning of period.....	14,739	14,566
Cash and cash equivalents, end of period.....	25,031	14,604

SEGMENT REPORTING
Group

	Mortgage deeds DKK '000	Bonds DKK '000	Shares DKK '000	Investment properties DKK '000	Other DKK '000	Total DKK '000
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<u>Group 2012/13</u>						
Income (realised)	5,445	8,470	90	3,800	337	18,142
Fair value adjustment....	575	-5,441	0	0	0	-4,866
Gross earnings	2,033	3,029	90	2,362	337	7,851
Assets.....	317,533	200,873	0	156,714	82,300	757,420
Capital investments.....	24,443	0	0	0	225	24,668
Liabilities (segments)....	157,498	112,575	0	78,023	0	348,096

<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

The liabilities in the segment reporting can be reconciled with group totals as follows:

	Group	
	2012/13 DKK '000	2011/12 DKK '000
Non-current liabilities	74,715	77,145
Credit institutions, short-term loans....	266,503	359,222
Mortgage credit institutes, short-term loans	6,878	22,652
Segment liabilities	348,096	459,019

GROUP

2012/13 2011/12
DKK '000 DKK '000

1. Financial income

Mortgage deeds, interest.....	5,185	5,298
Bonds, interest	<u>4,194</u>	<u>5,620</u>
	9,379	10,918
Shares, dividends.....	<u>0</u>	<u>168</u>
	9,379	11,086
Capital gains, mortgage deeds.....	217	145
Capital gains, bonds.....	855	1,291
Capital gains, shares	118	-3,963
Forward contracts	572	-5,738
Exchange adjustments, securities	2,821	-1,016
Other financial income	<u>43</u>	<u>95</u>
	<u>14,005</u>	<u>1,900</u>

2. Net loss/gain and direct expenses

Realised net losses on mortgage deeds and mortgage deed receivables.....	5,198	7,131
Change of fair value adjustment of credit risk, mortgage deeds	-942	-803
Gain on sale of properties acquired for the purpose of resale	-19	-1,149
Provision for losses on properties acquired for the purpose of resale	525	-1,195
Bad debts recovered	<u>-875</u>	<u>-1,134</u>
	3,887	2,850
Fees.....	55	62
Collection charges	<u>45</u>	<u>79</u>
	<u>3,987</u>	<u>2,991</u>

3. Fair value adjustment of financial assets

Fair value adjustment, mortgage deeds	575	274
Fair value adjustment, shares.....	0	5,230
Fair value adjustment, bonds	<u>-5,441</u>	<u>-11,522</u>
	<u>-4,866</u>	<u>-6,018</u>

GROUP

	<u>2012/13</u> <u>DKK '000</u>	<u>2011/12</u> <u>DKK '000</u>
4. Financial expenses		
Credit institutions	1,632	3,062
Interest swaps, credit institutions.....	1,205	1,181
Credit institutions, fair value adjustment.....	0	-546
Interest swaps, credit institutions, fair value adjustment.....	-1,215	-1,281
Exchange loss/gain on foreign loans etc, net.....	<u>-593</u>	<u>1,812</u>
	1,029	4,228
Mortgage interest.....	666	967
Interest swaps, mortgage debt	196	142
Mortgage debt, fair value adjustment.....	-14	-8
Interest swaps, mortgage debt, fair value adjustment.....	<u>378</u>	<u>743</u>
	<u>2,255</u>	<u>6,072</u>
5. Corporation tax		
Tax on profit/loss on ordinary activities is specified as follows:		
Calculated 25% tax on profit/loss before tax.....	625	-3,400
Tax effect of:		
Non-taxable income, expenses, value adjustments, etc.....	<u>-14</u>	<u>-125</u>
	<u>611</u>	<u>-3,525</u>
Effective tax rate.....	<u>24.43%</u>	<u>-25.92%</u>
Tax asset at 1 October 2012	43,298	41,317
Transferred to DI-Ejendoms Invest A/S.....	-1	0
Transferred to Metalvarefabriken Luxor A/S.....	-173	0
Change in deferred tax recognised in the income statement	<u>-269</u>	<u>3,685</u>
Tax asset at 31 December 2012.....	<u>42,855</u>	<u>45,002</u>
Deferred tax at 1 October 2012	25,507	24,237
Change in deferred tax recognised in the income statement	<u>169</u>	<u>160</u>
Deferred tax at 31 December 2012.....	<u>25,676</u>	<u>24,397</u>
Total tax asset at 31 December 2012.....	<u>17,179</u>	<u>20,605</u>

GROUP

	<u>2012/13</u>	<u>2011/12</u>
	<u>DKK '000</u>	<u>DKK '000</u>

Note 5 continued:

Tax asset:		
Property, plant and equipment.....	-25,459	-24,354
Fixed asset investments, mortgage deeds, bonds and fair value adjustments relating to mortgage credit institutes and credit institutions, etc..	1,697	2,735
Tax loss carry-forwards.....	<u>40,941</u>	<u>42,224</u>
Tax asset.....	<u>17,179</u>	<u>20,605</u>

The tax asset is recognised to the extent that it is expected to be realised in the form of future taxable profits. It is assessed that the tax asset of DKK 17.2 million (DKK 20.6 million) can be realised within a period of up to five years. Utilisation of the tax asset is assessed on the basis of expected basic earnings and profits on the Company's portfolio of bonds.

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. The value of the unrecognised tax loss on shares amounts to DKK 111.1 million (DKK 111.9 million) at 31 December 2012.

GROUP

	<u>2012/13</u>	<u>2011/12</u>
	<u>DKK million</u>	<u>DKK million</u>

6. Statement of basic earnings

Financial income	9.6	11.3
Rental income.....	3.8	4.0
Other income	0.3	0.3
Net loss/gain and direct expenses.....	4.0	3.0
Direct expenses, properties.....	1.4	1.2
Financial expenses.....	3.7	5.3
Other external expenses.....	0.7	0.8
Staff expenses.....	2.3	2.8
Depreciation and amortisation.....	<u>0.0</u>	<u>0.0</u>
Basic earnings	<u>1.6</u>	<u>2.5</u>