

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

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Half-year Report as at 31 March 2014

The Supervisory Board of Investeringsselskabet Luxor A/S has today adopted the Half-year Report as at 31 March 2014.

Second quarter of the financial year:

- Basic earnings for the second quarter of the financial year amount to DKK 0.6 million (DKK -1.3 million), which is lower than expected. The lower basic earnings are primarily attributable to slower normalisation of losses and adjustment for credit risk on mortgage deeds.
- The Group's results before tax for the second quarter of the financial year show a profit of DKK 1.8 million (DKK 2.2 million). The results are influenced by positive fair value adjustments of securities of DKK 1.2 million and negative fair value adjustments of debt to credit institutions and mortgage credit loans of DKK 1.6 million.

Half-year 2012/13:

- The Group's results before tax for the half-year show a profit of DKK 7.1 million (DKK 5.5 million).
- Basic earnings for the half-year increased from DKK 0.3 million to DKK 3.3 million. The increase is due to an improvement of losses and fair value adjustment of credit risk on mortgage deeds of 3.7 million. On the other hand, there has been an increase in expenses relating to investment properties of DKK 1.9 million as a consequence of planned maintenance work.
- The net asset value per share in circulation is DKK 406.99 (DKK 401.39).
- Expected results for the year before tax are maintained at DKK 15.0 - 20.0 million. The expected results for the year include basic earnings of DKK 9.0 - 13.0 million against previously DKK 12.0 - 16.0 million.

This Half-year Report includes:

- Financial Highlights of the Group
- Half-year Report
- Management's Statement
- Consolidated Statement of Comprehensive Income for the Period 1 October 2013 - 31 March 2014
- Consolidated Balance Sheet at 31 March 2014
- Statement of Changes in Equity
- Cash Flow Statement
- Segment Information
- Significant Notes

For additional information concerning this Half-year Report, please contact the undersigned.

Yours faithfully
Investeringsselskabet Luxor A/S

Svend Rolf Larsen
CEO

FINANCIAL HIGHLIGHTS OF THE GROUP

	<u>OCTOBER - MARCH</u>			
<u>DKK million</u>	<u>2013/14</u> <u>half-year</u>	<u>2012/13</u> <u>half-year</u>	<u>2011/12</u> <u>half-year</u>	<u>2012/13</u> <u>full year</u>
<u>Key figures</u>				
Income.....	30.7	29.2	19.7	47.7
Net financials	17.7	16.4	3.4	25.9
Gross earnings.....	18.6	16.9	11.1	33.0
Profit/loss before tax	7.1	5.5	-4.4	14.4
Net profit/loss for the period.....	5.4	4.1	-2.0	10.3
Basic earnings	3.3	0.3	4.9	4.9
Assets	840.4	734.3	823.3	797.2
Equity	407.0	401.4	394.3	407.6
Investment in property, plant and equipment.....	0.0	0.2	0.0	0.2
Profit/loss for analytical purposes:				
Net profit/loss for the period (after tax).....	<u>5.4</u>	<u>4.1</u>	<u>-2.0</u>	<u>10.3</u>
<u>Ratios</u>				
<u>Values per DKK 100 share</u>				
Earnings per share (EPS) (DKK)	5.37	4.10	-1.95	10.33
Net asset value per share in circulation (DKK)	406.99	401.39	394.28	407.63
Return on equity in percentage p.a.....	2.64	2.05	-0.99	2.57
Equity share in percentage	48.43	54.67	47.89	51.14
<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.....	216	185	215	185
Highest	240	203	258	222
End of period.....	240	188	229	221
Volume of trade on the Stock Exchange,				
number of shares	10,633	6,177	9,434	17,947
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.

HALF-YEAR REPORT

The Group's results before tax show a profit of DKK 7.1 million against a profit of DKK 5.5 million in the previous year. After recognition of tax for the period of DKK 1.7 million (DKK 1.4 million), the profit for the half-year after tax amounts to DKK 5.4 million (DKK 4.1 million).

Exclusive of fair value adjustments of securities, foreign exchange movements and realised gains on securities, basic earnings before tax for the half-year amount to DKK 3.3 million (DKK 0.3 million), which is lower than assumed in the stock exchange announcement of 26 February 2014. The lower basic earnings in the second quarter of the financial year are primarily attributable to the fact that losses and fair value adjustment of credit risk on mortgage deeds are approx. DKK 3.0 million higher than assumed.

Compared with the same period last year, basic earnings have improved by DKK 3.0 million, which is primarily attributable to an improvement of losses and fair value adjustment of credit risk on the mortgage deeds portfolio of 3.7 million. On the other hand, there has been an increase in direct expenses relating to investment properties of DKK 1.9 million, primarily as a consequence of planned maintenance work.

As a consequence of the above, basic earnings for the full financial year are expected to be adjusted to the range of DKK 9.0 – 13.0 million against previously DKK 12.0 – 16.0 million.

The Group's profit for the half-year is lower than assumed in the stock exchange announcement of 26 February 2014, primarily as a consequence of the lower basic earnings in the second quarter of the financial year. Expected results for the year before tax are maintained in the range of DKK 15.0 - 20.0 million as a result of positive fair value adjustments on bonds and gain on the sale of property held for sale in the third quarter of the financial year.

The Group's balance sheet, which compared with the same time last year has increased from DKK 734.3 million to DKK 840.4 million, includes the following business areas:

	<u>2013/14</u> <u>DKK million</u>	<u>2012/13</u> <u>DKK million</u>
Mortgage deeds.....	329.1	294.7
Bonds	<u>251.3</u>	<u>183.5</u>
Total securities	580.4	478.2
Investment properties.....	<u>179.7</u>	<u>177.8</u>
 Total	 <u>760.1</u>	 <u>656.0</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 329.1 million (DKK 294.7 million).

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

	<u>2013/14</u> <u>DKK million</u>	<u>2012/13</u> <u>DKK million</u>
Interest income	11.2	10.4
Capital gains, mortgage deeds	0.3	0.4
Fair value adjustment	<u>1.2</u>	<u>5.6</u>
Gross return.....	12.7	16.4
Realised and unrealised losses on mortgage deeds, bad debts recovered and gain on sale of properties acquired for the purpose of resale.....	<u>-7.1</u> <u>5.6</u>	<u>-10.7</u> <u>5.7</u>

The Group's portfolio of mortgage deeds is distributed with DKK 207.4 million (DKK 164.6 million) fixed-interest mortgage deeds and DKK 121.7 million (DKK 130.1 million) floating-rate cibor mortgage deeds.

A significant part of the Group's portfolio of mortgage deeds is still placed in detached houses, freehold flats and summer houses with an average market value per mortgage deed of kDKK 311.3 (kDKK 339.8).

Fixed-interest mortgage deeds and cibor mortgage deeds are measured at fair value. Irrespective of the term to maturity and the present market rate for new mortgage deeds of approx. 7.5% - 9.5% p.a. (7.5% - 9.5% p.a.), the Group's portfolio of fixed-interest mortgage deeds is measured at fair value on the basis of an average effective interest rate of 8.5% p.a. compared with 8.75% p.a. in the Half-year Report as at 31 March 2013. Fair value adjustment of mortgage deeds is a positive DKK 1.2 million compared with DKK 5.6 million in the previous financial year when the effective interest rate was adjusted from 9.25% to 8.75%. The fair value adjustment is recognised in the income statement under fair value adjustment of financial assets.

Net loss/gain and direct expenses amount to DKK -7.2 million (DKK -10.9 million). The item includes an improvement of adjustment to meet the credit risk on mortgage deeds by DKK 3.1 million (DKK -3.4 million), after which the total fair value adjustment of the credit risk on mortgage deeds amounts to DKK 21.7 million (DKK 26.0 million) corresponding to 6.20% (8.12%) of the portfolio. Bad debts recovered amount to DKK 0.6 million compared with DKK 1.2 million in the previous financial year, which was affected by a number of extraordinary payments received. Loss on sale of properties acquired for the purpose of resale amounts to DKK 2.1 million (DKK 0.1 million), and provisions for losses on properties acquired for the purpose of resale of DKK 1.7 million (DKK -0.5 million) have been reversed. Properties acquired for the purpose of resale have been purchased to secure loans granted by the Group.

The half-year saw an improvement in net loss/gain on mortgage deeds of DKK 3.9 million compared with the same period last year. The improvement is approx. DKK 3.0 million lower than assumed, which is primarily due to higher net losses realised and a change in fair value adjustment of credit risk. In the coming quarters, normalisation of losses and direct expenses is expected.

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

Bonds

The fair value of the Group's portfolio of bonds amounts to DKK 251.3 million (DKK 183.5 million).

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

	2013/14 <u>DKK million</u>	2012/13 <u>DKK million</u>
Interest income	7.7	7.9
Realised capital gains on bonds (including foreign exchange)	2.9	3.6
Fair value adjustment	<u>-2.0</u>	<u>-4.6</u>
	<u>8.6</u>	<u>6.9</u>

The fair value adjustment includes an unrealised exchange loss of DKK 2.4 million (DKK -0.8 million), and realised capital gains on bonds include a realised exchange loss of DKK 1.6 million (DKK 0.8 million). The amounts have by and large been hedged with regard to currency fluctuations.

At 31 March 2014, the portfolio of bonds comprises a total negative fair value adjustment and expected gains on redemptions of up to approx. DKK 16.6 million excluding foreign exchange (approx. DKK 30.3 million excluding foreign exchange), which is expected counterbalanced over the period to maturity of the bonds until 2021/22. The portfolio of bonds is characterised by an overweight of bonds with a relatively short to medium term to maturity and an average macaulay duration of approx. 4.14 years (approx. 2.7 years).

Since the closing of the financial period and until 22 May 2014, the Group has seen positive fair value adjustments of bonds of DKK 2.6 million and a realised gain of DKK 0.2 million. The fair value adjustments and realised gain include an exchange gain of DKK 2.3 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 5 (5) rental properties with a fair value of DKK 179.7 million (DKK 177.8 million).

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

	2013/14 <u>DKK million</u>	2012/13 <u>DKK million</u>
Rental income.....	7.6	7.2
Direct expenses, investment properties.....	<u>4.0</u>	<u>2.1</u>
	<u>3.6</u>	<u>5.1</u>

The increase in direct expenses of DKK 1.9 million is primarily due to expenses paid in connection with a number of planned maintenance projects.

Properties acquired for the purpose of resale

Properties acquired for the purpose of resale, DKK 21.3 million (DKK 13.6 million), comprise 7 (8) properties taken over to secure loans granted by the Group. The properties are distributed with DKK 17.8 million on business-related properties and DKK 3.5 million on residential properties.

In the second quarter of the financial year, the Group sold a business-related property and a minor residential property, both acquired for the purpose of resale, which resulted in a realised loss of DKK 2.1 million (DKK 0.2 million). The realised loss is counterbalanced by the recognition as income of DKK 1.7 million (DKK -0.5 million) in connection with provisions for loss on properties acquired for the purpose of resale. The items are recognised in the item net loss/gain and direct expenses.

During the financial period, no properties have been acquired for the purpose of resale.

Other properties held for sale

In the period after 31 March 2014, the Group has sold the property held for sale recognised in the balance sheet. Gain on the sale of the property amounts to approx. DKK 3.7 million.

Financing and debt

The fair value of the Group's short-term debt to credit institutions amounts to DKK 334.1 million (DKK 245.3 million). After conversion by means of matching forward contracts, the debt is distributed as follows:

<u>Currency</u>	<u>2013/14</u>	<u>2012/13</u>
EUR.....	9.37%	26.51%
DKK	22.56%	45.80%
USD.....	62.60%	24.73%
NOK	<u>5.47%</u>	<u>2.96%</u>
	<u>100.00%</u>	<u>100.00%</u>

In the quarter, the Group has pegged the interest rate on DKK 25.0 million (DKK 0.0 million) for 5 years through an interest swap. The fair value adjustment of the half-year is a negative DKK 0.1 million. The net movement for the half-year from exchange adjustments of loans in foreign currencies, forward contracts, securities, etc is a negative DKK 0.1 million (DKK 0.7 million).

Fair value adjustments of mortgage credit institutes including interest swaps for the half-year are a negative DKK 1.4 million (DKK 0.0 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.

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 March 2014</u>		<u>31 March 2013</u>	
	<u>Assets</u>	<u>Liabilities</u>	<u>Assets</u>	<u>Liabilities</u>
DKK	70.78%	69.17%	73.58%	81.70%
EUR	0.35%	3.73%	16.90%	8.93%
NOK	2.69%	2.18%	0.80%	1.00%
USD	<u>26.18%</u>	<u>24.92%</u>	<u>8.72%</u>	<u>8.37%</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 March 2014 and 31 March 2013.

<u>DKK million</u>	<u>Increase in parameter</u>	<u>2013/14 Fair value</u>	<u>2013/14 Change of value</u>	<u>2012/13 Fair value</u>	<u>2012/13 Change of value</u>
Mortgage deeds	1% effective rate of interest	329.1	10.7	294.7	9.3
Bonds	1% effective rate of interest	251.3	10.9	183.5	4.3
Investment properties	0.5% yield requirement	179.7	11.0	177.8	10.8
Foreign currency loans	10% change in exchange rate	229.2	22.9	100.1	10.0
Securities in foreign currencies	10% change in value	240.8	24.1	183.5	18.4

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 35 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 May 2014 of the third quarter of the financial year, the expected results for the year before tax are maintained at DKK 15.0 - 20.0 million as a result of positive fair value adjustments on bonds and gain on the sale of property held for sale in the third quarter of the financial year. The expectation presupposes stable conditions as regards interest, securities and foreign exchange. Basic earnings are included in the above-mentioned expectations with DKK 9.0 - 13.0 million against previously DKK 12.0 - 16.0 million.

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

Basis of preparation

The Half-year Report has been prepared in accordance with the same accounting policies as the Annual Report 2012/2013, to which we refer.

The Half-year Report comprises summarised consolidated financial statements of Investeringselskabet Luxor A/S.

The Half-year 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 Half-year Report of Investeringselskabet Luxor A/S for the period 1 October 2013 - 31 March 2014.

The Half-year 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 Half-year Report gives a true and fair view of the assets, liabilities and financial position as at 31 March 2014 of the Group and of the results of the Group's operations and cash flows for the period 1 October 2013 - 31 March 2014.

The Half-year Report has not been audited by the Company's auditor.

Copenhagen, 28 May 2014

Executive Board:

Svend Rolf Larsen

Supervisory Board:

Casper Moltke
Chairman

Steffen Heegaard

Michael Hedegaard Lyng

Jannik Rolf Larsen

STATEMENT OF COMPREHENSIVE INCOME FOR THE PERIOD
1 OCTOBER 2013 31 MARCH 2014

		<u>GROUP</u>		<u>GROUP</u>	
		1/1 - 31/3 2014	1/1 - 31/3 2013	1/10 2013- 31/3 2014	1/10 2012- 31/3 2013
	<u>Note</u>	<u>DKK '000</u>	<u>DKK '000</u>	<u>DKK '000</u>	<u>DKK '000</u>
Income					
Financial income	1	12,448	7,319	22,484	21,324
Rental income		3,824	3,435	7,565	7,235
Other income		<u>324</u>	<u>335</u>	<u>650</u>	<u>672</u>
Total income		16,596	11,089	30,699	29,231
Loss on sale of investment property		0	223	0	223
Net loss/gain and direct expenses	2	-5,068	-6,935	-7,239	-10,922
Direct expenses, properties		<u>1,811</u>	<u>707</u>	<u>3,986</u>	<u>2,145</u>
		9,717	3,224	19,474	15,941
Fair value adjustment of financial assets	3	<u>1,205</u>	<u>5,837</u>	<u>-851</u>	<u>971</u>
Total gross earnings		10,922	9,061	18,623	16,912
Financial expenses	4	<u>4,937</u>	<u>2,669</u>	<u>4,813</u>	<u>4,924</u>
		<u>5,985</u>	<u>6,392</u>	<u>13,810</u>	<u>11,988</u>
Other external expenses		1,048	926	1,731	1,614
Other income and expenses		0	0	0	0
Staff expenses		2,420	2,440	4,819	4,787
Depreciation and amortisation		<u>58</u>	<u>67</u>	<u>117</u>	<u>127</u>
		<u>3,526</u>	<u>3,433</u>	<u>6,667</u>	<u>6,528</u>
Profit/loss before tax		2,459	2,959	7,143	5,460
Tax on profit/loss for the period	5	<u>614</u>	<u>754</u>	<u>1,776</u>	<u>1,365</u>
NET PROFIT/LOSS FOR THE PERIOD		<u>1,845</u>	<u>2,205</u>	<u>5,367</u>	<u>4,095</u>
Earnings per A & B share (EPS) in DKK		1.8	2.2	5.4	4.1
Earnings per A & B share (EPS) in DKK (diluted value)		1.8	2.2	5.4	4.1

BALANCE SHEET AT 31 MARCH 2014

ASSETS

	G R O U P		
	31/3 2014 DKK '000	31/3 2013 DKK '000	30/9 2013 DKK '000
Fixed assets			
Domicile properties.....	11,645	13,639	11,738
Fixtures, fittings and equipment.....	318	378	342
Property, plant and equipment.....	11,963	14,017	12,080
 Investment properties	 179,700	 177,800	 179,700
Securities.....	580,400	478,202	532,025
Fixed asset investments.....	580,400	478,202	532,025
 Deferred tax.....	 12,547	 16,426	 14,323
Non-current assets.....	784,610	686,445	738,128
 Properties acquired for the purpose of resale	 21,319	 13,579	 26,856
Other properties held for sale.....	1,813	0	1,813
Properties held for sale	23,132	13,579	28,669
Other receivables.....	27,705	13,864	26,292
Corporation tax	400	0	0
Forward contracts, currency swaps	0	0	14
Prepayments	571	570	594
Receivables.....	28,676	14,434	26,900
Cash at bank and in hand.....	4,028	19,794	3,456
Current assets	55,836	47,807	59,025
ASSETS.....	840,446	734,252	797,153

BALANCE SHEET AT 31 MARCH 2014

LIABILITIES AND EQUITY

	G R O U P		
	31/3 2014 DKK '000	31/3 2013 DKK '000	30/9 2013 DKK '000
Share capital.....	100,000	100,000	100,000
Proposed dividend.....	0	0	6,000
Retained earnings.....	306,995	301,394	301,628
Equity	406,995	401,394	407,628
Mortgage credit institutes.....	61,140	65,097	62,746
Forward contracts, interest swaps	4,658	5,352	4,025
Non-current liabilities	65,798	70,449	66,771
Mortgage credit institutes, properties acquired for the purpose of resale	1,549	2,677	1,732
Mortgage credit institutes, other properties held for sale.....	941	0	996
Mortgage credit institutes, properties held for sale	2,490	2,677	2,728
Mortgage credit institutes.....	3,825	2,807	2,748
Credit institutions.....	334,055	245,296	295,360
Deposits.....	3,034	2,719	3,026
Corporation tax	0	252	616
Other payables.....	23,699	5,722	17,867
Forward contracts, currency and interest swaps	143	2,637	0
Deferred income.....	407	299	409
Current liabilities	367,653	262,409	322,754
Liabilities	433,451	332,858	389,525
LIABILITIES AND EQUITY	840,446	734,252	797,153

STATEMENT OF CHANGES IN EQUITY
Group

	Share capital A shares DKK '000	Share capital B shares DKK '000	Retained earnings DKK '000	Proposed dividend DKK '000	Total DKK '000
Equity A & B shares at 1 October 2012	17,500	82,500	297,299	0	397,299
Net profit/loss for the period (comprehensive income).....	<u>0</u>	<u>0</u>	<u>4,095</u>	<u>0</u>	<u>4,095</u>
Equity A & B shares at 31 March 2013	<u>17,500</u>	<u>82,500</u>	<u>301,394</u>	<u>0</u>	<u>401,394</u>
Equity A & B shares at 1 October 2013	17,500	82,500	301,628	6,000	407,628
Dividend paid	0	0	0	-6,000	-6,000
Net profit/loss for the period (comprehensive income).....	<u>0</u>	<u>0</u>	<u>5,367</u>	<u>0</u>	<u>5,367</u>
Equity A & B shares at 31 March 2014	<u>17,500</u>	<u>82,500</u>	<u>306,995</u>	<u>0</u>	<u>406,995</u>

CASH FLOW STATEMENT FOR THE PERIOD 1 OCTOBER 2013 - 31 MARCH 2014

	G R O U P	
	2013/14 DKK '000	2012/13 DKK '000
Cash flows from operating activities		
Interest received on mortgage deeds and bonds	18,656	20,103
Other financial income	381	-1,049
Other income	650	673
Rental income.....	7,849	7,381
Interest payments.....	-6,092	-4,026
Operating expenses.....	-6,655	-9,137
Properties acquired for the purpose of resale	5,211	-1,816
Tax payments.....	-1,016	39
Cash flows from operating activities.....	18,984	12,168
 Cash flows from investing activities		
Additions of mortgage deeds and bonds.....	-126,140	-75,231
Disposals of mortgage deeds and bonds.....	73,294	115,771
Deposits received.....	116	173
Capital investments	0	-225
Investment properties	0	4,000
Cash flows from investing activities.....	-52,730	44,488
 Cash flows from financing activities		
Raising of loans, credit institutions.	95,918	25,556
Repayment, credit institutions	-53,794	-70,491
Repayment, mortgage credit institutes, properties acquired for the purpose of resale	-183	-1,068
Raising of loans, mortgage credit institutes.....	39,857	0
Raising of loans, mortgage credit institutes, properties acquired for the purpose of resale.....	0	850
Repayment, mortgage credit institutes	-41,372	-6,015
Dividend	-6,000	0
Deposits paid	-108	-433
Cash flows from financing activities.....	34,318	-51,601
 Net change in cash and cash equivalents.....	572	5,055
Cash and cash equivalents, beginning of period.....	3,456	14,739
Cash and cash equivalents, end of period.....	4,028	19,794

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 2013/14</u>						
Income (realised)	11,478	11,004	2	7,565	650	30,699
Fair value adjustment....	1,154	-2,005	0	0	0	-851
Gross earnings	5,393	8,999	2	3,579	650	18,623
Assets.....	372,223	256,019	0	157,524	54,680	840,446
Capital investments.....	40,580	85,560	0	0	0	126,140
Liabilities (segments)....	199,656	135,948	0	66,489	4,075	406,168

<u>Group 2012/13</u>						
Income (realised)	10,904	10,329	91	7,012	672	29,008
Fair value adjustment....	5,561	-4,590	0	0	0	971
Gross earnings	5,543	5,739	91	4,867	672	16,912
Assets.....	316,991	187,637	0	153,345	76,279	734,252
Capital investments.....	33,465	41,766	0	0	225	75,456
Liabilities (segments)....	155,077	92,896	0	68,881	4,375	321,229

The gross earnings of the segments do not include depreciation, amortisation and interest expenses. Thus, there is asymmetry between interest expenses and liabilities.

Gross earnings for all segments include the item fair value adjustment, which is not a cash income/expense.

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

	Group	
	2013/14 DKK '000	2012/13 DKK '000
Non-current liabilities	65,798	70,449
Credit institutions, short-term loans....	334,055	245,296
Mortgage credit institutes, short-term loans	6,315	5,484
Segment liabilities	406,168	321,229

GROUP

	<u>2013/14</u>	<u>2012/13</u>
	<u>DKK '000</u>	<u>DKK '000</u>

1. Financial income

Mortgage deeds, interest.....	11,161	10,351
Bonds, interest	<u>7,720</u>	<u>7,898</u>
	18,881	18,249
Capital gains, mortgage deeds	346	396
Capital gains, bonds.....	4,443	2,858
Capital gains, shares	2	119
Forward contracts	411	-1,207
Exchange adjustments, securities	-1,570	752
Other financial income	<u>-29</u>	<u>157</u>
	<u>22,484</u>	<u>21,324</u>

2. Net loss/gain and direct expenses

Realised net losses on mortgage deeds and mortgage deed receivables.....	10,554	7,904
Change of fair value adjustment of credit risk, mortgage deeds	-3,091	3,406
Loss on sale of properties acquired for the purpose of resale.....	2,056	147
Provision for losses on properties acquired for the purpose of resale	-1,730	475
Bad debts recovered	<u>-645</u>	<u>-1,201</u>
	-7,144	-10,731
Fees.....	38	100
Collection charges	<u>57</u>	<u>91</u>
	<u>-7,239</u>	<u>-10,922</u>

3. Fair value adjustment of financial assets

Fair value adjustment, mortgage deeds	1,154	5,561
Fair value adjustment, bonds.....	<u>-2,005</u>	<u>-4,590</u>
	<u>-851</u>	<u>971</u>

GROUP

2013/14 2012/13
DKK '000 DKK '000

4. Financial expenses

Credit institutions	4,810	3,680
Interest swaps, credit institutions.....	0	1,326
Interest swaps, credit institutions, fair value adjustment.....	137	-1,335
Exchange loss/gain on foreign loans etc, net.....	<u>-3,430</u>	<u>-512</u>
	1,517	3,159
Mortgage credit institutes	1,013	1,407
Interest swaps, mortgage credit institutes.....	432	407
Mortgage credit institutes, fair value adjustment	932	-13
Interest swaps, mortgage credit institutes, fair value adjustment	496	-36
Expenses and loss on conversion of debt to mortgage credit institutes	<u>423</u>	<u>0</u>
	<u>4,813</u>	<u>4,924</u>

5. Corporation tax

Tax on profit/loss on ordinary activities for the half-year is specified as follows:

Calculated tax 24.5% (25%) on profit/loss before tax for the period.....	1,750	1,365
Tax effect of:		
Non-taxable income, expenses, value adjustments, etc.....	<u>26</u>	<u>0</u>
	<u>1,776</u>	<u>1,365</u>
Effective tax rate.....	<u>24,86%</u>	<u>25,00%</u>
Tax asset at 1 October 2013	37,745	43,298
Transferred to Metalvarefabriken Luxor A/S.....	0	0
Transferred to DI-Ejendoms Invest A/S.....	-337	-441
Change in deferred tax recognised in the income statement	<u>-1,442</u>	<u>-488</u>
Tax asset at 31 March 2014.....	<u>35,966</u>	<u>42,369</u>
Deferred tax at 1 October 2013	23,422	25,507
Change in deferred tax recognised in the income statement	<u>-3</u>	<u>436</u>
Deferred tax at 31 March 2014.....	<u>23,419</u>	<u>25,943</u>
Total tax asset at 31 March 2014.....	<u>12,547</u>	<u>16,426</u>

GROUP

2013/14 2012/13
DKK '000 DKK '000

Note 5 continued:

The deferred tax asset is recognised at the tax rate which is expected to be applicable when the deferred tax is realised. The calculation has been made at 24.5% - 22% (25%). The value is distributed on the following items:

Tax asset:		
Property, plant and equipment.....	-23,381	-25,455
Fixed asset investments, mortgage deeds, bonds and fair value adjustments relating to mortgage credit institutes and credit institutions, etc..	2,212	1,743
Tax loss carry-forwards.....	<u>33,716</u>	<u>40,138</u>
 Tax asset.....	 <u>12,547</u>	 <u>16,426</u>

When measuring deferred tax, the Company applies the corporation tax rate which is expected to be applicable to the temporary differences in the financial years in which the Company's temporary differences are expected to be realised.

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 12.5 million (DKK 16.4 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 not recognised in the tax loss. At 31 March 2014, the loss amounts to DKK 97.6 million (DKK 111.1 million) measured on the basis of a tax rate of 22% (25%).

GROUP

2013/14 2012/13
DKK million DKK million

6. Statement of basic earnings

Financial income	19.2	18.8
Rental income.....	7.6	7.2
Other income	0.6	0.7
Net loss/gain and direct expenses.....	-7.2	-10.9
Direct expenses, properties.....	4.0	2.1
Financial expenses.....	6.3	6.8
Other external expenses.....	1.7	1.6
Staff expenses.....	4.8	4.9
Depreciation and amortisation.....	<u>0.1</u>	<u>0.1</u>
 Basic earnings	 <u>3.3</u>	 <u>0.3</u>