

Table of contents

Company profile	2
Focused activities	2
Main figures of the group	4
Values and development	6
Directors' report	10
Shareholders	16
Financial information	18
Organisation	20
Business concept	22
Shopping centre Norway	27
Shopping centre International	31
Profit and loss account	36
Balance sheet	37
Cash flow analysis	39
Accounting policies	40
Notes to the account	44
Auditors report	53
Overview of shopping centres	54

Financial calendar 2000

Annual General Meeting	8 June
Results for first quarter published	4 May
Results for first half published	16 August
Results for third quarter published	3 November

Company profile

Market dominance

Steen & Strøm is Scandinavia's leading shopping centre company, owning and managing 75 shopping centres in Norway, Sweden, Denmark and Poland. The centres represent a total floor space of approximately 1.8 million square metres and an annual turnover of more than NOK 36 billion.

Solid expertise

Steen & Strøm has a highly competent shopping centre organisation consisting of 231 employees with a sound knowledge of shopping centre development, rental and management.

Attractive cooperation partner

Steen & Strøm is an attractive cooperation partner for local retailers, national and international chains and new shop concepts aiming for a good position in the Scandinavian market.

2

Areas of growth

Profitable growth

Controlled, profitable growth with the aim to strengthen the company's position in the market will be achieved by acquiring companies/properties and developing greenfields.

Enhance the company's core activity

Steen & Strøm will further develop its core competence in order to achieve increased synergy from existing and new activities. Our systems, structure and organisation will be developed to enable our employees to focus on activities which add to the company's values.

Product development

We strive to enable our visitors to satisfy an increasing number of their needs at our shopping centres. Today, most centres offer the same types of shops and the same chains. Steen & Strøm intends to develop shopping centres that offer an entirely new and better experience.

Focused activities

We plan to sell property that does not relate to our core activity.

HELENA RUBINSTE



Main figures for the group

Amounts in NOK mill.

KEY FIGURES	1999	1998	1997
Gross leasable area - owned and partly owned centres, m ²	536000	500000	477000
Gross leasable area - managed centres, m ²	1251000	642000	666000
Total gross leasable area	1767000	1142000	1143000
Rental income	472,0	502,9	281,2
RESULT FIGURES			
Total operating revenues	1562,4	1523,1	1082,4
Operating profit before depreciation	473,1	520,4	338,0
Operating profit	369,6	404,0	269,0
Profit before tax	117,8	118,4	174,3
Profit for the year	76,0	94,7	141,3
Cash flow 1)	232,2	290,4	239,6
CAPITAL FIGURES			
Capitalised value	2983,5	2648,9	2788,3
Book equity	1783,9	1762,2	1731,8
Book total assets	6862,5	6845,1	5295,5
Book equity ratio	26,0%	25,7%	36,1%
Total liabilities 2)	4966,8	4931,2	3392,3
Net liabilities 3)	3830,5	3380,4	2858,7
SHARES			
Share price at 31.12, per share	107,0	95,0	100,0
Number of shares at 31.12	27883224	27883224	27883224
Average number of shares	27883224	27883224	22211291
Book equity per share	64,0	61,9	62,1
Earnings per share 4)	1,7	1,4	4,9
Cash flow per share	8,3	10,4	10,8
Declared dividend per share	1,0	2,0	1,5

1) Cash flow = year's profit after tax payable + ordinary depreciation

2) Total liabilities are exclusive of deferred tax

3) Net liabilities = total liabilities - total current assets

4) Earnings per share are based on the average number of shares during the year



Values and development



Are Skindlo
CEO

We live in a rapidly changing world where adaptability and an aggressive approach to new challenges are vital. In this competitive situation it is of utmost importance to have assets that form a basis for a viable company. Our shopping centres and our employees are the two most important assets of our activities.

Our shopping centres

Our shopping centres are the very basis on which we create values for our shareholders. We must surpass our competitors when it comes to utilising our shopping centres and developing them into attractive market places for the consumers and thus attractive places in which to set up shops.

Our employees

In addition to our own properties, our employees are our most important strength. Without a professional staff with the right competence we will not be able to develop our properties into shopping centres that are attractive to both consumers and tenants. We currently have a competent organisation, but will need to develop it further by means of additional external competence. Our three most important areas of focus in the future are profitable growth, enhancement of the company's core activity and further development of our properties.

Profitable growth

Steen & Strøm's strategy is to establish itself as the number one shopping centre company in the Nordic countries. We will achieve controlled and profitable growth which will strengthen our market position. The growth will be accomplished through acquisition of companies and properties and development of greenfields.

Enhance the company's core activity

We will develop our core competence to achieve synergy from both existing and new activity. An increased share of our total resources will be used on activities that add to our values. Systems, structure and organisation will be changed to enable our employees to focus on productive activities. We will gain from systems effectiveness which, so far, the property industry has not managed to realise.

Product development

Our shopping centres will be further developed to attract new visitors and make today's customers buy more. We will strive to make it possible for our customers to meet more of their needs at our shopping centres at the same time as we will ensure a sufficient assortment within the various lines. Today, most shopping centres offer the same types of shops and the same chains. Our aim is to be different and better.

Our success and our future depend on good relations with our tenants. Profitable tenants are good for us, because they create stability and predictability, and are willing to invest in their concepts and shops. Although we have conflicting interests in contractual negotiations, Steen & Strøm as property owner and its tenants take a common interest in increasing the turnover and activities of the individual shopping centres.

In conclusion, I would like to thank our employees for their very good work and for the flexibility displayed in the past year.

Oslo, 15 April, 2000
Are Skindlo
CEO



1999 Highlights

Management agreement with Danica

In January, Steen & Strøm entered into an agreement with Danica insurance company for the management of its eight shopping centres. The agreement covers management, development, rental and construction management. In all, Steen & Strøm now manages 17 shopping centres in Denmark, representing a total of approx. 450,000 square metres.

Sale of shopping centre projects in Poland and the Czech Republic

Through Euro Mall Holding AS (37.5%), Steen & Strøm in January sold another five shopping centre projects in Poland and Czechia to the Danish shopping centre company Foras Holding AS. The total sales price is approx. NOK 2.0 billion. The projects represent a significant profit potential for Steen & Strøm.

Sale of the "Lille Eiendom" housing project

Steen & Strøm (66%) and Orkla (34%) sold the "Lille Eiendom" housing project at Sandaker (previously Lilleborg Fabrikker) to NCC Eeg-Henriksen Bolig AS in April. The sales price is minimum NOK 83 million. This may increase depending on the utilisation of the site and the final price of the apartments.

Sale of Hakon Eiendom AS

In March, Steen & Strøm sold its shares in Hakon Eiendom AS (100%) to Hakon Gruppen AS for NOK 430 million. The sale was triggered by the merger of ICA Handlarnas AB and Hakon Gruppen AS, and by Steen & Strøm's aim to focus its activity on major regional shopping centres.

New CEO

Are Skindlo (34) took up his appointment as Steen & Strøm ASA's new CEO on 1 August. Skindlo comes from Hakon Gruppen AS where he was a member of the corporate management with responsibilities including ICA AB's acquisition of Statoil Detaljhandel Skandinavia AS.

Expansion of Kolding Storsenter, Denmark

The 20,000 square metre expansion of Kolding Storsenter was officially opened on 21 September 1999. The new floor space is fully rented. The project has been sold to Danica, who took over on completion. Total investments amounted to approx. DKK 250 million. Steen & Strøm had a 50 per cent interest in the project.

Completion of Reduta, Poland

Our second shopping centre in Poland, Reduta (Warsaw), was opened on 26 May 1999. The size of the centre is some 18,500 square metres, excluding a Carrefour hyper market. An expansion of the centre is being planned, including a multiplex cinema. The centre has been sold to Foras Holding AS.

Opening of Narvik Storsenter

On 25 November, Steen & Strøm officially opened Narvik Storsenter. The centre has 39 tenants divided on approx. 12,500 square metres, in addition to a five-storey car park with direct access to the centre.



Directors' report

Steen & Strøm is Scandinavia's leading shopping centre company, owning and managing 75 shopping centres in Norway, Sweden, Denmark and Poland. The total floor space of the shopping centres is approx. 1.8 million square metres. Turnover in 1999 was some NOK 35 billion. In addition, the group is developing a number of shopping centres in Sweden, Denmark, Poland and the Czech Republic.

Total operating revenues in 1999 were NOK 1 562.4 million (NOK 1 523.1 million). The operating profit was NOK 369.6 million (NOK 404.0 million). Profit before tax was NOK 117.8 million (NOK 118.4 million), and the cash flow before tax amounted to NOK 232.2 million (NOK 290.4 million).

Steen & Strøm's core activity, operation and development of shopping centres, achieved satisfactory results in 1999. The company's accounts, however, include a NOK 51.0 million write-down of shares in Foras Holding AS following from a change of accounting policies for affiliated companies to cost accounting. A provision of NOK 45.0 million was made for restructuring and disposal of activities not related to our core activity, for example contractor and maintenance activities and Peach Trading AS. The results were also negatively affected by NOK 23.6 million from our shares in Gresvig ASA, including NOK 17.5 million in depreciation of goodwill.

The board proposes payment of NOK 1.00 (NOK 2.00) in dividend per share, approximately NOK 27.6 million in all. Operating revenues and operating profit of the different areas of activity are as follows:

Amounts in NOK million

Area of activity	4th quarter 1999		4th quarter 1998		1999		1998	
	Operating revenues	Operating profit	Operating revenues	Operating profit	Operating revenues	Operating profit	Operating revenues	Operating profit
Shopping centres, Norway	120.5	78.5	93.3	60.8	414.7	278.1	317.1	220.1
Shopping centres, abroad	26.0	9.0	13.5	3.0	77.9	23.6	51.5	14.5
Revenues from other activity and eliminations	255.8	-57.4	301.6	34.3	954.5	-46.2	1 106.3	121.2
Gain on sale of long-term assets	36.5	35.3	0.6	0.6	115.3	114.1	48.2	48.2
Total	438.8	65.4	409.0	98.7	1 562.4	369.6	1 523.1	404.0

Shopping centres, Norway

Steen & Strøm owns 17 shopping centres and manages an additional 14 shopping centres in Norway on behalf of external owners (Storebrand and Gjensidige). Operations of the shopping centres are running smoothly, with practically all the floor space rented out and with a positive development in turnovers.

Shopping centres, Norway had an operating profit in 1999 of NOK 278.1 million, compared with NOK 220.1 million the year before. The increase is mainly due to new shopping centres (Torvbyen, Skårer Stormarked, Nerstranda, Sjøsiden and Halden Storsenter).

Operating costs exclusive of depreciation amounted to 14.6 per cent of rental income, against 15.8 per cent for 1998. Gross rental income increased by 3.5 per cent from 1998, calculated on the basis of comparable centres and floor space. The corresponding increase in net rental income was 3.0 per cent.

Steen & Strøm ASA aims to focus its activity on major, regional shopping centres, and therefore sold its shares in Hakon Eiendom AS (100%) to Hakon Gruppen for NOK 430 million in March 1999. The shares' sales price was determined based on



Directors' report

the same criteria as were used when the shares were purchased a little over a year ago. The gain on the sale amounted to NOK 69.0 million.

Narvik Storsenter opened on 25 November. The centre measures approximately 12,500 square metres with the addition of a five-storey car park with direct access to the centre. The centre is almost fully rented to large tenants like ICA, Vinmonopolet, Svaneapoteket, Cubus, Dressmann and Expert.

Steen & Strøm ASA (66 %) and Orkla (34%) sold the "Lille Eiendom" housing project at Sandaker (previously Lilleborg Fabrikker) to NCC Eeg-Henriksen Bolig AS. The sales price is minimum NOK 83 million, which may increase depending on the utilisation of the site and the final price of the apartments. Steen & Strøm's decision to sell was based on its aim to focus on ownership, development and operation of major shopping centres.

The Group's shopping centres have a strong position in the local markets, and the large shopping centres continue to increase their market shares at the expense of smaller shopping centres and spread retail trade. At the same time, the Norwegian Government's decision to temporarily halt establishment of shopping centres outside the central parts of towns and villages restricts future competition.

Shopping centres international

At 31 December 1999, our international activities comprised our interest in Steen & Strøm Danmark AS (100%), the Ørestaden project (50%), Foras Holding AS (8.6%), Steen & Strøm Polska (100%), Euro Mall Holding (37.5%) and Centrum Invest AB (100%). The wholly-owned companies are fully consolidated in the accounts, while the remaining activities, with the exception of Foras Holding AS, are accounted for by the equity method. Our interest in several of our new shopping centre projects in Poland will be 50 per cent.

Shopping centres abroad in 1999 achieved a turnover of NOK 77.9 million (NOK 51.5 million), and an operating profit of NOK 23.6 million (NOK 14.5 million). The result relates to the wholly-owned subsidiaries Steen & Strøm Danmark AS, Steen & Strøm Polska Sp z.o.o and Centrum Invest AB. Revenues include fees from the development, rental and management of shopping centres. A large share of the fees are success fees, which may vary from period to period. In addition, gains totalling NOK 51.9 million (NOK 25.6 million) from the sale of Polish projects have been realised. These gains are included through our share of the profits of Euro Mall Holding AS.

The development in Steen & Strøm's international activities is positive, with good earnings in both Sweden, Denmark, Poland and the Czech Republic. In Denmark, Steen & Strøm took over the management of all Danica Forsikring (Danica)'s shopping centres from 1 June this year and, consequently, has assumed a solid position as shopping centre manager in the Danish market. Our Danish activities also include a number of development projects. In September, Steen & Strøm Danmark and TK Development concluded their work on the 20,000 square metre expansion of Kolding Storsenter, which was subsequently delivered on a turnkey basis to the owner, Danica. The work of developing Lyngby Kulturhus (culture house) is well underway, as is the work on the development and rental of the new centre at Ørestaden, although the project is not expected to be granted a planning consent until May/June, 2000.

In Poland, Steen & Strøm is responsible for the management of the Targowek and Reduta centres, which were completed in September 1998 and May 1999, respectively, and then sold to Foras. The development in sales at both places is satisfactory, and work has begun to expand the centres. At the same time, the process of renting out floor space at a centre in Bytom has started, a centre which is scheduled to be completed in November, 2000.

In the Czech Republic, the work of renting out the Ostrava and Hradec Kralove centres has begun. The centres are scheduled to be completed in June and November 2000, respectively.

In Sweden, we have initiated the development of a home centre at a site adjacent to Torp Köpcentrum, and we are evaluating a number of other interesting development projects in Sweden's most central parts.

Steen & Strøm and TK Development have agreed to develop nine shopping centres in all in Poland and the Czech Republic, in addition to the expansion of the centres in Targowek and Reduta, Warsaw (Poland). Five of the centres and the two expansions have already been sold to the Danish company Foras Holding AS, who also purchased the original centres at Targowek and Reduta.

Directors' report

Restructuring

As part of the company's strategy to ensure the highest possible focus on its core activity, operation and development of shopping centres, provisions of in all NOK 45.0 million have been made for disposal of activities, including the contractor activity and the activity of Peach Trading AS. The sale of the contractor activity will be included in income in the first quarter of 2000.

Revenues from other activities and elimination of inter-company balances

This area of activity consists of:

- parent company activities
- wholly-owned operating companies
- elimination of inter-company balances
- contractor activity

The 22 wholly-owned operating companies achieved a profit of NOK 2.2 million in all (NOK 0.0 million). Eliminations in 1999 amounted to NOK 5.1 million.

Shareholder relations

Information about shareholder relations is found in the notes to the financial statements.

Finances

Steen & Strøm holds 17 500 000 shares in Storebrand ASA (6.3 %), the cost price of which was NOK 894.2 million, and 2 403 867 shares in Gresvig ASA (31.4%), at a cost price of NOK 254.4 million. The book value of the shares is NOK 1 053.4 million, while their market value at 31 December 1999 was NOK 2.5 million.

Approximately 35 per cent of our current loan portfolio relates to long-term fixed-rate agreements. The loan agreements entered into ensure great flexibility with regard to interest-rate fixing, which enables the group to position itself in relation to expected developments in the general interest rate level.

The Group's liquid assets including drawing rights amounted to NOK 80.0 million at 31 December 1999. In addition comes loan potential on some properties and other assets. The company's securities portfolio, for example, is not mortgaged. The Group's foreign currency investments are largely financed in the same currency as the investment.

Book equity at 31 December 1999 was NOK 1 783.9 million (NOK 1 762.5 million). This corresponds to an equity ratio of approximately 26 per cent. The underlying values of the property portfolio, however, are assumed to be significantly higher than the book values.

Organisation and the environment

At 31 December 1999, Steen & Strøm had 273 employees, of whom 43 were employed with the parent company. The working environment is regarded as satisfactory. No major injuries or accidents occurred in 1999, and sickness absence is minimal. Information about remuneration, etc. of the board of directors, managing director and auditor is given in the notes to the financial statements.

Erik Bøhler retired from his position as managing director of Steen & Strøm. In accordance with his employment agreement, he was paid salary for one year including additional benefits.

Are Skindlo (34) took up his appointment as new managing director of Steen & Strøm ASA on 1 August 1999. Skindlo comes from Hakon Gruppen AS, where he was a member of the corporate management with responsibilities including ICA AB's acquisition of Statoil Detaljhandel Skandinavia AS. His experience from operation and development of chains, management of properties and his competence in trade will add to Steen & Strøm ASA's expertise.

Directors' report

It has been decided to further increase the company's focus on operation and development of shopping centres.

The Group's activities as owner, developer and manager of properties cause only modest pollution of the natural environment. Most of the shopping centres sort their waste, and paper packaging, fluorescent tubes, batteries, etc. are being recycled. Large resources are furthermore used on cleaning and planting the outdoor areas around our shopping centres.

Coverage of the loss for the year and payment of dividends

The financial statements are presented on the condition of a going concern. Steen & Strøm ASA experienced a loss of NOK 61.6 million for the year. The board recommends the following allocations:

Dividend NOK 1.00 per share	NOK 27.6 million
Other equity	NOK -89.2 million
In all	NOK -61.6 million

Circumstances occurred after the turn of the year

On 24 February 2000, the extraordinary general meeting decided to reverse the decision to demerge Steen & Strøm ASA, made in the general meeting on 11 October 1999, including reversal of the decision to reduce the company's share capital and corresponding amend the company's articles of association.

In February 2000, Steen & Strøm ASA sold its contractor and maintenance activity to Veidekke ASA. Gross sales price was NOK 130 million with the addition of up to NOK 60 million, depending on the scope of the future cooperation. The sale will give an accounting gain of NOK 80 million in the year 2000.


The sale was implemented as part of Steen & Strøm's strategy to ensure the highest possible concentration on its core activity; operation and development of shopping centres.


Future prospects

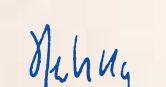
Steen & Strøm is Scandinavia's leading shopping centre company with a solid position in the Norwegian, Swedish and Danish markets. Our aim is to further develop Scandinavia as our home market and achieve a size which gives us additional economies of scale. This means that we will actively seek acquisition and development projects in Norway, Sweden and Denmark and in selected areas in Eastern Europe.

The Group's shopping centres have firm positions in the local markets, and provide the company with a good level of rental. The tenants are mainly large, solid chains and the lease agreements are long-term with guaranteed minimum rentals, ensuring long-term earnings to Steen & Strøm.



Marius Varner


Christian Brinch


Ulf Nyström


Stein Erik Hagen


Petter Skavlan


Andreas Stang


Nils-Henrik Pettersson

Oslo, 6 April, 2000

The board of directors of Steen & Strøm ASA

The board of directors of Steen & Strøm ASA



Marius Varner



Stein Erik Hagen
Chairman



Christian Brinch

15



Ulf Nyström



Petter Skavlan



Andreas Stang



Nils-Henrik Petterson

Shareholder relations

Steen & Strøm ASA's objective is to ensure the shareholders a competitive return on their investments through increased share values and partly through dividends. The company, therefore, aims to achieve the best possible development of adjusted shareholders' equity and cash flow per share. Steen & Strøm ASA pursues a policy of openly supplying the financial market with information. In addition to its regular reporting, which consists of the company's annual financial statements and quarterly reports, Steen & Strøm ASA will regularly also make company presentations in Norway and abroad for financial analysts and investors. The company's dividend policy is to reflect its earnings. Payment of dividends will always be considered in view of the company's current need for capital, and it is the company's intention to pay dividend in cash when the company's cash position warrants this

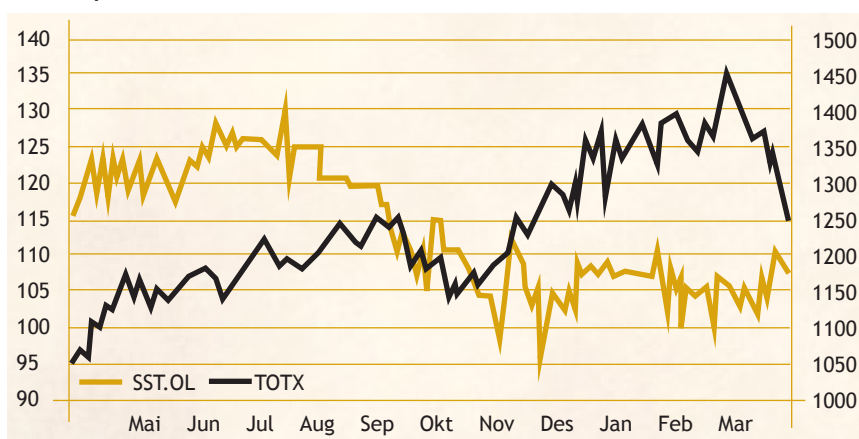
The company's share capital and market price

The company's share capital amounts to NOK 27 883 224, the nominal value being NOK 1.00 per share. The year-end share price was NOK 107 per share. The company's market value at 31 December 1999 was approximately NOK 3.0 billion. Based on market capitalisation, Steen & Strøm ASA is the largest property company quoted on the Oslo Stock Exchange. During 1999, the turnover of the shares was 5 632 427 shares, divided on 495 transactions. Steen & Strøm ASA has 27 foreign shareholders, who together account for 7.5 per cent of the shares.

16

Market price of Steen & Strøm ASA's share

All-share index



Dividend and RISK

In 1999, a dividend of NOK 2.00 per share was paid for the accounting year of 1998. The board proposes a dividend of NOK 1.00 per share for the accounting year 1999. Shareholders registered as owners on the date of the annual general meeting, are entitled to dividend, which will be paid in mid-June 2000.

The cost price of shares in Steen & Strøm ASA is adjusted at 1 January each year by the so called RISK amount (Adjustment of cost price by taxed capital) when estimating gain or loss for tax purposes. The RISK amount is calculated annually based on the change in Steen & Strøm's retained capital divided on the number of shares outstanding. The final RISK amount is stipulated by the Norwegian tax authorities based on Steen & Strøm's tax return, and may be obtained from the Norwegian Registry of Securities (Verdipapirsentralen) as soon as it becomes available.

Main shareholders as of 31 December -99

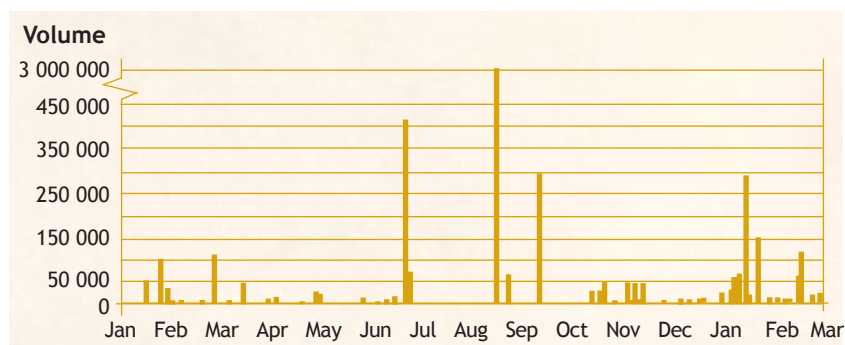
Owner	Shares	Vote share
Hakon Invest Eiendom AS	13.214.843	47,4%
Storebrand Livsforsikring AS	3.598.144	12,9%
Orkla AS	2.956.961	10,6%
Varner Finans AS	1.528.716	5,5%
Goldman Sachs Intern Equity	1.509.821	5,4%
ABN Ambro Global Cust.	443.900	1,6%
Storebrand Skadeforsikring	424.809	1,5%
Nordås Invest AS	321.108	1,2%
Steen & Strøm ASA	280.000	1,0%
Gjensidige Livsforsikring	264.700	0,9%
K-Avkastning	189.750	0,7%
Norsk Hydro Pensjon	176.000	0,6%
Vital Forsikring	140.000	0,5%
DnB Real-Vekst	131.489	0,4%
Tine Pensjonskasse	125.100	0,4%
Andre aksjonærer	2.577.883	9,4%
Total	27.883.224	100,0%
Board of Directors in Steen & Strøm ASA		
Stein Erik Hagen w/related parties	13.214.843	47,4%
Christian Brinch	0	0,0%
Andreas Stang	0	0,0%
Nils-Henrik Pettersson	0	0,0%
Marius Varner w/related parties	1.528.716	5,5%
Ulf Nyström	0	0,0%
Petter Skavlan	0	0,0%

17

Share price 1999/2000



Traded shares

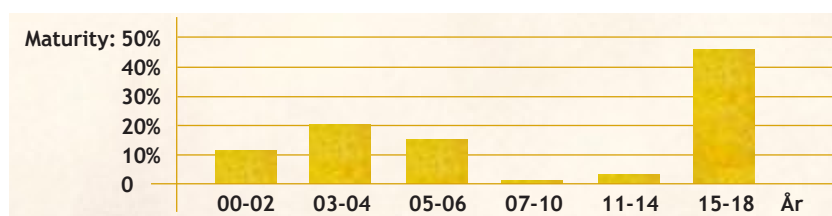


Finances

The historical added value of Steen & Strøm ASA can be expressed as the total of operating profit and financial income as well as the change in the market value of the company's properties. The value of the individual property will mainly be determined by net rental income, turnover, location, standard, distribution between business, office and storage premises, development opportunities and the general balance between supply and demand in the market.

The company's share capital and share price development

All of the company's shopping centres are financed by long-term loan agreements with an average remaining loan period of 11 years. At the beginning of the year 2000, approximately 35 per cent of the company's debt was interest-bearing with interest rates fixed for more than one year. Of the interest-bearing debt, NOK 1 800 million refers to a syndicated loan with 18 years to maturity, NOK 450 million to a bond with four years to maturity and NOK 200 million to a real interest rate loan with five years to maturity. At 31 December 1999 the average interest rate of the interest-bearing debt was 6.65 per cent.



18

Steen & Strøm ASA has sought to tie interest rate conditions to neutral interest rate indicators in order to reduce the interest rate risk associated with the market position of individual lenders.



CEO Are Skindlo, Financial director Bjørn Tjaum and Economy director Terje Daaland.

Emphasis is placed on raising loans on a portfolio of properties instead of on one specific property. In this way, the lender's credit risk will be tied to the Group as a whole and not to specific projects, which enables us to make investment decisions regardless of financing.

Sensitivity analyses

Steen & Strøm's interest-bearing debt amounted to NOK 4 558.5 million at year-end, of which approximately 65 per cent has a floating interest rate. Thus, a one per cent change in the interest rate will result in a change in annual interest expenses of approx. NOK 30 million, corresponding to NOK 1.08 per share per year. This effect will to some extent be offset by a corresponding change in interest income relating to the company's surplus liquidity.

At the turn of the year, the Group's annualised level of rental income was approximately NOK 470 million. Based on an average required rate of return of for example 7.0 per cent, the discounted shareholders' equity will be reduced by NOK 839 million if the required rate of return is increased by one per cent. A one percent reduction in required rate of return will increase the discounted shareholders' equity by NOK 1 119 million.

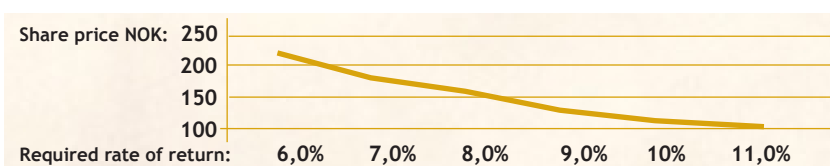
In addition to changes in the required rate of return, changes in the level of rental income and operating costs will result in changes in the company's discounted shareholders' equity. A five per cent change in rental income will change the discounted shareholders' equity by NOK 335 million. A ten per cent change in operating costs will change the discounted shareholders' equity by NOK 114 million.

Another parameter which influences the level of rental income is shopping centre turnover, because the rental income consists of turnover rent and base rent. Private consumption is the most important economic indicator of turnover growth. In 1999, turnover rent accounted for approximately eight per cent of gross rental income. Due to the large number of rental agreements and the large number of centres, it is difficult to determine exactly how a possible increase in turnover will influence rental income. Based on the strong increase in shopping centre turnover in recent years, we assume, however, that a larger share of a growth in turnover will form the basis for turnover rent.

The average indexation of the Group's rental agreements is 90 per cent of the change in the consumer price index. An increase in the general interest rate level will normally be connected with increased inflation.

Steen & Strøm determines the company's value by capitalising net rental income by a required rate of return, taking into account the market value of development projects and financial assets. The value is then reduced by the company's net debt. The value analysis is based on the following elements:

- Annualised rental income at 31 December 1999
- Operating costs amounting to 15 per cent of rental income
- No tax conditions have been taken into consideration



The analysis shows that a required rate of return of 10.5 per cent will give a discounted shareholders' equity corresponding to the year-end share price of NOK 107 per share. A required rate of return of 8 per cent values the company at NOK 150 per share.

Organisation and management

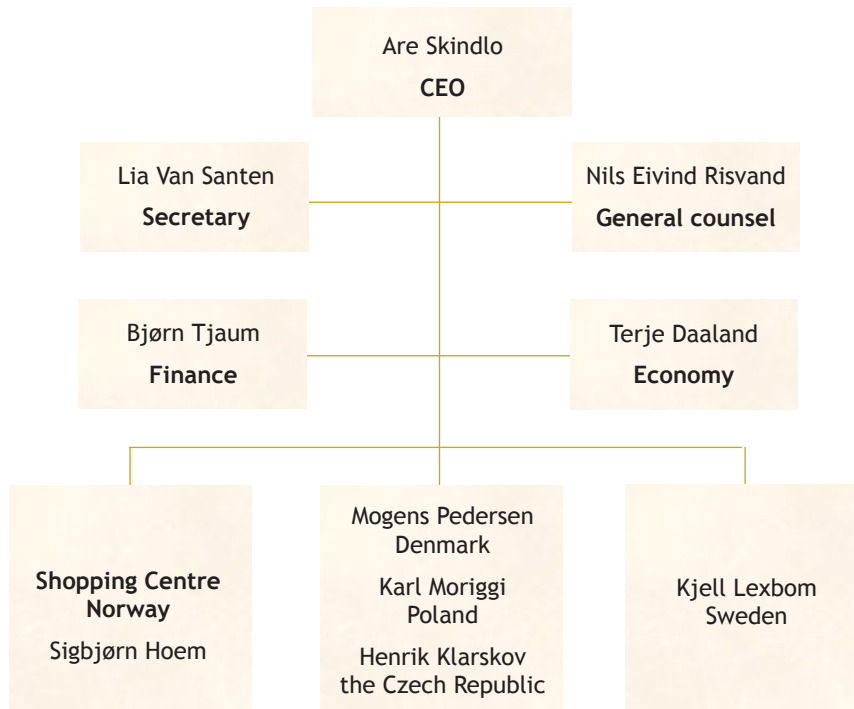


Liv Tangen

Responsible for reception
and switchboard

20

Steen & Strøm is organised in two divisions - Shopping centre Norway and Shopping centre International.



Expertise and decision making capacity

The aim of Steen & Strøm is to maintain a flexible and efficient organisation. This purpose implies a relatively flat organisation structure, in which the day-to-day communication as well as all support functions are accommodated to suit the requirements of the group with respect to information and control. The company is known for its ability to act quickly. This has been possible because the company's employees are knowledgeable about shopping centres, and have been able to both define improvement potential in acquired centres and to execute the measures which have been considered necessary. It is important for the company to maintain this dynamic and operating strength at the same time as we must adapt to more formalised reporting and management systems. It is the company's view that the existing organisation and management system facilitates both dynamics and management.

Reporting and management

The company has developed extensive reporting and management systems which provide the management with rapid and accurate information on operational matters, space efficiency and the financial status of the individual centres.

stiania



Shopping centre operations require expertise in property management and retail trade



Laila Amundsen

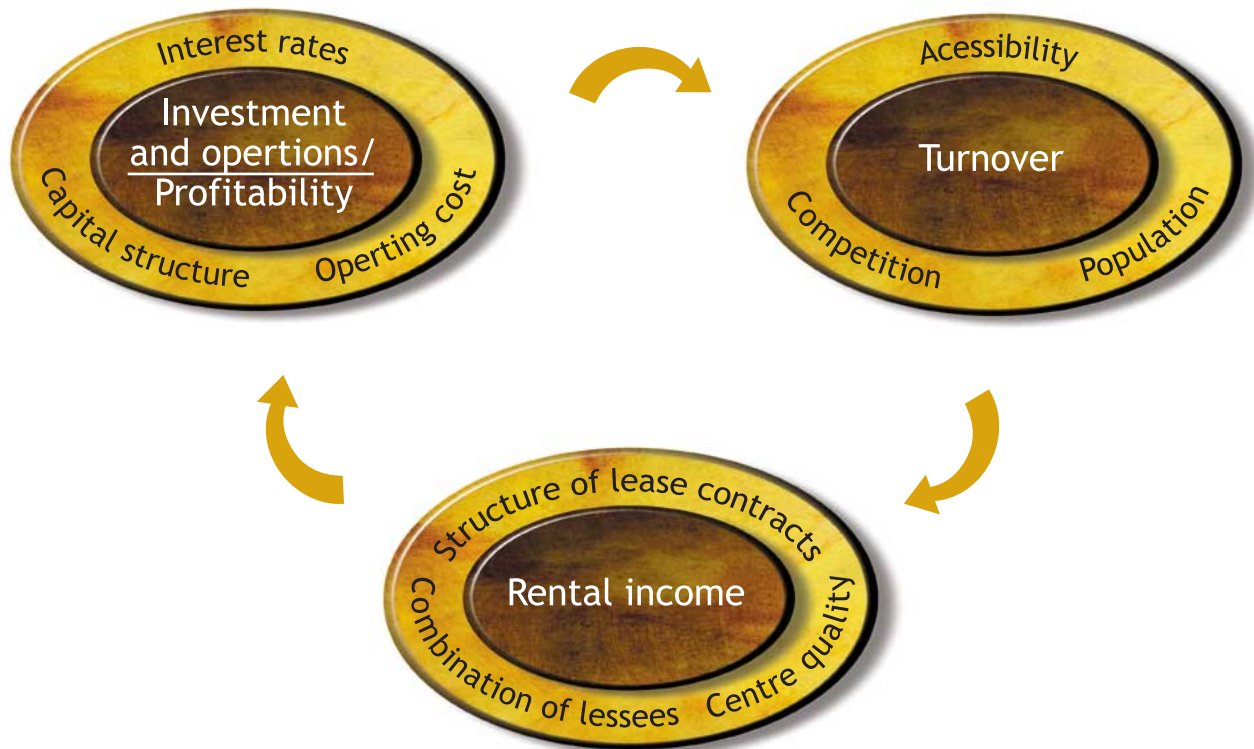
Accountant

Steen & Strøm is the only company in Norway solely dedicated to shopping centres; a specialised branch requiring expertise in property management and retail trade.

The company's success is based on a combination of lessees' turnover, professional operation and development of centres, and the lessees' long-term investment profile. The company's aim is to pave the way for growth in turnover and cost-efficient operation for lessees.

Turnover and leasing in a shopping centre are not only dependent on location and quality of building, but also to a great extent on the ability to attract the best lessees, create the optimal combination of shops and market the centre in cooperation with the lessees. Centres in the same geographical area may show widely varying turnovers and leases per sqm., and professional operations are an essential factor for success.

The major influencing factors for the operation of a shopping centre, and their interaction, are illustrated in the figure below.



Turnover

Three main factors have a direct influence on the turnover of a shopping centre; population in the centre's primary and secondary market areas, accessibility and competition. The development in the turnover is the best way to measure a centre's commercial success.

Population

Steen & Strøm has constantly focused its investment on shopping centres located in the most highly populated parts of Norway. Shopping centres with the best location, outside and in town centre will always have a high number of potential lessees. The demand for premises will therefore be less affected by fluctuations in the economy than with commerce in general and in other centres

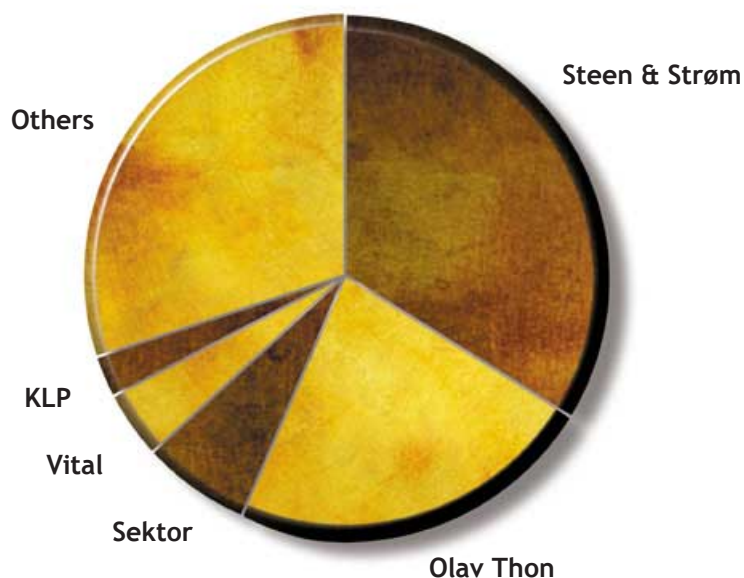
23

Accessibility

The most successful shopping centres in the years to come will be located on the outskirts of large towns and villages, with good accessibility by car, or with a central location in the town centres. Steen & Strøm employs substantial resources each year on improving customers' access to centres.

Competition

Very few companies in Norway own or operate more than one shopping centre. Steen & Strøm and Olav Thon represent together more than 50% of the 50 largest shopping centres in Norway measured in terms of turnover.



24

17 of Steen & Strøms 30 shopping centres are among the 50 largest in Norway. The Thon Group, Steen & Strøm's most important competitor, has by comparison 8 of the 50 largest shopping centres, measured in terms of turnover.

Rental income

Steen & Strøm maximises its rental income by focusing on the combination of lessees in the centres, the structure of lease contracts, marketing and the quality and profile of the centre.

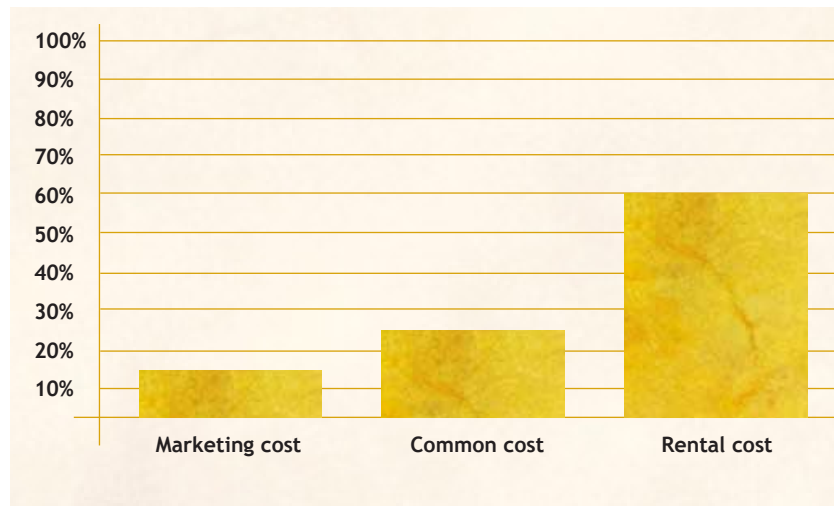
Combination of tenants

The correct choice, combination and positioning of lessees is decisive for optimal usage of the floor space in a shopping centre. In addition to the largest and most popular chain stores, smaller specialized shops contribute to full utilisation of the floor space available and provide more varied shopping for the customers.

Structure of lease contracts

A lease contract for a shopping centre differs from an ordinary lease contract for offices in that it is often connected to turnover on the premises, and the lessee often pays for marketing and overheads himself. The lessee's share of overheads normally constitutes a margin of 20-30% of invoiced leasing costs, while marketing costs normally constitute a margin of 10-20%. The cost of maintenance and modernisation of own sales areas are mostly met by the lessees. The company's shopping centres have been upgraded over recent years, so that current costs for the item are minimal. The minimum required yield for the lessee is normally reflected in the minimum lease, while the percentage lease is structured such that, when turnover exceeds a certain level, the landlord receives a share of the excess. This structure insures Steen & Strøm's rental income against short-term decline in turnover, while increasing revenues when turnover is higher than expected.

Figure. Tenants lease cost



25

Centre quality

A shopping centre with a high quality profile and good location will be able to establish a higher leasing level than its competitors. The property directors in Steen & Strøm are always interested in collecting new ideas and impulses which will help to improve quality in the centres. Each centre has its own profile and is marketed locally to promote its individual qualities.

Profitability

Development in turnover and leases in the centres, combined with strict management of operating and overhead costs, will be decisive for profitability in Steen & Strøm. During a phase in which the company has substantial liabilities, interest rates and equity structure will also play a central role.

Operating costs

Costs from operating the centres are mainly covered by lessees, while Steen & Strøm is responsible for external maintenance. As the company's shopping centres are large, market leading centres where practically all the premises are leased, the percentage of overheads to be met by the owners are minor. The economies of scale provided by coordinated operations of its shopping centres allow Steen & Strøm to keep operating costs to a minimum.

Investment and operations

Each shopping centre in Steen & Strøm is overseen by a property director who coordinates the total development and operations of the centre. In addition, each centre has a centre manager who is responsible for the daily management of the centre. The key to professional management, development and operations of a shopping centre lies in the close interaction of the individual centre managers and property directors in Steen & Strøm. This interaction demands special requirements for expertise and practical insight into retail trade.

Steen & Strøm is currently the market leader within the operation and management of shopping centres in Norway. The main aim is to increase turnover and rental income from the company's shopping centres, by investing in improved accessibility, better utilisation of total floor space and other sales promotion measures.

26



The property directors Rune Nyegaard, Finn Dybdalen, Terje Borsheim and Dag H. Tollefsen

Shopping centres, Norway

"The number one experience of a shopping centre is its shops!"

One of the success criteria of the Steen & Strøm shopping centre company is attractive and high-quality tenants. The customers request professional shops that satisfy their demands. An optimal tenant mix including a wide range of retailers and a number of service and entertainment facilities make our centres interesting to shoppers. In 1999, almost 2000 tenants divided on 30 shopping centres accounted for a turnover of NOK 15.3 billion, which is an increase of 12 per cent from the preceding year. With this turnover, Steen & Strøm thrones in lonely majesty as the number one shopping centre company in Norway.

During the year we strengthened our position in Northern Norway with the opening of our third centre in this part of the country, Narvik Storsenter, on 25 November 1999. The centre's total floor space is 12 500 square metres divided on three levels. Expected turnover in year 2000 is NOK 350 000 000. In addition to the 39 shop units, the centre has a five-storey car park with a total of 300 parking spaces. Narvik Storsenter is the largest shopping centre in the region and has already secured a firm foothold in the market.

We also opened a new shopping centre, Steen & Strøm Vika, in the southern part of Norway. The development, owned by Storebrand, consists of two centres of 5 000 and 12 000 square metres, respectively, as well as two shopping malls, and may more correctly be termed a part of town or a commercial precinct rather than a traditional shopping centre.

As at 1 January 1999, Steen & Strøm ASA took over the management of Kvadrat shopping centre at Sandnes, Rogaland. The centre's gross space is approximately 58 000 square metres. Turnover in 1999 was NOK 1.3 billion.

Furthermore, we strengthened our position in the county of Østfold by acquiring Torvbyen shopping centre, the number-one shopping centre of the region. Its total floor space is 23 200 square metres, and its annual turnover approximately NOK 600 million (including Domus and Cityterminalen).

Our main task in 1999 was to enhance what we have acquired and developed in recent years, with focus on management. Our aim is to become even better at what we are already good at! We must succeed in maintaining our high-quality profile at the same time as keeping costs on the right level. Our centre managers and operations managers represent the continuity in these endeavours - which will never cease. Their main responsibility is to search for ways in which to improve the operation of our centres. We are pleased to register that this task is well attended to by our professional staff.



Sigbjørn Hoem

Director
Shopping Centre Norway

Our principal objectives and strategies

Shopping centres, Norway will develop and manage a chain of leading shopping centres in Norway's most important trading centres. We will continuously seek to develop and enhance our centres by

- optimising the tenant mix
- renewing and expanding overall centre activities
- combining a large retail offer with a number of service and entertainment facilities
- achieving economics of scale in the operation and marketing of our centres
- increasing the competence of our staff

Marketing

During the year, we launched six national advertising campaigns for Steen & Strøm shopping centres. The campaigns led to a marked increase in turnover at all the centres, particularly during the "Chaos days" and "Mad days". In a way, these campaigns have become the trademark of the shopping centre chain.

Most of the marketing is carried out locally by the individual centres, with national campaigns serving as supplements and reinforcements. Our large-scale operations enable us to make effective use of national media like TV and radio which ensure the shopping centre chain a high degree of coverage at the same time as development costs remain low.

Our activities in 1999 focused on the development of web-based solutions, both for internal and external use. Our Intranet was introduced as an internal tool intended to ensure efficient communication and distribution of information in the organisation. Preparations are also being made to launch Steen & Strøm on the Internet. Internet solutions for both the centre chain and the individual centres will be ready for launching in the second quarter of year 2000.

We depend on the success of our tenants

The attractiveness of a shopping centre depends entirely on the quality of its tenant mix. To our customers, who are the tenants, it is vital that we are able to offer location in cost-efficient centres with a high market potential. The tenants are volume-oriented and want to be located in centres that have a large base of visitors and a high turnover. A high shopping centre turnover means high earnings for its tenants, which enable them to pay higher rents. A good shopping centre understanding, therefore, involves knowledge of what creates sales, how the flow of traffic should be inside the centre, which store mix should be aimed at and how to create a shopping environment. A varied offer of shops is one element, another is leisure attractions.

As for the selection of shops, we depend on the major chains in order to achieve the competitive strength and traffic which they represent. The small shop units, on the other hand, ensure the versatility that gives the visitors a pleasant shopping experience. A varied offer of eating places in particular contributes to a good atmosphere in the shopping centres. We are continuously working to provide our centres with new and attractive retail trade concepts which will contribute to a renewal and expansion of the total offer. In addition to importing new concepts for our Norwegian shopping centres, we are also engaged in export of Norwegian chains to our shopping centres in Denmark and Sweden and selected areas in Eastern Europe. In Poland, a number of retail chains have chosen to join us and benefit from our offer of a higher degree of safety, reduced risk and a larger trading environment than can be achieved by independent initiatives.

Success is not achieved through isolation. Customer relations development and maintenance is an important part of our business philosophy. The chains know retail trade and the shoppers' needs. For Steen & Strøm, our tenants are a major resource in our efforts to increase shopping centre earnings and market shares. Although we have conflicting interests in contractual negotiations, shopping centre operation is teamwork. Interaction between the tenants' qualities and professional operation and development of the centres will be critical to success in the future.

Entertainment at shopping centres



Jan Olav Braaten

Director of development of «Fields» in Denmark and projects in Poland and the Czech Republic

In recent years, the focus on entertainment at shopping centres has increased. Few shopping centres are currently being developed in the US which do not have a concept that is firmly anchored in entertainment. Focus is on the American expression "the trinity of synergy", of which the main idea is to achieve synergy from entertainment, food and retail trade.

Historically, urban areas and city centres have been the arena of entertainment and culture. During the past ten years this has changed considerably. In his book "The Rise and Fall of Public Amusement" Davis Nasah describes how the US has changed from public entertainment in the city centres to self-controlled entertainment in the form of video, home theatres, video games and the Internet, where everybody has easy access to entertainment in his own home. At the same time, public entertainment has gradually moved from city centres to entertainment parks and major shopping centres. During the past twenty years, therefore, shopping centres in the US have been developed on the basis of entertainment and the visitors' expectations of being amused.

In Scandinavia, we have not managed to develop these facilities at our shopping centres to the same extent, although the centres may be said to be public meeting places to which visitors not only come to shop necessities but also to satisfy social needs and expectations. Our centres have eating facilities of different qualities and sizes, large "public rooms" which function as meeting places as well as the scene of various activities, and where local clubs and associations are invited to address their customers. This is all very well, but hardly enough. In order to attract visitors to our shopping centres in the future, we must pay far more attention to rapidly changing consumption patterns and the constantly growing demand for entertainment.

In the same way as home theatres, video games and the Internet change our demand for entertainment and its quality, the Internet will also change our shopping habits. More traditional shopping of everyday commodities will take place via the Internet. For busy people, the Internet will become a marketplace where they can do practically all their shopping. Internet shopping facilities will become increasingly more comprehensive and sophisticated every day. Future consumers will make greater demands on how, when and where to spend their leisure, and in order to succeed in the future, we must be able to satisfy their needs. Some of our tenants have already come far in this process. Imaginative architecture, exciting product presentations, active customer participation and pure entertainment are means used in their branding and competition about customers.

Entertainment forms a significant element of the business idea behind Field's, the first super regional centre in Scandinavia, which is being developed by Steen & Strøm. The centre, located in Ørestaden, Copenhagen, will have a 70 000 square metre shopping area. Integrated with this are 15 000 square metres of leisure/entertainment facilities which may be extended as required, and which will include Scandinavia's largest multiplex cinema with 16 - 20 screens and more than 4 000 seats. New restaurant concepts are being developed in Field's, defined as "food land", making eating a central part of the entertainment. The leisure facilities will consist of a "health land", a family entertainment park, an electronic games park and activity areas developed in cooperation with the most central players present in Europe today. The Field's centre will also adapt to Internet shopping to satisfy these customer groups. When the centre opens in the autumn of 2002, Steen & Strøm will be able to present Scandinavia's largest shopping centre project in which state-of-the-art entertainment facilities are a reality.



Shopping centres international

"Develop, manage, enhance, realise"



Mogens Pedersen

Director of the activities
in Denmark, Poland and
the Czech Republic.

Since 1994, Steen & Strøm has established a significant portfolio outside Norway, with activities in Sweden, Denmark, Poland and Czechia.

In all these countries we intend to capitalise on the expertise which Steen & Strøm has built up in shopping centre management, development and marketing. We primarily use our competence to add to the values of our own projects, like in Poland and the Czech Republic, and to develop the Ørestaden project in Copenhagen, Denmark.

Where we develop and manage centres on behalf of others, like in Denmark and Sweden (and in Norway for Storebrand and Gjensidige), this is done to strengthen our overall position in the Scandinavian market. Besides, our management and development agreements provide us with a satisfactory share of the value created.

Country	Number of centres	Square metres
Sweden	26*	400.000
Denmark	17	450.000
Poland	2	75.000
Sum	45	925.000

*) of which one shopping centre is wholly-owned and two are partly owned by Steen & Strøm ASA.

The nature of the activities in the different countries varies, with emphasis on development in Poland and the Czech Republic and on management of centres on behalf of other owners in Sweden and Denmark.

Eastern Europe

Added value through development and management of shopping centres in Poland and the Czech Republic.

In Poland and the Czech Republic, Steen & Strøm is developing new shopping centres at favourable locations or close to the major cities in a 50/50 cooperation with the listed Danish development company TK Development AS.

Two shopping centres, Targowek and Reduta in Warsaw, have been completed, in 1998 and 1999, respectively. Both centres have been bought by the listed Danish property company Foras Holding AS (Foras), see below.

Normally, no construction project is initiated until the centre has been sold to external investors. This was also the case for Targowek and Reduta, which were sold in advance at an agreed yield. In addition to developing the centres, Steen & Strøm's agreements include management of the developed shopping centres on behalf of their investors, and marketing of the centres under the Steen & Strøm logo.

Steen & Strøm and TK Development's current portfolio of development projects under construction:

Projectname	Location	Description	Size m ²	Scheduled completion	Total invest. NOK mill.	SST invest. NOK mill.
Bytom	Poland, Bytom	Hypermarket, large variety of retail units	39.000	2000	270	135
Targowek II	Poland, Warszawa	Expansion of existing centre by multiplex cinema and additional retail trade	24.000	2001	213	80
Reduta II	Poland, Warszawa	Expansion of existing centre by multiplex cinema and additional retail trade	20.000	2001	260	97
Ostrava	the Czech Republic Ostrava	Hypermarket, large variety of retail shops	37.000	2000	237	118
Hradec Kralove	the Czech Republic Hradec	Hypermarket, large variety of retail shops	31.000	2000	187	94
Field's	Copenhagen (Ørestaden)	Scandinavia's largest shopping centre, hypermarket, multiplex cinema, restaurants, large variety of retail units	100.000	2003	n.a.	n.a.

In addition to the projects under development listed above, Steen & Strøm has decided to build another eight shopping centres in Poland and the Czech Republic. No planning consents have so far been given, but are expected in 2000 and 2001. The shopping centres will be of the same type as the centres that have already been completed or are being built, that is, large shopping centres (25 000-30 000 square metres) with hypermarkets as anchors. Some of the projects will also include a multiplex cinema.

The activities in Poland and the Czech Republic are handled by our wholly-owned subsidiaries Steen & Strøm Polska and Steen & Strøm Czech, which have 17 and nine employees, respectively, who are engaged in development, rental and management. Steen & Strøm Polska is headed by Karl Moriggi, while our Czech activities are headed by Henrik Klarskov.

Denmark

Steen & Strøm is Denmark's largest manager of major shopping centres and has a significant portfolio of development projects. Steen & Strøm manages 17 of Denmark's largest shopping centres, of which most are owned by Danica Livsforsikring AS. These centres represent a total floor space of 450 000 square metres and an annual turnover in the region of DKK 10 billion. The centres are large and favourably located, mostly in Copenhagen or its suburbs, in places that are attractive to Danish and international retail trade.

Ørestaden development, Scandinavia's largest shopping centre - Field's.

Steen & Strøm, in cooperation with TK Development, is currently planning the construction of Scandinavia's largest shopping centre, Field's, in Ørestaden. When completed, the centre will measure 100 000 square metres; 70 000 square metres of retail sales and 30 000 metres of leisure/entertainment. Located where the metro from Copenhagen meets the road connection between Sweden and Denmark, we believe to have Scandinavia's perhaps best location for a major regional centre. The centre is being planned with a layout and contents which will make it an attractive destination for shopping and entertainment.

In addition to Field's, Steen & Strøm is evaluating several other favourably located projects, as well as opportunities of further development of currently managed shopping centres.

Shareholder in Foras, a listed Danish property company whose strategy is to invest in shopping centres in Eastern Europe.

Steen & Strøm has an 8.6 per cent interest in the listed Danish property company Foras. Foras' strategy is to invest in shopping centres in Eastern Europe, and the company has entered into an options contract with TK Development /Steen & Strøm for acquisition of the centres which the two companies develop in these countries. So far, Foras has taken over two shopping centres from TK Development /Steen & Strøm, both centrally located in Warsaw. A binding agreement has also been entered into for acquisition of two additional centres in Poland and four in Czechia, and for expansion of the first two centres that were acquired.

Market capitalisation of Foras at 1 February, 2000 was in the region of DKK 600 million.

Our activities in Denmark are handled by our wholly-owned subsidiary Steen & Strøm Danmark, which is headed by Mogens Pedersen, managing director, and Søren Brogaard, deputy managing director.

Sweden

In Sweden, we are primarily engaged in different types of management and advisory assignments at a total of 26 shopping centres. Our tasks vary from being a marketing and marketing strategy advisor for a centre to being responsible for the total management and development.

Steen & Strøm's ownership portfolio in Sweden is small, but of a high quality. We own Torp Köpcentrum in Uddevalla. With its 19 000 square metres of floor space and Obs! and ICA Maxi as anchor stores on each side of the centre, this is Sweden's ninth largest shopping centre in terms of turnover. We also have a 25 per cent interest in Marieberg Centrum in Örebro and a 10 per cent interest in the A6 Center in Jönköping, two of Sweden's largest and best shopping centres. In addition, Steen & Strøm is currently evaluating a number of possible development prospects.

Our activities in Sweden are handled by our wholly-owned subsidiary Centrum Invest AB, headed by Kjell Lexbom, managing director.



Profit and loss account

Steen & Strøm ASA

Amounts in NOK 1000

Group

	1997	1998	1999			1999	1998	1997
	298 832	100 451	104 156	Note	Rental income	1 152 706	495 774	281 159
	0	21 217	75 767		Other operating income	409 648	1 027 330	801 193
	298 832	121 668	179 923		Total operating income	1 562 354	1 523 104	1 082 352
	28 354	31 654	32 546	1	Salaries	137 606	125 557	111 720
	13 550	17 748	18 669		Depreciations	103 525	116 317	68 928
	31 229	39 893	90 989		Other operating expenses	15 951 638	877 196	632 668
	73 133	89 295	142 204		Total operating expenses	1 192 769	1 119 070	813 316
	225 699	32 373	37 719		Operating profit	369 585	404 034	269 036
	0	0	645		Income on investments, group	0	0	0
	0	0	0		Income on investments, affiliated companies	36 195	-55 703	3 603
	28 917	76 026	139 024		Interest from group companies	0	0	0
	12 397	11 166	59 821		Other interest income	95 948	31 548	21 573
	0	15 605	11 641		Other financial income	11 641	0	0
	0	-70 686	-43 865		Write down financial fixed assets	-53 445	0	0
36	-4 596	-3 969	-3 370		Interest paid to group companies	0	0	0
	-36 424	-147 329	-297 393		Other interest paid	-340 525	-261 455	-119 932
		-6 365	-1 574		Other financial expenses	-1 574	0	0
	225 993	-93 179	-97 352		Profit before taxes	117 825	118 424	174 280
	-57 071	25 203	35 711	16	Taxes	17 -35 862	-23 875	-33 005
	0	0	0		Minority interest	-5 956	188	0
	168 922	-67 976	-61 641		Profit for the year	76 007	94 737	141 275
	41 990	55 601	27 603	23	Information: Provision for dividend			

Assets

Steen & Strøm ASA

Amounts in NOK 1000

Group

1998	1999	Note		Note	1999	1998
			Fixed assets			
			Intangible assets			
0	21 828	16	Deferred taxes	17	0	0
0	0		Goodwill		0	818
0	21 828		Total intangible assets		0	818
			Durable assets			
541 020	536 241		Land and buildings		4 230 924	3 855 890
10 124	2 510		Vehicles and machines		2 510	10 124
5 171	3 702		Office equipment, fixtures and fittings		55 642	29 035
556 315	542 453	9	Total durable assets	9	4 289 076	3 895 049
			Financial fixed assets			
633 851	661 802	10	Shares in subsidiaries		0	0
2 080 602	2 440 689		Loan to subsidiaries		0	0
183 681	207 971	11	Shares in affiliated companies	11	280 692	226 186
0	43 404		Loan to affiliated companies		145 217	91 799
1 047 639	1 004 220	12	Shares in other companies	12	1 004 219	1 056 111
2 871	2 387		Bonds and other assets		7 037	23 345
3 948 644	4 360 473		Total financial fixed assets		1 437 165	1 397 441
4 504 959	4 924 754		Total fixed assets		5 726 241	5 294 309
			Current assets			
355	0		Goods		0	0
355	0		Total goods		0	0
			Current receivables			
14 130	6 413		Accounts receivables		231 928	288 759
447 670	538 519	14	Other current receivables		155 501	245 676
461 800	544 932		Total receivables		387 429	534 435
			Investments			
360 445	0		Shares in subsidiaries		0	0
748	794		Shares in other companies		1 323	366 442
0	0		Other financial investments		1 168	0
361 193	794		Total investments		2 491	366 442
			Cash			
268 051	251 872		Cash and bank deposits		746 356	649 878
1 091 399	797 598		Total current assets		1 136 276	1 550 755
5 596 358	5 722 352		TOTAL ASSETS		6 862 517	6 845 064

37

Equity and liabilities

Steen & Strøm ASA

Group

Amounts in NOK 1000

1998	1999	Note		Note	1999	1998
			EQUITY AND LIABILITIES			
			Equity			
			Deposited equity:			
27 883	27 883		Share capital (27.883.224 shares à NOK1,00)		27 883	27 883
0	-280		Shares in own company		-280	0
784 687	784 687		Premium on shares		801 581	801 571
812 570	812 290		Total deposited equity		829 184	829 454
			Equity from profit:			
483 038	361 809		Other equity		954 747	933 158
483 038	361 809		Total equity from profit		954 747	933 158
1 295 608	1 174 099	18	Total equity	18	1 783 931	1 762 612
			Liabilities			
			Provision for liabilities			
5 293	2 246		Provision for pensions		2 450	5 293
13 879	0	16	Deferred tax	17	109 367	145 923
19 172	2 246		Total provision for liabilities		111 817	151 216
			Other long-term liabilities			
450 000	450 000		Mortgage bond		450 000	450 000
2 120 152	2 907 976		Mortgage debts		3 420 488	3 038 536
52 983	45 752	14	Other long-term liabilities		0	0
0	0		Subordinated loans		0	17 138
2 623 135	3 403 728	13	Total other long-term liabilities	13	3 870 488	3 505 674
			Minority interest		12 020	2 252
			Short-term liabilities			
2 465	2 903		Creditors		88 498	72 530
3 440	4 201		Tax withholding, employer's contrib.		14 439	21 011
1 577	0		Tax payable		38 878	38 481
55 766	27 603		Provision for dividend		27 603	55 766
1 595 195	1 107 572	14	Other short-term liabilities		914 843	1 235 522
1 658 443	1 142 279		Total other short-term liabilities		1 084 261	1 423 310
4 300 750	4 548 253		Total liabilities		5 078 586	5 082 452
5 596 358	5 722 352		TOAL EQUITY AND LIABILITIES		6 862 517	6 845 064
2 570 152	3 357 976	13	Pledges	13	3 624 442	3 503 648
493 954	437 094	19	Guarantees	19	437 094	493 954

38



Marius Varner



Christian Brinch



Ulf Nystrom



Stein Erik Hagen



Petter Skavlan



Andreas Stang



Nils-Henrik Pettersson

Oslo 6. april 2000

The board of directors of Steen & Strøm ASA

Cash flow analysis 1999

Steen & Strøm ASA

Group

Amounts in NOK 1000

1998	1999		1999	1998
		Cash flow analysis 1999		
-93 179	-97 352	Profit before taxes	117 825	118 424
-87 492	-1 573	Tax payable	-38 481	-34 717
0	553	Loss on sale of fixed assets	2 180	0
-21 806	-73 477	Gain on sale of fixed assets	-96 827	-48 677
0	0	Income on investments, affiliated companies	36 195	61 649
17 773	18 669	Depreciations	103 525	116 317
70 685	44 016	Write down fixed assets and financial current assets	53 445	0
-355	355	Change in goods	0	0
-2 845	7 717	Change in debtors	56 831	-107 091
-449	437	Change in creditors	15 968	-52 770
16	-3 046	Differences between pension cost and paid to pensions	3 408	0
175	761	Change in taxes	6 572	0
-529 834	-552 374	Change in accruals	235 246	-415 733
0	-645	Group contribution	0	
-647 311	-655 959	Net cash flow from ongoing operations	66 955	-362 598
42 745	12 913	Sale of fixed assets	81 211	42 844
-304 931	-17 992	Investments in fixed assets	539 048	-1 008 616
6 814	433 439	Sale of shares	433 439	7 616
-194 384	-52 241	Investments in shares	52 241	-194 384
0	-403 032	Change in long term receivables	35 544	0
0	0	Cash from take over	0	1 662
-444	-291	Change in other investments	1 168	360 000
-450 200	-27 204	Net cash flow from investment operations	113 351	-790 878
879 098	780 593	Payment from new long term debt	364 814	1 163 269
-65 500	0	Repayment of debt	0	-170 106
567 576	-25 579	Changes in overdraft drawings	0	611 331
-41 825	-55 766	Paid dividend	-55 766	-41 825
0	-32 264	Own shares	-32 264	0
1 339 349	666 984	Net cash flow from financial operations	276 784	1 562 669
241 838	-16 179	Change in liquid assets	96 478	409 193
26 213	268 051	Liquid assets 01.01	649 878	240 685
268 051	251 872	Liquid assets 31.12	746 356	649 878

Accounting policies

The annual financial statements are presented in accordance with the Norwegian Accounting Act and generally accepted accounting standards in Norway.

Basis of consolidation

The consolidated financial statements include the parent company Steen & Strøm ASA and subsidiaries and present the financial position, results of operations and cash flows of the Group. Intercompany balances have been eliminated. The same accounting principles are applied to both the parent company and its subsidiaries.

Acquired subsidiaries are recognised in the consolidated financial statements based on the parent company's acquisition cost.

Acquisition costs are assigned to identifiable assets and debt in the subsidiary, which are recorded in the consolidated balance sheet at their actual value at the time of the acquisition. By identifiable assets are meant both material assets and immaterial assets other than goodwill. Any surpluses or deficits which can not be ascribed to identifiable assets and debt, are carried in the balance sheet as goodwill or negative goodwill. Goodwill is treated as a residual and carried in the balance sheet with the share observed in the acquisition transaction. Goodwill is depreciated by equal annual instalments over its expected life.

Affiliated companies are accounted for in the consolidated financial statements using the equity method.

Subsidiaries/affiliated companies

Subsidiaries are included in the consolidated financial statements at cost. Unless it has been necessary to depreciate the investment, it is valued at the shares' acquisition cost. Depreciation to fair value is made when the diminution is not assumed to be temporary and this is deemed necessary according to generally accepted accounting standards. Depreciation is reversed when the reason for the depreciation no longer exists.

Dividends and other allotments are included in income in the same year as they are allocated in the subsidiary. If the dividend exceeds the share of profit retained after the acquisition, the excess represents repayment of invested capital, and the allotments are deducted from the balance sheet value of the investment.

Affiliated companies are recognised in the consolidated financial statements based on cost.

Revenues and costs

Rents are recognised when received. When Steen & Strøm buys itself out of lease agreements, the fee is expensed over the remaining lease period where a new lease agreement results in an increased level of rent. Contractor projects are recorded in the profit and loss account according to the current settlement method, meaning that revenues are recognised as the product is delivered. When projects are expected to be completed at a loss, the entire expected loss is charged as an expense. Revenues are recognised according to the rate of completion. The rate of completion is calculated based on recorded costs. Provisions are made for guarantee work and other uncertainties. Guarantee periods are from one to three years. Current settlement of projects under construction in many cases involves an element of uncertainty and rough estimates. The final result for the individual projects, therefore, may deviate from the accounts of intermediate years.

Services paid by the hour are recorded as revenue when received. Commissions and other revenues depending on deadlines being met or results being achieved, are recognised when claims for compensation are made.

Interest on building loans

Costs of financing new construction projects and major rehabilitation projects are recognised as part of the investment and are capitalised.

Classification and valuation of balance sheet items

41

Current assets and current liabilities include items payable within one year after the date of acquisition as well as items relating to the goods cycle. Other items are classified as long-term assets.

Current assets are recorded at the lower of acquisition cost and estimated fair value. Current liabilities are recognised in the balance sheet at their nominal value on the date incurred.

Long-term assets are recorded at their acquisition cost, but are written down to their estimated fair value where the decrease in value is not expected to be temporary. Long-term liabilities are recognised in the balance sheet at their nominal value on the date incurred.

Liabilities are entered in accordance with generally accepted accounting standards. Long-term liabilities also include first-year instalments.

Commitments not reflected in the balance sheet

An agreement has been entered into between Vinterbro Senter DA and Haslum Industri for the lease of a site including the buildings standing on it. The agreement runs from 1 July 1996 until 1 July 2011, with the option of another ten years. The annual rent is NOK 4.2 million.

Receivables

Trade receivables and other receivables are recognised in the balance sheet at their nominal value less provisions for bad debts. Provisions for bad debts are determined based on individual evaluations of the receivables.

Foreign currency

Assets and liabilities denominated in foreign currency are recorded using the exchange rates at the end of the accounting year.

Short-term investments

Short-term investments (shares and interests classified as available-for-sale) are valued at the lower of average acquisition cost and their fair value on the balance sheet date. Dividends and other allotments received from the companies are recorded as other financial income.

42

Pensions

Pension costs and pension obligations are calculated based on straight-line accrual taking into account conditions of discount rate, future salary adjustments, pensions and benefits from the Norwegian National Insurance, future return on plan assets and actuarial assumptions of mortality, voluntary retirement, etc. Plan assets are entered in the balance sheet at their fair value less net pension obligations. Changes in pension obligations due to changes in pension plans are spread evenly over the assumed remaining service lives of employees. Changes in obligations and plan assets due to changes and deviations in the calculation base (changes in estimates) are spread evenly over the assumed average remaining service lives where at the beginning of the year, the deviations exceed 10 per cent of the higher of gross pension obligations and plan assets.

Pensions are recorded in the accounts based on straight-line accrual and estimated terminal salary. Prior service costs are amortised over the assumed remaining service lives of the employees. This is also the case for deviations in estimates in so far as they exceed 10 per cent of the higher of pension obligations and plan assets (corridor).

Taxes

The tax cost in the profit and loss account includes both payable taxes and changes in deferred taxes for the period. Deferred taxes are computed at a rate of 28 per cent on the temporary differences between the carrying amount of the company's assets and liabilities in the financial statements and the carrying amount of the company's assets and liabilities for tax purposes, and on assessed losses carried forward at year-end. Tax-increasing or tax-reducing temporary differences which are, or may be, reversed during the same period, have been offset. Deferred tax on added value from acquisition of subsidiaries is not offset.

43

Changes in accounting policies

As a result of the new Norwegian accounting act made effective on 1 January, 1999, Steen & Strøm ASA has made the following changes in its accounting policies:

Affiliated companies and ANS interests are recognised in the parent company balance sheet using the cost method. Assets and liabilities denominated in foreign currency are recorded using exchange rates on the balance sheet date.

Comparison figures in the balance sheet are translated in accordance with the new policies following from the new accounting act.

Notes to the accounts 1999

All amounts in NOK 1000

Note 1 - Salaries and social security costs

Distribution of salaries and social security costs

	1999	1998
Salaries	26 500	23 100
Employers contribution	4 300	3 700
Other costs	1 746	4 854
Total	32 546	31 654

In 1999 the members of the board have received a total remuneration of NOK 800.000,-.

Salary to group manager has been NOK 1.650.000,- in 1999, in addition to a free car. In connection with group manager Erik Bøhler's withdrawal, he received a pay after termination of employment by NOK 1.800.000,-.

In the parent company, auditing fees are charged with NOK 405.188,- in addition to consultant's fee to the auditor by NOK 1.048.875,-. Total short term receivables from employees are NOK 207.462,-. The receivables are not secured.

44

Note 2 - Profit per share

The average number of outstanding shares have been 27.824.891 in 1999.

Profit per share is NOK 1,74, calculated after the group profit for the year of NOK 76,0 mill., deducted provision for dividend by NOK 27,6 mill.

Note 3 - Share capital, number of shares

The share capital in Steen & Strøm ASA is NOK 27.883.224,-. The total number of shares are 27.883.224,-, with a value of NOK 1,- per share.

Note 4 - Shareholders

Shareholder	Number of shares	Vote share
Hakon Invest Eiendom AS	13 214 843	47,40 %
Storebrand Livsforsikring AS	3 598 144	12,90 %
Orkla ASA	2 956 961	10,60 %
Varner Finans AS	1 528 716	5,50 %
Goldman Sachs Intern Equity	1 509 821	5,40 %
ABN Ambro Global Cust.	443 900	1,60 %
Storebrand Skadeforsikring	424 809	1,50 %
Nordås Invest AS	321 108	1,20 %
Steen & Strøm ASA	280 000	1,00 %

Other shareholders own less than 1,0 % of the company.

Note 5 - Shares owned by group manager or members of the board.

	Number of shares	Vote share
Stein Erik Hagen and related parties	13 214 843	47,40%
Marius Varner and related parties	1 528 716	5,50%

CEO or other members of the board are not owners of shares in Steen & Strøm ASA

Note 6 - Own shares

The company has in 1999 bought 280.000 shares in own company for a total amount of NOK 32.264.400,-. The purchase was done because of good prospects for the future and the financial position of the company.

Note 7 - Number of employees

The average number of employees in Steen & Strøm ASA has been 46 in 1999.

Note 8 - Business sectors

(Amounts in NOK mill.)	Periodic figures			
	4 th Quarter 99		4 th Quarter 98	
	Operating income	-profit	- income-	profit.
Shopping centres Norway	120,5	78,5	93,3	60,8
Shopping centres international	26,0	9,0	13,5	3,0
Other income and eliminations	255,8	-57,4	301,6	34,3
Sale of fixed assets	36,5	35,3	0,6	0,6
Total	438,8	65,4	409,0	98,7
	Accumulated figures			
	4 th Quarter 99		4 th Quarter 98	
	Operating income	-profit	- income-	profit.
Shopping centres Norway	414,7	278,1	317,1	220,1
Shopping centres international	77,9	23,6	51,5	14,5
Other income and eliminations	954,5	-46,2	1 106,3	121,2
Sale of fixed assets	115,3	114,1	48,2	48,2
Total	1 562,4	369,6	1 523,1	404,0

45

Note 9 - Fixed assets

Steen & Strøm ASA	Cars and machines	Office equipment	Buildings and projects	Land	Total
Acquisition value 01.01.99	6 350	12 834	650 587	19 200	688 971
Purchases	882	1 218	15 891	-	17 991
Sales	1 887	79	12 424	-	14 390
Acquisition value 31.12.99	5 345	13 973	654 054	19 200	692 572
Depreciation 01.01.99	2 377	7 662	122 169	448	132 656
Depreciation 31.12.99	2 835	10 270	136 183	830	150 118
Book value 31.12.99	2 510	3 703	517 871	18 370	542 454
Depreciation rate	20 %	20-30%	2 %	-	-
Depreciation	1 503	2 614	14 170	382	18 669

Annual report

1999

Group	Goodwill	Office equipment	Cars and machines	Building projects	Buildings	Land	Total
Acquisition value 01.01.99	5 515	73 457	11 124	38 413	3 745 187	386 835	4 260 531
Purchases	-	21 208	5 221	2 924	526 796	21 312	577 461
Sales	-	-2 227	-4 266	-38 413	-13 101	-53 413	-111 420
Acquisition value 31.12.99	5 515	92 438	12 079	2 924	4 258 882	354 734	4 726 572
Depreciation 01.01.99	4 697	29 121	5 299	-	298 095	448	337 660
Written back on disposal	-	-726	-2 809	-	-155	-	-3 690
Depreciation for the year	757	13 123	2 417	-	86 847	382	103 526
Depreciation 31.12.99	5 454	41 518	4 907	-	384 787	830	437 496
Book value 31.12.99	61	50 920	7 172	2 924	3 874 095	353 904	4 289 076
Depreciation rate (%)	20 %	10-20%			2-5%	0-4%	

Note 10 - Shares in subsidiaries

46

Company	Location	Interest in %	Vote-share
Senter Sør	Oslo	100 %	100 %
Steen & Strøm Drift AS	Oslo	100 %	100 %
Nerstanda AS	Tromsø	100 %	100 %
Torvbyen Senter AS	Fredrikstad	100 %	100 %
Løkketangen Torv AS	Sandvika	100 %	100 %
Steen & Strøm Holding AS	Danmark	100 %	100 %
Down Town Senter AS	Oslo	100 %	100 %
Down Town Senter II AS	Oslo	100 %	100 %
Steen & Strøm Invest AS	Oslo	100 %	100 %
Amanda Storsenter AS	Haugesund	100 %	100 %
Bøhler AS	Oslo	100 %	100 %
Camato AS	Oslo	100 %	100 %
Arken Holding AS	Oslo	100 %	100 %
Farmandstredet Eiendom AS	Tønsberg	100 %	100 %
Stovner Senter Holding AS	Oslo	100 %	100 %
SSI Senterservice AS	Oslo	100 %	100 %
Vinterbro Senter AS	Vinterbro	100 %	100 %
SSI Lillestrøm Torv AS	Lillestrøm	100 %	100 %
Norsk Kjøpesenterforvaltning AS	Oslo	100 %	100 %
Centrum Invest Norge AS	Oslo	100 %	100 %
Fab Centrum Vasterort	Sverige	100 %	100 %
Centrum Invest AB	Sverige	100 %	100 %
Lille Eiendom AS	Oslo	66 %	100 %
Nordbyen Senterforening AS	Larvik	69,2 %	100 %
Skårer Stormarked AS	Oslo	100 %	100 %
Gumøy Golf AS	Oslo	50 %	50 %
Narvik Storsenter AS	Narvik	100 %	100 %
Os Alle 3 AS	Halden	100 %	100 %
Eiendomsselskapet Romerike Meieri AS	Lillestrøm	100 %	100 %
Sjøsidan AS	Mosjøen	100 %	100 %
Gulskogen Prosjekt & Eiendom AS	Drammen	100 %	100 %
Steen & Strøm Drammen AS	Oslo	100 %	100 %
KS Markedet	Haugesund	98,9 %	100 %
Mosseporten Senter ANS	Moss	99,9 %	100 %
Gulskogen Senter ANS	Drammen	99 %	100 %

Investments by the cost method				
Company	Share capital	Number	Par value	Book value
Senter Sør	4 000	100	-	-
Steen & Strøm Drift AS	20 083	20 083 038	20 000	20 000
Nerstanda AS	50 000	50 000	56 963	56 963
Torvbyen Senter AS	200	4 000	200	200
Løkketangen Torv AS	33 000	33 000	24 354	24 354
Steen & Strøm Holding AS	10 000	10 000	17 557	17 557
Down Town Senter AS	7 691	153 825	8 073	8 073
Down Town Senter II AS	750	15 000	722	722
Steen & Strøm Invest AS	320	320	366	366
Amanda Storsenter AS	75	750	35 055	35 055
Bøhler AS	4 572	350	4 161	4 161
Camato AS	1 428	350	1 299	1 299
Arken Holding AS	50	50	12 525	12 525
Farmandstredet Eiendom AS	86 000	8 600	107 632	107 632
Stovner Senter Holding AS	60 050	60 050	72 501	72 501
SSI Senterservice AS	450	450	450	450
Vinterbro Senter AS	50	50	50	50
SSI Lillestrøm Torv AS	50	50	50	50
Norsk Kjøpesenterforvaltning AS	50	50	50	50
Centrum Invest Norge AS	50	50	47	47
Fab Centrum Vasterort	95	1 000	95	95
Centrum Invest AB	1 300	1 300 000	19 949	19 949
Lille Eiendom AS	7 200	7 200	4 800	4 800
Nordbyen Senterforening AS	130	130	188	188
Skårer Stormarked AS	100	100	150 388	150 388
Gumøy Golf AS	8 500	34	4 750	4 750
Steen & Strøm Drammen AS	33 233	33 233	0	0
Narvik Storsenter AS	4 000	4 000	3 000	3 000
Os Alle 3 AS	5 000	5 000	9 300	9 300
Eiendomsselskapet Romerike Meieri AS	117	3 889	5 700	5 700
Sjøsidan AS	2 180	4 360	5 200	5 200
Gulskogen Prosjekt & Eiendom AS	50	50	1	1
Vinterbro Senter DA				63
KS Markedet				37 794
KS Down Town Senter				36 783
KS Down Town Senter II				151
Mosseporten Senter ANS				18 712
Gulskogen Senter ANS				2 468
Torvhjørnet Lillestrøm ANS				406
				661 803

Note 11 - Shares in affiliated companies

Parent company

Affiliated companies are accounted according to the cost method.

	Book value	Market value 31.12.99	Interest in %
Gresvig ASA	183 681	211 540	31,4 %
Euro Mall Czech Holding AB	11 400		50,0 %
NorthMan Sverige AB	8 322		50,0 %
Grundstenen AB	4 568		50,0 %
Total	207 971		

Annual report

1999

Affiliated companies are accounted according to the equity method.

Company	Interest in %	Value 01.01.99	Purchases 1999	Share of the profits 1999	Capital amendments	Value 31.12.99
Gresvig ASA	31,4 %	182 766	-	-23 600	-	159 166
Euro Mall Czech Holding AB	50,0 %	-	11 400	713	-	12 113
NorthMan Sverige AB	50,0 %	-	8 322	-	-	8 322
Grundstenen AB	50,0 %	-	4 568	-	-	4 568
Euro Mall Holding AS	37,5 %	26 545	-	51 913	-10 015	68 443
Prosjektselskapet av 1/10 1996 I/S	50,0 %	3 585	-	5	1 853	5 443
Udvikl.selsk. Kolding Storcenter I/S	50,0 %	277	-	4 235	-5 006	-494
Ejendomsselsk. Klampenborgvej I/S	50,0 %	1 176	-	44	8 034	9 254
FAB Marieberg	25,0 %	11 837	-	2 885	-845	13 877
Total		226 186	24 290	36 195	-5 979	280 692

Steen & Strøm's share of results in Gresvig ASA includes goodwill depreciations of NOK 17.500.000. For Gresvig ASA, goodwill is depreciated on a linear basis over 10 years, as such goodwill is presumed to have a lasting value, in accordance with the company's own assessments. The depreciation schedule has been reduced from 15 to 10 years. This reduction has increased the 1999 depreciations by NOK 4.500.000.

note 12 - Shares

Company	Book value 31.12.99	Market value 31.12.99	Interest in %
Norsk Lotteridrift AS	11 389	12 126	1,3 %
FORAS Holding AS	58 266	58 297	8,6 %
Gerh. Ludvigsen AS	18 750		25,0 %
Storebrand ASA	894 156	1 076 250	6,3 %
Strandtorget AS	92		100,0 %
Fresh Approach AS	20 125		28,0 %
SARL Meynadier	1 441		100,0 %
Total	1 004 219		

The market capitalisation of Norsk Lotteridrift AS is based on an offer for the shares of the company put forward in March, 2000.

Note 13 - Receivables and debt

	Steen & Strøm ASA		Group	
	1999	1998	1999	1998
Receivables with due date later than one year				
Other short-term receivables	458 278	240 772	40 000	38 493
Other long-term receivables	2 388 076	1 757 961	145 217	91 799
Sum	2 846 354	1 998 733	185 217	130 292
Receivables with due date later than five years				
Debts to credit institutions	2 249 844	1 722 002	2 590 383	2 340 000
Other long-term liabilities	45 752	52 983	-	-
Total	2 295 596	1 774 985	2 590 383	2 340 000
Secured liabilities				
	3 357 976	2 570 152	3 624 442	3 503 648
Pledged assets:				
Sites, buildings and other real property.	536 241	541 020	4 232 823	3 623 608

Note 14 - Inter company accounts

Other receivables	1999	1998
Other receivables	532 061	284 671
Sum	532 061	284 671
Liabilities	1999	1998
Loans from group companies	45 752	52 983
Other short term receivables	367 631	686 557
Total	413 383	739 540

Note 15 - Distribution of other operating expenses

	1999	1998
Rent for premises	8 994	8 643
Maintenance	9 660	7 271
Owners share of common cost and marketing	15 465	11 781
Municipal taxes and insurance	3 446	2 017
Management fees	14 015	9 151
Other administrative expenses	336 936	265 094
Sub contractors and materials	545 432	569 614
Bad debts	17 690	3 625
Total	951 683	877 196

Note 16 - Taxes

49

Steen & Strøm ASA	1999		
Distribution of the taxes for the year:			
Payable tax	-4		
Change in deferred tax	-35 706		
Total tax	-35 710		
Calculation of the tax base for the year:			
Profit before taxes	-97 352		
Write down on shares	43 865		
Profit from company with liability	26 534		
Difference between tax- and accounts value by sale of shares	-31 075		
Other differences between tax- and accounting value	1 098		
Correction entered direct to equity	-3 947		
Change in temporary differences	57 974		
Total tax base for the year	-2 903		
Temporary differences	Change of the year	1 999	1 998
Receiveables	22 323	-22 857	-534
Goods	-119	-	-118
Durable assets	23 627	101 794	125 421
Provisions after generally accepted principles	6 005	-6 005	-
Provisions to pensions	-3 046	-2 246	-5 293
Profit and loss account	9 584	42 136	51 320
Shares	-	-116 997	-73 132
Shares in companies with liabilities	-	-70 684	-44 150
Loss carried forward	-	-3 097	-
Total	57 974	-77 956	53 514
Deferred tax on enterings direct to equity			1 105
28% Deferred tax	35 706	-21 828	13 879
Explanation on the difference between 28% of profit before tax, and the actual tax for the year:			
28% of the profit before tax		-27 259	
28% of differences between tax- and accounting value		-8 452	
Calculated tax for the year		-35 711	

Note 17. Deferred taxes

(NOK million)	1999	1998
Temporary changes relating to		
Receivables and stocks	-26,9	-5,9
Projects under construction	140,3	126,6
Operating assets	166,3	178,3
Gains and losses	162,4	176,5
Shares	-117,0	-70,3
Other temporary differences	-77,5	-16,3
Net temporary differences	248,1	388,9
Deferred taxes (28%)	69,5	108,9
Deferred taxes on values added through acquisitions (6%)	36,9	34,8
Deferred taxes in subsidiaries	3,0	2,2
Total deferred taxes	109,4	145,9
Change in deferred taxes in the balance sheet	-36,2	
Deferred tax assets in new companies in the Group, 1/1-99	4,3	
Change in deferred taxes in the profit and loss account	-32,2	

Note 18 Shareholders' equity

Steen & Strøm ASA	Share capital	Statutory restricted reserves	Retained earnings	Premium fund	Fund for valuation differences	Other equity	Total
Shareholders' equity at 31 Dec. 1998 according to prior accounting act	27 883	862 738	447 460				1 338 081
Transferred from statutory restricted reserves to other equity		-78 051				78 051	-
Transferred from statutory reserves to premium fund		-784 687		784 687			-
Transferred from retained earnings			-447 460			447 460	-
Shareholders' equity at 31 Dec. 1998 according to new accounting act	27 883	-	-	784 687	-	525 511	1 338 081
Transl. to cost method for ANS companies						-53 517	-53 517
Deferred taxes resulting from the change to the cost method						14 985	14 985
Use of exchange rates on balance sheet date for inter-company balances in foreign currency						-1 784	-1 784
Deferred tax assets resulting from the depreciation of shares						684	684
Adjustments of prior years' accounts						-2 842	-2 842
Shareholders' equity at 1 Jan. 1999 (transl. in accord. with new accounting act)	27 883			784 687	-	483 037	1 295 607
Loss for the year						-61 641	-61 641
Proposed dividend						-27 603	-27 603
Own shares	-280					-31 984	-32 264
Shareholders' equity at 31 Dec. 1999	27 603			784 687	-	361 809	1 174 099

KGroup	Total shareholders' equity
Shareholders' equity at 31 Dec. 1998	1 771 383
Balance sheet pension obligations	1 001
Deferred taxes	-316
Change in pool estimate 1998	-4 254
Change in prior years' accounts	-3 418
Share price adjustment	-1 784
Shareholders' equity at 1 Jan. 1999 (transl. in accord. with new accounting act)	1 762 612
Profit for the year	76 007
Proposed dividend	-27 603
Own shares	-32 265
Share price adjustment	5 180
Shareholders' equity at 31 Dec. 1999	1 783 931

Note 19 Guarantee and ANS liabilities

	1999	1998
Guarantee liabilities in parent company and subsidiaries	304 974	166 155
Liability for debt in:		
KS Markedet	-	78 000
ANS Arken	7 120	124 799
Farmandstredet ANS	125 000	125 000
Total	437 094	493 954

Note 20 Pensions

The company provides group pension plans for its employees, entitling them to certain future pension benefits. The conditions are a service life of 30 years, 60 per cent in pension based on pensionable salary at 1 January of the year in which the employee turns 67, as well as spouse's and child's pensions. All pension benefits are coordinated with expected National Insurance benefits. At 31 December 1999, the scheme covered 62 employees.

Former managing director, Erik Bøhler, had a special pension agreement. This agreement was terminated in connection with his retirement in 1999.

Plan assets and accrued pension obligations are recognised based on estimated values. The estimated values are adjusted annually in accordance with statements of fair values of pension assets and actuarial calculations of the size of pension obligations.

51

Actuarial assumptions		
Annual return on plan assets		8.00 %
Discount rate		6.00 %
Annual increase in salaries and the basic amount of the Norwegian National Insurance		3.00 %
Annual pension indexation		2.00 %
Calculation of pension obligations	1999	1998
Gross pension obligations	18 181	17 274
Gross plan assets	-14 074	-12 120
Changes and deviations in estimates, not recorded in the profit and loss account	-2 138	-515
Employers' social security contributions	277	654
Net pension obligations	2 246	5 293
Specification of the pension cost for the year	1999	1998
Benefits earned during the year	1 957	1 840
Interest on accrued pension obligations	920	838
Expected return on plan assets	-948	-832
Changes and deviations in estimates, recorded in the profit and loss account	-3 057	
Net pension cost	-1 128	1 846

Any difference between the closing balance for 1998 and the opening balance for 1999 exceeding 10 per cent of the higher of gross pension obligations and plan assets, is amortised over assumed remaining service life.

Note 21 Related parties

Former CEO Erikk Bøhler has acquired the property "Liaset" in Nord-Aurdal municipality for a purchase fee of NOK 2.750.000. Further, Mr. Bøhler has acquired one car, one boat as well as office inventory and equipment for a combined fee of NOK 1.180.000. The purchase fees have been set in accordance with external appraisals, on the basis of Steen & Strøm's acquisition costs.

Steen & Strøm ASA have sold 100% of the shares of Hakon Eiendom AS to Hakon Gruppen AS. The purchase sum was NOK 430.000.000, and Steen & Strøm's profits amounted to NOK 69.000.000.

Steen & Strøm have sold 100% of the shares of Bekkstua Handelshus AS to Hakon Eiendom AS. The purchase sum was NOK 13.300.000, Steen & Strøm's profits amounting to NOK 3.000.000.

Steen & Strøm have disposed of one share (each share constituting 2.9% of the company's share capital) to each of Stein Erik Hagen (Chairman of Steen & Strøm), Odd Hagen (father of the chairman), and Erik Bøhler (former CEO). The sales price was NOK 250.000 each share, equalling Steen & Strøm's cost price for the shares, as well as the purchase sums agreed in connection with other sales.

Note 22 Disputes

The group is involved in some minor disputes relating to construction agreements and leasing agreements within the group's shopping centres. Such disputes are not considered to be of material importance.

Lillestrøm Torv AS is involved in a legal dispute relating to alleged deficiencies in premises sold by the company in connection with the construction of the centre. The claim towards Lillestrøm Torv AS is NOK 8.000.000, and the main hearing is scheduled for June, 2000.

Bøhler Entreprenør AS and Steen & Strøm Utvikling AS have been charged by the police in connection with a construction accident at Stovner Senter in December, 1997, in which a roof fell down. The main hearing is scheduled for November, 2000.

NCC Bygg AS has raised a claim of up to NOK 7.500.000 towards Lille Eiendom AS (owned 66% by Steen & Strøm), relating to expenses incurred in connection with removal of waste material from a site sold to NCC Bygg AS by Lille Eiendom AS in 1999.

Several county revenue authorities have questioned some VAT issues in connection with VAT registration of operating companies within the group

Note 23 Dividends

The allocated dividends are related to 27.603.224 issued shares as of 31 December, 1999. In addition, the company owns 280.000 shares.

Note 24 Implementation of new accounting act

The equity of the company is adjusted from NOK 1.771.383 to NOK 1.762.612 after the implementation of the new accounting act. A further specification is included in note 18.

In other respects, the implementation of the accounting act has not entailed major changes with respect to the reporting.

Auditor's report for 1999

We have audited the annual financial statements of the Steen & Strøm ASA as of 31 December 1999, showing a loss of NOK 61 641 490 for the parent company and a profit of TNOK 76 007 for the Group. We have also audited the information in the Board of Directors' report concerning the financial statements, the going concern assumption and the proposal for the coverage of the loss. The financial statements comprise the balance sheet, the income and cash flow statements, the accompanying notes and the Group accounts. These financial statements are the responsibility of the Company's Board of Directors and the Managing Director. Our responsibility is to express an opinion on the financial statements and on other information as required by the Norwegian Act on Auditing and Auditors.

We conducted our audit in accordance with the Norwegian Act on Auditing and Auditors and generally accepted auditing principles. These principles require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and the significant estimates made by Management, as well as evaluating the overall financial statement presentation. To the extent required by law and generally accepted auditing principles, an audit also comprises a review of the management of the Company's financial affairs and its accounting and internal control systems. We believe that our audit provides a reasonable basis for our opinion.

In our opinion,

- the financial statements are prepared in accordance with Norwegian law and regulations and present fairly, in all material respects, the financial position of the Company and of the Group as of 31 December 1999, and the results of its operations and cash flows for the year then ended, in accordance with generally accepted accounting principles
- the company's management fulfilled its duty to properly register and document the accounting information in accordance with Norwegian law and generally accepted accounting principles
- the information in the Board of Directors' report concerning the financial statements, the going concern assumption, and the proposal for the coverage of the loss are consistent with the financial statements and comply with Norwegian law and regulations

Oslo, 10 April 2000
ERNST & YOUNG AS



Arne Ramberg
Partner/State Authorised Public Accountant (Norway)

Overview of shopping centres

Shopping centres Steen & Strøm

Amanda Storsenter

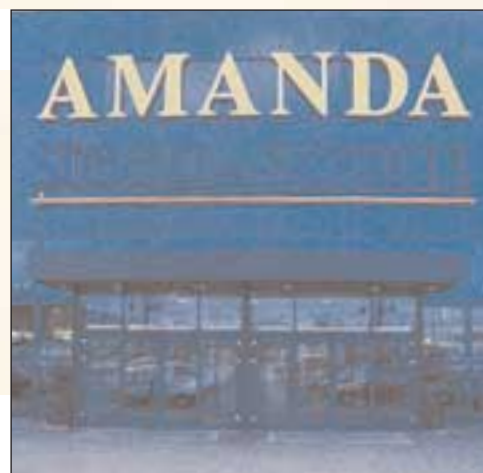
steen & strøm
STEEN & STRØM ASA

Address: Longhammarveien 27, Postboks 1734, 5501 Haugesund
Contact persons: Property director Rune Nyegaard Tlf. 55 53 88 40
Centre manager: Bernt Jæger Tlf. 52 71 97 00
Location: Haugesund.

Built/reconstructed: 1997 No. of premises: 63
Parking: 1 500 No. of visitors: 2 100 000

Area:	Shop	Office	Storage	Total
Antall m ² :	17 324	923	61	18 308

Turnover (Mill.kr): *) 1998: 757,7 1999: 816,4
Gross rent (Mill.kr): 1998: 27,1 1999: 29,0
*)Includes NOK 430 mill. in turnover from externally owned part of the centre (OBS)



Arken

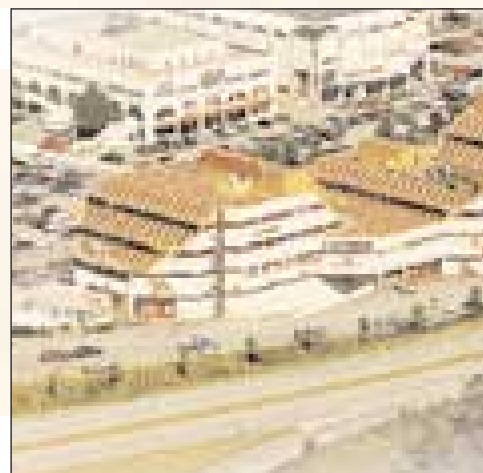
steen & strøm
STEEN & STRØM ASA

Address: 5116 Ulset
Contact persons: Property director Rune Nyegaard Tlf. 55 53 88 40
Centre manager: Eva Nielsen Tlf. 55 53 88 44
Location: Bergen

Built/reconstructed: 1985 No. of premises: 45
Parking: 700 No. of visitors: 2 500 000

Area:	Shop	Office	Storage	Total
Antall m ² :	12 116	3 251	611	15 978

Turnover (Mill.kr): 1998: 386,3 1999: 410,4
Gross rent (Mill.kr): 1998: 23,0 1999: 23,7



Bryggerikvartalet

Address: Postboks 213, 3251 Larvik
Contact persons: Property director Terje Borsheim Tlf. 23 21 35 00

Centre manager: Stig Eriksen Tlf. 33 15 54 64

Location: Larvik

Built/reconstructed: 1976 No. of premises: 21
Parking: 63 No. of visitors:

Area:	Shop	Office	Storage	Total
Antall m ² :	3 905	7 196	0	11 101

Turnover (Mill.kr): 1998: 11,0 1999: 105,9
Gross rent (Mill.kr): 1998: 7,8 1999: 7,2



Shopping centres Steen & Strøm



Farmanstredet

steen & strøm
STEEN & STRØM ASA

Address: Jernbanegaten 1D, 3110 Tønsberg
Contact persons: Property director Terje Borsheim Tlf. 23 21 35 00
Centre manager: Bjørn Brekke Larsen Tlf. 33 31 96 00
Location: Tønsberg

Built/reconstructed: 1971/1996 No. of premises: 90
Parking: 850 No. of visitors: 5 643 047

Area:	Shop	Office	Storage	Total
Antall m ² :	19 778	8 008	0	27 786

Turnover (Mill.kr):	1998: 863,5	1999: 935,4
Gross rent (Mill.kr):	1998: 53,6	1999: 55,8



Gulskogen Senter

steen & strøm
STEEN & STRØM ASA

Address: Prof. Smiths allè 56-60, P.b. 4068 Gulskogen, 3005 Drammen
Contact persons: Property director Terje Borsheim Tlf. 23 21 35 00
Centre manager: Finn-Ole Langø Tlf. 32 21 19 50
Location: Drammen

Built/reconstructed: 1985/1986 No. of premises: 63
Parking: 1 000 No. of visitors: 2 220 414

Area:	Shop	Office	Storage	Total
Antall m ² :	22 653	3 603	1 184	27 440

Turnover (Mill.kr):	1998: 437,6	1999: 489,9
Gross rent (Mill.kr):	1998: 19,6	1999: 20,7

55



Halden Storsenter

steen & strøm
STEEN & STRØM ASA

Address: Os Allè 3, 1777 Halden
Contact persons: Property director Dag H. Tollefsen Tlf. 23 21 35 00
Centre manager: Tor-Erik Lund Tlf. 69 25 42 75
Location: Halden

Oppført/ombygget: 1998 No. of premises: 32
Parking: 200 No. of visitors: 1 523 355

Area:	Shop	Office	Storage	Total
Antall m ² :	9 852	0	0	9 852

Turnover (Mill.kr):	1998: 136,2	1999: 135,6
Gross rent (Mill.kr):	1998: 10,2	1999: 11,2

Shopping centres Steen & Strøm

Lillestrøm Torv

steen & strøm
STEEN & STRØM ASA

Address: Torvet 6, 2000 Lillestrøm
 Contact persons: Property director Dag H. Tollefsen Tlf. 23 21 35 00
 Centre manager: Knut Lystad Tlf. 64 84 49 41
 Location: Lillestrøm

Built/reconstructed: 1985/1997 No. of premises: 81
 Parking: 300 No. of visitors: 4 378 550

Area:	Shop	Office	Storage	Total
Antall m ² :	19 733	4 638	182	24 553

Turnover (Mill.kr):	1998: 481,2	1999: 537,3
Gross rent (Mill.kr):	1998: 31,4	1999: 35,1



Løkketangen Torv

steen & strøm
STEEN & STRØM ASA

Address: Løkketangen 12, 1300 Sandvika
 Contact persons: Property director Dag H. Tollefsen Tlf. 23 21 35 00
 Centre manager: Carl Christian Petersen Tlf. 66 98 31 00
 Location: Sandvika

Built/reconstructed: 1979/1985
 No. of premises: 17
 Parking: 120

Area:	Shop	Office	Storage	Total
Antall m ² :	4 296	7 507	227	12 030

Turnover (Mill.kr):	1998: 86,0	1999: 74,2
Gross rent (Mill.kr):	1998: 14,3	1999: 12,8



Markedet

steen & strøm
STEEN & STRØM ASA

Address: Skårergate 92, 5528 Haugesund
 Contact persons: Property director Rune Nyegaard Tlf. 55 53 88 40
 Centre manager: Jørgen Sletten Tlf. 52 72 86 44

Location: Haugesund

Built/reconstructed: 1988/1995 No. of premises: 31
 Parking: 400 No. of visitors: 1 932 853

Area:	Shop	Office	Storage	Total
Antall m ² :	8 396	2 408	151	10 955

Turnover (Mill.kr):	1998: 131,2	1999: 144,8
Gross rent (Mill.kr):	1998: 10,1	1999: 11,3



Shopping centres Steen & Strøm



Narvik Storsenter



Address: Kongensgt. 66, Postboks 2027, 8511 Narvik
 Contact persons: Property director Finn Dybdalen Tlf. 72 88 99 44
 Centre manager: Trond Aase Tlf. 76 96 30 00
 Location: Narvik

Built/reconstructed:	1999	No. of premises:	39	
Parking:	300	No. of visitors:	184 972	
Area:	Shop	Office	Storage	Total
Antall m ² :	11 568	156	142	11 866

Turnover (Mill.kr):	1998: 0,0	1999: 297,2
Gross rent (Mill.kr):	1998: 0,0	1999: 1,6



Nestranda Senter



Address: Nerstranda 9, 9008 Tromsø
 Contact persons: Property director Finn Dybdalen Tlf. 72 88 99 44
 Centre manager: Solveig Johansen Tlf. 77 65 37 00
 Location: Tromsø

Built/reconstructed:	1998	No. of premises:	42	
Parking:	250	No. of visitors:	1 820 000	
Area:	Shop	Office	Storage	Total
Antall m ² :	10 602	3 950	560	15 112

Turnover (Mill.kr):	1998: 325,6	1999: 263,4
Gross rent (Mill.kr):	1998: 3,0	1999: 21,5

57



Nordbyen



Address: Yttersøvn. 2, 3274 Larvik
 Contact persons: Property director Terje Borsheim Tlf. 23 21 35 00
 Centre manager: Stig Eriksen Tlf. 33 16 54 64
 Location: Larvik sentrum

Built/reconstructed:	1991/1997	No. of premises:	39	
Parking:	620	No. of visitors:	1 568 598	
Area:	Shop	Office	Storage	Total
Antall m ² :	13 562	107	464	14 133

Turnover (Mill.kr):	1998: 359,1	1999: 391,7
Gross rent (Mill.kr):	1998: 16,6	1999: 18,0

Shopping centres Steen & Strøm

Sjøsiden Senter

steen & strøm
STEEN & STRØM ASA

Address: Smågan 2, Postboks 320, 8651 Mosjøen
 Contact persons: Property director Finn Dybdalen Tlf. 72 88 99 44
 Centre manager: Kolbjørn Jenssen Tlf. 75 17 63 11
 Location: Mosjøen

Built/reconstructed:	1994/1998	No. of premises:	30	
Parking:	400	No. of visitors:	260 000	
Area:	Shop	Office	Storage	Total
Antall m ² :	7 350	330	1 404	9 084

Turnover (Mill.kr):	1999: 144,5	1999: 150,6
Gross rent (Mill.kr):	1999: 2,9	1999: 7,8



Stovner Senter

steen & strøm
STEEN & STRØM ASA

Address: Stovner Senter 3, 0985 Oslo
 Contact persons: Property director Dag H. Tollefsen Tlf. 23 21 35 00
 Centre manager: Geir Magne Tallaksen Tlf. 22 78 99 70
 Location: Oslo

Built/reconstructed:	1975/1998	No. of premises:	102	
Parking:	1 250	No. of visitors:	4 750 000	
Area:	Shop	Office	Storage	Total
Antall m ² :	34 019	7 445	1 951	43 415

Turnover (Mill.kr):	1998: 686,4	1999: 906,9
Gross rent (Mill.kr):	1998: 45,6	1999: 64,7



Torvbyen

steen & strøm
STEEN & STRØM ASA

Address: Brochsgt. 7-11, 1600 Fredrikstad
 Contact persons: Property director Dag H. Tollefsen Tlf. 23 21 35 00
 Centre manager: Thorleif Norum Tlf. 69 31 76 40
 Location: Fredrikstad

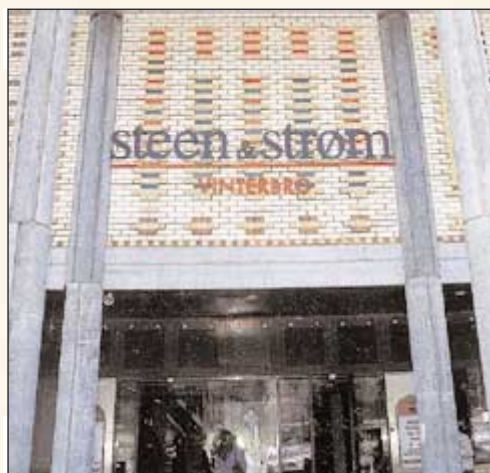
Built/reconstructed:	1988/1995	No. of premises:	66	
Parking:	600	No. of visitors:	3 875 647	
Area:	Shop	Office	Storage	Total
Antall m ² :	6 266	2 382	2 056	10 704

Turnover (Mill.kr):	*) 1998: 591,6	1999: 684,3
Gross rent (Mill.kr):	1998: 15,2	1999: 17,7

*)Includes turnover from externally owned part of the centre



Shopping centres Steen & Strøm



Vinterbro

steen & strøm
STEEN & STRØM ASA

Address:	Sjøskogenvn. 7, Postboks 92, 1407 Vinterbro			
Contact persons:	Property director Dag H. Tollefsen Tlf. 23 21 35 00			
Location:	Ås kommune.			
Built/reconstructed:	1996/1999	No. of premises:	76	
Parking:	1 450	No. of visitors:	3 146 361	
Area:	Shop	Office	Storage	Total
Antall m ² :	33 534	392	647	34 573
Turnover (Mill.kr):	1998: 776,3	1999: 823,8		
Gross rent (Mill.kr):	1998: 49,5	1999: 49,8		

59

Shopping centres Gjensidige



Sørlandssenteret

GJENSIDIGE
Eiendom

Address:	Barstølvn. 31-35, Postboks 9500, 4659 Kristiansand			
Contact persons:	Property director Rune Nyegaard Tlf. 55 53 88 40			
Centre manager:	Geir Magne Lundstøl Tlf. 38 04 91 60			
Location:	Kristiansand			
Built/reconstructed:	1987/1995	No. of premises:	96	
Parking:	3 000	No. of visitors:	2 813 000	
Area:	Shop	Office	Storage	Total
Antall m ² :	25 018	190	279	25 487
Turnover (Mill.kr):	1998: 788,9	1999: 856,3		
Gross rent (Mill.kr):	1998: 35,4	1999: 38,8		

Shopping centres Storebrand



Per Mortensen

Storebrand Livsforsikring AS owns a total of 12 shopping centres in the southern part of Norway, all of which are branded as Steen & Strøm centres. The picture gallery shows what centres are owned by Storebrand Livsforsikring AS. Shopping centres are one of two core areas within Storebrand's real estate portfolio, the other core areas of business being office premises in central Oslo.

Storebrand Livsforsikring AS is among Norway's major real property investors with a combined portfolio in excess of NOK 10 billion, consisting of approx. 750.000 square metres. Within the asset management activities of Storebrand Livsforsikring, real estate constitutes an investment class in line with shares and bonds, the long-term ratio between yield and risk giving real property a natural position within an investment portfolio. Storebrand Livsforsikring's investments in shopping centre estates have been successful. The centres, all of which are managed by Steen & Strøm, have shown a positive development, a trend that seems to be continuing. As the owner of the largest and best managed centres, through Steen & Strøm, the future looks bright.

Buskerud Storsenter Storebrand

Address: Sandstranda, Postboks 233, 3054 Krokstadelva
 Contact persons: Property director Terje Borsheim Tlf. 23 21 35 00
 Centre manager: Ronny Strømnes Tlf. 32 23 15 40
 Location: Drammen

Built/reconstructed:	1975/1994	No. of premises:	56	
Parking:	1 000	No. of visitors:	1 612 071	
Area:	Shop	Office	Storage	Total
Antall m ² :	26 237	53	504	26 794

Turnover (Mill.kr):	1998: 525,2	1999: 564,6
Gross rent (Mill.kr):	1998: 23,9	1999: 26,5



Shopping centres Storebrand



City Syd



Address: Østre Rosten 28, Postboks 41 Tiller, 7475 Trondheim

Contact persons: Property director Finn Dybdalen Tlf. 72 88 99 44

Location: Trondheim

Built/reconstructed:	1987/1996	No. of premises:	65
Parking:	1 450	No. of visitors:	3 253 011

Area:	Shop	Office	Storage	Total
Antall m ² :	14 649	33	773	15 455

Turnover (Mill.kr): *) 1998: 1 292,2 1999: 1 384,8

Gross rent (Mill.kr): 1998: 37,6 1999: 39,0

*)Includes NOK 700 mill. in turnover from externally owned part of the centre (OBS)



Down Town



Address: Storgata 70, Postboks 1525, 3902 Porsgrunn

Contact persons: Property director Terje Borsheim Tlf. 23 21 35 00

Centre manager: Haavard Skare Tlf. 35 54 81 05

Location: Porsgrunn

Built/reconstructed:	1988/1998	No. of premises:	75
Parking:	1 000	No. of visitors:	2 995 414

Area:	Shop	Office	Storage	Total
Antall m ² :	28 049	361	3 008	31 418

Turnover (Mill.kr): 1998: 714,1 1999: 848,1

Gross rent (Mill.kr): 1998: 33,0 1999: 39,0

61



Holmensenteret



Address: Vogellund 6, Postboks 14, 1378 Nesbru

Contact persons: Property director Dag H. Tollefsen Tlf. 23 21 35 00

Centre manager: Carl Christian Petersen Tlf. 66 98 31 00

Location: Asker

Built/reconstructed:	1966/1991	No. of premises:	55
Parking:	1 100	No. of visitors:	2 080 000

Area:	Shop	Office	Storage	Total
Antall m ² :	18 961	3 618	1 422	24 001

Turnover (Mill.kr): 1998: 435,9 1999: 445,6

Gross rent (Mill.kr): 1998: 26,3 1999: 26,6

Shopping centres Storebrand

Krokstad Senter



Address: Bedehusengen 5, 3055 Krokstadelva
 Contact persons: Property director Terje Borsheim Tlf. 23 21 35 00
 Centre manager: Ronny Strømnes Tlf. 32 23 15 40
 Location: Drammen

Built/reconstructed: 1988/1994 No. of premises: 21
 Parking: 1 000 No. of visitors: 890 000

Area:	Shop	Office	Storage	Total
Antall m ² :	11 059	0	488	11 547

Turnover (Mill.kr):	1998: 171,3	1999: 152,2
Gross rent (Mill.kr):	1998: 6,6	1999: 6,7



Kvadrat

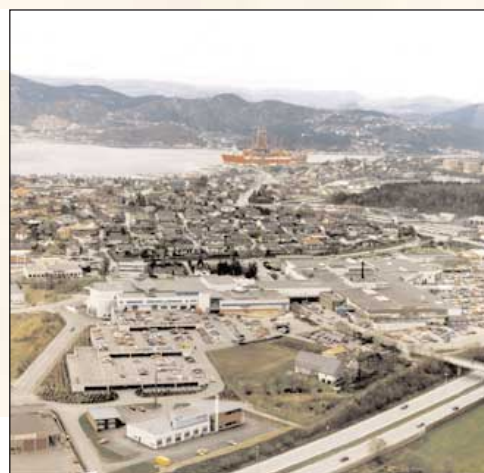


Address: Gamle Stokkavei 1, Postboks 1503 Lura, 4391 Sandnes
 Contact persons: Property director Rune Nyegaard Tlf. 55 53 88 40
 Centre manager: Astrid Sjurseike Tlf. 51 96 00 00
 Location: Stavanger.

Built/reconstructed: 1984/1998 No. of premises: 155
 Parking: 2 500 No. of visitors: 8 346 202

Area:	Shop	Office	Storage	Total
Antall m ² :	48 445	966	1 700	51 111

Turnover (Mill.kr):	1998: 1 030,1	1999: 1 337,1
Gross rent (Mill.kr):	1998: 50,7	1999: 74,7



Magasinet Drammen



Address: Nedre Storgt. 6, 3015 Drammen
 Contact persons: Property director Terje Borsheim Tlf. 23 21 35 00
 Centre manager: Laila Hänninen Tlf. 32 21 39 90
 Location: Drammen

Built/reconstructed: 1992/1998 No. of premises: 65
 Parking: 200 No. of visitors: 3 120 000

Area:	Shop	Office	Storage	Total
Antall m ² :	12 470	3 527	1 086	17 083

Turnover (Mill.kr):	1998: 244,2	1999: 300,1
Gross rent (Mill.kr):	1998: 17,8	1999: 22,4



Shopping centres Storebrand



Metro Senter

 Storebrand

Address: Solheimveien 85, Postboks 244, 1471 Skårer
 Contact persons: Property director Dag H. Tollefsen Tlf. 23 21 35 00
 Centre manager: Erik Andberg Tlf. 67 97 40 40
 Location: Oslo

Built/reconstructed:	1988	No. of premises:	82
Parking:	1 350	No. of visitors:	3 063 760

Area:	Shop	Office	Storage	Total
Antall m ² :	22 283	2 912	401	25 596

Turnover (Mill.kr):	1998: 523,1	1999: 497,7
Gross rent (Mill.kr):	1998: 37,8	1999: 38,8



Mosseporten

 Storebrand

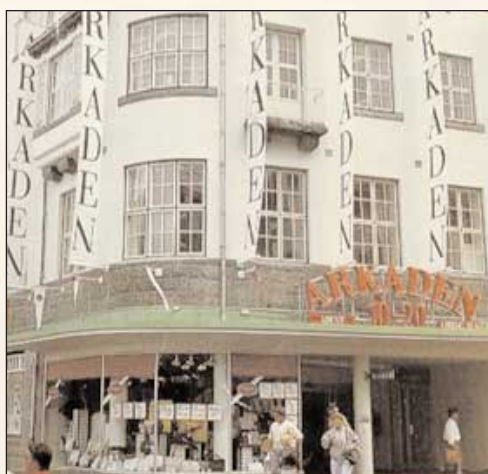
Address: Patterødn. 2, 1599 Moss
 Contact persons: Property director Dag H. Tollefsen Tlf. 23 21 35 00
 Centre manager: Tor-Erik Lund Tlf. 69 25 42 75
 Location: Moss

Built/reconstructed:	1986/1995	No. of premises:	50
Parking:	1 000	No. of visitors:	1 845 212

Area:	Shop	Office	Storage	Total
Antall m ² :	19 232	218	625	20 075

Turnover (Mill.kr):	1998: 509,5	1999: 532,7
Gross rent (Mill.kr):	1998: 23,8	1999: 24,7

63



Stavanger Storsenter

 Storebrand

Address: Klubbgt. 5, 4013 Stavanger
 Contact persons: Property director Rune Nyegaard Tlf. 55 53 88 40
 Location: Stavanger

Built/reconstructed:	1993/1998	No. of premises:	72
Parking:	70	No. of visitors:	2 537 032

Area:	Shop	Office	Storage	Total
Antall m ² :	13 963	708	3 927	18 598

Turnover (Mill.kr):	1998: 274,3	1999: 365,0
Gross rent (Mill.kr):	1998: 22,3	1999: 27,8

Shopping centres Storebrand

Steen & Strøm
Stormagasinet

Address: Kongensgt. 23, 0153 Oslo
 Contact persons: Property director Norge Sigbjørn Hoem Tlf. 23 21 35 00
 Centre manager: Beate Bomann Larsen Tlf. 22 00 40 44
 Location: Oslo

Built/reconstructed: 1929/1970 No. of premises: 52
 Parking: 0 No. of visitors: 3 380 000

Area:	Shop	Office	Storage	Total
Antall m ² :	15 681	3 164	764	19 609

Turnover (Mill.kr):	1998: 421,7	1999: 467,7
Gross rent (Mill.kr):	1998: 31,6	1999: 32,4



Vika

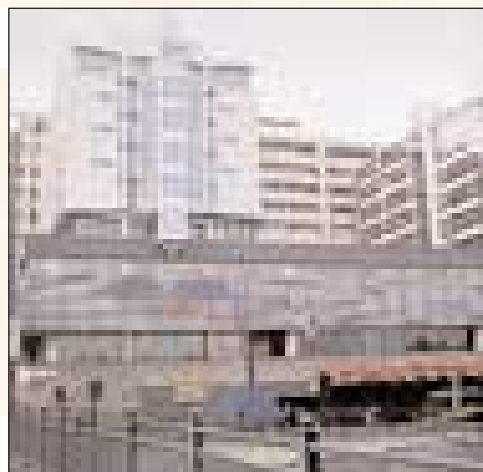


Address: Ruseløkkvn. 26, 0251 Oslo
 Contact persons: Property director Norge Sigbjørn Hoem Tlf. 23 21 35 00
 Location: Oslo

side av Aker Brygge.
 Built/reconstructed: 1999 No. of premises: 80
 Parking: 800 No. of visitors:

Area:	Shop	Office	Storage	Total
Antall m ² :	22 516	0	678	23 194

Turnover (Mill.kr):	1998: 0,0	1999: 66,8
Gross rent (Mill.kr):	1998: 4,4	1999: 17,7



Østfoldhallen



Address: Postboks 1423, 1602 Fredrikstad
 Contact persons: Property director Dag H. Tollefsen Tlf. 23 21 35 00
 Centre manager: Ole Petter Westheim Tlf. 69 33 75 99
 Location: Fredrikstad.

Built/reconstructed: 1990 No. of premises: 59
 Parking: 2 300 No. of visitors: 1 641 052

Area:	Shop	Office	Storage	Total
Antall m ² :	20 221	0	648	20 869

Turnover (Mill.kr):	1998: 359,7	1999: 358,3
Gross rent (Mill.kr):	1998: 20,8	1999: 21,0



Addresses

Amanda

P. Boks 1743 Raglamyr
Longhammarvegen 27
5501 Haugesund
Tlf: 52 71 97 00
Fax: 52 71 97 01

Arken

Senterkontoret
5116 Ulset
Tlf: 55 53 88 41
Fax: 55 19 30 50

Bryggerikvartalet

P. Boks 213
Jegerborgsgt. 4
Nansensgt. 6
3251 Larvik
Tlf: 33 18 18 28
Fax: 33 18 09 35

Buskerud Storsenter

Sandstranda
3055 Krokstadelva
Tlf: 32 87 55 60
Fax: 32 87 52 16

City Syd

P. Boks 41 Tiller
Østre Rosten 28
7475 Trondheim
Tlf: 72 88 99 44
Fax: 72 88 85 61

Down Town

Storgt. 70
3902 Porsgrunn
Tlf: 35 54 81 00
Fax: 35 55 71 30

Farmandstredet

Jernbanegate 1D
3110 Tønsberg
Tlf: 33 31 96 00
Fax: 33 31 96 01

Gulskogen

P. Boks 4068 Gulskogen
3005 Drammen
Tlf: 32 89 36 90
Fax: 32 89 36 95

Halden Storsenter

Os allé 3
1777 Halden
Tlf: 69 19 77 90
Fax: 69 19 77 99

Havnelageret

Langkaia 1
0150 Oslo
Tlf: 22 41 49 71

Holmensenteret

Vogellund 6
P. Boks 14
1378 Nesbru
Tlf: 66 98 31 01
Fax: 66 98 31 10

Kvadrat

P. Boks 1503 Lura
4301 Sandnes
Tlf: 51 96 00 00
Fax: 51 96 00 01

Krokstad Senter

Bedehusengen 5
3055 Krokstadelva
Tlf: 32 87 95 70
Fax: 32 87 52 16

Lillestrøm Torv

Senterkontoret
Torvet 6
2000 Lillestrøm
Tlf: 64 84 49 41
Fax: 64 84 49 50

Løkketangen Torv

Løkketangen 8-14
1300 Sandvika

Magasinet Drammen

Nedre Storgt. 6
3015 Drammen
Tlf: 32 21 39 90
Fax: 32 21 39 91

Markedet Haugesund

Skårergate 92
5528 Haugesund
Tlf: 52 72 86 44
Fax: 52 72 77 98

Metro Senter

Solheimsveien 85
P. Boks 244
1473 Skårer
Tlf: 67 97 40 40
Fax: 67 97 20 40

Mosseporten Senter

Patterødveien 2
1539 Moss
Tlf: 69 25 42 75
Fax: 69 25 42 18

Narvik Storsenter

Kongsgt 66
8511 Narvik
Tlf: 76 96 30 00
Fax: 76 96 30 01

Nerstranda Senter

Nerstranda 9
9008 Tromsø
Tlf: 77 65 37 00
Fax: 77 65 37 01

Nordbyen

Yttersøveien 2
P Boks 523
3252 Larvik
Tlf: 33 11 63 50
Fax: 33 11 63 12

Sjøsidan Senter

Smågan 2
P. Boks 320
8651 Mosjøen
Tlf: 75 17 63 11
Fax: 75 17 63 45

Stavanger Storsenter

Klubbgt. 5
4013 Stavanger
Tlf: 51 89 30 65
Fax: 51 89 30 62

Steen & Strøm Stormagasin

Kongensgate 23
0153 Oslo
Tlf: 22 00 40 44
Fax: 22 00 40 99

Stovner Senter

Stovner Senter 3
0985 Oslo
Tlf: 22 78 99 70
Fax: 22 21 40 90

Sørlandsenteret

Barstølveien 31-35
4659 Kristiansand
Tlf: 38 04 91 60
Fax: 38 04 91 92

Torvbyen

Brochsgt 7-11
1600 Fredrikstad
Tlf: 69 33 75 99
Fax: 69 33 65 50

Vinterbro Handelspark

P. Boks 92
Sjøskogenvn. 7
1407 Vinterbro
Tlf: 64 97 83 03
Fax: 64 97 83 08

Østfoldhallen

P. Boks 1423
1602 Fredrikstad
Tlf: 69 33 75 99
Fax: 69 33 65 50

Centrum Invest

Postbox 45 155
Kungstengsgatan 38, 5 tr.
S-104 30 Stockholm
Tlf: 00 46 83 29 590
Fax: 00 46 83 29 509

Steen & Strøm Danmark

Vestrebrogade 2b
DK 1620 København
Tlf: 00 45 70 10 55 05
Fax: 00 45 70 10 56 05

Steen & Strøm Polska

Al Jerozolimiskie 148
PL 02-326 Warsaw
Tlf: 00 48 22 82 39 450
Fax: 00 48 22 82 39 451

Steen & Strøm ASA

Langkaia 1
0150 Oslo
Tlf: 23 21 35 00
Fax: 23 21 35 80

Steen & Strøm Prosjekt AS

Langkaia 1
0150 Oslo
Tlf: 23 21 35 00
Fax: 23 21 35 80

Steen & Strøm Czech

Staroměstské náměstí 20
110 00 Praha 1
Czech Republic

Some of our tenants and business partners



DUKA



BIKBOK®



-nille



vivikes



Voice of Europe



ABB



 **Den norske Bank**



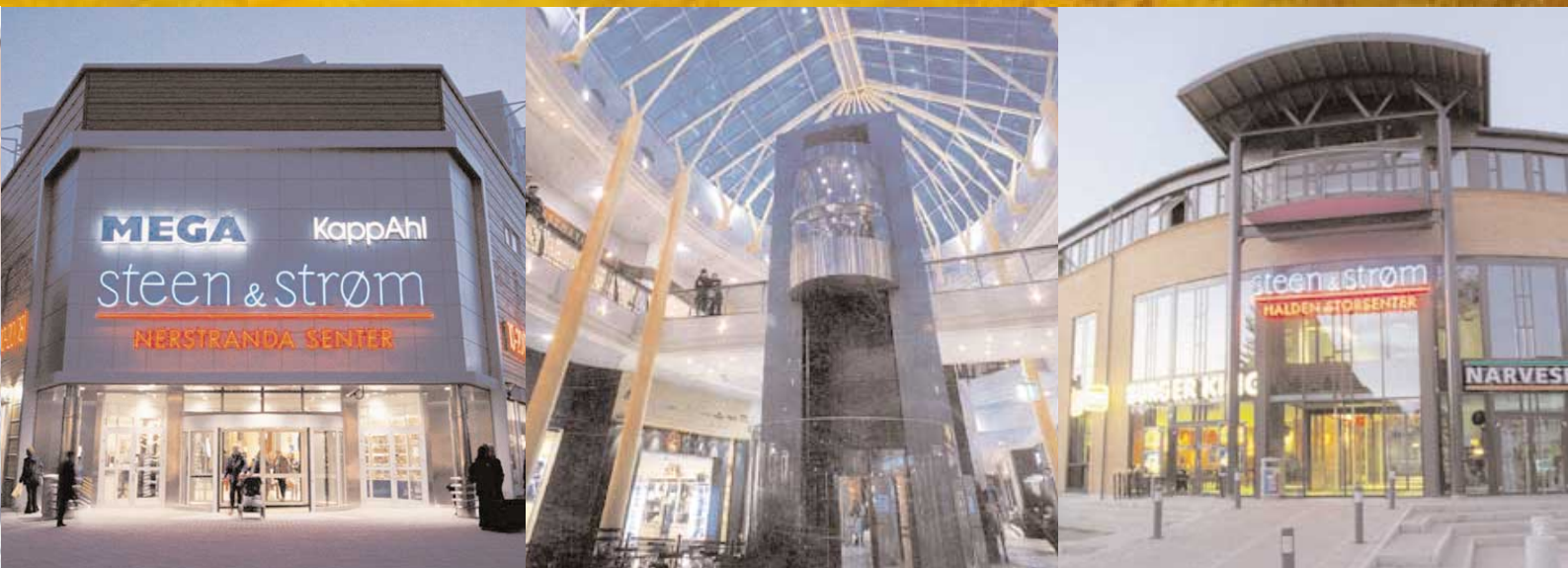
VERO MODA®



 **Storebrand**

steen & strøm

STEEN & STRØM ASA



Annual Report 1999



steen & strøm

STEEN & STRØM ASA

Havelageret, Langkaia 1, 0150 Oslo
Tlf: 23 21 35 00, Fax: 23 21 35 80