Reitir fasteignafélag hf.

Consolidated Financial Statements for the year 2010

ISK

Reitir fasteignafélag hf.
Kringlan 4-12
103 Reykjavík

Reg. no. 711208-0700

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Endorsement and Signatures of the Board of Directors and the Managing Director

Reitir fasteignafélag hf. (the "Company") is a real estate company, its operations being investment in property and leasing out investment property under operating leases in Iceland.

Operations in 2010
According to the statement of comprehensive income, net profit for the year amounted to ISK 4.024 million. The Company's equity was ISK 20.129 million at year-end according to the statement of financial position, including share capital amounting to ISK 7 million.

There were seven shareholders at the end of the year, the same number as at the beginning of the year. At year-end 2010, the following three shareholders held over 10% of outstanding shares of the Company:

	Share
Eignabjarg ehf.	42,7%
Horn Fjárfestingarfélag ehf.	29,6%
Þrotabú Landic Property hf.	15,9%

According to the ruling no. 15/2010 from the Competition Authorities in Iceland the ownership by a large part of the Company's shareholders of shares in the Company is conditional.

The Company's Board of Directors proposes that no dividend will be paid to shareholders in the year 2011. Reference is made to the statement of changes in equity regarding information on changes in equity.

Statement by the Board of Directors and the Managing Director
The Annual Consolidated Financial Statements have been prepared in accordance with International Financial Reporting Standards (IFRSs) as adopted by the EU.

According to our best knowledge it is our opinion that the Annual Consolidated Financial Statements give a true and fair view of the consolidated financial performance of the Group for the financial year 2010, its assets, liabilities and consolidated financial position as at 31 December 2010 and its consolidated cash flows for the financial year 2010.

Further, in our opinion the Consolidated Financial Statements and the Endorsement by the Board of Directors and the Managing Director give a fair view of the development and performance of the Group's operations and its position and describe the principal risks and uncertainties faced by the Group. Uncertainty prevails over the real value of assets.

The Board of Directors and the Managing Director have today discussed the annual consolidated financial statements of Reitir fasteignafélag hf. for the year 2010 and confirm them by means of their signatures. The Board of Directors and the Managing Director recommend that the consolidated financial statements be approved at the Annual General Meeting of Reitir fasteignafélag hf.

Reykjavík, 10 March 2011

Board of Directors:

Elín Árnadóttir
Einar Ingi Halldórsson   Finnur Sveinbjörnsson
Gunnar Jónson   Þórarinn Viðar Þórarinsson

Managing Director:
Guðjón Auðunsson

Independent Auditor's Report

To the Board of Directors and Shareholders of Reitir fasteignafélag hf.

We have audited the accompanying Consolidated Financial Statements of Reitir fasteignafélag hf., which comprise the consolidated statement of financial position as at 31 December 2010, the consolidated statements of comprehensive income, changes in equity and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information

Management's Responsibility for the Financial Statements
Management is responsible for the preparation and fair presentation of these financial statements in accordance with International Financial Reporting Standards as adopted by the EU, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility
Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with International Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion
In our opinion, the financial statements give a true and fair view of the consolidated financial position of Reitir fasteignafélag hf. as at 31 December 2010, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards as adopted by the EU.

Emphasis of Matter
Without qualifying our opinion, we draw attention to note 10 in the financial statements, which describes the great uncertainty that is in the Icelandic economy and its potential impact on the final outcome of the fair value of assets.

Report on the Board of Directors report
Pursuant to the legal requirement under Article 106, Paragraph 1, Item 5 of the Icelandic Financial Statement Act No. 3/2006, we confirm that, to the best of our knowledge, the report of the Board of Directors accompanying the financial statements includes the information required by the Financial Statement Act if not disclosed elsewhere in the Financial Statements.

Reykjavík, 10 March 2011

KPMG ehf.

Anna Þórðardóttir
Sigríður Helga Sveinsdóttir

Consolidated Statement of Comprehensive Income for the year 2010

	Notes	2010	2009
Operating revenue and expenses			
Rental income	5	7.624	7.791
Operating expenses of investment properties	6	(1.794)	(1.769)
Operating income		5.830	6.022
Administrative expenses	7	(308)	(456)
Net operating profit		5.522	5.566
Value adjustment of investment properties	10	1.689	(5.338)
Profit before net financial cost		7.211	228
Financial income		2.904	221
Financial expenses		(4.982)	(10.435)
Net financial cost	8	(2.078)	(10.214)
Profit (loss) before tax		5.133	(9.986)
Income tax	9	(1.109)	113
Profit (loss) for the year		4.024	(9.873)
Other comprehensive income		0	0
Comprehensive income (loss) for the year		4.024	(9.873)
Earnings (loss) per share			
Basic and diluted earnings (loss) per share of ISK 1	16	575	(9.873)

The notes on pages 9-27 are an integral part of these consolidated financial statements.

Consolidated Statement of Financial Position
as at 31 December 2010

	Notes	31.12.2010	31.12.2009	1.1.2009
Assets				
Investment properties	10	92.024	89.912	94.856
Property and equipment for own use	11	154	176	184
Loans and receivables		35	261	183
Total non-current assets		92.213	90.349	95.223
Trade and other receivables	12	361	383	515
Restricted cash	13	678	520	2
Cash and cash equivalents	14	820	1.023	211
Total current assets		1.859	1.926	728
Total assets		94.072	92.275	95.951
Equity				
Share capital		7	7	1
Share premium		16.098	16.098	0
Investment properties value adjustment reserve		1.351	0	0
Retained earnings		2.673	0	0
Total equity	15	20.129	16.105	1
Liabilities				
Loans and borrowings	17	68.289	70.894	76.326
Deferred income-tax liability	18	3.737	2.628	2.735
Total non-current liabilities		72.026	73.522	79.061
Loans and borrowings	17	1.131	1.424	8.496
Payable to Landic Property hf.		0	0	6.156
Trade and other payables	19	786	1.224	2.237
Total current liabilities		1.917	2.648	16.889
Total liabilities		73.943	76.170	95.950
Total equity and liabilities		94.072	92.275	95.951

The notes on pages 9-27 are an integral part of these consolidated financial statements.

Consolidated Statement of Changes in Equity for the Year 2010

	Notes	Share capital	Share premium	Investment properties value adjustment	Retained earnings	Total equity
Year 2009						
Balance at 1 January 2009 (IS-GAAP)		1	0	0	0	1
The effect of adoption of IFRSs	2a	0	0	0	0	0
Balance at 1 January 2009 (IFRSs)		1	0	0	0	1
Issued new shares		6	25.971			25.977
Loss for the year					(9.873)	(9.873)
Transferred			(9.873)		9.873	0
Balance at 31 December 2009	15	7	16.098	0	0	16.105
Year 2010						
Balance at 1 January 2010 (IS-GAAP)		7	16.098	0	0	16.105
The effect of adoption of IFRSs	2a	0	0	0	0	0
Balance at 1 January 2010 (IFRSs)		7	16.098	0	0	16.105
Profit for the year				1.385	2.639	4.024
Effect of changes in tax rate				(34)	34	0
Balance at 31 December 2010	15	7	16.098	1.351	2.673	20.129

The notes on pages 9-27 are an integral part of these consolidated financial statements.

Consolidated Statement of Cash Flows
for the year 2010

	Notes	2010	2009
Cash flows from operating activities			
Profit (loss) for the year		4.024	(9.873)
Adjustments for:			
Depreciation	11	20	16
Net financial cost	8	2.078	10.214
Value adjustment of investment properties	10	(1.689)	5.338
Income tax	9	1.109	(113)
		5.542	5.582
Change in current assets		20	63
Change in current liabilities		(115)	(100)
Changes in operating assets and liabilities		(95)	(37)
Interest income received		142	221
Interest expenses paid		(3.606)	(8.197)
Net cash provided by (used in) operating activities		1.983	(2.431)
Cash flows from investing activities			
Acquisition of investment properties cash	10	(423)	(394)
Acquisition of property and equipment for own use	11	2	(8)
Other receivables, change		10	9
Change in restricted cash		(181)	(518)
Net cash used in investing activities		(592)	(912)
Cash flows from financing activities			
Proceeds from borrowings		0	5.293
Repayment of borrowings		(1.589)	(1.219)
Payable to Landic Property hf., change		0	34
Other payables, change		0	6
Net cash (used in) provided by financing activities		(1.589)	4.113
(Decrease) increase in cash and cash equivalents		(198)	771
Effect of exchange rate fluctuations on cash held		(5)	41
Cash and cash equivalents at 1 January		1.023	211
Cash and cash equivalents at 31 December		820	1.023
Investing and financing activities not affecting cash flows:			
Proceeds from issue of share capital		0	25.977
Repayment of borrowings		0	(61.469)
Proceeds from borrowings		0	28.906
Payable to Landic Property hf.		0	6.586
		0	0

The notes on pages 9-27 are an integral part of these consolidated financial statements.

Notes to the Consolidated Financial Statements

1. Reporting entity

Reitir fasteignafélag hf. ("the Company") is a limited liability company incorporated and domiciled in Iceland. The address of the Company's registered office is Kringlan 4-12, Reykjavík, Iceland. The Consolidated Financial Statements of the Company as at and for the year ended 31 December 2010 comprise the Company and its subsidiaries, Reitir I ehf., Reitir II ehf., Reitir III ehf., Reitir IV ehf., Reitir V ehf., Reitir VI ehf. and Reitir VII ehf., together referred to as the "Group" and individually as "Group entities".

2. Basis of preparation

a. *Statement of compliance*

The consolidated financial statements have been prepared in accordance with International Financial Reporting Standards (IFRSs) as adopted by EU. These are the Group's first consolidated financial statements prepared in accordance with IFRSs and IFRS 1 *First-time Adoption of International Financial Reporting Standards* has been applied. The transition had no effect on the amounts reported previously in the Company consolidated financial statements which were prepared in accordance with Act no. 3/2006 on Annual Accounts (IS-GAAP). The opening IFRS statement of financial position as at 1 January 2009 (date of transition to IFRSs) is presented in the consolidated statement of financial position.

The financial statements were approved by the Board of Directors on 10 March 2011.

b. *Basis of measurement*

The consolidated financial statement have been prepared on historical cost basis except that investment property is measured at fair value. The methods used to measure fair value are discussed further in notes 3c and 10.

c. *Functional and presentation currency*

These financial statements are presented in Icelandic krona (ISK), which is the Company's functional currency. All financial information presented in ISK has been rounded to the nearest million.

d. *Use of estimates and judgements*

The preparation of financial statements in conformity with IFRSs requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected.

Information about significant areas of estimation uncertainty and critical judgements in applying accounting policies that have the most significant effect on the amounts recognized in the financial statements is included in the following notes:

Note 10 - valuation of investment properties
Note 18 - utilization of tax losses

The determination of fair value is based on preconditions, which are dependent on the judgement of management on future events. Actual value can differ from this estimation. The current economic environment in Iceland poses a great uncertainty on the actual value of the Group´s assets.

3. Significant accounting policies

The accounting policies set out below have been applied consistently to all periods presented in these consolidated financial statements, and have been applied consistently by Group entities.

a. Basis of consolidation

(i) Subsidiaries

Subsidiaries are entities controlled by the Group. Control exists when the Group has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. In assessing control, potential voting rights that currently are exercisable are taken into account. The financial statements of subsidiaries are included in the consolidated financial statements from the date that control commences until the date that control ceases. The accounting policies of subsidiaries have been changed when necessary to align them with the policies adopted by the Group.

(ii) Transactions eliminated on consolidation

Intra-group balances and transactions, and any unrealised income and expenses arising from intra-group transactions, are eliminated in preparing the consolidated financial statements.

b. Foreign currency

Transactions in foreign currencies are translated to the functional currency at exchange rates at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies at the reporting date are retranslated to the functional currency at the exchange rate at that date. The foreign currency gain or loss on monetary items is the difference between amortised cost in the functional currency at the beginning of the period, adjusted for effective interest and payments during the period, and the amortised cost in foreign currency translated at the exchange rate at the end of the period.

c. *Investment properties*

Investment properties are real estate (land and/or buildings) held by the Group either to earn rental income, for capital appreciation or both rather than for use in the production or supply of goods or services or for administrative purposes or sale in the ordinary course of business.

The Group measures its investment properties initially at cost, which comprises the purchase price and any directly attributable expenditure on preparing the properties for their intended use, including related transaction costs. Expenditure incurred subsequent to the acquisition of an investment property in order to add to, replace part of, or service a property is capitalised only if it meets the general asset recognition criteria. All other expenditure is recognised in income statement when incurred. Accordingly, expenditure for repairs and maintenance of recognised investment property is not recognised in the carrying amount of an investment property but it is recognised in income statement as incurred. However, the cost of replacing part of an existing investment property is recognised in the carrying amount of the investment property at the time that cost is incurred provided the relevant asset recognition criteria are met. At the same time, the carrying amount of those parts that are replaced is derecognised. When it is difficult to discern how much fair value should be reduced for the part being replaced, the Group first includes the cost of the replacement in the carrying amount of the investment property and then reassesses the fair value of the property, as required for additions not involving replacement.

After initial recognition, the Group applies the fair value model, whereby investment properties are measured at fair value at the balance sheet date and changes in fair value are recognised in income statement under the line item "Value adjustment of investment properties". Information about the methods and significant assumptions applied by the Group in determining the fair value of investment properties is provided in note 10.

When the use of a property changes such that it is reclassified as property and equipment for own use its fair value at the date of reclassification becomes its cost for subsequent accounting.

3. Significant accounting policies (continued)

d. Property and equipment for own use

(i) *Recognition and measurement*

Property and equipment for own use are measured at cost, less accumulated depreciation and accumulated impairment losses. Cost includes expenditure that is directly attributable to the acquisition of the asset.

When parts of an item of property and equipment have different useful lives, they are accounted for as separate items of property and equipment.

Gains and losses arising from the sale of equipment are measured as the difference between the net disposal proceeds and the carrying amount at the time of sale.

(ii) *Reclassifications to investment properties*

When the use of a property changes from owner-occupied to investment property, the property is remeasured to fair value and reclassified as investment property. Any gain arising on remeasurement is recognised in profit or loss to the extent that reverses a previous impairment loss on the specific property, with any remaining gain recognised in other comprehensive income and presented in the revaluation reserve in equity. Any loss is recognised immediately in profit or loss.

(iii) *Subsequent costs*

The Group recognises in the carrying amount of an item of operating assets the cost of replacing part of such an item when that cost is incurred if it is probable that the future economic benefits embodied with the item will flow to the Group and the cost of the item can be measured reliably. All other costs are recognised in the income statement as an expense when incurred.

(iv) *Depreciation*

Depreciation is based on the cost of an asset less its residual value. Significant components of individual assets are assessed and if a component has a useful life that is different from the remainder of that asset, that component is depreciated separately.

Depreciation is charged to the income statement on a straight-line basis over the estimated useful lives of each part of an item of operating assets. The estimated useful lives are as follows:

Buildings	50 years
Equipment	4 - 7 years

Residual values are reassessed at the reporting date and adjusted if appropriate.

Gains and losses arising from the sale of equipment are measured as the difference between the net disposal proceeds and the carrying amount at the time of sale.

e. Financial instruments

(i) *Non-derivative financial instruments*

Loans and receivables

Loans and receivables are financial assets with fixed or determinable payments that are not quoted in an active market. Such assets are recognised initially at fair value plus any directly attributable transaction costs. Subsequent to initial recognition loans and receivables are measured at amortised cost using the effective interest method, less any impairment losses. Loans and receivables comprise long-term notes and trade and other receivables.

Cash comprises cash as well as bank deposits.

Restricted cash comprises cash that relates to pledged rental income as security for the Group's borrowings.

3. Significant accounting policies (continued)

e. Financial instruments (continued)

(i) Non-derivative financial instruments (continued)

Financial liabilities

Financial liabilities are recognised initially at fair value, net of transaction costs incurred, and subsequently are carried at amortised cost using the effective interest method. Amortised cost is calculated by taking into account any discount or premium on the issue and fees and costs that are an integral part of the effective interest rate.

Financial assets and liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Group has a legal right to offset the amounts and intends either to settle on net basis or to realise the assets and settle the liability simultaneously.

(ii) ***Share capital***

Shares are classified as equity. Incremental costs directly attributable to the issue of shares and share options are recognised as a deduction from equity, net of income tax.

Repurchase of share capital (treasury shares)

When share capital recognised as equity is repurchased, the amount of the consideration paid, which includes directly attributable costs, is recognised as a deduction from equity. When treasury shares are sold subsequently, the amount received is recognised as an increase in equity.

f. ***Impairment of loans and receivables***

Loans and receivable are assessed at each reporting date to determine whether there is objective evidence that they are impaired. A financial asset is impaired if objective evidence indicates that a loss event has occurred after the initial recognition of the asset, and that the loss event had a negative effect on the estimated future cash flows of that asset that can be estimated reliably.

Objective evidence that financial assets are impaired can include default or delinquency by a debtor, restructuring of an amount due to the Group on terms that the Group would not consider otherwise, indications that a debtor or issuer will enter bankruptcy, adverse changes in the payment status of borrowers or issuers in the Group, economic conditions that correlate with defaults.

The Group considers evidence of impairment for loans and receivables at both a specific asset and collective level. All individually significant receivables are assessed for specific impairment. All individually significant loans and receivables found not to be specifically impaired are then collectively assessed for any impairment that has been incurred but not yet identified. Loans and receivables that are not individually significant are collectively assessed for impairment by grouping together loans and receivables with similar risk characteristics. In assessing collective impairment the Group uses historical trends of the probability of default, the timing of recoveries and the amount of loss incurred, adjusted for management's judgement as to whether current economic and credit conditions are such that the actual losses are likely to be greater or less than suggested by historical trends. An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount and the present value of the estimated future cash flows discounted at the asset's original effective interest rate. Losses are recognised in profit or loss and reflected in an allowance account against loans and receivables. Interest on the impaired asset continues to be recognised. When a subsequent event (e.g. repayment by a debtor) causes the amount of impairment loss to decrease, the decrease in impairment loss is reversed through profit or loss.

3. Significant accounting policies (continued)

g. *Employee benefits*

Defined contribution plans

A defined contribution plan is a post-employment benefit plan under which the Group pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts. Obligations for contributions to defined contribution pension plans are recognised as an employee benefit expense in profit or loss when they are due.

h. *Provisions*

A provision is recognised if, as a result of a past event, the Group has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

i. *Revenue*

Rental income from investment properties is recognised in the income statement on a straight-line basis over the term of the lease. When the Group provides incentives to its customers, the cost of incentives are recognised over the lease term, on a straight-line basis, as a reduction of rental income.

j. *Operating expenses*

Operating expenses comprise costs incurred to earn revenue such as operating expenses for investment property.

k. *Value adjustments*

Changes in the fair value of investments properties are recognised in the income statement item "Value adjustments of investment properties".

l. *Realised profits/loss on sale of investment properties*

Realised profits/losses on sale of investment properties, which are calculated as the difference between the carrying amount and selling price reduced by the selling expenses, are recognised in the income statement in the item "Realised profits/loss on sale of investment properties".

m. *Financial income and expenses*

Financial income and expenses include interest income and expenses, gains and losses from sales of securities, foreign exchange gains and losses and inflation indexation on borrowings.

Interest income and expenses from financial assets and financial liabilities which are measured at amortised cost are recognised in the income statement using the effective interest method. The effective interest method is a method of calculating the amortised cost of financial assets and financial liabilities and of allocating interest income and expenses over the relevant periods.

Foreign currency gains and losses are reported on a net basis.

3. Significant accounting policies (continued)

n. *Income Tax*

Income tax expense comprises current and deferred tax. Income tax expense is recognised in profit or loss except to the extent that it relates to items recognised directly in equity or other comprehensive income, in which case it is recognised there.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

Deferred tax is recognised using the balance sheet method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for differences relating to investments in subsidiaries. Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the reporting date. Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and the relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

A deferred tax asset is recognised to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

o. *Earnings per share*

The Group presents basic and diluted earnings per share (EPS) data for its ordinary shares. Basic EPS is calculated by dividing the profit or loss attributable to ordinary shareholders of the Group by the weighted average number of ordinary shares outstanding during the period. Diluted EPS is the same as basic earnings per share since the Group has not issued convertible notes or granted share options to employees or others.

p. *Segment reporting*

Reports for the Group's Managing Director and Board of Directors do not contain specific operating segment reports. The Group is based on one operating segment.

q. *New standards and interpretations not yet adopted*

A number of new standards, amendments to standards and interpretations are effective for annual periods beginning after 1 January 2010, and have not been applied in preparing these consolidated financial statements. None of these is expected to have a significant effect on the consolidated financial statements of the Group.

4. Determination of fair value

A number of the Group’s accounting policies and disclosures require the determination of fair value, for both financial and non-financial assets and liabilities. Fair values have been determined for measurement and / or disclosure purposes based on the following methods. When applicable, further information about the assumptions made in determining fair values is disclosed in the notes specific to that asset or liability.

All financial assets and financial liabilities fair value is determined by using valuation techniques. Valuation techniques include recent arm's length transactions between knowledgeable, willing parties, if available, reference to the current fair value of other instruments that are substantially the same, the discounted cash flow analysis and option pricing models. Valuation techniques incorporate all factors that market participants would consider in setting a price and are consistent with accepted methodologies for pricing financial instruments.

5. Operating leases

The Group has entered into commercial leases on its portfolio. The commercial property leases typically are linked to the consumer price index and have a lease term between 3 and 15 years. Some leases include clauses to enable periodic upward revision of the rental charge according to prevailing market conditions. Some leases contain option to break before the end of the lease term.

Future minimum rentals receivable under non-cancellable operating leases are specified as follows:

	2010	**2009**
Within 1 year	7.157	6.592
After 1 year but not more than 5 years	28.235	27.963
More than 5 years	24.628	19.975
	60.020	54.530

Approximately 25% (2009: 24%) of the Group‘s rental income is attributable to transaction with its largest customer, Hagar hf. and subsidiaries.

6. Operating expenses of investment properties

Operating expenses of investment properties are specified as follows:

	2010	2009
Property tax	1.135	1.145
Insurance	80	75
Impairment losses on receivables	84	57
Maintenance and other expenses	495	492
Total operating expenses of investment properties	1.794	1.769

Operating expenses of investment properties are specified as follows between properties that generate rental income and those that did not during the year:

	2010	2009
Investment properties generating rental income	1.781	1.758
Investment properties not generating rental income	13	11
Total operating expenses of investment properties	1.794	1.769

7. Administrative expenses

Administrative expenses are specified as follows:

	2010	2009
Salaries and salary-related expenses	176	236
Other administrative expenses	112	204
Depreciation	20	16
Total administrative expenses	308	456

Salaries and salary-related expenses are specified as follows:

	2010	2009
Salaries	135	196
Pension cost	14	17
Salary-related expenses	27	23
Total salaries and salary-related expenses	176	236

	2010	2009
Positions with the Group at the end of the year	15	13
Average number of employees	14	17

7. Administrative expenses (continued)

The total amount of salaries and benefits paid to the two Managing Directors during the year amounted to ISK 18 million (2009: ISK 26 million). In addition, the Group paid ISK 2 million to defined contribution pension funds for these two Managing Directors.

The total amount of salaries paid to the members of the Board of Directors for their work during the year amounted to ISK 12 million (2009: ISK 0 million). In addition, the Group paid ISK 1 million to defined contribution pension funds for these members.

8. Financial income and expense

Financial income is specified as follows:	**2010**	**2009**
Interest income on bank deposits	93	69
Interest income on loans and receivables	58	152
Net foreign exchange gain	2.753	0
Total financial income	2.904	221

Financial expenses are specified as follows:		
Interest expenses	(3.588)	(3.958)
Indexation	(1.355)	(2.970)
Net foreign exchange loss	0	(3.407)
Borrowing fee	(39)	(101)
Total financial expenses	(4.982)	(10.435)
Net financial cost	(2.078)	(10.214)

9. Income tax expense

The Group's effective income tax ratio during the year was 21,6% (2009: 1,1%).

In December 2010, the Icelandic Parliament agreed to increase the income tax ratio from 18% to 20% as of 1 January 2011 and the change is effective for 2012 tax assessment. Therefore, the deferred tax liability has increased by ISK 7 million as at 31 December 2010. The effect is recognized in the Group's income statement.

Effective tax rate is specified as follows:		**2010**		**2009**
Profit (loss) for the year		4.024		(9.873)
Income tax		1.109		(113)
Profit excluding income tax		5.133		(9.986)
Income tax using the domestic corporation tax rate	18,0%	924	15,0%	(1.498)
Change in tax rate	(0,1%)	(7)	1,7%	(167)
Unrecognised deferred tax assets	3,5%	178	(15,7%)	1.549
Other	0,3%	14	0,0%	3
Effective income tax rate	21,6%	1.109	1,1%	(113)

10. Investment properties

Investment properties are specified as follows:

	2010	2009
Cost or deemed cost		
Balance at 1 January	78.082	77.688
Additions during the year	423	394
Balance at 31 December	78.505	78.082
Value adjustment		
Balance at 1 January	11.830	17.168
Value adjustment of investment properties	1.689	(5.338)
Balance at 31 December	13.519	11.830
Carrying amounts		
At 31 December	92.024	89.912

Mortgages and Commitments

Investment properties have been pledged against debts, the remaining balance of which amounts to ISK 69.271 million at the end of 2010 (2009: ISK 72.318 million). Rental income, amounting to ISK 3.141 million on a yearly basis, has been pledged against borrowings.

Shares in Reitir III and Reitir VII are pledged, to secure debt in the amount of ISK 15.386 million.

One of the Company‘s subsidiaries has committed itself to purchase a property in 2011. The commitment has an approximate value of ISK 60 million at year-end.

Official assessment value and insurance value

The insurance value of the Group's buildings at the end of 2010 amounted to ISK 82.652 million (2009: ISK 82.634 million) whereas the carrying value of land and buildings amounted to ISK 92.024 million (2009: ISK 89.912 million). The official assessment value of buildings and land amounted to a total of ISK 52.002 million (2009: ISK 57.639 million).

Valuation of investment properties

The Company measures its investment properties at fair value at the balance sheet date. Fair value assessment has the objective of establishing the amount for which the investment property could be exchanged at the balance sheet date between knowledgeable, willing parties in an arm’s length transaction. The determination of the fair value of investment properties depends on whether the market is active and on the similarity of the properties held with the other properties traded in the market.

In Iceland there has not historically been a third party source for a market yield of properties as the market in Iceland is rather inactive and trading properties are often very dissimilar. The international financial crisis and the fall of the Icelandic banks in the second half of 2008 had great impact on the domestic real estate market. Great uncertainty prevails over the real value of assets.

The Company measures the fair value of investment properties based on an internally developed discounted cash flow model spanning 30 years. The cash flow is determined based on generally accepted assessment procedures, such as the international valuation standard IVS no. 1 Market Value Basis of Valuation.

The valuation model is based on estimated free cash flow to equity and uses assumptions that reflect market conditions at the balance sheet date. The cash flow of properties is estimated based on the expected rental income from the properties net of all expenses that could be expected in respect of the properties.

10. Investment properties (continued)

Valuation of investment properties (continued)

Rental income is forecasted using current lease agreements, expected inflation for CPI indexed rent contracts and exchange rates for currency indexed contracts. Implied inflation expectations from the financial market and forecasts from the Central Bank of Iceland are used to forecast inflation and exchange rates. Rental income is reset to estimated market levels when current lease contracts expire. Deducted from gross rental income are estimated vacancy, rebates and provisions for lost claims. Due to the uncertainty in the Icelandic economy and the commercial rental market additional deductions have been made for the years 2011-2014.

Deducted from net rental income are all relevant expenses such as maintenance cost, property taxes, insurance cost, other operating cost and financing cost. Operating expenses are estimated to increase in line with expected inflation. Property taxes and insurance cost are estimated using historical cost and expected changes in these cost categories. Finance cost is estimated based on market levels and estimation of interest margins. Additional interest margin is applied through 2016 to reflect the current situation in financial markets.

The present value of the free cash flows to equity for each property are calculated by discounting the cash flows using a discount factor that reflects current market assessment of the uncertainty in the amount and timing of the cash flows, including expected inflation. The return requirement is derived, based on the CAPM model, from the risk free rate in real terms (indexed housing bonds) at the balance sheet date, market risk for the real estate sector and the specific risk rating for tenants in each property.

The determination of the fair value of investment properties does not double-count specific assets of the properties, interiors, equipment, furniture etc. Fair value determination values such assets where applicable as a part of the investment property. In addition the fair value of investment property does not reflect the potential benefits of future capital expenditure that may improve or enhance the value of the property.

The changes in fair value of investment properties are recognised in the income statement under the line item "Value adjustment of investment properties", which amounted to a net revaluation gain of ISK 1.689 million for the year 2010 (revaluation loss ISK 5.338 for the year 2009).

11. Property and equipment for own use

Property and equipment for own use are specified as follows:

	Building	Equipment	Total
Cost or deemed cost			
Balance at 1 January 2009	117	67	184
Addition during the year	0	8	8
Balance at 31 December 2009	117	75	192
Addition during the year	0	5	5
Sold during the year	0	(13)	(13)
Balance at 31 December 2010	117	67	184
Depreciation			
Balance at 1 January 2009	0	0	0
Depreciation for the year	3	13	16
Balance at 31 December 2009	3	13	16
Depreciation for the year	2	18	20
Sold during the year	0	(6)	(6)
Balance at 31 December 2010	5	25	30
Carrying amounts			
At 1 January 2009	117	67	184
At 31 December 2009	114	62	176
At 31 December 2010	112	42	154

The depreciation is included in the administrative expenses in the statement of comprehensive income.

12. Trade and other receivables

Trade and other receivables are specified as follows:

	2010	2009
Trade receivables, net	266	272
Other receivables, net	95	111
Trade and receivables total	361	383

Allowance for doubtful receivables is specified as follows:

	2010	2009
Balance at 1 January	188	193
Write off during the year	(34)	(62)
Impairment loss recognised in the income statement	84	57
Balance at 31 December	238	188

The impairment loss on receivables is included in the operating expenses of investment properties in the statement of comprehensive income.

The allowance for doubtful receivables is attributable to the following statement of financial position items:

	2010	2009
Trade and other receivables	217	188
Loans and receivables, non-current	21	0
Total allowance for receivables	238	188

13. Restricted cash

Restricted cash comprises cash that relates to pledge rental income to secure borrowings. The Group has agreements with its creditors in place whereby payments of rental income are directed to pledged accounts. The Group can claim directly attributable cost, such as property tax, insurance, maintenance, administration expenses and loan payments from these accounts.

14. Cash and cash equivalents

Cash and cash equivalents consist of demand deposits at banks.

15. Capital and reserves

Share capital

The Company's share capital according to its Articles of Association is ISK 7 million. Each share has nominal value of one ISK. One vote is attached to each share in the Company.

The shareholders are entitled to receive dividend as declared from time to time and are entitled to one vote per share at meetings of the company.

Share premium

Share premium represents excess of payments above nominal value that shareholders have paid for shares sold by the Company. According to Icelandic Companies Act, 25% of the nominal share capital must be held in reserve which can not be paid out as dividend to shareholders. Share premium in excess of 25% of nominal value of share capital can be arranged by the Company.

Investment properties value adjustment

The investment properties value adjustment reserve comprises the value adjustments of investment properties less deferred tax.

Dividend

No dividend was paid to the shareholders of the Company in 2010 and 2009.

16. Earnings per share

The calculation of basic earnings per share is based on the profit attributable to shareholders and a weighted average number of ordinary shares outstanding during the year. Basic earnings per share shows what the profit is per each ISK one share. Diluted earnings per share is the same as basic earnings per share since the Company has neither issued convertible notes nor granted share options to employees or others.

	2010	2009
Profit (loss) attributable to shareholders	4.024	(9.873)
Weighted average number of ordinary shares at 31 December	7	1
Basic and diluted earnings (loss) per share	575	(9.873)

17. Loans and borrowings

Non-current loan and borrowings

	2010	2009
Secured bank loans	61.349	64.096
Bonds	6.940	6.798
Total non-current loans and borrowings	68.289	70.894

Current loans and borrowings

	2010	2009
Current portion of non-current loans and borrowings	1.074	1.136
Bank loans	57	57
Overdue interest payment of current loans and borrowings	0	231
Total current loans and borrowings	1.131	1.424

Terms and debt repayment schedule of interest-bearing non-current loans and borrowings

	Nominal interest rate	Year of maturity	Carrying amount 2010	Carrying amount 2009
Indexed loans in ISK	4,1 - 8,6%	2010 - 2034	53.821	52.189
Loans in EUR	1,8 - 2,1%	2010 - 2013	15.539	19.271
Loans in USD		2010 - 2013	0	112
Loans in other currencies	3,2%	2012 - 2021	3	458
			69.363	72.030
Current portion of non-current loans and borrowings			(1.074)	(1.136)
Total non-current loans and borrowings			68.289	70.894

17. Loans and borrowings (continued)

Interest-bearing non-current loans and borrowings are payable as follows:

	2010	2009
Repayments in 2010	-	1.136
Repayments in 2011	1.074	1.132
Repayments in 2012	57.795	59.965
Repayments in 2013	6.036	7.035
Repayments in 2014	190	153
Repayments in 2015	564	140
Subsequently	3.704	2.469
	69.363	72.030

The Group has an agreement with its largest creditors whereby the Group can decide to prolong the largest part of maturities in 2012 until 2014 if financial covenants are met.

18. Deferred income tax liability

The Group's deferred income-tax liability is specified as follows:

	2010	2009
Deferred income-tax liability at 1 January	2.628	2.735
Calculated income-tax	1.109	(113)
Effects of joint taxation	0	6
Deferred income-tax liability at 31 December	3.737	2.628

The Group's deferred income tax liability is attributable to the following assets and liabilities:

2010	**Assets**	**Liabilities**	**Net**
Investment properties	(245)	8.668	8.423
Trade receivable	(59)	0	(59)
Borrowing fee	0	9	9
Deferred taxable exchange rate	(159)	303	144
Tax loss carry-forwards	(8.590)	0	(8.590)
Decrease in value of tax assets	0	3.810	3.810
Deferred income-tax liability at 31 December	(9.053)	12.790	3.737
Set-off tax	9.053	(9.053)	0
Deferred income-tax liability at 31 December	0	3.737	3.737

2009			
Investment properties	(222)	7.397	7.175
Trade receivable	(34)	0	(34)
Borrowing fee	0	15	15
Deferred taxable exchange rate	(404)	0	(404)
Tax loss carry-forwards	(7.756)	0	(7.756)
Decrease in value of tax assets	0	3.632	3.632
Deferred income-tax liability at 31 December	(8.416)	11.044	2.628
Set-off tax	8.416	(8.416)	0
Deferred income-tax liability at 31 December	0	2.628	2.628

Deferred tax assets are recognised for all unused tax losses to the extent that it is probable that taxable profit will be available against which the losses can be utilised. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and level of future taxable profits together with future tax planning strategies.

18. Deferred income tax liability (continued)

Deferred tax assets amounting to ISK 3.810 million have not been recognised due to uncertainty of utilisation.

Income tax will not be paid in the year 2011 due to taxable losses on operations in the year 2010 and tax loss carry forward. Carry forward tax losses at year-end 2010 amount to ISK 42.948 million (2009: ISK 43.089 million). Carry forward losses not used to offset taxable income within ten years expire. Carry forward tax losses can be used as follows:

	2010	2009
Loss for the year 2000, to be used before end of 2010	0	80
Loss for the year 2002, to be used before end of 2012	2	3
Loss for the year 2003, to be used before end of 2013	110	110
Loss for the year 2004, to be used before end of 2014	163	207
Loss for the year 2005, to be used before end of 2015	198	198
Loss for the year 2006, to be used before end of 2016	1.439	1.993
Loss for the year 2007, to be used before end of 2017	1.476	1.677
Loss for the year 2008, to be used before end of 2018	35.086	35.764
Loss for the year 2009, to be used before end of 2019	3.039	3.057
Loss for the year 2010, to be used before end of 2020	1.435	0
Total carry-forward tax loss	42.948	43.089

19. Trade and other payables

Trade and other payables are specified as follows:

	2010	2009
Trade payables	131	101
Other payables	276	320
Accrued interest	379	414
Deferred income	0	98
Payable due to acquisition of investment properties	0	291
Total trade and other payables	786	1.224

20. Financial risk management

Overview

The Group has exposure to the following risks from its use of financial instruments:

- credit risk
- liquidity risk
- market risk
- operational risk

This note presents information about the Group's exposure to each of the above risks, the Group's objectives, policies and processes for measuring and managing risk, and the Group's management of capital. Further quantitative disclosures are included throughout these Consolidated Financial Statements.

The Group's risk management policies are established to identify and analyse the risks faced by the Group, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities. The Group, through its training and management standards and procedures, aims to develop a disciplined and constructive control environment in which all employees understand their roles and obligations.

20. Financial risk management (continued)

Credit risk

Credit risk is the risk that a counterparty to a financial instrument will fail to discharge an obligation or commitment that it has entered into with the Group. The Group's management looks to minimize this risk factor by only entering into agreements with solid and well known institutions in addition to closely monitoring the credit risk on an ongoing basis.

Trade and other receivables

The Group’s exposure to credit risk is influenced mainly by the financial position and operations of each customer. Approximately 40% (2009: 43%) of the Group’s revenue is attributable to transactions with its five largest tenants.

Credit risk is managed by requiring tenants to pay rentals in advance as well as providing guarantees for several months rental payments. The credit quality of the tenant is assessed at the time of entering into a lease agreement. Outstanding tenants' receivables are regularly monitored. The maximum exposure to credit risk at the reporting date is the carrying amount of each class of financial asset.

Most of the Group’s customers have been transacting with the Group for many years, and losses have been immaterial in proportion to turnover. By monitoring customer credit risk, aging profile and financial position of the individual customer is watched and reviewed periodically.

The Group establishes an allowance for impairment that represents its estimate of incurred losses in respect of trade and other receivables and investments. The main components of this allowance are a specific loss component that relates to individually significant exposures, and a collective loss component established for groups of similar assets in respect of losses that have been incurred but not yet identified. The collective loss allowance is determined based on historical data of payment statistics for similar financial assets.

Guarantees

The Group’s policy is to provide financial guarantees only to its subsidiaries. At 31 December 2010 guarantees amounted to ISK 61.073 million (2009: ISK 62.282 million).

Exposure to credit risk

The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting date was:

	Notes	Carrying amounts	
		2010	**2009**
Loans and receivables		35	261
Trade and other receivables	12	361	383
Restricted cash and cash equivalents	13	678	520
Cash and cash equivalents	14	820	1.023
Total exposure to credit risk		1.894	2.187

Impairment losses

The aging of trade receivables at the reporting date was:

	Gross 2010	Impairment 2010	Gross 2009	Impairment 2009
Not past due	143	14	141	14
Past due 0 -30 days	75	8	43	4
Past due 31 - 120 days	16	4	16	4
Past due more than 120 days	215	157	192	98
	449	183	392	120

20. Financial instruments (continued)

Liquidity risk

Liquidity risk is the risk that the Group will not be able to meet its financial obligations as they fall due. The Group's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's reputation.

The largest risk factor concerning this is refinancing risk. The Group's aim is to create a smooth maturity profile in order to minimize the exposure to refinancing conditions at any given point in time.

Furthermore, in order to reduce refinancing risk, the Group aims to diversify its sources of funding to provide greater flexibility in refinancing of outstanding liabilities. The Company has issued bonds on OMX Nordic Exchange Iceland. Currently bank loans and mortgage debt account for 89,8% and bonds for 10,2% of financial liabilities.

The following are the contractual maturities of financial liabilities, including estimated interest payments:

2010	**Carrying amount**	**Contractual cash flows**	**less than 1 year**	**1 - 2 years**	**2 - 5 years**	**More than 5 years**
Non-derivative financial liabilities:						
Loans and borrowings ...	69.420	78.702	4.200	67.473	1.611	5.418
Trade and other payables	786	786	786			
	70.206	79.488	4.986	67.473	1.611	5.418
2009						
Non-derivative financial liabilities:						
Loans and borrowings ...	72.318	83.494	4.482	51.043	24.583	3.386
Trade and other payables	1.224	1.224	1.224			
	73.542	84.718	5.706	51.043	24.583	3.386

Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates and interest rates, will affect the Group’s income or the value of its holdings of assets. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

Currency risk

The Group is exposed to currency risk on rental income and borrowings that are denominated in a currency other than the Icelandic krona (ISK).

The Group's exposure to foreign currency risk was as follows based on notional amounts:

	2010		**2009**	
	EUR	**USD**	**EUR**	**USD**
Loans and borrowings	15.539	0	19.271	112

20. Financial instruments (continued)

Currency risk (continued)

Total liabilities of the Group's denominated in foreign currencies amounted to ISK 15.542 million at the end of the year 2010 (2009: ISK 19.841 million). To reduce this imbalance the Company has rental income denominated in foreign currencies. In 2010 13% or ISK 962 million (2009: 19% or ISK 1.523 million) of the gross rental income was denominated in currencies other than the Icelandic krona. At the end of the year 2010 rental income in foreign currencies amounted to 4% of gross rental income.

The following significant exchange rates applied during the year:

	Average rate		Reporting date spot rate	
	2010	**2009**	**2010**	**2009**
EUR	161,89	172,67	154,23	180,38
USD	122,04	123,59	115,32	124,94

Sensitivity analysis

A 10% strengthening of the Icelandic krona against the following currencies at 31 December would have increased the profit before income tax by the amounts shown below. This analysis assumes that all other variables, in particular interest rate, remain constant. This analysis is performed on the same basis for the year 2009.

EUR	1.554	1.927
USD	0	11

A 10% weakening of the Icelandic krona against the above currencies would have had the equal but opposite effect on the above currencies to the amounts shown above, on the basis that all other variables remain constant.

Interest rate risk

The Group's loans and borrowings are both on floating and fixed rate basis.

At the reporting date the interest rate profile of the Group's interest bearing financial instruments was:

	Carrying amounts	
	2010	**2009**
Variable rate instruments		
Financial assets	1.498	1.543
Financial liabilities	(69.420)	(72.318)
	(67.922)	(70.775)

A change of 100 basis points in interest rates at the reporting date would have increased (decreased) result before income tax by ISK 679 million (2009: ISK 708 million). This analysis assumes that all other variables, in particular foreign currency rates, remain constant. The analysis is performed on the same basis for the year 2009. The Group does not account for any fixed rate financial assets and liabilities.

Operational risk

Operational risk is the risk of direct or indirect loss arising from a wide variety of causes associated with the Group’s personnel, technology and infrastructure, and from external factors other than credit, market and liquidity risks such as those arising from legal and regulatory requirements and generally accepted standards of corporate behaviour. Operational risks arise from all of the Group’s operations.

The Group’s objective is to manage operational risk so as to balance the avoidance of financial losses and damage to the Group’s reputation with overall cost effectiveness and to avoid control procedures that restrict initiative and creativity.

20. Financial instruments (continued)

Operational risk (continued)

To reduce operational risk there are among other things requirements for appropriate segregation of duties, requirements for the reconciliation and monitoring of transactions, compliance with regulatory and other legal requirements, requirements for the periodic assessment of operational risks faced, training and professional development and insurance where this is effective.

Capital management

The primary objective of the Group's capital management is to ensure that it remains within its quantitative financial loan covenants and maintain a strong credit with its lenders. No changes were made in the objectives, policies or processes during the year.

The Group monitors capital primarily using a loan to value ratio, which is calculated as the amount of outstanding debt divided by the valuation of the investment property portfolio, and cash flow coverage covenants.

During the year the Group did not breach any of its loan covenants, nor did it default on any other of its obligations under its loan agreements.

Neither the Company nor any of its subsidiaries are subject to externally imposed capital requirements.

Fair values versus carrying amounts

The fair values of financial assets and liabilities, together with the carrying amounts shown in the statement of financial position, are as follows:

	2010		2009	
	Carrying amount	Fair value	Carrying amount	Fair value
Loans and receivables	35	35	261	261
Trade and other receivables	361	361	383	383
Restricted cash	678	678	520	520
Cash and cash equivalents	820	820	1.023	1.023
Total financial assets	1.894	1.894	2.187	2.187
Loans and borrowings, non current	69.363	69.363	72.030	72.030
Loans and borrowings, current	57	57	288	288
Trade and other payables	786	786	1.224	1.224
Total financial liabilities	70.206	70.206	73.542	73.542

The basis for the determining fair values is disclosed in note 4.

21. Related parties

Identity of related parties

The Group has a related party relationship with owners with significant influence, its subsidiaries and with its Board of Directors and Managing Directors. Significant owners are Eignabjarg ehf. (Arion banki hf.) and Horn Fjárfestingarfélag ehf. (NBI hf.).

21. Related parties (continued)

Related parties with key management personnel

The Group was not involved in any transactions during the year with members of the Board of Directors, the Managing Director or companies outside the Group in which these parties have interests.

Related party transactions

The statement of financial position includes the following transactions with related parties:

	Note	2010	2009
Assets:			
Restricted cash	13	820	992
Cash and cash equivalents	14	616	495
		1.436	1.487
Liabilities			
Loans and borrowing	17	28.792	28.257
Other payables (accrued interest)	19	138	93
		28.930	28.350

The statement of comprehensive income includes the following transactions with related parties:

	2010	2009
Interest income from owners with significant influence	87	68
Interest expenses paid to owners with significant influence	1.628	2.171

All outstanding balances with related parties are valued on arm's length basis.

21. Group entities

Subsidiaries at year end 2010 were seven and they are:

	Ownership interest	
Reitir I ehf., Iceland	100%	100%
Reitir II ehf., Iceland	100%	100%
Reitir III ehf., Iceland	100%	100%
Reitir IV ehf., Iceland	100%	100%
Reitir V ehf., Iceland	100%	100%
Reitir VI ehf., Iceland	100%	100%
Reitir VII ehf., Iceland	100%	-