HALF-YEAR REPORT 2019

Crown Energy

SECOND QUARTER - APRIL-JUNE 2019

- Revenue amounted to SEK 12,492 thousand (19,060).
- Operating profit amounted to SEK 1,861 thousand (5,329).
- Unrealised changes in property values amounted to SEK 133,974 thousand (-27,883), of which SEK 141,877 thousand (0) relates to unrealised changes in value of property assets held for sale.
- Profit before tax amounted to SEK 151,262 thousand (181,828), and profit after tax amounted to SEK 108,572 thousand (164,320), corresponding to SEK 0.23 (0.34) per share.

HALF-YEAR PERIOD– JANUARY-JUNE 2019

- Revenue amounted to SEK 25,538 thousand (39,660).
- Operating profit amounted to SEK 4,863 thousand (12,358).
- Unrealised changes in property values amounted to SEK 103,913 thousand (-46,372), of which SEK 141,877 thousand (0) relates to unrealised changes in value of property assets held for sale.
- Profit before tax amounted to SEK 148,397 thousand (224,115), and profit after tax amounted SEK 86,333 thousand (173,687), corresponding to SEK 0.18 (0.36) per share.

KEY EVENTS DURING REPORTING PERIOD JANUARY-JUNE 2019

- On 30 April 2019 Crown Energy concluded an agreement for the sale of the C-View property in Angola. Buyer is the Angolan State via the Ministry of Finance. The property is to be paid over three years in a total of six equal semi-annual instalments.

  Economic control is transferred to the buyer already after the second instalment. Up until the economic control is transferred to the buyer, C-View will continue to be managed by Crown Energy, which means that it will be classified as an asset held for sale (up until the control is transferred). The asset is valued at fair value, which equals to the agreed purchase price, discounted over the payment period of three years. As per 30 June 2019, the fair value amounts to corresponding SEK 540,938 thousand.

  The unrealised change in value for C-View during the second quarter amounts to SEK 141,877 thousand. When the economic control is transferred, C-View will be derecognised as an asset held for sale and instead be recognised as a receivable on the buyer. At this time, the profit from the transaction is realised.

  The deferred tax liability has increased by SEK 43,152 thousand as a result of the higher valuation.

  The agreement is subject to a formal regulatory registration process in Angola. This process is not finalised, which means that Crown Energy has not been able to receive the first instalment.

CONDENSED CONSOLIDATED FINANCIAL INFORMATION

Group All amounts in SEK thousands	APR-JUN 2019	APR- JUN 2018	JAN- JUN 2019	JAN- JUN 2018	FULL YEAR 2018
Operating income	12,865	19,206	26,318	39,835	76,847
Operating expenses	-11,004	-13,877	-21,454	-27,477	-54,772
Operating profit/loss	1,861	5,329	4,863	12,358	22,075
Net financial items	15,427	204,332	39,621	258,128	324,569
Net profit/loss for the period. after tax	108,572	164,320	86,333	173,687	186,909
Earnings per share	0.23	0.34	0.18	0.36	0.39
Equity per share	1.79	1.79	1.79	1.79	1.70
Change in cash and cash equivalents	-14,850	-713	-24,425	-22,210	-44,524

CEO statement

DEAR SHAREHOLDERS AND INVESTORS,

During the period, Crown Energy has continued the efforts in order to generate new business. Major steps have been taken in a positive direction, leading to gains in both Energy and Asset Development and Management business areas. We hope to capitalise on this soon. The situation has been relatively stable in the oil and gas market and the energy market and we continue to have a positive outlook on new business and thus on the prospects for substantial growth for the Company.

The currency situation in Angola has stabilised significantly during 2019 compared to 2018. Therefore, the Company's net financial items are not affected to the same extent as in previous periods. This is an indication that the devaluation that was carried out in the first quarter last year, as well as other market measures implemented in Angola, is starting to have positive effects on the country's economy. This development is of course good for the part of Crown Energy's business that is attributable to this market.

The property business has been relatively steady compared with first quarter this year. The financial result, as well as key ratios have been affected during the period, mainly due to the sale of the C-View property which the Company announced the 30 April. Positive unrealized changes in value have been recorded in the income statement as a result of the C-View sale. Also, the occupancy rate has increased as a result of that C-View, which had a low occupancy rate, is excluded in the total leasable area.

For the energy business, the Company has not reported anything significant during the period, but our oil and gas projects have generally developed well in the relatively steady oil price environment, with prices of crude oil fluctuating between USD 60 and USD 70 per barrel in the quarter and up to today. Investments in the energy sector in general and in the oil and gas industry specifically are expected to increase going forward. We maintain the trust that Crown Energy's assets within the Energy business will be attractive to outside interest. Crown Energy's business model, developing assets in early stages and then introducing them to bigger players in the industry for trade sale exits or partner farm-in transaction, is very suitable in this market.

BUSINESS DECISIONS THAT AFFECTED THE COMPANY'S PERFORMANCE

The sale of a large asset in the interim period will contribute capital for future investments in Asset Development and Management. Much time and effort are being invested in establishing Crown Energy's Asset Development concept in new markets, primarily through new customer sales.

OUTLOOK

The Company now continues its progress towards a larger and even more stable foundation to stand on. We will make use of our contacts in the oil industry to generate business in new and existing markets, and future cash flows should ensure faster development of the Company's existing assets. Our capital and organisation are and will be further adapted to accommodate an exciting continuation of Crown Energy's development efforts.

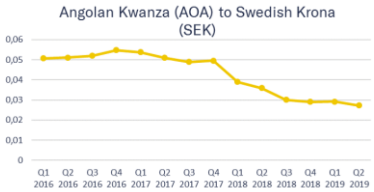
We look forward to continuing our efforts to capitalise on our assets, thus creating value for you, our shareholders.

Andreas Forssell
CEO, Crown Energy

Asset Development and Management business area

16
Properties

19,973
Leasable area, sqm (excl. C-View)



THE PROPERTY MARKET AND CURRENCY IN ANGOLA

During the first half-year of 2019, the Angolan currency ("AOA") has been stable but has devalued further against the Swedish krona by -6.3 per cent, which however is to be compared to a depreciation during the first half-year of 2018 by -27.6 per cent. (See the development of AOA against SEK in the diagram below to the left.) Inflation in Angola is no longer at the high levels it was previously in and amounted to 6.8% in the first half 2019 (Source: Banco Nacional de Angola).

As far as the residental market is concerned, the property management consultants Abacus have seen that demand has generally fallen during 2017–2018. This is mainly due to the reduced activity of the international companies in the country, which in turn led to reduced demand for residential properties. On the other hand, it is assumed that the demand for buildings that offer total solutions (housing, parking, security, areas for leisure activities, etc.) together with ongoing and qualitative maintenance will be relatively stable (Source: Abacus / JLL Property Market Report Angola 2019).

As mentioned in the annual report 2018, 2019 is expected to be a more stable year than 2018, as a result of more stable inflation and currency developments, combined with expected increased investments in the country (Source: Abacus / JLL Property Market Report Angola 2019). Abacus' report, on the other hand, shows that expectations of market rents in 2019 in Angola have fallen as a result of the development in 2018, which affects the valuation of properties.

SUMMARY OF PROPERTY-RELATED KEY RATIOS

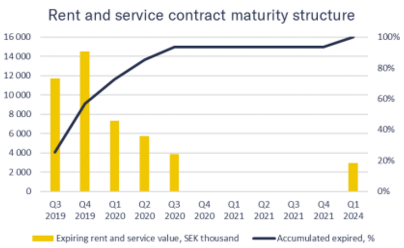
For definitions of key ratios please see pages 24-25.

ALL AMOUNTS IN SEK THOUSANDS	2019-06-30	2019-03-31
Revenue backlog, SEK thousand	43,795	61,594
Rent backlog, SEK thousand	34,504	43,044
Contracted annual rental and service revenues, SEK thousand	46,046	45,822
Contracted annual rental revenues, SEK thousand	30,782	30,040
Area occupancy rate (excl. C-View) %	67%	45%
Economic occupancy rate (excl. C-View), %	59%	27%
WAULT rent and service, months	13.5	15.6
Market value of portfolio (excl. C-View), SEK thousand	159,757	161,963
Market value C-View, SEK thousand	540,938	435,767

SEK 44 M
Revenue backlog

14 months
WAULT

65%
Area occupancy rate



COMMENTS ON PROPERTY-RELATED KEY RATIOS

Changes in the first quarter of 2019

A major change in the second quarter is the fact that Crown Energy's largest property in Angola, C-View, is under sale. As mentioned in key events during the quarter, Crown Energy will continue to manage the property until the economic control is transferred, which is after the second installment. Crown Energy's expectations are that this will happen around the turn of the year 2019/2020. Due to the fact that the agreement to sell C-View has been negotiated for a long time, Crown Energy has limited the number of new tenants during this period. This has during the past year affected key ratios such as rental rate, etc. As the sales agreement now has been signed, the remaining tenant lease agreements are terminated. Since Crown Energy does not consider the property to be leasable anymore, C-View has been excluded from total leasable area which effects key figures such as occupancy rate etc. Remaining income to be obtained from existing contracts in C-View is included in revenue and rent backlog.

The company strives to maintain the existing customer base, while at the same time increasing the flexibility of the agreements. A number of a certain tenant's service and lease contracts, have historically been signed for longer periods, but have now been renegotiated during the quarter to refer to shorter periods. This increases the flexibility to sign new contracts, but has negatively affected the company's backlog.

Below is a list of changes in revenue and rent backlog for the second quarter of 2019.

ALL AMOUNTS IN SEK THOUSANDS	REVENUE BACKLOG	RENT BACKLOG
Backlog at 31 March 2019	**61,594**	**43,044**
Changes in the second quarter 2019:		
Contracted revenue	-11,217	-7,507
New/extended contracts	10,997	9,022
Contracts terminated early	-14,854	-8,314
Exchange rate effects	-2,725	-1,742
Backlog at 30 June 2019	**43,795**	**34,504**

During the second quarter of 2019, a total of five leases expired, of which none was extended. In addition, 13 new contracts were signed during the quarter and nine contracts were extended before the lease expired. Contracted rental value and service value of extended and new contracts amount to SEK 9,022 thousand and SEK 1,975 thousand, totalling SEK 10,997 thousand. Four contracts were terminated early, which means that the revenue backlog decreased by a total of SEK 14,854 thousand. Net between new, renewed and terminated lease and service agreements amount to SEK -3,857 thousand. In total 67 lease agreements remain, of which six will commence after the reporting period.

The distribution between USD and AOA contracts amounts to 34 and 66 per cent, respectively.

As a result of the changes in the rental contracts, the Company's WAULT has decreased since the first quarter 2019 from 15.6 to 13.5 months.

The area occupancy rate has decreased during the second quarter from 67 to 65 per cent, excluding C-View where the current tenant contracts were terminated early. The average economic occupancy rate, excluding C-View has decreased from the first quarter from 61 per cent to 59 per cent.

The chart on the left illustrates the value of the expiring contracts over time and the accumulated expiring in per cent, as it appears on June 30, 2019. The value of the expiration in each period represents the respective expiring contract's annual rental and service revenue.

Energy business area

60-70 USD/bbl
Oil price in Q2 2019

4
Exploration licences

MARKET

The second quarter of 2019 has continued to be a positive period for the oil price, and the oil price has remained over the last three months in the $60's per barrel price range. The outlook of the industry also appears to continue to be positive.

The current level of the oil price, i.e. around 65 USD/bbl, continues to be supported by a combination of solid demand for crude across the world plus OPEC as well as non-OPEC producing countries maintaining the management of production at lower levels and by the efficient running of the industry as a whole. We have reported that investments in the oil and gas industry have been limited in recent years, but such investments are beginning to rise as oil prices continue to firm up. We have also seen recent drilling successes in Africa, such as with ENI making discoveries in offshore Angola, and also with Total and Africa Energy (who is also our partner in our South African Block) making a discovery in offshore South Africa and now planning the drilling of further wells.

Up to the end of this reporting period, oil prices have once again remained comfortably in the 60's USD/bbl. We continue to feel that the probability remains that oil prices will stay at this general level in the long term as global oil consumption does continue to carry on firmly. We also believe that there are indications now that activity is beginning to increase, which again shows positivity in the industry.

EXPLORATION PROJECTS

At present, the Company holds four exploration licenses, located in Iraq, South Africa, Equatorial Guinea and Madagascar. No significant changes have occurred in Crown Energy's exploration projects during the reporting period.

For an up-to-date description of the assets, see the 2018 Annual Report and the Company's website.

Consolidated statements of comprehensive income

INCOME STATEMENT

ALL AMOUNTS IN SEK THOUSANDS	NOTE	APR-JUN 2019	APR- JUN 2018	JAN- JUN 2019	JAN- JUN 2018	FULL YEAR 2018
Revenue, of which		12,492	19,060	25,538	39,659	76,633
Rental revenues	2	*8,496*	*14,163*	*17,453*	*27,171*	*53,349*
Service revenues	2	*3,995*	*4,897*	*8,085*	*12,489*	*23,284*
Other operating income	2	374	146	780	176	214
Property-related expenses		-4,689	-4,893	-8,300	-10,880	-23,883
Other external costs		-3,299	-6,708	-7,376	-12,030	-21,919
Employee benefit expenses		-2,803	-2,143	-5,359	-4,326	-8,620
Depreciation		-214	-113	-419	-158	-273
Other operating expenses		-	-20	-	-83	-77
Operating profit/loss before effect of reverse acquisition		**1,861**	**5,329**	**4,863**	**12,358**	**22,075**
Financial income		17,863	205,877	40,743	355,147	425,060
Financial expenses		-2,436	-1,545	-1,122	-97,019	-100,491
Net financial items		**15,427**	**204,332**	**39,621**	**258,128**	**324,569**
Profit/loss before tax and changes in value		**17,288**	**209,661**	**44,484**	**270,487**	**346,643**
Changes in value, of which		133,974	-27,833	103,913	-46,372	-82,612
Property, unrealised	3	*-7,903*	*-27,833*	*-37,964*	*-46,372*	*-82,612*
Assets held for sale, unrealised	7	*141,877*	-	*141,877*	-	-
Earnings before tax		**151,262**	**181,828**	**148,397**	**224,115**	**264,032**
Income tax		1,026	-16	1,126	-2,156	-4,874
Deferred tax		-43,715	-17,492	-63,189	-48,271	-72,249
Net profit/loss for the period		**108,572**	**164,320**	**86,333**	**173,687**	**186,909**
Earnings per share and share related data						
Average number of basic and diluted shares, thousands		477,315	477,315	477,315	477,315	477,315
Basic and diluted earnings per share, SEK		0.23	0.34	0.18	0.36	0.39

COMPREHENSIVE INCOME

ALL AMOUNTS IN SEK THOUSANDS	NOTE	APR-JUN 2019	APR- JUN 2018	JAN- JUN 2019	JAN- JUN 2018	FULL YEAR 2018
Net profit/loss for the period		108,572	164,320	86,333	173,687	186,909
Other comprehensive income:						
Inflation adjustments, IAS 29		-1,547	-4,748	-907	-5,718	-6,857
Translation differences		-44,017	-145,440	-40,682	-186,889	-242,523
Total items that can be reclassified to profit or loss		-45,565	-150,188	-41,590	-192,607	-249,380
Other comprehensive income, net of tax		-45,565	-150,188	-41,590	-192,607	-249,380
Total comprehensive income for the year		63,008	14,132	44,744	-18,920	-62,471
Comprehensive income for the period attributable to Parent Company shareholders		63,008	14,132	44,744	-18,920	-62,471

COMMENTS ON FINANCIAL PERFORMANCE

Operating profit/loss

During the reporting period, net sales amounted to SEK 25,538 thousand, compared to SEK 39,659 thousand for the same period last year, which is a decrease of 36 per cent. The decrease is due both to the general successive decline in the Angolan property market during 2018 and to the fact that the Angolan currency (AOA) lost in value sharply after the first quarter of 2018 and during the rest of the year. The market conditions are not as volatile as before and the revenue per quarter is relatively stabile during 2019.

Property costs for the reporting period amounted to SEK -8,300 thousand (-10,880). The decrease compared to last year amounts to 24 per cent and is connected with the decrease in revenues.

Other external costs totalled SEK -7,376 thousand (-12,030), which is a decrease of 39 per cent compared to same period previous year. The decrease refers mainly to lower consultancy costs. More consultants were hired last year for accounting and business development and in order to temporary replace an employment in the Parent company during a parental leave.

Employee benefit expenses increased by 24 per cent compared to the comparative period 2018. This is due both to a new employment from July 2018 and that personnel costs were slightly lower than normal in the first quarter of 2018 due to a parental leave in the Parent Company.

Net financial items

Net financial items during the reporting period amounted to SEK 39,621 thousand (258,128). The net exchange rate effects amount to SEK 37,798 thousand (159,267). As a result of the stabilized Angolan currency, the exchange rate effects have decreased significantly compared to previous year.

Interest expenses attributable to leased property assets amount to SEK -221 thousand (-504).

Changes in value

Changes in value during the period January-June amount to SEK 103,913 thousand (-46,372) and include unrealised changes in investment property and property assets held for sale.

The changes in investment property are attributable to updates of the property valuations as at 30 June 2019. The effect from property assets held for sale derive from the fact that an agreement of a sale of the C-View property was signed during the second quarter and in connection with this the valuation was updated in accordance with the signed sales agreement. See comments on financial position for more information.

Tax

The deferred tax expense of SEK -63,189 thousand (-48,271) is mainly attributable to temporary differences between the fair value of the properties and the local taxable residual value. The increase refers to the fact that C-View is valued higher than last year due to the signed sales agreement. Of the period’s total (deferred) tax expense, SEK -43,152 thousand is attributable to C-View. See comments on financial position for more information.

Inflation adjustment in income statement

As Angola is presently considered a hyperinflationary country, adjustments are made to the Angolan operations' reports taking current inflation into consideration. All items in local currency in the income statement, apart from unrealised changes in property value, were calculated with an index of 1.033 in the income statement, based on the consumer price index in Angola. The total net effect on the consolidated income statement of these adjustments amounts to SEK 1,469 thousand.

Other comprehensive income

Other comprehensive income includes translation differences of SEK -41,590 thousand (-192,607), which arose as a result of revaluation of the subsidiaries' assets and liabilities from local currencies to SEK. Inflation adjustments in accordance with IAS 29 amount to SEK -907 thousand (-5,718).

Condensed consolidated statements of financial position

ALL AMOUNTS IN SEK THOUSANDS	NOTE	2019-06-30	2018-06-30	2018-12-31
ASSETS				
Non-current assets				
Investment property	3	159,757	700,105	653,073
Property assets held for sale	7	540,938	–	–
Equipment, tools, fixtures and fittings		683	971	768
Intangible assets	4	483	72	54
Exploration and evaluation assets		214,559	200,828	204,151
Financial assets valued at amortised cost		19,854	–	7,672
Deferred tax asset	1	7	–	-
Total non-current assets		**936,280**	**901,976**	**865,718**
Current assets				
Trade receivables		22,522	27,228	23,655
Other receivables	5	31,198	28,971	29,341
Prepaid expenses and accrued income		14,438	671	4,066
Cash and cash equivalents		33,234	79,973	57,659
Total current assets		**101,392**	**136,842**	**114,727**
TOTAL ASSETS		1,037,672	1,038,819	980,446
EQUITY AND LIABILITIES				
EQUITY				
Total equity attributable to Parent Company shareholders	1	856,606	855,451	811,899
LIABILITIES				
Non-current liabilities				
Finance lease liability		–	60,040	176
Deferred tax liabilities		141,048	74,491	85,407
Other provisions		3,482	3,749	3,272
Total non-current liabilities		**144,529**	**138,279**	**88,855**
Current liabilities				
Finance lease liability		4,896	6,245	49,194
Accounts payable		8,024	6,076	6,131
Tax liabilities		–	5,889	3,905
Other current liabilities		7,702	6,229	4,555
Accrued expenses and deferred income		6,408	20,648	15,907
Contract liabilities		9,506	–	–
Total current liabilities		**36,537**	**45,088**	**79,692**
TOTAL EQUITY AND LIABILITIES		1,037,672	1,038,819	980,446

COMMENTS ON CONSOLIDATED FINANCIAL POSITION

Non-current assets

The carrying amount of investment properties totalled SEK 159,757 thousand. Net change since year-end 2018 totalled SEK -493,316 thousand, of which SEK -430,804 thousand refers to a re-classification of C-View. During the second quarter, the C-View property is re-classified from investment property to property assets held for sale, as a result of the signed sales agreement during the period.

Unrealised changes in value in investment property amounts to SEK -37,964 thousand during the period January-June and derives mainly from generally lower expectations in Angola. The valuations have been adjusted from year-end 2018 after Abacus published its market report in March 2019. The report showed further low assumptions about market rents and vacancy rates for 2019, and growth expectations are also low going forward. Although cautious assumptions were used in the annual accounts for 2018, these have been further adjusted based on Abacus' report, which was not available in the preparation of the 2018 financial statements. See note 3 for a summary of the period's changes.

As mentioned above, the C-View property is classified (and separately reported) as a property asset held for sale. C-View is still reported at fair value, which corresponds to the agreed purchase price, discounted over the payment period of three years. Based on a discount rate of 7.75 per cent, the fair value amounts to AOA 19,853 million, which as per 30 June 2019 corresponds to a value of SEK 540,938 thousand. For more information about the sale and the accounting of the transaction, see note 7.

Intangible assets now include use of right for the head office premises. See Note 1 for a description of the transition to IFRS 16 Leasing.

Exploration and evaluation assets totalled SEK 214,559 thousand. The change compared to the annual accounts for 2018 consists of investments of SEK 6,595 thousand and translation and revaluation effects of SEK 3,812 thousand. See Note 4 for a summary of the changes.

Due to the uncertainty of the Angolan currency, the Angolan subsidiary invested further funds in Angolan government bonds indexed against the USD, which reduces the Group’s currency risk somewhat. The bonds carry an interest rate of 7-7.75 per cent. Bonds with a maturity of more than one year were recognised as financial assets.

Current assets

Current assets, excluding cash and cash equivalents, have increased by a total of SEK 11,090 thousand and are mainly to prepaid costs, derived from new ongoing projects.

Non-current liabilities

The total lease liability is divided into current and non-current parts. As from this quarter, there is no longer a non-current part, compared to previous year.

Deferred tax liabilities amounted to SEK 141,048 thousand and are attributable to surplus values in properties as well as to surplus values in exploration and evaluation assets. The deferred tax has increased by SEK 55,641 thousand compared to the year-end 2018 and the increase relates mainly to the fact that the C-View property was revalued during the second quarter of 2019. The changed value of C-View increased the deferred tax by SEK 43,152 thousand. In addition to this, one of the properties (Maria) went in February 2019 from being leased to partly owned, which means that this property is now included in the calculation of the deferred tax.

Current liabilities

The Group's financial leasing liability now amounts to SEK 4,896 thousand, which is a decrease of SEK 44,298 thousand since the annual accounts 2018 (total leasing debt in 2018). The reason for the decrease is, as mentioned above in connection with the investment property, changes in leasing contracts. The decrease has affected both the leasing liability and the leasing asset, which is why the change did not affect the income statement.

Contract liabilities relate to services to tenants, invoiced in advance.

Condensed consolidated statement of changes in equity

ALL AMOUNTS IN SEK THOUSANDS	NOTE	2019-06-30	2018-06-30	2018-12-31
Reported opening balance		**811,900**	**874,364**	**874,364**
Change in accounting policies, IFRS 16 Leases	1	-37	-	-
Adjusted opening balance		**811,863**	**874,364**	**874,364**
Net profit/loss for the period		86,333	173,687	186,909
Other comprehensive income, net of tax		-41,590	-192,607	-249,380
Comprehensive income for the period		**44,744**	**-18,920**	**-62,471**
Issue expenses		-	7	7
Closing balance attributable to parent company shareholders		**856,607**	**855,451**	**811,900**

COMMENTS ON CHANGES IN EQUITY

During the first half-year period of 2019, an adjustment of SEK -37 thousand has been made attributable to the fact that the head office's premises in Stockholm, since January 1 2019, are reported in accordance with IFRS 16 Leases. See more information on new accounting principles in Note 1.

Condensed consolidated statements of cash flows

ALL AMOUNTS IN SEK THOUSANDS	APR-JUN 2019	APR- JUN 2018	JAN- JUN 2019	JAN- JUN 2018	FULL YEAR 2018
Operating profit/loss before financial items	1,861	5,329	4,863	12,358	22,075
Adjustments for items not included in cash flow	329	113	820	158	-2,921
Interest received	360	2,302	1,682	2,302	1,936
Interest paid	-100	87	100	-87	-212
Tax paid	-	-	-	-	-
Cash flow from operating activities before change in working capital	**2,450**	**7,657**	**7,266**	**14,731**	**20,878**
Changes in working capital	-1,997	4,600	-5,735	-10,671	-14,454
Cash flow from operating activities	**453**	**12,257**	**1,531**	**4,059**	**6,423**
Capital expenditures on investment properties	-221	2,906	-778	3,691	-4,404
Capital expenditures on exploration and evaluation assets	4,707	-1,540	-6,595	2,788	-5,975
Capital expenditures on other fixed assets	11	-35	-11	-883	-848
Investments in financial assets (government bonds)	7,451	-	13,465	-	-7,783
Cash flow from investing activities	**-12,390**	**-4,481**	**-20,850**	**7,362**	**-19,011**
Payments for finance leases	923	5,928	-3,254	7,944	-13,292
Cash flow from financing activities	**-923**	**-5,928**	**-3,254**	**7,944**	**-13,293**
Cash flow for the period	**-12,860**	**1,849**	**22,573**	**-11,247**	**-25,881**
Cash and cash equivalents at start of period	48,083	80,686	57,659	102,183	102,183
Cash flow for the period	12,860	1,849	-22,573	-11,247	-25,881
Exchange losses on cash and cash equivalents	1,990	-2,561	1,853	10,963	-18,643
Cash and cash equivalents at end of period	**33,234**	**79,973**	**33,234**	**79,973**	**57,659**

COMMENTS ON CASH FLOWS

Cash flow from investing activities amounted to SEK -20,850 thousand (-7,362) during the first half-year-period of 2019 and is mainly attributable to the further investments in Angolan governmental bonds. Investments in investment properties and exploration and evaluation assets are still relatively low.

During the period, a total of SEK -3,254 thousand (-7,944) was paid in rent to landowners.

The exchange rate difference in cash and cash equivalents amounts to SEK -1,853 thousand (-10,963), which, compared to the effects in 2018, indicates that the Angolan currency has begun to stabilize.

Consolidated key ratios

For definitions of key ratios, see pages 24-25.

QUARTERLY SUMMARY – GROUP

ALL AMOUNTS IN SEK THOUSANDS UNLESS OTHERWISE STATED	Q2 2019	Q1 2019	Q4 2018	Q3 2018	Q2 2018	Q1 2018	Q4 2017	Q3 2017
EARNINGS								
Rental and service revenues	12,492	13,046	18,713	18,260	19,060	20,599	24,757	27,392
Other operating income	374	407	172	-134	146	30	2	54
Operating profit/loss	1,861	3,002	4,248	5,468	5,329	7,029	21,208	12,689
Net profit/loss for the period after tax	108,572	-22,239	16,981	-3,759	164,320	9,367	8,077	52,281
PROPERTY-RELATED KEY RATIOS								
Rental revenues	8,496	8,956	13,128	13,050	14,163	13,007	14,845	15,764
Service revenues	3,995	4,090	5,585	5,211	4,897	7,592	9,912	11,628
Property-related expenses	-4,689	-3,611	-7,920	-5,082	-4,893	-5,987	6,952	-8,580
Operating net	7,803	9,435	10,793	13,178	14,167	14,612	31,709	18,812
Operating surplus, property portfolio, %	62%	72%	58%	72%	74%	71%	128%	69%
Revenue backlog	43,795	61,594	51,222	64,347	*	*	*	*
Rent backlog	34,504	43,044	32,646	44,911	*	*	*	*
Contracted annual rental and service revenues	46,046	45,822	78,865	78,918	*	*	*	*
Contracted annual rental revenues	30,782	30,040	60,374	60,368	*	*	*	*
FINANCIAL KEY RATIOS								
EBITDA	2,075	3,208	4,249	5,583	5,442	7,074	21,242	12,697
EBITDA margin, %	16%	24%	22%	31%	28%	17%	86%	46%
RATIOS PER SHARE								
Basic and diluted shares outstanding, thousand	477,315	477,315	477,315	477,315	477,315	477,315	477,315	445,815
Average number of shares, thousand	477,315	477,315	477,315	477,315	477,315	477,315	450,266	445,815
Diluted earnings per share, SEK	0.23	-0.05	0.04	-0.01	0.34	0.02	0.02	0.12
EMPLOYEES								
Average number of employees	18.0	18.0	17.0	17.0	17.0	16.0	15.0	17.0

FULL-YEAR SUMMARY – GROUP

ALL AMOUNTS IN SEK THOUSANDS UNLESS OTHERWISE STATED	JAN-JUNE 2019	JAN-JUNE 2018	FULL YEAR 2018	FULL YEAR 2017	FULL YEAR 2016
EARNINGS					
Rental and service revenues	25,538	39,659	76,633	110,483	150,161
Other operating income	780	176	214	811	-
Operating profit/loss	4,863	12,358	22,075	-105,254	99,191
Operating profit/loss before items affecting comparability	4,863	12,358	22,075	69,332	99,191
Net profit/loss for the period, after tax	86,333	173,687	186,909	-67,275	32,808
PROPERTY-RELATED KEY RATIOS					
Rental revenues	17,453	27,171	53,349	67,160	99,332
Service revenues	8,085	12,489	23,284	43,323	50,829
Property-related expenses	-8,300	-10,880	-23,883	-21,089	-39,436
Operating net	17,238	28,779	52,750	89,394	110,725
Operating surplus, property portfolio, %	67%	73%	69%	81%	74%
Revenue backlog	43,795	*	51,222	*	*
Rent backlog	34,504	*	32,646	*	*
Contracted annual rental and service revenues	46,456	*	78,865	*	*
Contracted annual rental revenues	30,782	*	60,374	*	*
Area occupancy rate, %***	65%	66%	55%	73%	87%
Economic occupancy rate, %***	59%	*	44%	*	*
WAULT rent and service, months**	13.5	9.8	6.7	14.3	**
Market value of portfolio	696,121	633,820	603,703	618,344	631,108
Leasable area, thousands of square meters	20.0	40.1	31.7	40.1	30.2
Number of properties at end of period	16	16	16.0	16.0	19
FINANCIAL KEY RATIOS					
Return on equity (ROE), %	13%	19%	22%	neg.	7%
Return on assets (ROA), %	neg.	16%	18%	neg.	5%
EBITDA	2,075	5,442	22,348	-105,212	99,191
Adjusted EBITDA	2,075	5,442	22,348	69,374	99,191
EBITDA margin, %	16%	28%	19%	neg.	66%
Adjusted EBITDA margin, %	16%	28%	19%	62%	66%
Equity/assets ratio, %	83%	82%	83%	82%	72%
RATIOS PER SHARE					
Basic and diluted shares outstanding, thousand	477,315	477,315	477,315	477,315	353,268
Average number of basic and diluted shares, thousands	477,315	477,315	477,315	401,297	353,268
Basic and diluted earnings per share, SEK	0.23	0.34	0.39	-0.17	0.09
Equity per share, SEK	1.79	1.79	1.70	1.83	1.64
EMPLOYEES					
Average number of employees	18.0	16.0	16.8	15.5	15.00

*From the third quarter of 2018, several new key ratios were calculated and produced. The time spent and cost of producing data for periods farther back was weighed against the added value of presenting the information. The assessment is that it is more relevant for the Group to calculate these key ratios from Q3 2018 onwards and that time spent and cost were not reasonable for calculating these key ratios.

**WAULT (see more detail in the definitions) means a weighted average unexpired lease period. For periods before Q3 2018 has the average remaining contract length is not weighted. Key ratio for 2016 was not calculated.

*** For the period January-June 2019, the C-View property is not included in key ratios area/economic occupancy rate and leasable area. However, the property is included in the market value of the portfolio.

Parent Company

The Parent Company's revenue for the period January-June 2019 amounted to SEK 5,893 thousand (4,279). Revenue related to re-invoicing of costs and management fees to subsidiaries.

Other external expenses of SEK -5,276 (-8,065) thousand decreased slightly from previous year. The decrease is partly attributable to lower consulting costs. More consultants were hired last year for accounting and business development and in order to temporary replace an employment in the Parent company during a parental leave.

Employee benefit expenses increased by 23 per cent compared to the comparative period 2018. This is due to both a new employment in July 2018 and that personnel costs were slightly lower than normal in the half year of 2018 due to a parental leave in the Parent Company.

There were 5 persons (4) employed by the Parent Company at the end of the period.

CONDENSED INCOME STATEMENT – PARENT COMPANY

ALL AMOUNTS IN SEK THOUSANDS	NOTE	APR-JUN 2019	APR- JUN 2018	JAN- JUN 2019	JAN- JUN 2018	FULL YEAR 2018
Revenue	5	2,770	2,270	5,893	4,279	10,545
Other operating income		72	–	94	23	31
Other external costs		-2,660	-4,475	-5,276	-8,065	-17,432
Employee benefit expenses		-1,794	-1,408	-3,606	-2,941	-5,821
Depreciation/amortisation		-9	-9	-18	-18	-36
Other operating expenses		-21	-18	-115	-77	-149
Operating profit/loss		**-1,641**	**-3,640**	**-3,027**	**-6,799**	**-12,862**
Interest income and similar items		-84	844	447	1,102	1,596
Interest income, intercompany	5	1,009	789	2,006	1,547	3,274
Interest expenses and similar items		-7	-49	-24	-49	-120
Earnings before tax		**-724**	**-2,055**	**-599**	**-4,200**	**-8,112**
Tax		–	–	–	–	–
Net profit/loss for the period		**-724**	**-2,055**	**-598**	**-4,200**	**-8,112**

CONDENSED BALANCE SHEET – PARENT COMPANY

ALL AMOUNTS IN SEK THOUSANDS	NOTE	2019-06-30	2018-06-30	2018-12-31
ASSETS				
Non-current assets				
Participations in Group companies		1,385,798	1,384,498	1,385,798
Intangible assets		36	72	54
Receivables from Group companies		226,019	188,830	213,060
Total non-current assets		**1,611,853**	**1573,400**	**1,598,912**
Current assets				
Receivables from Group companies		3,015	17,385	2,911
Current receivables		5,872	639	901
Cash and bank balances		4,489	39,107	22,648
Total current assets		**13,376**	**57,131**	**26,460**
TOTAL ASSETS		1,625,228	1,630,531	1,625,372
EQUITY AND LIABILITIES				
Total equity		**1,617,841**	**1,622,353**	**1,618,440**
Total current liabilities		**7,388**	**8,179**	**6,932**
Total liabilities		**7,388**	**8,179**	**6,932**
TOTAL EQUITY AND LIABILITIES		1,625,228	1,630,531	1,625,372

CONDENSED STATEMENT OF CHANGES IN EQUITY – PARENT COMPANY

ALL AMOUNTS IN SEK THOUSANDS	NOTE	2019-06-30	2018-06-30	2018-12-31
Opening equity		**1,618,440**	**1,626,545**	**1,626,545**
Net profit/loss for the period		-598	-4,200	-8,112
Other comprehensive income for the period			-	–
Comprehensive income for the period		**-598**	**-4,200**	**-8,112**
Issue expenses		-	7	7
Total equity		1,617,842	1,622,353	1,618,440

Other information

COMPANY INFORMATION

The Parent Company, Crown Energy AB (publ), with corporate ID 556804-8598, is a limited company registered in Sweden and domiciled in Stockholm. The Parent Company's ordinary shares are listed on NGM Equity. The street address of the main office is Norrlandsgatan 18, 111 43 Stockholm.

The number of employees in the Group at the end of the reporting period is 18; 13 linked to the operations in Angola and five employed in the Parent Company in Sweden.

OWNERSHIP STRUCTURE

The number of shares registered in Crown Energy AB's share register (as per Euroclear) as of publication of this report is 477,315,350 with a quotient value of SEK 0.03 per share.

The Company's ordinary shares are listed on NGM Equity and are traded under the ticker name CRWN with ISN code SE0004210854.

SHAREHOLDERS	NUMBER OF SHARES	SHARES (%)	NUMBER OF VOTES	VOTES (%)
Yoav Ben-Eli, via company 1)	343,817,971	72.0%	343,817,971	72,0%
Cement Fund SCSp	63,000,000	13.2%	63,000,000	13.2%
Andreas Forssell, privately and via companies	8,404,609	1.8%	8,404,609	1.8%
Alan Simonian, privately and via family	3,429,521	0.7%	3,429,521	0.7%
Other shareholders	58,663,249	12.3%	58,663,249	12.3%
Total number of shares	**477,315,350**	**100.0%**	**477,315,350**	**100.0%**

1) The shares are owned by YBE Ventures Ltd, which is controlled by Yoav Ben-Eli.

SEASONAL VARIATIONS

We estimate that there are not any significant seasonal variations in any of the Group's business areas or in Crown Energy as an individual company.

RISKS AND UNCERTAINTIES

A detailed description of the Group's and Parent Company's risks and risk management can be found in Crown Energy's 2018 Annual Report. During the first half-year 2019 and until this interim report is released, no decisive changes to significant risks or uncertainties have occurred compared to that stated in the annual report.

Notes

1 ACCOUNTING POLICIES

This interim report was prepared pursuant to IAS 34 Interim Financial Reporting, the Swedish Annual Accounts Act, and RFR 1 Supplementary Accounting Regulations for Groups. As with the 2018 annual accounts, the consolidated accounts were prepared in accordance with the International Financial Reporting Standards (IFRS) as adopted by the EU and the Swedish Annual Accounts Act. The financial statements of the Parent Company were prepared in accordance with the Swedish Annual Accounts Act and the Swedish Financial Reporting Board's RFR 2 Accounting for Legal Entities.

The same accounting policies were used during the period as were used for the 2018 financial year and as described in the 2018 Annual Report. New or revised standards, interpretations, or amendments adopted by the EU which influenced the Group's earnings or position, have been described below.

This interim report does not contain all the information and disclosures contained in the Annual Report, so the interim report should be read alongside the 2018 Annual Report.

ADDITIONAL ACCOUNTING POLICIES IN 2019

New standards that came into force in 2019

IFRS 16 Leases
The new standard, which comes into force 1 January 2019, means that a leaseholder's previous operating leases will be recognised in the balance sheet. The Group has applied the standard from 1 January 2019 according to a simplified transition approach, which means that comparative figures are not restated and the whole effect is accounted for in equity. The adjustment of the opening balance for equity amounts to SEK -37 thousand. The new standard has also resulted in that a deferred tax receivable of SEK 7 thousand is recognised.

For a summary of the standard and transition effects, see the 2018 Annual report, note 2 Accounting policies and note 34 Effects of changed accounting policies as of 1 January 2019.

2 REVENUE CATEGORIES

The Group has two revenue streams: rental revenue from leases and revenue from service contracts with tenants. Rental revenue, which makes up most of the Group's revenue, is covered by IAS 17, which is why it is excluded from IFRS 15 and its disclosure requirements.

Regarding accounting principles and risks linked to these revenues, see the Annual Report 2018.

REVENUE CATEGORIES, AMOUNTS IN SEK THOUSANDS	Energy JAN- JUN 2019	Asset Development and Management JAN- JUN 2019	Other and eliminations JAN- JUN 2019	Total JAN- JUN 2019
Rental revenue	-	17,453	-	17,453
Service revenue	-	8,085	-	8,085
Other revenue	13	787	-20	780
Total revenue	**13**	**26,325**	**-20**	**26,318**
Of which revenue from contracts with customers, subject to IFRS 15	**-**	**8,085**	**-**	**8,085**

Note 2 Revenue categories (continued)

REVENUE CATEGORIES, AMOUNTS IN SEK THOUSANDS	Energy JAN-JUN 2018	Asset Development and Management JAN- JUN 2018	Other and eliminations JAN- JUN 2018	Total JAN-JUN 2018
Rental revenue	-	27,171	-	27.171
Service revenue	-	12,489	-	12.489
Other revenue	12	-	164	176
Total revenue	**12**	**39,659**	**164**	**39,836**
Of which revenue from contracts with customers, subject to IFRS 15	**-**	**12,489**	**-**	**12,489**

3 INVESTMENT PROPERTY

Changes in carrying amount:

GROUP, ALL AMOUNTS IN SEK THOUSANDS	APR-JUN 2019	APR- JUN 2018	JAN- JUN 2019	JAN- JUN 2018	FULL YEAR 2018
Opening carrying amount	**602,086**	**691,512**	**653,073**	**720,597**	**720,597**
+ Capital expenditures for the period	221	786	778	3,652	4,404
+ Acquisitions for the period	-	–	-	–	–
- Disposals for the period	-	–	-	–	–
+/- Unrealised changes in value	-7,199	-21,912	-34,627	-38,428	-70,257
+/- Change leasing liability	-703	-5,921	-3,337	-7,944	-12,354
Changes in leasing contracts, no effect on result	–	–	-42,472	–	–
Re-classification to property assets held for sale*	-430,804	–	-430,804	–	–
+/- Exchange rate effects*	-3,844	35,640	17,145	22,228	10,683
Closing carrying amount	**159,757**	**700,105**	**159,757**	**700,105**	**653,073**

*Re-classification of property assets held for sale refers to C-View and the value is the fair value as per 31 March 2019.

The investment properties have been appraised internally as per 30 June 2019. Required returns were determined separately for housing and office premises and are set at 11.5 and 12.5 per cent respectively. The weighted average cost of capital (WACC) for the market was estimated at 17.7 per cent for the period, before tax.

Lease costs for rights of use are included in the fair value, which means that the lease liability is reversed to avoid double counting these costs:

GROUP, ALL AMOUNTS IN SEK THOUSANDS	JAN-JUN 2019	JAN- JUN 2018	FULL YEAR 2018
Fair value, investment properties	**155,183**	**633,820**	**603,703**
Reversal of lease liabilities recognised as lease liabilities	4,574	66,285	49,370
Carrying amount at end of reporting period	**159,757**	**700,105**	**653,073**

4 EXPLORATION AND EVALUATION ASSETS

Changes in carrying amount:

GROUP, ALL AMOUNTS IN SEK THOUSANDS	APR-JUN 2019	APR- JUN 2018	JAN- JUN 2019	JAN- JUN 2018	FULL YEAR 2018
Opening carrying amount	209,995	191,744	204,151	188,888	188,888
Capital expenditures for the period	4,707	1,540	6,595	2,788	5,975
Translation and revaluation effects	-144	7,544	3,812	9,152	9,288
Closing accumulated cost of acquisition	214,559	200,828	214,559	200,828	204,151

5 TRANSACTIONS WITH RELATED PARTIES

PURCHASES AND SALES WITHIN THE GROUP

Of the Parent Company's revenue for the January-June 2019 period, 100 per cent (100) represents re-invoicing and management fees to other companies within the Group. Of the Parent Company's total interest income, 100 per cent (100) relates to other entities within the Group.

PURCHASE OF SERVICES

Peter Mikkelsen works in his management position under a consultancy agreement. The services are purchased on normal commercial terms and work performed is invoiced regularly.

Crown Energy also purchases technical consulting services from Simco Petroleum Ltd. ("Simco"). Alan Simonian, Board member and Company employee, currently owns 33 per cent of Simco, privately and via related parties. Services from Simco are purchased on normal commercial terms.

Yoav Ben-Eli, Board member and largest shareholder in the Parent Company, performs business development consulting services for the Group. Invoicing is via the Israeli company Betco Trading Services International Limited.

ESI Angola

The Company's principal shareholder owns 100 per cent of ESI Angola Lda and according to a service contract, ESI Angola Lda provides property management and other services to YBE Imobiliária Angola Lda. On the other hand, ESI Angola Lda rents premises from YBE Imobiliária Angola Lda.

In addition to these ongoing purchases of services, Crown Energy has a receivable from ESI Angola Lda, which is attributable to the acquisition of the Angolan business in 2017. At 30 June 2019, this receivable amounted to the equivalent of SEK 28,670 thousand and carries a market interest rate.

INVOICED SERVICES	Total invoiced, JAN-JUNE 2019	Total invoiced, JAN-JUNE 2019, SEK*
Peter Mikkelsen	2,375 GBP	28,603
Simco Petroleum Ltd	20,040 USD	186,106
Betco Trading Services International Limited	168,000 USD	1,560,175
ESI Angola Lda	229,495,387 AOA	6,653,235

*Based on average exchange rate during the period January-June 2019.

6 OPERATING SEGMENTS

OPERATING SEGMENTS, SEK THOUSANDS	Energy APR-JUNE 2019	Asset Development and Management APR-JUNE 2019	Other and eliminations APR-JUNE 2019	Total APR-JUNE 2019
Revenue	18	12,796	51	12,865
Operating expenses	114	-7,761	-3,358	-11,004
Operating profit/loss	**132**	**5,035**	**-3,306**	**1,861**
Net financial items	-165	15,751	-159	15,427
Profit/loss before tax and changes in value	**-33**	**20,786**	**-3,465**	**17,288**
Changes in value				
Property, unrealised	–	133,974	–	133,974
Earnings before tax	**-33**	**154,760**	**-3,465**	**151,262**
Income tax	–	1,026	–	1,026
Deferred tax	–	-43,713	-2	-43,715
Net profit/loss for the period	**-33**	**112,073**	**-3,467**	**108,572**
Non-current assets at end of period	214,559	721,232	490	936,280

OPERATING SEGMENTS, SEK THOUSANDS	Energy APR-JUNE 2018	Asset Development and Management APR-JUNE 2018	Other and eliminations APR-JUNE 2018	Total APR-JUNE 2018
Revenue	4	19,060	142	19,206
Operating expenses	-103	-8,658	-5,116	-13,877
Operating profit/loss	**-99**	**10,402**	**-4,973**	**5,329**
Net financial items	4,048	193,180	7,103	204,332
Profit/loss before tax and changes in value	**3,949**	**203,582**	**2,130**	**209,661**
Changes in value:				
Property, unrealised	–	-27,833	–	-27,833
Earnings before tax	**3,949**	**175,749**	**2,130**	**181,828**
Income tax	–	-3,487	3,471	-16
Deferred tax	–	-17,492	–	-17,492
Net profit/loss for the period	**3,949**	**154,770**	**5,601**	**164,320**
Non-current assets at end of period	200,828	701,076	72	901,976

Note 6 Operating segments (continued)

OPERATING SEGMENTS, SEK THOUSANDS	Energy JAN-JUNE 2019	Asset Development and Management JAN-JUNE 2019	Other and eliminations JAN-JUNE 2019	Total JAN-JUNE 2019
Revenue	13	26,325	-20	26,318
Operating expenses	-245	-14,583	-6,627	-21,455
Operating profit/loss	-232	11,742	-6,646	4,863
Net financial items	1,830	37,364	427	39,621
Profit/loss before tax and changes in value	1,599	49,106	-6,219	44,484
Changes in value				
Property, unrealised	–	103,913	–	103,913
Earnings before tax	3,429	190,382	-5,793	148,397
Income tax	–	1,126	–	1,126
Deferred tax	–	-63,187	-2	-63,189
Net profit/loss for the period	3,429	128,321	-5,795	86,333
Non-current assets at end of period	214,559	721,232	490	936,280

OPERATING SEGMENTS, SEK THOUSANDS	Energy JAN-JUNE 2018	Asset Development and Management JAN-JUNE 2018	Other and eliminations JAN-JUNE 2018	Total JAN-JUNE 2018
Revenue	12	39,659	164	39,835
Operating expenses	-181	-18,053	-9,244	-27,477
Operating profit/loss	-169	21,606	-9,079	12,358
Net financial items	4,782	246,064	7,282	258,128
Profit/loss before tax and changes in value	4,613	267,670	-1,797	270,487
Changes in value				
Property, unrealised	–	-46,372	–	-46,372
Earnings before tax	4,613	221,298	-1,797	224,115
Income tax	–	-5,627	3,471	-2,156
Deferred tax	–	-48,271	–	-48,271
Net profit/loss for the period	4,613	167,400	1,674	173,687
Non-current assets at end of period	200,828	701,076	72	901,976

7 SALE OF THE C-VIEW PROPERTY

Background

On 30 April 2019 Crown Energy concluded an agreement for the sale of the C-View property in Angola. Buyer is the Angolan State via the Ministry of Finance.

The transaction is made in Angolan kwanza and will be paid over three years in a total of six equal semi-annual instalments. The payments will be adjusted with an official inflation rate. The inflation compensation will be determined before the last instalment.

The Angolan ministry of finance will gain title of the property year three (3) after having paid the full purchase price. Economic control is transferred to the buyer after the second instalment.

Note 7 Sale of the C-View property (continued)

The agreement is subject to a formal regulatory registration process in Angola. This process is not finalised, which means that Crown Energy has not been able to receive the first instalment.

Accounting
C-View will, up until the economic control is transferred to the buyer, continue to be managed by Crown Energy, which means that it will be classified as an asset held for sale (in accordance with IFRS 5) from 30 April 2019. The asset is valued at fair value (in accordance with IAS 40), which corresponds to the agreed purchase price, discounted over the repayment period of three years. Based on a discount rate of 7.75 per cent, this gives a fair value of AOA 19,853 million, which as per 30 June 2019 corresponds to SEK 540,938 thousand.

The change in value from 31 March 2019 to 30 June 2019 amounts to SEK 141,877 thousand and is still unrealised. Realised results will arise after the economic control is transferred to the buyer. When the economic control is transferred, C-View will be de-recongised as an asset held for sale and will instead be recognised as a receivable on the buyer.

Transaction costs will be accounted for as a part of the net realised result of the transaction, in connection with the transfer of the economic control.

As no advance payment from the buyer is done during the second quarter 2019, there is no contract liability.

Deferred tax liability has increased by SEK 43,152 thousand due to the changed valuation of the property.

8 EVENTS AFTER THE END OF THE REPORTING PERIOD

No significant events have occurred after the end of the reporting period.

The Board and CEO hereby certify that this half-year-report gives a fair overview of the Parent Company's and Group's operations, position, and earnings, and describes significant risks and uncertainty factors to which the Group and its companies are exposed.

This half-year-report was not subject to review by the auditors.

Stockholm, 9 August 2019

Pierre-Emmanuel Weil
Chairman of the Board

Yoav Ben-Eli
Board member

Jean Benaim
Board member

Alan Simonian
Board member

Andreas Forssell
CEO

PUBLICATION
This information constitutes such information as Crown Energy AB (publ) is required to disclose under the EU Market Abuse Regulation. The information was submitted for publication on 9 August 2019 at the time stated by Crown Energy's news distributor Cision at the publication of this information.

Glossary and definitions

ALTERNATIVE PERFORMANCE MEASURES

The Company applies the European Securities and Markets Authority's (ESMA) guidelines on alternative performance measures. The alternative key financial performance indicators are defined as financial measures of historical or future earnings trends, financial position, financial performance or cash flows that are not defined or specified in the applicable regulations for financial reporting, IFRS and the Annual Accounts Act. These measures should not be regarded as a substitute for measures defined in accordance with IFRS.

If an alternative performance measure cannot be identified directly from the financial statements, a reconciliation is required.

All indicators are alternative unless stated otherwise.

DEFINITIONS OF KEY RATIOS

Financial key ratios

Adjusted EBITDA
Earnings before financial items, tax, depreciation/amortisation and impairment, adjusted for effects of reverse acquisition. EBITDA is used to measure earnings from operating activities, independently of depreciation, amortisation and impairment losses.

Average assets
Calculated as opening balance assets + closing balance assets divided by two. Used to calculate return on capital employed.

Average capital
Calculated as opening capital employed + closing capital employed divided by two. Used to calculate return on equity.

Average equity
Calculated as opening balance equity + closing balance equity divided by two. Used to calculate return on equity.

EBITDA
Earnings before interest, taxes, depreciation and amortisation. EBITDA is used to measure earnings from operating activities, independently of depreciation, amortisation and impairment losses.

EBITDA margin
Measurement of a company's operating profitability as a percentage of its total revenue. The EBITDA margin is used to compare EBITDA in relation to revenue.

Equity, SEK
Equity at end of period.

Equity/assets ratio, %
Equity including the minority as a percentage of total assets. Used to highlight the Company's interest rate sensitivity and financial stability.

Operating profit/loss excl. effect from reverse acquisition
Earnings before financial income and expenses and taxes, adjusted for the effect of the reverse acquisition. Used to measure operating profitability.

Operating profit/loss incl. effect of reverse acquisition
Earnings before financial income and expenses and taxes. Used to measure operating profitability.

Return on assets (ROA), %
This ratio measures profitability relative to total assets. Return on assets is used to highlight a company's ability to generate profit on the group's assets, unaffected by the group's financing.

Return on equity (ROE), %
The amount of net income returned as a percentage of shareholders equity. Return on equity measures a corporation's profitability by revealing how much profit a company generates with the money shareholders have invested.

Total assets
Total assets at the end of the period. Total assets are a measure of the value of assets at the end of the period.

Ratios per share

*Earnings per share, SEK**
Earnings after tax divided by average number of shares for the period. Used to show the shareholders share of the Group's earnings per share.

Equity per share, SEK
Equity at end of period divided by number of shares at end of period. Used to highlight the shareholders' portion of the company's total assets per share.

*Total number of shares outstanding**
Number of shares outstanding at end of period.

*Weighted average number of shares**
Weighted number of shares outstanding during the year.

Employees
*Average number of employees***
Average number of employees during the period.

PROPERTY-RELATED DEFINITIONS AND GLOSSARY

*Area occupancy rate***
Leased area in relation to total leasable area at the end of the period.

*Economic occupancy rate***
Calculated by dividing contracted annual rental revenue in relation to the rental value. This figure is used to help facilitate the assessment of rental revenue in relation to the total value of available, unleased area. Note that this calculation does not include service revenues. Relates to contracted annual rent plus assessed market rent for vacant premises.

*Leasable area, sqm***
Leased area plus leasable vacant area.

Operating net
Total revenue less property costs.

*Rent backlog***
Outstanding rental revenues during remaining contract period. Rent backlog is used to highlight the Group's remaining contract value for rental revenues to be invoiced to the tenant, at a given point in time. Cannot be derived from the Company's financial reporting.

*Rental revenue**
Billed rents, rent surcharges and rental guarantees less rent discounts.

*Revenue backlog***
Outstanding rental and service revenues during remaining contracted contract period. Revenue backlog is used to highlight the Group's total remaining contract value to be invoiced to the tenant, at a given point in time. Cannot be derived from the Company's financial reporting.

*Service revenue**
Service in accordance with client contract. Service may, depending on how the contract is designed, include everything from operating costs to Internet and catering costs.

*Surplus ratio***
Operating net divided by total revenue.

*Weighted average unexpired lease term (WAULT)***
Used to illustrate the average lease term until expiry for the entire property portfolio, weighted after total contractually agreed rental and service revenues. Calculated by dividing contracted revenue (rent and service) until expiry by annual contracted rents and service. Normally expressed in years, but Crown Energy uses months.

**Key ratio defined by IFRS/IAS.*
***Key ratio not covered by ESMA's guidelines for alternative performance measures (physical, non-financial or not based on information from the financial reports).*

About Crown Energy

Crown Energy is an international group providing customised solutions for housing, offices and associated services, as well as oil and gas exploration in Africa and the Middle East. The Company creates value via two business areas: *Asset Development and Management* and *Energy.*

In the *Asset Development and Management* business area, the Company offers a one-stop-shop concept for housing, offices and associated services to international companies. Crown Energy's offering covers the entire chain from needs-adapted design and construction, to leasing, property management and value-added services.

The *Energy* business area focuses on exploration opportunities with high potential for recoverable reserves. Value is created by developing assets in early stages and then introducing suitable oil and gas industry players to the projects for further development and production.

VISION

To be an established player and an obvious partner in the international energy market, both in exploration and in development of customised residential and office solutions and value-added services.

GOALS

Crown Energy's objective is to generate the highest possible return for shareholders with a balanced risk awareness. The Company aims to have an established service business through property concepts in several geographic markets as well as a balanced portfolio of development and exploration assets.

STRATEGY

Crown Energy's strategy is based on the overall objective of generating the highest possible return for shareholders with a balanced risk awareness. This includes:

- Establishing service operations in more markets requiring residential and office solutions in the oil and gas industry
- Carefully selecting exploration areas where the chance of oil and gas discoveries is high
- Exploiting synergies between the two business areas and reinvesting some of the cash flow from service operations to further develop the exploration assets
- Offering exploration and production partners tailored residential premises and offices in proximity to the assets
- Pursuing farm-out opportunities as exit strategies to capitalise as much as possible on the assets
- Creating a good risk spread through several parallel projects

ADVANTAGES OF COMBINED OPERATIONS

Several advantages are created by the combination of the Asset Development and Management business areas, and the Energy business area. Together, the business becomes more diversified, which means reduced risk. The cash flow generated within the service business can be used to further develop exploration assets. Establishing customer relationships with some of the world's leading energy companies in Asset Development and Management also increases Crown Energy's opportunities to capitalise on existing exploration assets. Crown Energy can also offer exploration and extraction partners related services in the form of customised residential properties and offices close to the assets.

REPORTING DATES

- Interim report, January-September 2019 8 November 2019

FINANCIAL INFORMATION

All financial information is posted at www.crownenergy.se as soon as it is released. Shareholders, other players in the stock market, and the public are free to subscribe to the Company's press releases and financial reports through Cision's news service, at http://news.cision.com/se/crown-energy.

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