

NORTH BRIDGE NORDIC PROPERTY AS



STATUS REPORT for the 3rd and 4th QUARTERS 2013

SUMMARY

North Bridge Nordic Property AS' (the Company/NBNP) largest investment, Lund Business Park, has been sold. The sale took place on 18 December 2013.

A distribution to the Company's shareholders is planned to be carried out when the financial statements for 2013 have been presented. The size of the distribution amount has not yet been finally determined, but Manager expects NBNP to be able to pay appr. NOK 20 per share. Capital is held back concerning, i.a., the Company's guarantee obligations related to the performed sale.

The preliminary calculated net asset value (NAV) per share as at 31 December 2013 is NOK 62 per share.

PRELIMINARY NAV

The preliminary NAV as at 31 December 2013 is NOK 62 per share. Please note that the financial statements for 2013 had not been finalized at the time of the calculation and that relevant valuations have not been completed. Hence, the final NAV can deviate from the preliminary calculated NAV:

The change in NAV from 30 June 2013 to the preliminary calculated NAV at 31 December 2013 is negative by NOK 10 per share, primarily due to the fact that the final selling price for Lund Business Park is lower than the valuation per 30 June 2013.

PROPERTY UPDATE

Elvegata Atrium	Sandnes
Share:	100 %
Type of property:	Office/trade
Constructed area m2:	5.523
Number of lessees:	12
Annual rent as of 31 Dec. 2013 (MNOK)	3,1
Value as of 30 June 2013 (MNOK)	54,0
Yield as of 31 December 2013	N/A
NAV as of 30 December 2013 (MNOK)	N/A



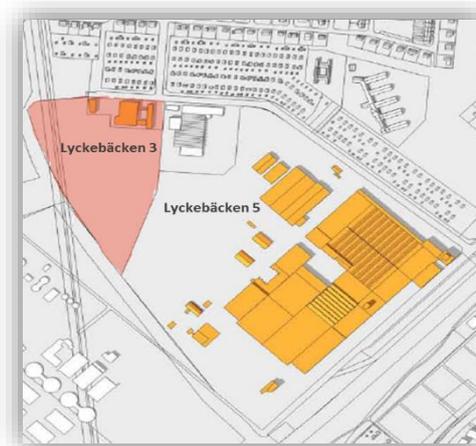
At the end of Q4 2013, the occupancy rate was 83 %. The leases are short-term and/or with the option to terminate the leases on a current basis. Lessees with short-term contracts are a challenge, as they often reflect tenants less capable of paying the rent. There have been some instances where the lessees have carried out projects without authorization and in violation with building engineering requirements.

There are significant settling damages in the building as a consequence of excavations/building activities on the adjacent property. Technical consultants have been engaged to review the property and estimate the costs to repair the damage. The report will be the basis for claiming compensation against the builder of the adjacent property, and the report will also be of assistance in the repair work.

Although the property is very centrally situated in Sandnes, it seems that the current regulation plan for building appr. 24 000 m² of business property cannot be realized in the short term. The housing market still appears to be more attractive from a development point of view, even though there is uncertainty connected with the future development in prices, and the strong buying pressure of many years has declined during the late autumn. Manager has presented plans including residential development, where the building can be carried out in steps. This reduces the size of the development project, but will in Manager's opinion increase the probability to be realized compared to the present regulation. The plans have been presented for representatives of Sandnes municipality, who have given positive feedback.

The property is presently not very liquid in the sales market as a consequence of unclarified settling damages and the fact that the project development in line with the current regulation plan is not realizable in the present market. On this background, the Board of NBNP is of the opinion that it is necessary and appropriate to carry on the work towards a regulation plan including housing development.

Lyckebacken 3	Lund, Sverige
Share:	100 %
Type of property:	Industrial/office/ warehouse
Constructed area m2:	2900 incl. office modules
Number of lessees:	4
Annual rent as of 31 December 2013 (MNOK)	0,74 MSEK
Value as of 31 December 2013 (MNOK)	n/a
Yield as of 31 December 2013	n/a
NAV as of 31 Dec. 2013 (MNOK)	n/a



Lyckebacken 3 was part of the property previously referred to as "Lund Business Park", situated in Lund in Sweden. Lyckebacken 3 was not, however, part of the sale carried out on 18 December 2013 and has been included in a separate property company.

The property is of varying quality and partly consists of movable office modules. The vacancy is high, and existing leases are made on the basis of short-term agreements. The site constitutes appr. 48 000 m2, and only part of it has been developed. The site can be of value as a potential development area for housing or other purposes. It is expected that Lund municipality will need to establish new residential areas, and the area around Lyckebacken 3 can be relevant for such a development, also taken into considerations that there are plans for a new railway station in the vicinity. Such a development will require, however, a new regulation and a change in the security distance to the adjacent cleansing department and moving high-voltage cables. In Manager's view, it is probable that these matters will be positively clarified, but this will not be the case until after the time span available for NBNP. Hence, the Board and Manager are considering possible solutions for realizing the property.

North Bridge Opportunity AS	Norway/ Sweden
Share:	348 499 shares (19 %)
Type of property:	Varied port-folio
Constructed area m2:	N/A
Number of lessees:	N/A
NAV (per share) as of 30 December 2013	105,1

No NAV has been calculated for North Bridge Opportunity AS (NBO) as of 31 December 2013, the most recent NAV being the figure from 30 June 2013.

During the second half year, considerable investments in lessee adaptations on the Company's property, Sømmegården, located in Sandnes, were carried out. Extreme weather in the beginning of December caused water to penetrate the front of the property Trekanten in Trondheim. Efforts are presently made to uncover what can and should be done to prepare the property for such extreme weather. In other respects, operating activities in the properties owned by NBO have been basically normal without significant changes in vacancies or other.

COMPANY INFORMATION

Loans

The NBNP Group has only one loan concerning Elvegata Atrium. The loan amounts to MNOK 30,27 terminating in April 2016, without instalments and with a fixed margin of 2,5 %. NBNP has guaranteed for timely payment of interest costs in the loan period. There is an interest swap of MNOK 27,5 with 5,56 % interest before margin and with expiration in August 2017

Sale of property

Lund Business Park was put up for sale through Catella in Sweden, and the property was presented for potential buyers of this type of properties. The property was taken over of the buyer, Astilla Förvaltnings AB, on 18 December 2013. The

transaction was carried out by disposing of the property company. The property value in the transaction was MNOK 299,4 (SEK/NOK 0,9355), but exclusive of a minor part of what has previously been referred to as Lund Business Park, Lyckebacken 3. In the Board's and Manager's view, the final sales price was not significantly influenced by the fact that Lyckebacken 3 had been separated from the property. The value of Lund Business Park (including Lyckebacken 3) in the Q2 report was MNOK 336,9, based on an external valuation. The final sales price is, however, in accordance with the Board's and Manager's own valuations, also being the basis for NBNP's IFRS financial statements as at 30 June 2013. In these financial statements, Lund Business Park (including Lyckebacken 3) had a value of MNOK 312,1. The value of Lyckebacken 3 is, however, uncertain.

The sale releases appr. MNOK 127 in liquidity for NBNP. This constitutes NOK 39 per share.

Several of the potential buyers were familiar with the property and gave positive feedback on the development that has taken place in recent years, with extensive rehabilitation, new buildings and upgrading of outdoor areas. In our view, this contributed favourably in the valuation by the interested parties. The future development potential outlined through the work on a new regulation plan based on housing development, including a new railway station and other infrastructure to come, was not appreciated to the extent expected by us. It was acknowledged that this was an interesting and significant upside in the project, but too early in the processes to make the potential buyers willing to pay extra for this.

Guarantees related to the sale have been given to the buyer. This mainly concerns relations connected with the property company and to a small extent matters concerning the buildings. The guarantees run for 12 months. NBNP must reserve MSEK 50 as security for the guarantee commitments in the period.

Distribution

A distribution of capital to the Company's shareholders is planned to be carried out after the 2013 financial statements have been presented, which must take place in June 2014 at the latest. The amount to distribute has not yet been determined, but Manager expects the Company to be able to distribute a payment equivalent to appr. NOK 20 per share to start with.

The table below shows the amounts that have been distributed so far and the remaining assets of the Company on the basis of the most recent preliminary NAV calculation. Distributions and NAV for NBNP 2 AS, demerged from NBNP in September 2012, are also shown. Additional distributions from NBNP are planned to be carried out as sales of the Company's assets and a gradual reduction of obligations connected with guarantees or other matters proceed. Please note that the future payments can deviate from NAV.

Numbers in NOK	NBNP	NBNP 2 AS	Total
Paid per share*	110,00		110,00
Distribution in Nov. 2011	24,00		24,00
Distribution in Dec. 2012		18,00	18,00
Distribution in June 2013	15,00		15,00
Total distributions	39,00	18,00	57,00
Estimated NAV as of 31 December 2013**	62,00	40,90	102,90
Total distributions and NAV	101,00	58,90	159,90

*Amounts paid per share depend on the time of investment. The amounts are adjusted for the split of shares carried out in September 2011. Shareholders originally subscribing for shares in Terra Eiendomsinvest AS have other subscription amounts, but the table nevertheless gives an indication of the development in values and the present situation.

** NAV for NBNP 2 AS has not been calculated as of 31 December 2013, and the NAV shown here is therefore as of 30 June 2013.

North Bridge Nordic Property AS/
North Bridge Management AS

(Sign.)

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Oslo, 16 January 2014

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