

NORTH BRIDGE NORDIC PROPERTY AS STATUS REPORT 4TH QUARTER 2009

Preliminary net asset value, updated, of the NBNP share is put at NOK 1,466 as of 31.12.2009, an increase of 7.0% in the second half of 2009. On this basis, net asset value per share (NAV) is 37.1% higher than at the company's start-up in 2006. The positive development in the second half of 2009 is mainly due to the following factors:

- Reduced yield from the external valuers on some properties
- A successful investment in Sømmegården Eiendom AS (40.6% stake) in autumn 2009

The preliminary NAV communicated by letter of 29 March 2010 has been corrected for a computational inconsistency related to No. 5 Lyckebacken and latent tax. With regard to the No. 5 Lyckebacken property, the valuer had included the effect of an increase of SEK 3.2 million in rental revenues per year resulting from the new 5-year rental contract with Axis. In contrast to previous practice, the valuer had this time not deducted the investment cost of SEK 28 million related to the same rental contract from the property value. Nor had the Manager, through an oversight, deducted this investment cost in the preliminary NAV calculation that was published on 29 March 2010.

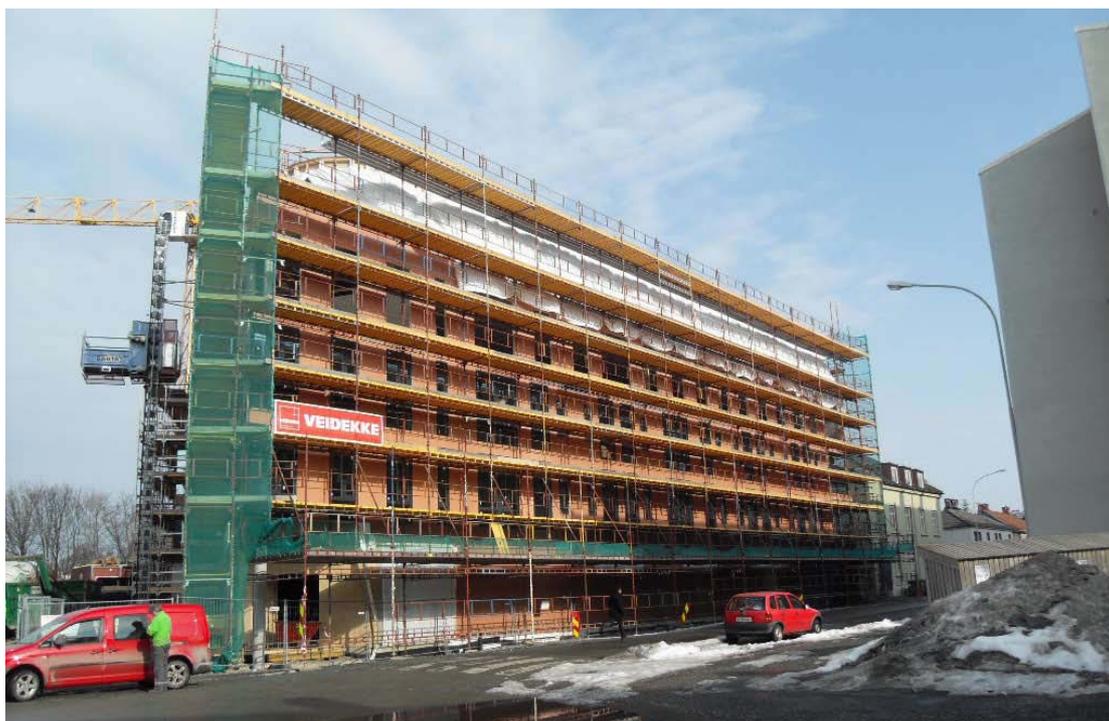
In order to determine final NAV per share as of 31.12.2010, the consolidated accounts must have been finalised and approved by the Board of NBNP. For this reason final NAV as of 31.12.2009 is expected to be communicated to NBNP's shareholders at the turn of May.

The following table shows NAV per share since the company's start-up, including preliminary NAV as of 31.12.2009.

Date	VEK/share (NOK)	Yield in the most recent period	Yield since start-up
01.08.2006	1 069	n.a.	n.a.
31.12.2006	1 267	18.5 %	18.5 %
30.06.2007	1 556	22.8 %	45.5 %
31.12.2007	1 665	7.0 %	55.7 %
30.06.2008	1 664	0.0 %	55.7 %
31.12.2008	1 344	- 19.2 %	25.7%
30.06.2009	1 369	1.9 %	28.1 %
31.12.2009	*1 466	7.1 %	37.1 %

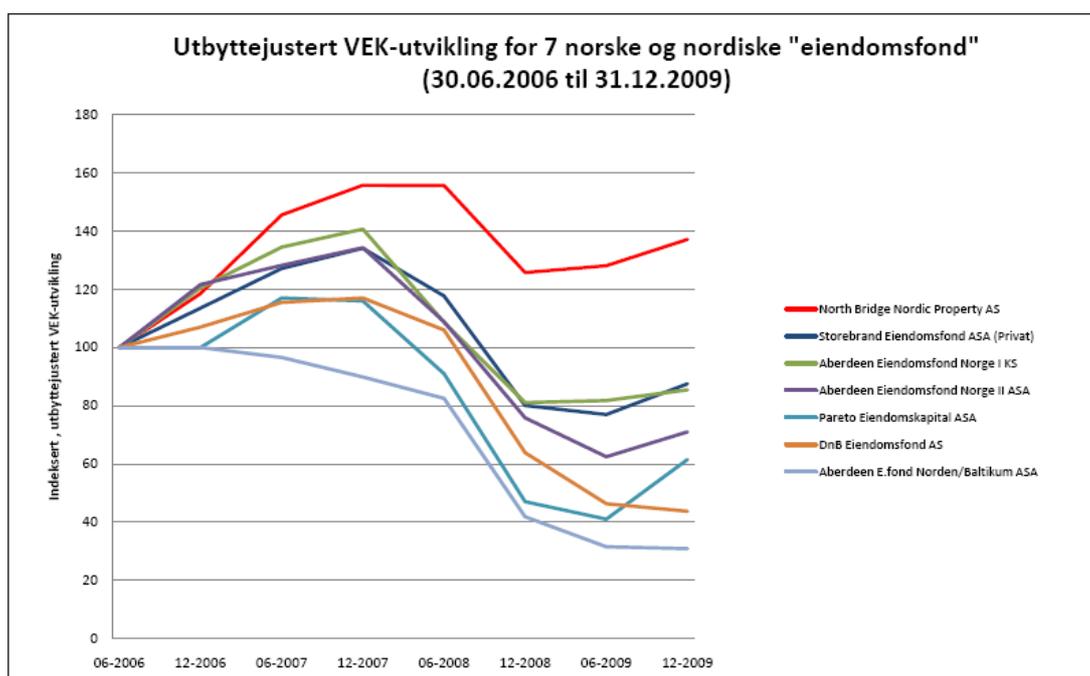
*Preliminary VEK

The NAV calculation is based on independent valuations of the company's properties undertaken by, respectively, Newsec in Norway and NAI Svefa in Sweden. NAV is computed by deducting debt from gross property values and correcting the result for net working capital, latent tax and market value of financial instruments.



The Klostergata project.

The following chart shows the trend in NAV at North Bridge Nordic Property compared with other Nordic “property funds” in the period 30.06.2006 to 31.12.2009.



The above graph shows the trend in Net Asset Value (NAV) per share. The data are taken from the respective companies' status reports. The factor common to the above “property funds” is their largely Norwegian or Nordic mandate, and that external valuations are normally used as a basis for NAV calculations. There may otherwise be wide variations in investment structure, for example in borrowing and/or investment mandate, so that the graph does not represent a “benchmarking” on equal terms. It should be noted that reported, historical NAV may be based on differing principles and methodology. Dividends are added

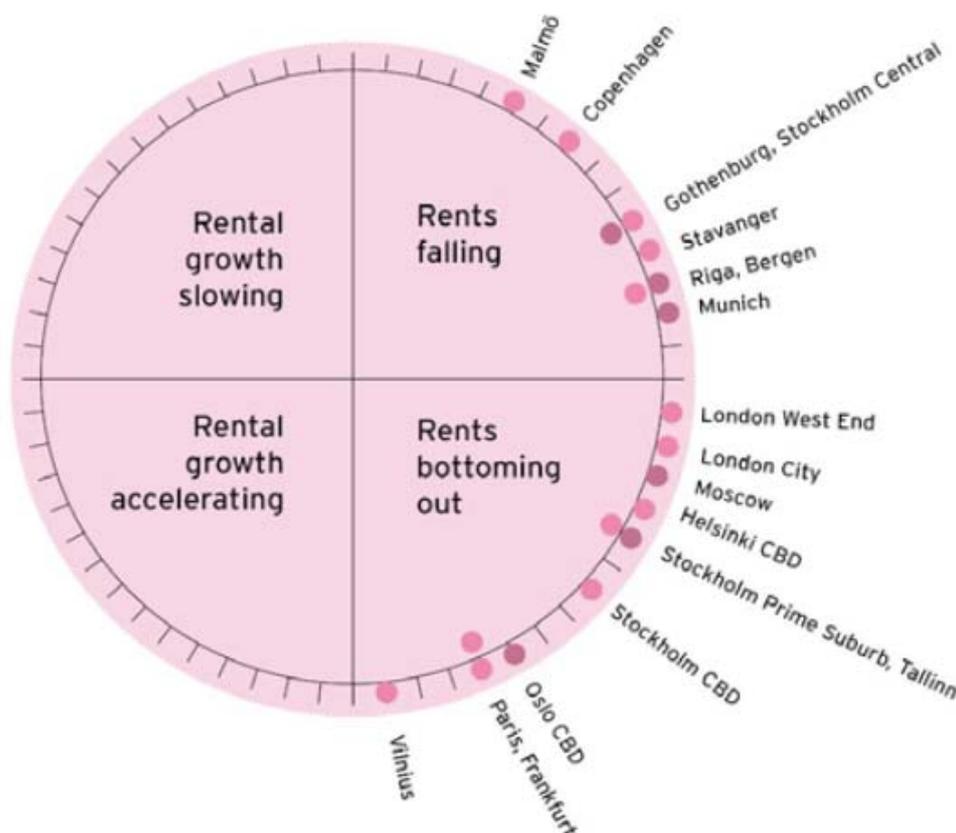
to the reported NAV figures to reflect the return to an investor who has held shares throughout the period.

MARKET COMMENTARY

Below follows a summary of important factors affecting the development of the property market. The material is based on market reports prepared by Newsec.

Norway:

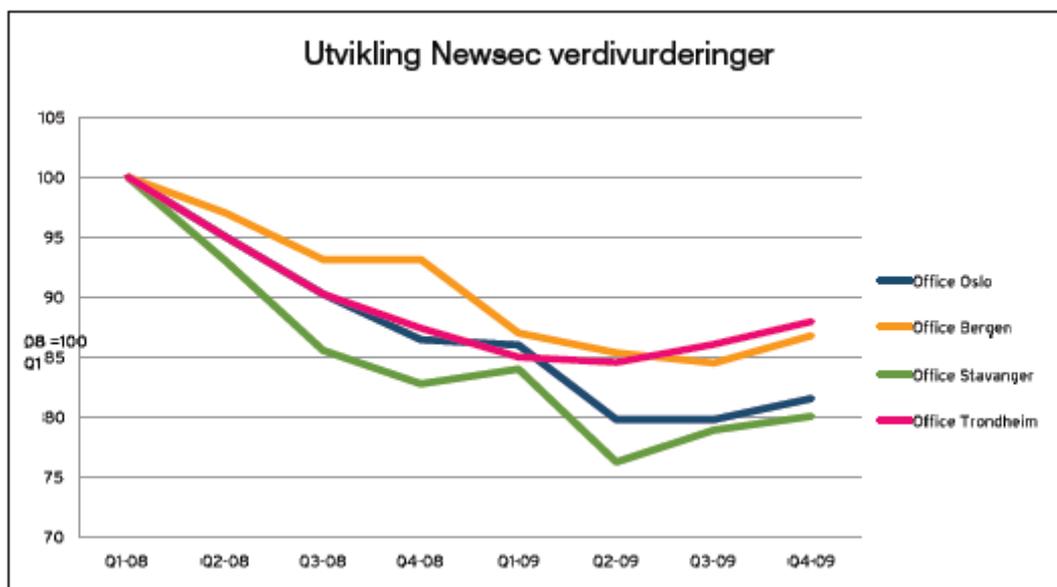
- The recession in Norway is over, after the economy began to recover in summer 2009, thanks in part to an expansionary budget and monetary policy and a general improvement in the world economy.
- There is much to indicate that the trough in the property market has passed, and transaction volumes are significantly higher than six months ago.
- The supply of debt finance has improved, enabling higher loan-to-value ratios.
- Banks' interest margin sharply reduced in the second half of 2009
- Due to the above, the yield on property is on the way down (low interest rates are compensating for high lending margins and some increase in unemployment)
- Norges Bank is expected to raise its key rate in 2010 and 2011
- Inflation is expected to remain low in 2010-2011
- GDP growth is expected to return to more normal levels in 2010-2011



The above figure, prepared by Newsec, shows where the various geographical office markets are in the rental cycle.

Sweden:

- Expectations of low inflation ahead
- Unemployment expected to increase somewhat up to mid-2011
- A relatively high saving rate means that consumption is not greatly affected by the recession
- Growth in the Øresund region has been stronger than for Sweden as a whole in recent years, and is expected to remain stronger in the years ahead



The above chart for 2008 and 2009, based on valuations by Newsec, shows that property values in Norway's four largest cities were on a downward trend through the financial crisis and bottomed out in the second half of 2009. Property values have thereafter been on a positive trend up to the present. Source: 'Newsec Property Outlook, Spring 2010'

Rental market in the Nordic countries

Newsec expects an increased vacancy rate in the office market in all Nordic capitals in 2010 due to a weaker labour market. However, unemployment is expected to stabilise and in part to subside over the course of 2011.

In Stockholm, Copenhagen and Helsinki the vacancy rate is expected to rise in 2011 due to the time lag between labour market events and rental market fall out. In Oslo the rapid economic recovery and the stable labour market are expected to bring an improvement in the office vacancy rate in 2011.

THE PROPERTIES

Norway

Sømmegården (40.6%)

The property was taken over in the fourth quarter of 2009 and has now been "run in" by the manager. Work is under way on further exploiting the property's potential.

DnB NOR, which rents about 12% of the space in the building, has terminated its tenancy. The tenancy agreement runs to August 2011. We were aware, even before the building was purchased, that this could happen. The premises concerned are in good condition, and their

position on the ground floor and first floor is considered to make them attractive to new tenants.

Innherredsveien (100%)

New signage has been set up throughout the building, and entrances and stairways have been painted. The property had 395 square metres of vacant space at the end of the fourth quarter of 2009 of total lettable floorage of 18,532 square metres, and is virtually fully let.

Klostergata (70.98%)

Completion of the new building is scheduled for 31.10.2010. The construction process is proceeding as planned in terms of progress and cost budget.

Ole Bullsgate (100%)

Planning has reached the final stage and we are now seeking tenants. The cash flow generated by the property broadly covers operating and interest expenses.

Trollåsveien (100%)

No new rental agreements were signed in the first quarter 2009, and the vacancy rate was unchanged at 19% as of 31.12.2009.

Sweden

Nos. 3 and 5 Lyckebacken, Lund (100%)

Axis Communications AB, a global market-leading provider of network solutions for the professional video surveillance market, currently rents 2,880 m² on a short-term contract. In December 2009 it signed a five-year contract for a total of 5,940 m² running from 01.10.2010. The contract will provide a SEK 3.2 million increase in rental income.

With Axis in place as a new large tenant, positive signals are sent to other businesses and to political circles that Lyckebacken represents an attractive location in the region. The rental contract with Axis has a duration of five years.

Mejselgatan (100%)

As previously reported, building permission has been granted to extend the current building by 476 m² for office purposes. The final rental terms and conditions for the extension are now being negotiated with the tenant.

The property is fully let on a long-term contract with 5.5 years remaining. The negotiations are expected to result in a three-year extension of the contract for the entire floor area, taking the expiry date to November 2018. Tenders are being invited for construction of the extension and for upgrading of the ventilation system in the existing building.

W&N i Västra Hamnen (100%)

Active efforts are still under way to find an industrial partner. Apartment prices in downtown Malmø improved in the second half of 2009, and the market price for our project is expected to have improved by the same margin.



Sketch of the Ole Bullgate Project in Sandnes

YIELD OVERVIEW (EXTERNAL VALUATIONS)

Determining capitalisation value for cash flow properties is a central aspect of the valuation process. The reason is that this method usually carries weight when a value is to be arrived at by several alternative valuation methods. The capitalisation value of a property is determined by multiplying the net rental by a multiplier (1/yield). It is important to be aware that a valuation represents a snapshot since both yield and rental level are liable to change substantially over a relatively short space of time.

There is no cut and dried answer as regards what net rental the valuer should employ to determine capitalisation value. A pertinent way to illustrate the potential of the property is to deduct estimated owner costs and normalised vacancy rate from the full market rental for all lettable area and adjust the result for excess/deficit rental in the existing contract portfolio up to the expiry date. Dividing the determined market value from the valuer by such a market rental produces roughly speaking the yield stated by “Net yield, market rental” in the table.

If actual contractual rental revenue on a rolling annual basis is preferred, this is shown in the column headed “Net yield, first year’s rental”. This calculation does not capture the value of any vacant space or surplus/deficit rental in the existing contract portfolio. The yields in the table below are taken from external valuations as of 31.12.2009 by Newsec (Norwegian properties) and NAISvefa (Swedish properties).

Yield, cash flow properties NBNP group 31.12.2009		
	Net yield market rent	Net yield first year rent
Sømmegården	8.00 %	7.80 %
Innherredsveien 7	8.25 %	6.70 %
Klostergata (Project finish in October 2010)	7.00 %	7.00 %
Ole Bulls kvartalet	8.25 %	5.70 %
Trollåsveien 34-36	9.25 %	8.10 %
Lyckebacken 5	8.80 %	7.40 %
Lyckebacken 3	7.60 %	7.90 %
Mejselgatan	7.50 %	7.90 %

"Net yield, market rental" produces a yield level of around 7-9% on the properties in NBNP's portfolio. The risk premium/mark-up an investor receives when investing in commercial property can be defined as the difference between net yield and for example the five-year fixed rate (swap rate), also termed the yield spread. The swap rate (five-year) as at 31.12.2009 was 4.13% in Norway and 2.89% in Sweden, respectively, and the table shows the current substantial yield spread on most of the properties, also after adjustment for the interest margin coming on top of the swap rate.

FINANCING

The average interest margin on and maturity of the group's debt has increased somewhat due to loans raised to acquire property in the fourth quarter of 2009. The margin on new loans is somewhat higher than on existing loans. The margin paid on the group's debt now averages 1.51%.

The market value of the group's interest rate swaps rose in the company's favour by NOK 2.0 million in the second half of 2009.

W&N i Västra Hamnen's loan of SEK 28 million was in the first quarter of 2010 extended by one year to 30.03.2011. An extension of Sandnes Sentrumutvikling's loan of NOK 43 million has been applied for, and is expected to be granted.

Klostergata Holding AS has signed an interest rate hedge involving a structured step-up whereby NOK 99 million of the presumed outstanding loan amount of NOK 166 million will be hedged up to 30 June 2011.

Summary of loans, rate swaps and caps			
Loan portfolio per 31.12.2009			
Loans	MNOK		468.1
Loans expiring in 2010	MNOK		65.7
Weighted duration	Years		11.7
of which NOK			59 %
of which SEK			42 %
Rate swaps per 31.12.2009			
Amount	MNOK		302.3
Average duration	Years		4.3
Part of loans secured			65 %
of which NOK			82 %
of which SEK			42 %
Average fixed rate NOK ex. margin			4.69 %
Average fixed rate SEK ex. margin			4.08 %
Interest cap	MSEK		60
Strike			5.50 %
Duration	Years		2.57

The above table shows a summary of the group's loans and interest rate hedges in respect of wholly and partly-owned companies. The loan portfolio refers to the group's assets and includes the group's share of debt at associated companies. Key figures and total borrowing will therefore diverge from the consolidated accounts.

CORPORATE INFORMATION

The Directors' report and the financial statements for 2009 will be sent to the shareholders under separate cover together with notice of the annual general meeting. In addition to

quarterly status reports that are sent to all shareholders with a VPS-registered address, significant corporate news is posted on the internet at www.northbridge.no.

Sincerely yours
North Bridge Nordic Property AS/
North Bridge Management AS

(Sign.)
Eivind Devold
CEO
Oslo, 15 April 2010