

NORTH BRIDGE NORDIC PROPERTY AS under liquidation



STATUS REPORT for the 2nd QUARTER
2017

SUMMARY

North Bridge Nordic Property AS under liquidation (the Company/NBNP) sold most of the Company's original property portfolio during 2012 and 2013. The Company also sold Lyckebacken 3 in April 2016. The property value in the transaction equaled the most recent valuation.

The Company owns 19,4 % of North Bridge Opportunity (NBO). In March 2016, NBO sold all its property investments in Norway and has now only one remaining property in Sweden.

In addition to the shares in NBO, NBNP owns a development property in Sandnes - Elvegata Atrium.

The calculated NAV at 30 June 2017 is NOK 20,0 per share.

NET ASSET VALUE (NAV)

The calculated NAV at 30 June 2017 is NOK 20,0 per share, compared to NOK 19,2 per share at 31 December 2016.

The Company's equity in the consolidated financial statements (according to IFRS) can deviate from the calculation of NAV due to different methodologies in some areas.

Date	NAV/share (NOK) 1)	NAV/share NOK 2)	Return in the most recent period 3)	Return since start-up 3)
01.08.2006	106,9	106,9	n.a.	n.a.
31.12.2006	126,7	126,7	18,5 %	18,5 %
30.06.2007	155,6	155,6	22,8 %	45,5 %
31.12.2007	166,5	166,5	7,0 %	55,7 %
30.06.2008	166,4	166,4	0,0 %	55,7 %
31.12.2008	134,4	134,4	-19,2 %	0,257
30.06.2009	136,9	136,9	1,9 %	0,281
31.12.2009	146,5	146,5	7,0 %	37,0 %
30.06.2010	159,5	159,5	8,9 %	49,2 %
31.12.2010	179,4	179,4	12,5 %	67,8 %
30.06.2011	180,2	180,2	0,5 %	68,6 %
31.12.2011	160,5	184,5	2,4 %	72,6 %
30.06.2012	155,5	179,5	-3,1 %	67,9 %
Demerger	0,0	0,0	0,0 %	0,0 %
31.12.2012	82,6	106,6	-10,3 %	59,1 %
30.06.2013	72,0	111,0	5,3 %	63,2 %
31.12.2013	64,6	103,6	-10,3 %	56,2 %
30.06.2014	57,8	103,7	0,3 %	56,4 %
31.12.2014	36,8	101,8	-3,4 %	54,5 %
30.06.2015	36,2	101,2	-1,6 %	54,0 %
31.12.2015	34,6	99,6	-4,4 %	52,4 %
31.12.2016	19,2	98,1	-4,4 %	51,1 %
30.06.2017	20,0	99,0	4,5 %	51,9 %

1) NAV per share adjusted for split 1:10 (carried out in September 2011).

2) NAV per share including distribution of NOK 24,00 to the shareholders in December 2011, NOK 15 in June 2013, NOK 19,00 in total in 2014, NOK 6 in December 2014 and NOK 13,94 in total in 2016

3) Adjusted for demerger carried out on 20 September 2012 equaling NOK 63,44 per share, and distributions as stated in 2) above.

EIENDOMSOPPDATERING

Elvegata Atrium	Sandnes
Stake	100 %
Type of property	Existing: Office and retail Proposal for new zoning plan: Residential homes and commercial
Constructed area m2	5.523
Number of lessees	9
Annual rent as of 31 December 2016 (MNOK)	Appr. 2,5
Value* as of 31 Decemer 2016 (MNOK)	45,5
Value* as of 30 June 2017 (MNOK)	47,0

*Value based on external valuation, Newsec



Illustration in connection with the proposed new zoning plan

At the end of Q2 2017, the occupancy rate was appr. 47 %, i.e., a small reduction from the last report. It should be noted, however, that the tenant situation is characterised by rapid changes.

The property's 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.

The settling damages in one of the buildings still have a negative effect on the lease situation. Parts of the building are considered not appropriate to let out for security reasons, or it has been considered as not financially justifiable to prepare the premises for leases before the circumstances around the settling damages have been clarified.

The settling damages are a consequence of excavations/building activities on the adjacent property. A claim has been submitted to the constructor in question and their insurance company for losses related to the settling damages. The losses include damage on the building, costs for current repairs, security measures and the documentation of damages, in addition to lost rental income. The compensation process has been very slow, but with some real progress lately.

The work on the new zoning plan is continuing. The proposal for a new zoning plan includes a considerable share of residential homes in addition to commercial space, and opens up for a step-by-step development of the property. The first decision-making meeting in Sandnes municipality took place in May 2016. After that, we have experienced several delays and even more and changed claims from Sandnes municipality. This has been frustrating for the involved parties, and today it is still unclear whether a second decision-making discussion of the zoning plan can be carried out without further changes entailing additional use of resources and time. It is a well-known fact that the market for commercial property and new houses has weakened in Rogaland since 2015. We can see some stabilisation and optimism in the region now, but it is still uncertain if there is a commercial basis to start building in the short term, even if a new zoning plan should be achieved.

North Bridge Opportunity AS	Norway/Sweden
Stake:	348 499 shares (19,4 %)
Type of property:	Varied portfolio
Constructed area m2:	N/A
Number of lessees:	N/A
Calculated NAV (per share) at 30 June 2017	NOK 13,76

North Bridge Opportunity AS (NBO) has sold its property portfolio comprising 5 properties in Norway. The sale was carried out in March 2016. After that, NBO has only one remaining investment, a property in Trelleborg in Sweden. NBO intends to sell this remaining property and then wind up the company

COMPANY INFORMATION

Loans

The NBNP Group has redeemed all external bank loans.

Distribution

The Board is not planning to distribute dividend to the shareholders in 2017.

The table below shows the amounts that have been distributed to the Company's shareholders and the remaining assets on which the Company has based its most recent NAV calculation. Distributions and NAV for NBNP 2 AS, demerged from NBNP in September 2012, are also shown for illustration purposes.

Figures in NOK	NBNP	NBNP 2 AS	Tota distri- butions
Paid-in per share*:	110,00		110,00
Distribution November 2011	24,00		24,00
Distribution December 2012		18,00	18,00
Distribution June 2013	15,00		15,00
Distribution June 2014	6,93		6,93
Distribution September 2014	13,07		13,07
Distribution December 2014	6,00		6,00
Distribution October 2016	10,47		10,47
Distribution December 2016	3,47		3,47
Total distributions	78,94	18,00	96,94
NAV at 30 June 2017	20,02	44,17	64,19
Total distributions and NAV	98,96	62,17	161,13

*Amounts paid-in per share depend on the investment date. The amounts are adjusted for a split of shares carried out in September 2011. Shareholders who originally subscribed for shares in Terra Eiendomsinvest AS have other subscription amounts, but the table nevertheless indicates the development in value and today's situation.

It is the duty of the Board, formally the Liquidation Board, to ensure that the Company can meet its obligations, including the guarantees related to the sale of property. The personal responsibility is more stringent for a liquidation board than for an ordinary board. The Company must therefore hold back adequate capital and values to manage such obligations in addition to capital requirements for a possible development of the property Elvegata Atrium.

Ordinary Shareholders' Meeting

NBNP AS under liquidation held its ordinary Shareholders' Meeting on 13 June 2017

North Bridge Nordic Property AS/
North Bridge Management AS

(Sign.)

Jørn H. Hynne

Oslo, 22 September 2017

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