



STATUS  
**REPORT**

Q1 2007



Sveberg shopping mall, tenancy negotiation under process

This status report is distributed to shareholders in North Bridge Nordic Property AS together with annual accounts for 2006 and notice of the ordinary general meeting.

Also enclosed is a presentation of the next private placement in the Company amounting to NOK 100 million. The subscription period is from 14 May 2007 to 14 June 2007. The placement is expected to attract great interest from investors, and could be brought to a close early. Shareholders who wish to participate in the

placement are invited to submit their subscription form as soon as possible.

The private placement will increase total equity raised to about NOK 400 million. This placement is the last placement without priority for existing shareholders. After the placement, the remaining unutilised part of the private placement mandate (up to a maximum of NOK 500 million) will be a future capital buffer for follow-up investments, primarily in the existing portfolio.

## YIELD

North Bridge Nordic Property AS (the Company) does not currently pay dividends, because excess liquidity is invested in the Company's projects. Registration of the Company on the Norwegian OTC list towards the end of 2007 will enable open trading of shares through brokers in Norway.

In connection with the private placement, an independent valuation of the Company's property portfolio has been carried out, as of 1 May, 2007.

Based on the change in value-adjusted equity (VEK) per share, there has been an increase in value of 22.8% since 31 December, 2006.

The corresponding value increase since the start-up in August 2006 is 45.5%. Calculated on an annual basis, this corresponds to a 54.6% return.

Value-adjusted equity per share is estimated at NOK 1,556, compared with NOK 1,100 at the initiation.

KEY FIGURES	30.06.2007 **	31.12.2006	01.08.2006
Value-adjusted equity per share (NOK)	1 556	1 267	1 069
Issue price	1.580 - 1.640	1 310	1 100
Yield last period (VEK)	22,8 %	18,5 %	n.a.
Yield since initiation	45,5 %	18,5 %	n.a.
VEK (NOK mill.)	422	279	212
Raised equity (NOK mill.)	301	236	212
Number of shares	271 448	220 408	198 323

\*\* Value-adjusted equity after management and success fees based on external evaluations as of 1 May 2007

In the calculation of the return, value-adjusted equity per share is used as a basis. Value-adjusted equity represents the underlying value in the Company. When new capital is raised, the issue price take into account that new investors must pay their share of historical costs related to the establishment of the portfolio, as well as costs associated with the specific private placement, is calculated.

The subscription price will be in the range NOK 1,580-NOK 1,640 in the ongoing private placement that closes at the 14 of June 2007 at the latest. The final pricing will be decided by the board in the same board meeting as the allocation of shares in the private placement.



Trollåsveien 34 – 36 on Mastemyr

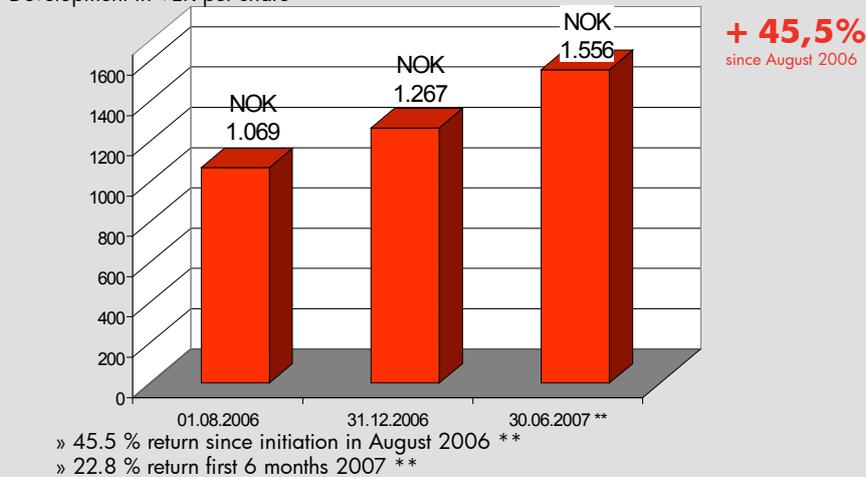
## CAPITAL AND INVESTORS

At the end of the first quarter 2007, the Company had raised NOK 309 million in total equity from 45 shareholders.

The Company had a satisfactory equity situation at the end of the first quarter of 2007, and is almost fully invested. In order to be able to realise attractive new investments, a private placement in the Company is currently being

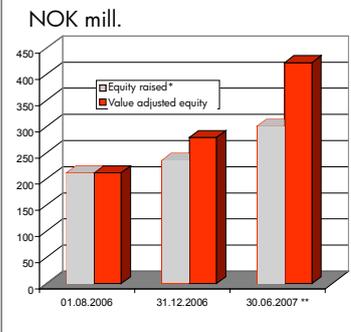
conducted, whereby the raised equity will increase to around NOK 400 million. The Company has a closed-end structure with a cap of NOK 500 million in equity through private placements. The last NOK 100 million of the private placement mandate, however, will be reserved for future follow-up investments and redemption of option positions etc.

Development in VEK per share



Value increase of NOK 122 million since initiation in August 2006.

(Difference between equity raised and value adjusted equity per 30.06.2007 \*\*)



\* Raised equity after subscription and arrangement fee

\*\* Based on value adjusted equity "VEK" after management- and success fee according to external valuation 01.05.2007

## PORTFOLIO

The Company has positioned the portfolio so that development projects and renegotiation of rent levels are the main value drivers in the future, after a long period where a falling yield level has given record profits.

The Company is working continuously to develop its property portfolio within the investment mandate. With

a focus halfway between a passive real estate fund manager and the 'speculative developer', our mandate is to establish an attractive portfolio, which combines good cash flow properties and development projects with a high return potential.

As per 1 May 2007, investments have been made in a portfolio of seven properties, as follows

It is per 01.05.2007 invested in a portfolio of 7 properties as follows

### Overview of properties North Bridge Nordic Property AS 1 May 2007

Property	Location	Country	Segment	Constructed	Plot, gross area
Avtjerna*	Bærum	Norway	Residential development	-	480 000
Ole Bulls gt.	Sandnes	Norway	Development commercial/ residential – cash flow	6200	4870
Sveberg	Malvik	Norway	Development shopping mall	-	35 000
Trollåsveien 34-36	Oppegård (Oslo)	Norway	Cash flow - commercial	10 263	10 424
Innherredsveien	Trondheim	Norway	Cash flow - commercial	18 533	3 670
Lyckebacken 3 og 5	Lund	Sweden	Cash flow – commercial/ development	77 165	237 741
Mejselgatan	Vellinge	Sweden	Cash flow - commercial	3 012	3 700
<b>Sum</b>				<b>115 173</b>	<b>775 405</b>

\* incl. option, around 1/3 of the area

### LYCKEBACKEN 3



new opportunities for future utilisation of the plot in the middle of the picture is being surveyed

Lyckebacken 3 was purchased in 2006 and exchanged the 15 January 2007. The property consists of 3,000 m<sup>2</sup> of rentable space, with Tetra Pak as the main tenant, and a plot of around 47,000 m<sup>2</sup>. Together with neighbor property Lyckebacken 5, the Company controls a connected, undeveloped plot of around 80-100,000 m<sup>2</sup>. Discussions are initiated with Lund municipality to plan possible future utilisation of the plot, which is around 1.6km from the city centre of Lund, a university town with some 100,000 inhabitants.

### TROLLÅSVEIEN 34-36



Trollåsveien 34-36

Trollåsveien 34-36 is located in Oppegård Retailpark, 15 minutes drive from the city centre of Oslo. The property consists of 10,263 m<sup>2</sup> of lettable space, divided into 72% office facilities and 28% storage facilities. It was built in 1987/1988, and the current rental contracts have a remaining duration of about 4.7 years. The property has 20 tenants. Purchase price is around NOK 6,200 per m<sup>2</sup>, with a yield of around 8% on current rental contracts. Exchanged 1 April 2007.

## 2006 ACCOUNTS

Subsidiary and group accounts for 2006 are enclosed. The company's group accounts for 2006 shows an operating profit of NOK -6.3 million. The negative operating profit is mainly due to initiation costs and a retainer for success fee. Revenues and costs are shown for an average ownership time of 2.5 months. The properties Avtjerna in Bærum, Trollåsveien 34-36 AS and Lyckebacken AB were not exchanged until 2007.

## NOTICE OF ORDINARY GENERAL MEETING

Enclosed is notice of the ordinary general meeting. Issues to be discussed include the following:

- Approval of accounts and annual report for 2006
- Registration of the Company's shares on the OTC list at the end of 2007
- Share repurchase
- Election of members to the board and investment committee

Supplementary information can be found in the notice.

## FUTURE OUTLOOK

On a selective basis we see attractive potential to create high returns in a relatively demanding market. New attractive investment opportunities are continuously being evaluated.

Best regards  
North Bridge Nordic Property AS

(Sign.)  
Eivind Devold  
CEO