

NORTH BRIDGE NORDIC PROPERTY AS under liquidation



STATUS REPORT for the 1st QUARTER 2014

SUMMARY

North Bridge Nordic Property AS under liquidation (the Company/NBNP) has during 2012 and 2013 sold most of the Company's original property portfolio. The remaining property portfolio is comprised of Elvegata Atrium in Sandnes and Lyckebacken 3 in Lund in Sweden. The Company also has a stake in North Bridge Opportunity AS.

So far, NBNP has distributed NOK 39 per share. In addition, the "sister company" NBNP 2 AS has paid out NOK 18 per share. To the ordinary Shareholders' Meeting on 20 June, it has been proposed to pay NOK per share distributed in two tranches for technical reasons. Further distribution will be considered already in December this year.

The final NAV based on audited financial statements 31 December 2013 is NOK 64,55 per share, NOK 2,55 higher than the preliminary NAV calculation previously reported.

NET ASSET VALUE (NAV)

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The change in NAV from 30 June 2013 to 31 December 2013 is negative by NOK 7,40 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
Stake:	100 %
Type of property:	Office/trade
Constructed area m2:	5.523
Number of lessees:	12
Annual rent as of 31 March 2014 (MNOK)	3,4
Value as of 31 December 2013 (MNOK)	56,0
NAV as of 31 December 2013 (MNOK)	21,2



At the end of Q1 2014, the occupancy rate was 80 %. 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. The settling damages in the building have to an increasing degree influenced the lease situation negatively. Appr. 1200 square meters are now considered not appropriate to let for security reasons. The extent of the area that cannot be let is expected to increase.

There are significant settling damages in the building as a consequence of excavations/building activities on the adjacent property. Technical consultants have prepared a report concluding that the damages are extensive and that they are due to excavations on the adjacent property. The report is an important part of the claim for compensation raised against the constructor on the latter property and will also be of assistance in any repair work to be performed. There is currently a dialogue between the Company's insurance advisor, relevant insurance companies and other involved parties. We expect that it will take some time before a final assessment of the compensation is clarified.

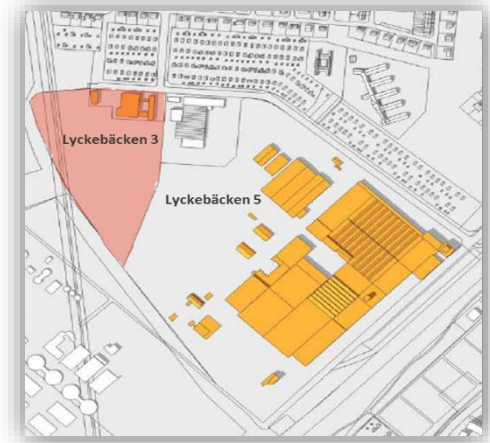
With assistance from Skanska (contractor) and Brandsberg-Dahls Architects, a preliminary study for a new development plan for the property has been prepared, comprising a significant part of private estates and opening up for stepwise development of the property. This has been presented for politicians and the relevant part of the administration in Sandnes, with positive feedback. The draft is to a significant extent in line with suggestions for a new municipality part plan for central Sandnes, allowing for more housing property than before.

The project calculation for the part of the property planned for housing shows very good profitability.

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 of 2013.

The property is presently not a very attractive object 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. Significant discounts must be expected in a valuation if the property shall be sold shortly and in its present condition, and with a corresponding marginal release of capital for distribution. On this background, the Board of NBNP is of the opinion that it is necessary and appropriate to carry on the work towards a plan including housing development. Having clarified the problems related to the settling damages, both the actual result for the property and the final compensation, the property will again be somewhat easier to present in the sales market. At this time, it will be natural to have a renewed assessment of the property and exit strategy. In the meantime, the value-adding development work connected with a new plan and developing housing is carried on.

Lyckebacken 3	Lund, Sverige
Stake::	100 %
Type of property:	Industrial/office/ warehouse
Constructed area m2:	2900 incl. office modules
Number of lessees:	4
Annual rent as of 31 March 2014 (MNOK)	0,74
Value as of 31 December 2013 (MNOK)	14,2
NAV as of 31 December 2013	12,4



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 several clarifications will come already this year that will influence on the property's attractiveness as a development property.

- Since the last status report, it was finally clarified that today's railway track past the property will be extended from 2 to 4 tracks. In that connection, it is planned to reopen the railway station close to the property. Such a railway station will typically be very positive for the area nearby with the corresponding growth in value on adjacent properties.
- The treatment plant for sewage situated close to the property with are negatively affecting the development potential by requirements to security distances, shall in the course of this year decide whether to move or modernize the plant. A decision to move will be very positive for the value of the property. A modernization can also reduce the security distances.
- Lund municipality is currently preparing the framework for an area plan for the south-western part of Lund including Lyckebacken 3. We have a good dialogue with Lund municipality, and with assistance from Fojab architects, we have presented suggestions for how this area can be developed. In our view, the area planners in Lund municipality view these plans with interest and will consider to use them as a basis for their further work. The presented plans include a very high utilization for housing and retail on Lyckebacken 3 with its 48 000 square meters' site.

Manager is working with the objective to achieve positive conclusions on the above points for NBNP. As the Company is under liquidation, however, the Board and administration have no long-term strategy for developing the property. It is nevertheless expected that the property's attractiveness will increase as the matters mentioned above become known in the market. As of today, not many are aware of the potential related to the property, and the purchase interest is correspondingly low. Already this year, we expect this to change and the property can be sold at a satisfactory price. The Board and Manager are considering this on a current basis.

North Bridge Opportunity AS	Norway/ Sweden
Stake:	348 499 shares (19 %)
Type of property:	Varied portfolio
Constructed area m2:	N/A
Number of lessees:	N/A
Preliminary NAV (per share) as of 31 December 2013	108,5

NAV per share in North Bridge Opportunity AS (NBO) as of 30 June 2013 was NOK 105,1. The preliminary NAV per share as of 31 December 2013 is calculated at NOK 108,50.

Considerable investments in the property "Trekanten" in Trondheim are made to replace the ventilation plant. This will continue through 2014 and 2015. In the same property, water leakages in the front during extreme weather are investigated in order to find out what kind of improvements that can be made in that connection.

Lower finance costs due to reduced loan margins and the general market rent have contributed positively to the NBO Group's cash flows. 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

The last sale of property from NBNP was Lund Business Park that was taken over of the buyer on 18 December 2013. Details on the sale were given in the last status report.

The Board and Manager will focus on the realization of the shares in NBO in the second half of the year, but a large part of the shares will still be tied up as security for guarantees.

The described processes that can contribute to make the values in Lyckebacken 3 more visible are followed up closely by the Board and Manager. Different exit strategies are continuously being considered.. Today, the property constitutes a very small part of total NAV.

The exit strategy and the timeline in particular for Elvegata Atrium, Sandnes, will be discussed in the ordinary Shareholders Meeting. A developmentplan process that can create considerable added values has been presented, in addition to the fact that the property as of today appear not to be very attractive in the sales market due to settling damages and the present regulation plan. The Shareholders Meeting will decide whether a quick sale and liquidation shall be given priority, or more time should be spent to achieve assumed significant higher values. As of today, the property constitutes a relatively small part of total NAV.

Distribution

A distribution of capital to the Company's shareholders is planned to be carried out after the ordinary Shareholders Meeting and the 2013 financial statements have been presented. A distribution of NOK 20 per share has been proposed. The transfer is planned in two tranches of NOK 6,93 and NOK 13,07 per share, respectively.

It is the duty of the Board to ensure that the Company can manage its obligations, including the guarantees related to the sale of property. Hence, the Company must hold back adequate capital and values. In the middle of December 2014, the guarantee commitments related to the sale of Lund Business Park expire. This can result in further distributions up to NOK 10 per share, but a renewed consideration must be carried out at this time. Further distributions from NBNP are planned to take place concurrently with the sale of the Company's assets and reduction of its obligations related to guarantees and other matters. It should be noted that the future distributions can deviate from NAV.

The table below shows the amounts that have been distributed so far 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.

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
NAV as of 31 December 2013	64,55	40,00	104,55
Total distributions and NAV	103,55	58,00	161,55

*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.

Company information

The ordinary Shareholders Meeting will take place on Tuesday 24 June 2014. The Company's financial statements for 2013 are available on the Company's web site: www.northbridge.no (cf. "North Bridge Nordic Property AS" under the tab "Investorservice" and "Reports")

North Bridge Nordic Property AS/
North Bridge Management AS

(Sign.)

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Oslo, 13 June 2014

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