NORTH BRIDGE NORDIC PROPERTY AS
STATUS REPORT 4TH QUARTER 2011

Preliminary net asset value as at 31.12.2011

Preliminary net asset value pr share for North Bridge Nordic Property AS share (the Company/NBNP) is estimated to be NOK 154 as of 31.12.2011. Since the previous calculation of net asset value as of 30.06.2011 the share has been split 1:10 and a capital repayment of NOK 24 per share (NOK 240 per share before the split) has been made. Corrected for these events, net asset value (adjusted for repayment of capital) was reduced by 1.2% over the course of the second half of 2011. Net asset value per share (NAV) is 66.5% higher than at the company's start-up in June 2006.

Date	NAV/share (NOK) 1)	NAV/share NOK 2)	Return in the most recent period 3)	Return since start-up 3)
01.08.2006	1 069	106.9	n.a.	n.a.
31.12.2006	1 267	126.	18.5 %	18.5 %
30.06.2007	1 556	155.6	22.8 %	45.5 %
31.12.2007	1 665	166.5	7.0 %	55.7 %
30.06.2008	1 664	166.4	0.0 %	55.7 %
31.12.2008	1 344	134.4	- 19.2 %	25.7 %
30.06.2009	1 369	136.9	1.9 %	28.1 %
31.12.2009	1 465	146.5	7.0 %	37.0 %
30.06.2010	1 595	159.5	8.9 %	49,2 %
31.12.2010	1 794	179.4	12.5 %	67.8 %
30.06.2011	1 802	180.2	0.5 %	68.6 %
31.12.2011*	-	154.0*	- 1.2 %	66.5 %

*Preliminary NAV. End-2011 figures are corrected for the share split and are stated after repayment of NOK 24 per share
1) NAV before split (carried out in September 2011).
2) NAV adjusted for 1:10 share split (carried out in September 2011).
3) Adjusted for repayment to shareholders

The main factors behind the change in NAV in the second half of 2011 are:

- NOK 12.9m reduction in property values
- NOK 3.9m positive exchange rate movements for the portfolio
- NOK 5.0m increase in net working capital
- NOK 1.4m increase in deferred tax
- NOK 8.3m adverse change in the value of financial instruments
- NOK 4.0m increase in minority interests
- NOK 78.5m repayment to shareholders

The NAV calculation as of 31.12.2011 is based on external, independent valuations of the Company's properties undertaken by Newsec. It may be noted that Newsec has also computed a value interval for the respective properties and that less liquid properties present a broad range of possible outcomes. This uncertainty is not reflected in NAV and the NAV calculation is based on a single value per property rather than a value interval. NAV is computed by deducting debt from the valuation-based property values and correcting the result for net working capital in the group, deferred tax and market value of financial instruments. NAV is accordingly an expression of the shareholders' ownership of the Company's underlying assets.

It should be noted that the accounts for the respective companies in the group have not been finalised and that the preliminary net asset value is determined on the basis of preliminary financial statements and estimates. The preliminary NAV is accordingly an estimate by the Manager and the net asset value determination has not been considered by the Board.

The company's equity capital in the group accounts (pursuant to the IFRS accounting standard) may deviate from the calculation of NAV shown above due to differing methodology in some areas. Any sizeable deviation will be commented on.

PROPERTY UPDATE

Lund Business Park	Lund, Sweden
Share:	100 %
Segment:	Industrial/office/warehouse
Constructed area m2:	75,702
Number of lessees:	11

A new lease was signed with ÅR Carton and Flextrus running to end-2019 with rent increase as from 2015. In addition, a further 250 m2 of warehousing space was put on lease in the fourth quarter 2011. Tetra Pak has terminated its lease on an area of 1,559 m2 and has moved out. The lease runs to end-December 2012. Beyond this there were no special events connected to operation and maintenance in the period.

Innherredsveien 7	Trondheim
Share:	100 %
Segment:	Office
Constructed area m2:	18,553
Number of lessees:	18

At year-end 1,236 m2 of the property was vacant, representing an occupancy rate of 93% of lettable space. Continuous effort is being made to find lessees for vacant areas and to adjust rental levels upwards as the property is continuously upgraded.

A new entrance onto Rosenborggata is under construction with completion expected in March 2012. The new entrance will provide simpler, improved access and will enhance the building's standard.

Work on improvements to new areas leased by Aleris Helse AS has started, including construction of a new internal stairwell between the two floors occupied by the lessee. This is also expected to reach completion in March 2012, after which the lessor will achieve a rent increase in accordance with the lease signed as described in the status report for the second quarter 2011.

Trollåsveien	Oppegård
Share:	100 %
Segment:	Office/warehouse
Constructed area m2:	10,253
Number of lessees:	23

At the end of 2011, 867 m2 of the property was vacant, representing an occupancy rate of around 92%. Continuous effort is being made to find lessees for the vacant floor space. There are no special events to report regarding operation and maintenance.

Klostergata	Trondheim
Share:	70.98 %
Segment:	Office/health/trade
Constructed area m2:	6,900
Number of lessees:	2

There are no changes to report in lease agreements or regarding the building. The entire lettable area has been leased to Helse Midt-Norge and Trondos (Coop) on a long-term basis. The Manager is in the process of preparing the property for sale. There are no special events to report in the period regarding operation and maintenance.

Sømmegården	Sandnes
Share:	40.8 %
Segment:	Office/education
Constructed area m2:	11,600
Number of lessees:	15

At the end of 2011, 1,890 m2 of the property was vacant, corresponding to about 16% of lettable area. DNB vacated an area of 1,072 m2 in the second half of 2011, partly through ordinary expiration of the lease term and partly through purchasing early release from the lease. Efforts are being made to find lessees for the vacant areas. There are no special events to report regarding operation and maintenance.

Ole Bullsgt.	Sandnes
Share:	100 %
Segment:	Office/trade
Constructed area m2:	5,523
Number of lessees:	12

A Development project with a final permit to develop about 21,000 m2 of office and commercial space. The above photo shows parts of the existing building stock. There are no special events to report in the period regarding the property or the lease in the period.

Mejselgatan	Vellinge, Sweden
Share:	100 %
Segment:	Warehouse/office
Constructed area m2:	4,110
Number of lessees:	1

The property has been put on the market through a Swedish commercial property broker. There are no significant events to report in the period regarding the property or the lease.

Avtjerna	Sollihøgda, Bærum
Share:	100 %
Segment:	Development residential
Plot area m2:	480,000
Number of lessees:	-

There are no special events to report regarding the property in the period.

THEME ARTICLE

In view of the fact that NBNP is in its last planned ordinary year of operation, we wish to recapitulate some of the property projects in which NBNP has been involved. This will give an idea of the motives behind the respective investments, of what was achieved in the period of ownership and of the present situation.

Innherredsveien 7, Trondheim

This property, totalling some 18,500 m2, was acquired in 2006. The property had been converted from a light industry facility into an office building, and the location was considered excellent for office purposes. There was still considerable potential for upgrading which would enhance the building's qualities as an office property and the Manager saw possibilities for value-enhancing measures to that end. Innherredsveien 7 is situated adjacent to Solsiden, a part of Trondheim with a rich assortment of shops, office premises and eateries etc.

Since 2006 the property has been substantially upgraded. Common areas have been upgraded and several lettable areas have been upgraded as new lease agreements have been signed. An overall plan has been established to place lessee logos on the property's frontages and signage etc. The market rent has been raised from about NOK 900 per m2 to almost NOK 1,400 per m2 in the period of ownership. The return to NBNP has thus been excellent despite the property having been purchased at a time of high property prices (2006).

The Manager will be in a position to undertake further development of the property and has defined further value triggers. Further upgrading along with traffic rerouting to reduce through traffic in Innherredsveien, and the possible introduction of traffic calming, could in the Manager's estimation give the property a further value boost over the next 4-5 years. Innherredsveien 7 will then probably be included in Trondheim's CBD and be positioned in a higher segment than today. Development of shops in the ground floor facing Innherredsveien is also planned. The Manager expects a doubling of net asset value for the property in this period. This analysis is supported by Newsec, NBNP's valuer.

Lund Business Park, Lund
Lund Business Park was acquired in 2006 as an industrial and warehouse property. The site has a total area of 237,000 m2, of which about 120,000 m2 is undeveloped. The building stock comprises 75,700 m2 of office and industrial space. The property is situated about 1.6 km from Lund central station. The Manager acquired the property due to the potentials for developing the existing buildings, which were considered to have relatively low rental levels, and by the attraction of disposing over large undeveloped areas near the centre of a dynamic city such as Lund.

Lund has a population of about 110,000 and is part of the Skåne region. The city is characterised by its large university community, with related knowledge enterprises. Its activity and attractiveness are expected to be further enhanced by the establishment of the international research centres Max Lab IV and ESS, where investments worth billions of kroner are anticipated, and where it is expected to employ 5-6,000 researchers annually. Lund is situated about 25 km from Malmø and the Øresund beltway linking Copenhagen and Malmø. From Lund to Copenhagen airport, Kastrup, takes about 35 minutes by train.

In the course of NBNP's period of ownership the present property portfolio has been successfully developed on several fronts. Parts of the office property portfolio have been upgraded and leased to attractive lessees. The rental agreements for the large production areas have been renegotiated and are now on a relatively long-term basis with rising rentals. This was possible thanks to NBNP's considerable effort to enhance the general quality of the area, and to an active and fruitful dialogue maintained with lessees. An aim shared by both lessor and lessees was to develop the property from an industrial property into "Lund Business Park". The re-profiling process was completed in 2010, with an official opening attended by, among others, the mayor of Lund and the press. As yet, not all the service facilities normally accompanying a business park are in place. Actual rental levels and market rent have risen substantially in the period of ownership, providing NBNP with sound return based on today's valuation.

Much potential remains for substantial value creation in the short term through further development of the existing building stock for the benefit of existing and new lessees. Small development projects are also a possibility in the near future. The Manager concurrently has in place a process for developing the property over a longer time frame, focusing on the currently unutilised section of the site – an area of 12 ha. Within a radius of 1.6 km from the central railway station, Lund is essentially a developed city, i.e. it has a high utilisation ratio in terms of housing and office properties. Alongside the general growth in Lund, important drivers of "Lund Business Park's" attractiveness will be a new access road to Lund from the south, the possible re-establishment of a train station adjacent to the property, the laying of an overhead power line underground and modernisation of an adjacent purification plant. Each element that is clarified in a positive direction will help to profile the site's development potential and enhance its value for NBNP. The Manager is conducting a positive dialogue with the public authorities to make clear the potentials offered by developing the property and to prepare for rezoning the area for urban development in the best interest of the city of Lund and NBNP's value creation.

Elvegata Atrium, Sandnes
This property's building stock, comprising around 5,500 m2, is very centrally located in downtown Sandnes with a public transport hub, including a railway station, in the immediate vicinity. Sandnes, the fastest growing town in Norway, is part of the Stavanger region which is the centre for Norway's petroleum operations. The property was acquired

for development in 2006 based on the Manager's view of the property as a key element in the development of Sandnes town centre.

In the course of NBNP's period of ownership the property has been rezoned to enable the development of about 21,000 m2 of commercial and office floor space. Attempts have been made to establish an occupancy rate sufficient to initiate a project in keeping with the new zoning plan, for the time being without success. The existing property stock is let on short-term leases at relatively low rental levels that normally cover operating and interest expenses.

Sandnes has in recent years drawn growing interest owing to a shortage of attractive development properties in the neighbouring city of Stavanger. The two towns are only 15 minutes apart by train and are equidistant from Stavanger airport, Sola. Although several factors of fundamental importance for the office market in Sandnes are on a positive trend, we continue to note a wait-and-see attitude among major lessees with regard to relocating from Stavanger to Sandnes. However, we believe this barrier will be broken as Sandnes gradually develops in a positive direction and scarce floorage and unfavourable traffic conditions in Stavanger pose an ever greater challenge. An alternative is to clarify whether the site can be designated for combined residential zoning. In view of the buoyant house prices in evidence in Sandnes, development of apartment projects is an attractive proposition. The property currently accounts for very little of NBNP's net asset value, but if the present development project can be carried through; a basis exists for substantial value growth.

Avtjerna, Sollihøgda, Bærum

Avtjerna is a high-lying, open, sunny and west-facing property of 480,000 m2 situated in Bærum municipality west of Oslo, providing direct access to the attractive outdoor recreation area of Vestmarka. The property was acquired in 2007. In the Manager's assessment the housing market in the Oslo region would continue its positive trend and would achieve residential zoning and be utilised to that end in the longer term. It has not been NBNP's intention to construct housing itself or to ensure any development in NBNP's planned lifetime.

In NBNP's period of ownership the area in which the property is situated has been designated for future residential construction in the land-use section of the relevant municipal subplan for the period 2010-2020. The plan, which was adopted by Bærum municipal council in March 2010, confirms that "development of Sandvika and areas along the E16 motorway towards Vøyenenga is the direction of development adopted by the municipality". After Fornebu, Avtjerna is undoubtedly the largest area set aside for future housing development in the above municipal subplan for Bærum municipality. Moreover, a new routing of the E16 motorway has been adopted which gives the planned exit to Avtjerna a very favourable position. Sections of the new E16 have reached completion, while the next important stretch, Sandvika – Vøyenenga, is scheduled to start in 2012/2013. After completion, the new section of the E16 between Bjørum (close to Avtjerna) and Sandvika will be of motorway standard.

In NBNP's period of ownership large sections of the site have been rounded out for residential construction by adding about 650,000 m3 of materials. Feiring Bruk has been responsible for planning with regard to correct infill, drainage and compression. This was done at virtually no cost to NBNP and will mitigate the infrastructural investments required for development.

DNB Næringsmegling was commissioned to present the property for sale in 2011. Despite positive comments received on the qualities of the area, no offer for the property was forthcoming. Buyers of this type of property require a very high yield and in some cases there are limits on the amount of capital that can be tied up in the long term. Hence the key objection was that construction start-up appeared to be at some unknown point in the future. Now that there is clarity regarding the E16 motorway development, the municipality's desired direction of development, and a clearer stance with regard to Fornebu (another major area for development of residential property), there is a better basis for establishing a timeline for the property, thereby diminishing potential buyers' perception of risk attached to the project.

FINANCING

Below follows a summary of debt financing as of 31.12.2011 for the individual companies owned by NBNP. The loan portfolio in the table is adjusted for the Company's assets and includes the Company's share of affiliates' debt. Key figures and total loans will therefore diverge from the group accounts.

Innherredsveien Eiendom AS has established a loan agreement with a new lender, and has received a liquidity injection of about NOK 71m in connection with the refinancing of the group.

The group has an average weighted interest margin of 1.25% for the entire loan portfolio as at 31.12.2011. Lenders to commercial property have substantially increased their interest margins in recent years. The Company has taken out interest rate hedges on just under half the loan portfolio. The margin for the majority of the Company's loan agreements can be adjusted at the lender's initiative subject to certain conditions.

Short-term, medium-term and long-term swap rates fell considerably in Norway and Sweden in 2011. In the second half-year this entailed an overall increase of NOK 8.3m in negative value of the company's interest rate swaps, including pro rata shares from part-owned property companies.

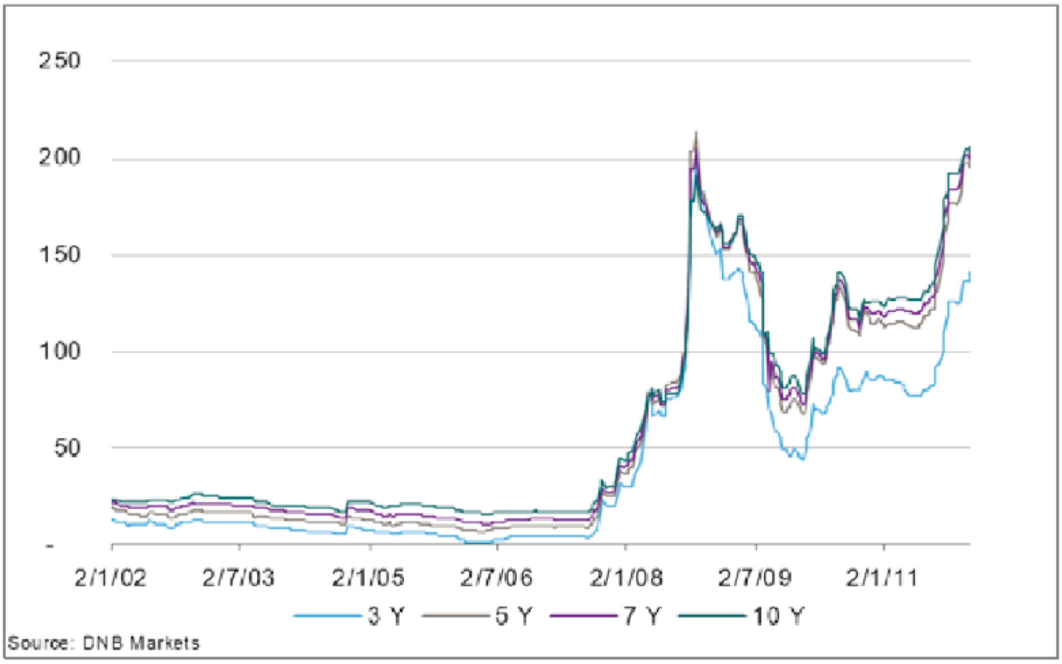
Summary of loans, rate swaps and caps		
Loan portfolio per 31.12.2011		
Loans	MNOK	633.3
Loans expiring 2012	MNOK	-
Weighted duration	Years	10.3
of wihch NOK		69 %
of which SEK		31 %
Rate swaps per 31.12.2011		
Amount	MNOK	293.2
Average duration	Years	5.0
Part of loans secured		46.3 %
part of NOK loans secured		46.9 %
part of SEK loans secured		45.0 %
Average fixed rate NOK ex. margin		4.08 %
Average fixed rate SEK ex. margin		3.55 %
Interest cap	MSEK	60
Strike		5.50 %
Duration	Years	0.52

MARKET COMMENTARY - NORWAY

Macro

- GDP growth of 0.5% is expected in the eurozone in 2012 (Norges Bank) due to the tight budgets, falling consumption and little investment appetite. Norway is expected to be affected by slower growth in consumption, reduced investment growth and impaired exports - but the Norwegian economy is expected to manage relatively well. Statistics Norway expects GDP growth of 2.0% in 2012, 1.9% in 2013 and 2.5% in 2014.
- Unemployment is expected to remain stable at 3.3% in 2012.
- The key policy interest rate was lowered to 1.50% in March 2012. A number of market participants expect Norges Bank to keep the key rate unchanged during the remainder of 2012.
- Statistics Norway expects a 1.4% rise in the consumer price index in 2012, 1.6% in 2013 and 1.9% in 2014.

Indikativ kredittmarginer for obligasjonslån til norske banker



Kilde: DnB Markets

The above chart shows the trend in credit margins on funding for Norwegian banks.

Rental market – Oslo

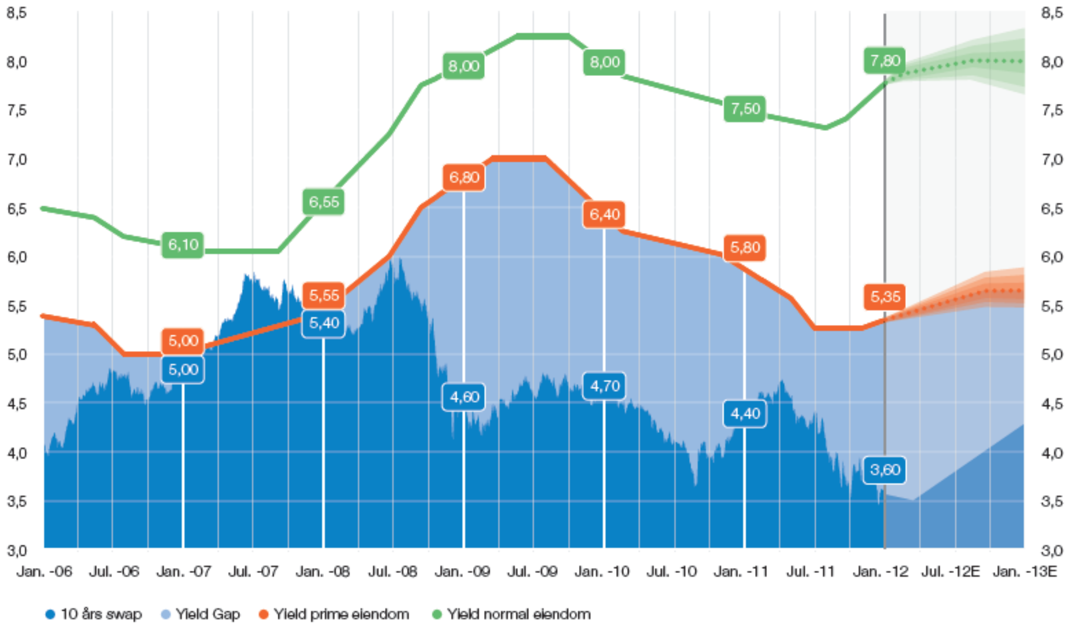
- DNB Næringsmegling expects a fairly flat rental price trend in Oslo, with some increases for the very best, new, buildings and in the most attractive areas. Generally speaking, market sentiment and uncertainty will curb further price increases.

Transaction market

- The overall transaction volume for commercial property ended 2011 at just over NOK 30bn, with expectations of larger volume in 2012.
- The price increase in the first half-year was due to a combination of falling yields and higher rentals. Levelling off and correction in the second half of 2011.

- The euro crisis has increased banks' borrowing costs, which in turn has resulted in higher loan margins. The chart on page 8 shows that credit margins for banks' funding rates have risen from 120 bp to more than 200 bp in the course of 2011.
- Investors are demanding higher return on equity in relation to risk.
- The consequence is higher yields in general and a value fall in the second half of 2011 and in 2012. The exception is the absolutely best AAA properties which will hold up in price due to investors' quest for safe investments. The range of what is regarded as prime will narrow.
- The safe haven argument will encourage allocation of Norwegian and international capital to Norwegian commercial property.

Yieldutvikling for 2006 - 2013 (%)



The above graph shows the trend in commercial property yield for two property segments. The yield trend (trend in direct required rate of return) is an expression of the pricing of property. Lower yield indicates higher property prices. Source: DNB Markets

Klostergata in Trondheim. Photo: Ole Harald Dale

MARKET COMMENTARY – SWEDEN

Macro
After a strong recovery in the wake of the financial crisis, with GDP growth of 12% and employment growth of 4% (200,000) in the space of two years, Sweden is experiencing a slowdown in growth. This is essentially due to reduced economic stimulus and uncertainty created by the European debt crisis.

Nordea Markets expects a further reduction in growth in 2012, with some normalisation in 2013 due to rising global demand. Employment is expected to edge down by 0.5% in 2012 to an 8% jobless rate by the end of 2012. Further, Sveriges Riksbank (Sweden's central bank) is expected to lower its key policy rate by 0.25 percentage points in September 2012 as a step in stimulating economic growth.

CORPORATE INFORMATION

Election to the Board of Directors
Mats Clarhäll, board member of the previous NP Eiendomsinvest, was elected to the Board of Directors at an extraordinary general meeting of NBNP on 19.12.2011.

Repayment of capital
Shareholders of the former NP Eiendomsinvest AS received a payout of NOK 0.1244 per share on 28.12.2011. A further NOK 24.00 per share was paid to all shareholders of the

merged company on the same date. The payout refers to previously paid-up capital, and triggers no dividend tax for shareholders domiciled in Norway.

Tax base

NPE and NBNP merged in 2011, such that former NPE shareholders now own exclusively NBNP shares which have a different tax base per share than that of the NPE shares. The change in the number of shares must also be taken into account. For the 'original' NBNP shareholders, a share split in autumn 2011 entails a tenfold increase in the number of shares. The tax base is also affected by the repayment of NOK 24 to all shareholders in December 2011.

All Norwegian shareholders are required to report an NBNP tax base of NOK 58.28 per share for 2011.

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

(Sign.)
Jørn H. Hynne
CEO
Oslo, 27 February 2011