

NEAS ASA first quarter 2008.

Highlights

- Revenue up 34% to NOK 88.9 million in first quarter
- Several contracts signed, totally amounting to NOK 62.5 million, in addition to Norwegian Property.
- EBITDA this quarter was NOK -9.6 million.
- Group management reduced to three man-years.
- Expenses will be reduced by NOK 15 - 20 million per year.
- Implementation of Norwegian Property agreement on schedule.

NEAS key financial figures

<i>(NOK in millions)</i>	First quarter		
	2008	2007	2007
Total operating revenue	88,9	66,2	325,2
Goods consumed	24,9	18,8	102,2
Operating expenses	73,5	51,9	219,6
EBITDA	(9,6)	(4,5)	3,4
Depreciation and amortisation	3,2	1,7	9,1
Operation result (EBIT)	(12,8)	(6,1)	-5,7
Net financial items	(0,9)	(1,3)	20,1
Earnings Before Tax (EBT)	(13,7)	(7,4)	14,4
Taxes	3,8	2,0	4,6
Earnings After Tax (EAT)	(10,0)	(5,4)	18,9

Profit and loss

Revenue first quarter 2008 is NOK 88.9 million, which is an increase of 34 % compared to the same period 2007. NOK 7.8 million of the increase is due to purchase of F.HOLM, NOK 1.4 million is related to purchase of A3 and the additional NOK 13.7 million is related to organic growth, which is equal to a growth of 21 %.

First quarter is seasonally the weakest quarter for NEAS. EBITDA this quarter was NOK -9.6 million, compared to a negative EBITDA of NOK -4.5 million same quarter 2007. The decrease from last quarter is mainly due to seasonal variations, and first quarter 2008 was negatively affected by lower workforce capacity utilization in parts of the organisation. EBITDA was also influenced by high one time expenses related to delayed delivery of technical equipment at time of start up for a new contract. In addition Easter occurred in the first quarter this year, which contributed to an additional profit reduction compared to last year, where Easter occurred in the second quarter. Nexus experienced unfavourable weather conditions this quarter related to snow and temperature fluctuations. NEAS has changed several employees to contract worker contracts for some of the business in order to adapt organization to future seasonal fluctuation.

Depreciation and amortisation amounts to NOK 3.2 million first quarter, compared to NOK 1.7 million same quarter 2007 and NOK 3.4 million fourth quarter 2007. EBIT is negative by NOK -12.8 million this quarter. Same quarter last year was NOK -6.1 million and fourth quarter 2007 was NOK -0.7 million.

Net financial items ended on NOK -0.9 million in the quarter, compared to NOK -1.3 million for the same period last year.

Earning after tax was NOK – 10.0 million, compared to NOK 5.4 million first quarter 2007.

Balance

Total assets were valued at NOK 276.0 million by the end of first quarter 2008, compared to NOK 264.4 million by the end of first quarter 2007. By the end of the fourth quarter 2007, the total assets were valued at NOK 271.2 million. The company has by the end of this quarter an equity ratio of 56 %.

Cash flow from operating activities in the period is NOK -11.2 million compared to NOK -7.1million in the corresponding period last year. Cash flow from financing activities ended on NOK -13.3 million, compared to NOK 106.2 million first quarter last year. Last years positive cash flow was related to equity issue prior to stock-exchange introduction first quarter last year. Cash flow from investing activities was NOK -6.9 million, which is approx as last year (NOK -6.6 million). Net cash flow in the period is negative by NOK -31.5 million.

In connection with the purchase of F. HOLM AS, 17.January 2008, communicated 27. December 2007, NEAS issued 81 111 additional shares at the price of NOK 27 per share. After the emission NEAS total share capital is NOK 7 936 819.

Segmentinformasjon

NEAS has two main business areas: Operations and Consulting.

NEAS Operations offer administrative and operational support to property owners and tenants. At 31.March 2008 this business was involved in managing and operating more than 1600 properties representing a total of 4.7 million square metres.

NEAS Consulting provides property advisory services. Its main services are property development, facility services, fire safety consulting, legal services and rental brokerage.

Operations

(NOK millions)

	First quarter		
	2008	2007	2007
Revenue	48,2	36,5	197,6
EBITDA	(7,7)	(5,5)	(2,4)
EBIT	(9,9)	(6,9)	(9,0)

Revenue first quarter 2008 for business area Operations was NOK 48.2 million, an increase of 32 percent from first quarter 2007.

The EBITDA in Operations ended at NOK -7.7 million this quarter, down from an EBITDA of NOK -5.5 million the same period in 2007.

Main reason for the weak result this year compared to previous years from Operations is insufficient capacity utilization partly caused by less snow and ice in Eastern Norway. Parts of the group have experienced low activity, while other areas have hired external capacity because of high activity level. In order to ensure an as optimal resource utilization as possible, both Operations and Consulting is now organized under the same operational manager. Centralisation of resource planning in addition to previously introduced resource registration and planning system. NEAS maintain its

expectations for the system to contribute positively for the operation in second half 2008.

In February 2008, NEAS entered into a property management agreement with CAVEO AS for a total area of 140.000 square metres. The contract, which is valid for 5 years, has a value of around NOK 20 million with a significant potential for additional services. Through this agreement NEAS is to deliver all property management services related to Caveo's portfolio.

As a part of the agreement, NEAS will assume responsibility for 3 people. These will contribute to strengthen NEAS' competence within operation of KS companies, and strengthen NEAS' position/commitment in the Stavanger region.

Consulting

(NOK millions)

	First quarter		
	2008	2007	2007
Revenue	40,7	29,8	127,7
EBITDA	(1,9)	1,0	6,0
EBIT	(2,9)	0,7	3,4

First quarter 2008, revenue for Consulting was NOK 40.7 million, compared to NOK 29.8 million same quarter 2007. This is an increase of 37 percent. Adjusted for acquisition of F. Holm the business area showed an increase of 10.4 percent.

EBITDA was by NOK -1.9 million, compared to positive EBITDA of NOK 1.0 million for the same period last year. There are several conditions which influenced the result negatively compared to first quarter 2007. Consulting experiences a decline in revenue due to Easter, since the business is based on sale by hours. The business area increased number of employees in the quarter, which has decreased profitability. There are also several larger projects for moving, which has been postponed until second half 2008. This will affect EBITDA positively in the third and fourth quarter.

First quarter 2008 was also the first quarter with F. Holm consolidated, which triggered some integration expenses.

The Market is still characterized by high activity and high demand for services of the kind which Consulting provide. Number of employees in this period has increased by approx 20 percent, exclusive F. Holm, in order to prepare the organisation for the high activity level second half 2008.

Activity in Totalreform is still engraved by carrying out two large moving projects for NAV and New Ahus, which will be completed fourth quarter 2008. Order backlog for Totalreform is positive and there has for instance been entered a contract for moving KLP to a new headquarter. This agreement includes moving 1000 persons, and the contract will last until 2010. It is however to early to estimate a total value on this contract.

Organisation

As of 1. May NEAS Group Management will be altered and will in the future consist of CEO Tor Rønhovde, CFO Finn Rune Kristiansen and COO Anders Bjerke. Last named will have responsibility for Operations as well as Consulting. There are several reasons for the organisational changes. First of all it is intended to contribute to improved communication between the two business areas. This will contribute to a more stable and higher capacity utilisation throughout the organisation, compared to what we have today, as available resources will be allocated to wherever the need or resources are highest.

NEAS has started a process of reducing the share of non revenue providing resources in the group. By reducing top management there will also be released resources for operational management, which will contribute to achieving this goal.

NEAS has also focused on streamlining the organisation. This will be implemented by integrating units, and reducing number of administrative middle managers. Within Operations the process has already started and number of middle managers will be reduced by four man years fourth quarter this year.

Operations have been reduced by 5 man years. In addition 13 man years have been changed from permanent employments to contract work agreements. The effect of this change will be visible during fourth quarter 2008 and first quarter 2009, when activity seasonally is lower.

By the end of first quarter 2008 NEAS had 385 employees, which is an increase of 65, of which 40 is related to purchase of F. Holm. At the end of 2007 the group employed 320 employees and 297 at the end of first quarter 2007. The 385 employees are divided by 235 in Operations, 135 in Consulting and 13 in administration.

Agreement with Norwegian Property

NEAS announced end of February an agreement with the public company Norwegian Property. The agreement means that NEAS undertake total responsibility of all Norwegian Property's property in Norway, in total 700 000 square meters in 54 buildings. The agreement is for 6 years, with possibility for expansion and it may contribute to a doubling of NEAS' yearly revenue when it is fully implemented within three years.

The agreement was the first of this type Facility Management-agreements signed in Norway. The goal of this agreement is to contribute to reduced and predictable ownership expenses for Norwegian Property, better and less expensive services for tenants, at the same time as NEAS will achieve profitability through large-scale advantages and a more efficient operation. The agreement involves all areas of Facility Management, such as management, operations, maintenance and tenant services.

Norwegian Property's properties are located in Oslo and Stavanger and the portfolio of tenants consist of many of the largest and most reputable companies in Norway, and belong to a wide range of sectors.

Norwegian Property has today business agreements with several administrative companies. NEAS will take over coordination of agreements immediately and afterwards delivery of services in accordance to the period of notice which applies. Contract consists at first of Norwegian Property's existing and new properties in Norway, but makes possible an expansion to other Nordic countries. The agreement will be implemented during a twelve months period starting 1. April 2008, and it is expected to accrue implementation expenses.

Other conditions

As a consequence of weak development in profitability NEAS has initiated efficiency improvements, which will reduce yearly expenses in the range of NOK 15-20 million. The measures will gradually have effect throughout 2008, with full effect in 2009.

In order to improve profitability in the group, NEAS will reduce use of temporary staff and recruitment expenses, reduce consultancy expenses, reduce Operations with five man years, change of employments from permanent to contract workers, reduce number of middle management by four man years, reduce numbers of vehicles and reduce number of non-billing activities in the group by 10 percent.

The Board find that these measure will create a good foundation for future profitability in the NEAS group.

FUTURE PROSPECTS

During recent years the majority of profit from property has taken place in the form of increase in value on the subjects as a result of very good macroeconomic conditions and a strong underlying property market. Both increased credit risk and sign of weakening in the economics has however contributed to making investors more risk averse and it is likely to reduce the speed of turnover for property in the near future. This will contribute to focus more on operative efficiency and the cash flow which the object creates, and will create new opportunities for NEAS as a leading market participant within this segment. It is expected that the market for Facility Management will grow between 15-20 percent yearly going forward, and in addition to this NEAS has ambitions on continue to increase the market share.

A successful implementation and carrying out of the Norwegian Property agreement will be the most important separate achievement in order to ensure a profitable growth for NEAS going forward. NEAS has earlier communicated that revenue from this agreement will appear at the earliest in 2009. NEAS maintain this view, but will work for revenue generation already in 2008.

Short term focus will be to restore profitability in the group and as described it has been initiated an extensive cost cutting program. Combined with still positive development in the underlying market for Facility Management services, the Board of Directors expects a positive development in underlying profitability for the rest of 2008.

Oslo, 28. April 2008
Board of Directors in NEAS ASA

NEAS consolidated income statement first quarter 2008

(nok thousands)	First quarter		Full year	
	2008	2007	2007	2006
Total operating revenues	88 850	66 222	325 232	149 465
Goods consumed	24 870	18 758	102 211	42 257
Operating expenses	73 532	51 932	219 638	98 878
Depreciation and amortization	3 240	1 678	9 103	4 123
Total operating expenses	101 643	72 367	330 951	145 258
Earnings Before Interest and Tax (EBIT)	(12 793)	(6 145)	(5 718)	4 208
Net Financial items	(942)	(1 284)	20 078	1 761
Earnings Before Tax (EBT)	(13 735)	(7 429)	14 360	2 447
Taxes	3 763	1 998	4 561	(243)
Earnings After Tax (EAT)	(9 972)	(5 431)	18 921	2 204
Attributable to:				
Equity holders of NEAS ASA	(9 972)	(5 431)	18 921	3 320
Minority interest				
Total profit for the period	(9 972)	(5 431)	18 921	3 320
EPS* (NOK)	(1,26)	(0,69)	2,41	0,75
EPS fully diluted (NOK)	(1,26)	(0,69)	2,41	0,70
Average number of shares (1000)	7 916	7 825	7 856	4 444
Average number of shares fully diluted (1000)	7 916	7 825	7 856	4 747

*EPS = Earnings per share

NEAS consolidated balance sheet first quarter 2008

(nok thousands)	First quarter		Full year	
	2008	2007	2007	2006
ASSETS				
Intangible assets	117 627	92 786	101 644	89 777
Tangible fixed assets	22 606	9 733	21 285	10 453
Long-term receivables	1 038	426	25	498
Trade debtors	77 927	45 987	65 930	58 100
Inventories	1 076	1 300	1 477	1 284
Prepayments and other receivables	29 165	10 341	22 718	12 028
Cash and cash equivalents	26 593	103 840	58 086	12 860
Total assets	276 032	264 413	271 165	185 000
EQUITY AND LIABILITIES				
Paid-in capital	142 994	141 026	142 372	58 330
Retained earnings	11 203		20 978	
Non-current liabilities	22 663	29 490	23 734	21 403
Current liabilities	99 172	93 897	84 081	105 267
Total equity and liabilities	276 032	264 413	271 165	185 000

NEAS consolidated cash flow statement first quarter 2008

(nok thousands)	First quarter		Full year	
	2008	2007	2007	2006
Cash flows from operating activities	(11 248)	(7 085)	10 137	2 366
Cash flows from investment activities	(6 908)	(6 068)	(3 337)	(6 561)
Cash flows from financing activities	(13 337)	106 150	(9 814)	432
Changes in cash and cash equivalents	(31 493)	92 997	(3 014)	(3 763)
Cash and cash equivalents, beginning of period	58 086	371	4 134	4 134
Cash and cash equivalents, end of period	26 593	93 368	1 120	371

NEAS segment results first quarter 2008

(nok thousands)	First quarter		Full year	
	2008	2007	2007	2006
Revenues, Operations	48 150	36 462	197 564	161 292
Revenues, Consulting	40 700	29 760	127 668	99 966
Total revenues	88 850	66 222	325 232	261 258
EBIT Operations	(9 855)	(6 862)	(8 970)	895
EBIT Consulting	(2 937)	717	3 252	5 765
EBIT total	(12 792)	(6 145)	(5 718)	6 660
EPS* (NOK) - Operations (EBIT)	(1,24)	(0,88)	(1,14)	0,20
EPS* (NOK) - Consulting (EBIT)	(0,37)	0,09	0,41	1,30
EPS fully diluted (NOK) - Operations	(1,24)	(0,88)	(1,14)	0,20
EPS fully diluted (NOK) - Consulting	(0,37)	0,09	0,41	1,30
*EPS = Earnings Per Share	-	-	-	-

NEAS 20 largest shareholders as of 21 April

	NAME	HOLDINGS
1	Nordic Capital Partners	3 833 183
2	Skagen Vekst	415 500
3	Lundhs Labradoreksport	303 000
4	Odin Eiendom	303 000
5	Investigate	283 333
6	MP Pensjon	270 400
7	Bank of New York	254 800
8	Totalreform Management	231 173
9	Holberg Norden	223 200
10	Ingerø Reiten	169 000
11	NEAS ASA	163 900
12	Holberg Norge	139 000
13	State Street Bank	109 217
14	Frans Enger AS	100 000
15	JP Morgan Chase	100 000
16	Warren Wicklund Utbytte	100 000
17	Tor Rønhovde	95 000
18	WarrenWicklund Norge	75 200
19	Investment Du Nord	70 000
20	Løkta AS	55 317
	Total holdings 20 largest	7 294 223
	Other	642 677
	SUM	7 936 900