

Interim report Fourth quarter and full year 2007

Highlights

- Rental income NOK 87.0 mill (FY: NOK 331.5 mill)
- Earnings before income taxes NOK 26.5 mill (FY: NOK 292.4 mill)
- Earnings per share for the year was NOK 8.83
- Cost of debt reduced to 4.9% going forward
- Acquisition of DSV property in Brøndby, 47,500 sq.m., price DKK 395 millions
- The board will propose dividend for 2007 of NOK 1.50 per share



Operating performance

(in NOK millions, except otherwise indicated)	3 months ended Dec. 31	3 months ended Sept 30	3 months ended June 30	3 months ended March 31	12 months ended Dec. 31
	2007	2007	2007	2007	2007
Total revenue	87.0	83.5	76.3	84.7	331.5
Operating expenses	12.5	10.5	6.8	13.9	43.7
Operating income before FVA	74.6	73.0	69.5	70.8	287.8
Fair value adjustment properties (FVA)	18.6	21.0	21.8	49.8	111.3
Operating income (EBIT)	93.2	94.0	91.3	120.6	399.1
Net financial items	(66.7)	(55.1)	68.6	(53.5)	(106.8)
Net earnings	16.5	28.4	115.6	48.2	208.8
Cash flow from operating activities	27.6	18.2	41.6	14.8	102.2
Investment property fair value	5,308.1	4,807.9	4,748.9	4,776.1	5,308.1
Total assets	6,070.1	5,650.7	5,585.8	5,105.9	6,070.1
Shareholders' equity	1,527.0	1,512.4	1,522.2	1,044.8	1,527.0
Net interest-bearing debt, net of cash	3,697.7	3,255.9	3,209.5	3,642.2	3,697.7
Period end shares outstanding (millions)	26.9	27.1	27.1	20.1	26.9
Weighted average shares outstanding (millions)	27.0	27.1	20.9	19.6	23.6
Basic earnings per share, NOK	0.61	1.05	5.54	2.46	8.83
Cash flow from operations per share, NOK	1.02	0.67	1.99	0.76	4.32
Shareholders equity per share, NOK	57	56	56	52	57
Equity ratio	25%	27%	27%	20%	25%

Results

Financials for the fourth quarter includes the operation of 19 properties of which Kornmarksvej 1 (DSV, Copenhagen) is included for 2 months and the remaining is included for the full quarter.

Fourth quarter revenues were at NOK 87.0m as compared to third quarter reported NOK 83.5m. The increase compared to the third quarter of 4.2% was mainly driven by inclusion of Kornmarksvej 1, to some extent offset by negative currency impact. Full year revenues were at NOK 331.5m.

The company had at the end of the quarter yearly contractual rents of NOK 364m, based on currency rates as of December 31.

Total operating expenses for the quarter were NOK 12.5m (Q3 NOK 10.5m) and full year NOK 43.7m. Maintenance and other property expenses were for the year at 7.6% of revenue. Excluding impact of property tax, maintenance and other property expenses were at 5.7% of revenue. General and administrative expenses were at NOK 18.4m for the year and NOK 4.9m for the quarter. Operating income before fair value adjustments was NOK 74.6m for the quarter compared to third quarter NOK 73.0m driven by revenue increases. Full year operating income before fair value adjustments was NOK 287.8m.

In line with previous quarter the company has performed an assessment of the core parameters that have an impact on the value of the investment properties. This assessment is supported by a valuation of the property portfolio as per December 31 by CB Richard Ellis and DTZ. Based on company assessment and valuation the value of the company's investment properties at December 31 was NOK 5,308m. The corresponding valuation as performed by CB Richard Ellis was NOK 5,376m. The related fair value adjustment was NOK 18.6m for the quarter and NOK 111.3m for the full year. This reflects an increase in property value in the third quarter of 0.4% and full year 2.2%. Operating income (EBIT) after fair value adjustment was NOK 93.2m for the fourth quarter (Q3: NOK 94.0m) and NOK 399.1m for the full year.

Net financial items were for the fourth quarter negative NOK 66.7m (Q3 negative NOK 55.1m). Included in net financial items for the quarter was a negative fair value adjustment on interest

rate swaps of NOK 15.4m (Q3 negative NOK 11.4m). Other items, including fair value adjustment on FX forward contracts, were negative NOK 51.3m for the quarter.

The company has entered into an interest derivatives contract related to the acquisition of Kornmarksvej 1. This agreement has a notional amount of DKK 237m. At December 31 the company had six interest derivatives contracts and one currency derivative contract to reduce the interest and currency risk. The remaining average duration for the interest derivatives contracts was 8.9 years at the end of the quarter, while the currency derivative contract is renewed on a quarterly basis.

The company has changed three of the interest derivatives contracts to shorter duration and lower fixed interest rate. As a result the total average interest rate including margin has been reduced to 4.9%. Estimated net impact on yearly interest costs up to termination date for the derivatives is a reduction of NOK 18.3m (SEK 21.6m) and drives an improved dividend capacity for the company.

Earnings before income taxes were NOK 26.5m for the quarter and NOK 292.4m for the full year. Income taxes were NOK 10.0m for the quarter and full year NOK 83.6m.

Net earnings for the quarter were NOK 16.5m and full year NOK 208.8m. This reflects full year earnings per share of NOK 8.83.

The board will propose to the general assembly a dividend for 2007 of NOK 1.50 per share. This is in line with stated long term target, which is to distribute 50 per cent or more of annual net profit (excl. non-cash items) as dividend.

Balance Sheet

Fair value of financial derivatives was as of December 31 NOK 114.7m (end of third quarter at NOK 148.9m); of which interest rate swaps were NOK 115.9m (Q3: NOK 137.6m). Cash and cash equivalents at the end of the fourth quarter were at NOK 581.9m, down from third quarter NOK 640.5m driven by the acquisition of Kornmarksvej 1. The company has a high focus on and is actively pursuing acquisitions which will result in a normalized cash position.

Total equity at the end of the year was NOK 1,527m (Q3 NOK 1,512m). Equity ratio was 25.2%, compared to end of third quarter 26.8%. Equity at the end of the year was impacted by share buy backs completed in the fourth quarter of NOK 9.8m (214,400 shares).

In an extraordinary General Meeting held December 27, 2007 it was decided to reduce the company's premium fund with NOK 176m. The reduction amount is transferred to distributable equity. The purpose is to increase the flexibility of the company's capital structure and increase the dividend capacity for the coming years.

Expected acquisitions and related borrowings as well as further share buy backs will over time drive the equity ratio down towards Q1 level (20.5%).

Net asset value (NAV) per share was NOK 57 at the end of the fourth quarter, at level with third quarter.

Cash-flow

Net cash generated from operating activities was for the quarter NOK 27.6m, up from third quarter NOK 18.2m, driven by working capital changes. Full year net cash generated from operating activities was NOK 102.2m, per share NOK 4.32.

Net cash from investing and financing activities was for the full year an inflow of NOK 257.6m, driven by private placements in first and second quarter partly offset by acquisitions in the period.

Acquisitions

On November 1, 2007 the company acquired the headquarter and main logistic hub of the Danish global transport and logistics company DSV A/S. The purchase price was DKK 395 millions which gives a price per sq.m. of DKK 8,300.

The property, Kornmarksvej 1, has a lettable space of approximately 47,500 sq. m, of which offices constitute 9,600 sq.m. DSV Road AS will let the entire property. The lease term is six years, with a termination period of 18 months. The gross rent is DKK 26.7 millions, which will be 100 percent indexed, with minimum 2.5 percent per annum. The property is located with direct access to motorway junctions, close to the Copenhagen city centre, airport and the bridge to Sweden. The buildings are of high standard and the area is attractive to business by offering a well developed logistic cluster.

This property fits well into the current portfolio of the company and further strengthens its position as a leading pure-play logistic property company in Northern Europe.

The property portfolio

As of December 31 the property portfolio comprised 19 logistic properties with lettable area of approx. 694,000 square meters and a fair value of NOK 5,308m. Accumulated value adjustment since acquisitions is NOK 133.8m.

Annual estimated contractual rents are NOK 364m (exchange rates as per December 31) with an average remaining duration of current rental contracts of 8.0 years.

The valuation implies an estimated net yield of 6.3% (Q3: 6.2%) assuming maintenance and other operating costs of 8% of revenue.

Financing

At the end of December the company had total interest bearing debt of NOK 4,280m. This includes scheduled repayments in 2008 of NOK 31.0m. The increase in total interest bearing debt from year-end 2006 is driven by the funding of acquisitions in the period, partly offset by currency impact. Interest bearing debt was at the end of the year 81% of total value of investment property. Net debt, adjusted for cash and cash equivalents was NOK 3,698m at the end of the fourth quarter.

The company has entered into interest rate swaps relating to the credit facilities. Average remaining duration at the end of the quarter was 8.9 years and average fixed interest was 4.2% (excluding loan margin). Ratio of loans hedged or with fixed interest was at the end of the quarter 75%.

Effective January 15, 2008 the company has changed three of the interest rate swaps to shorter duration and lower fixed interest rate. After the change average remaining duration of the contracts is 3.9 years (as per January 15) and average fixed interest is 3.6% (excluding loan margin).

The acquisition of the logistic property in Brøndby, Copenhagen (Kornmarksvej 1) was funded with a 5 year loan facility totalling DKK 316.0m with an average loan margin of 91.25bps above CIBOR. Related to this the company has also entered into a fixed interest rate swap

agreement totalling DKK 237.0m, at a term of 5 years and with a fixed interest rate of 4,4975% before loan margin.

Organization

Northern Logistic Property will optimize its organization by limiting its personnel to strategic managers focusing on initiation and execution of investments. Services benefiting from larger scale will be outsourced to professional organizations.

The company now has a staffing of 5 employees, and will increase to 6 employees in the second quarter, whereby it will be fully staffed.

The company has entered into agreements with Coor Service Management and Synerco for technical property management unless performed by the tenants themselves. Financial and administrative property management is performed by Matrisen AB, YIT AB and First Business Services.

The market development and outlook

NLP's short term growth will be focused mainly on the Nordic countries and Germany, but opportunistic acquisitions in the Baltics and Russia will be made.

Decisive for NLP's growth is the trend that occupiers to a further extent prefer to lease premises rather than own. Furthermore, the underlying structural changes in Northern Europe away from manufacturing products to importing them, means that there will be a steady growth in demand for large, well equipped, and well situated logistic properties close to harbours, railways, motorways and big city centres.

The economic growth is looking stable in Denmark, but expected to fall somewhat in the other Nordic countries and Germany in 2008. The rent is expected to grow for high grade logistic properties in this area.

Denmark

The logistic sector will continue to grow in the short term. Third party logistics is expected to gain further marked share and will be interested in flexible leasing solutions. The sale and leaseback activity is increasing. Copenhagen Airport is developing a multi-mode transport centre that will combine air, port, rail and road distributions. The Odense-region is starting to develop as a logistic hub, centrally located between the two main cities of Copenhagen and Aarhus. Rents have been stable up to the end of 2006 when there was an upturn and there is potential for further growth in the medium term.

Finland

There is a rapid expansion of logistic properties in Finland. There is a risk that the large volume of new logistic developments coming to the market over the next couple of years could stifle rental growth. Occupiers will have the opportunity to upgrade to new premises with good locations and services available. Vacancy in old stock could increase as a result. Growth in prime rent is expected in the short term at least.

Sweden

The trend for fewer and larger centralized logistic hubs is strong. There is an increasing trend where occupiers sell and lease back their properties. There is a very limited volume of modern facilities available for rent in the short term, which gives a potential for rent increases. Logistic property has become an established investment product, and the number of transactions is expected to continue to grow with a total volume of approximately 150,000 sq.m. per year over the next five years. Malmö will be a key location in the longer term.

Norway

Interest in logistic properties has increased, particularly from international companies. The company sees business opportunities in the increasing trend of sale and lease back. There has been a significant rent increase and falling yields over the past years. Size of units available will probably increase and larger units will become more commonplace. The logistic property market is primarily concentrated around Oslo.

Germany

The slow economic growth in Germany over the recent years has led to a slow development in the logistic sector. The German economic growth is expected to stay at a moderate pace the next year as well, with an economic growth of approximately two percent in 2008. Hamburg and Bremen are the two most interesting areas in northern Germany. In south both Frankfurt and Munich will develop strongly as new high quality property is under development. Rent levels vary significantly from area to area. High quality, well located properties are expected to see growing rents.

Baltics

The Baltic region has a higher pace of economic growth than the rest of the region and provides business opportunities. There is significant new development coming on the market within the next 1-3 years. Even though there has been a large yield compression over the last years, the yields are still higher in the Baltics than in the Nordic region.

Subsequent events

On the General Meeting held October 11, the Board was given the authority to acquire the company's own shares up to a total nominal value corresponding to 10 % of the company's share capital. In accordance with this authorization the company has acquired 220,600 shares during 2008, in addition to 214,400 shares acquired in 2007. The company now holds 1.6% of the total share capital.

Effective January 15, 2008 the company has changed three of the interest rate swaps to shorter duration and lower fixed interest rate. After the change average remaining duration of the contracts is 3.9 years (as per January 15) and average fixed interest is 3.6% (excluding loan margin).

Oslo, February 11, 2008

Board of Directors
Northern Logistic Property ASA

This interim report has not been reviewed by the company's auditor.

Financial calendar including next reporting dates is published at www.nlpasa.com.

For more information please contact:

Göran Bengtsson, CEO Phone +46 42129140
Erik Dahl, CFO Phone +47 45055000

www.nlpasa.com

Financial performance

Condensed consolidated income statements

	3 months ended Dec. 31	12 months ended Dec. 31	15.03 - 31.12
(NOK '000, except for earnings per share)	2007	2007	2006
Total revenue	87,029	331,528	75,407
Maintenance and other property expenses	7,540	25,223	5,505
General and administrative expenses	4,899	18,402	12,141
Dereciation & Amortization	34	76	-
Operating income before FVA	74,556	287,828	57,761
Fair value adjustment of properties (FVA)	18,626	111,284	22,451
Operating income	93,182	399,111	80,212
Interest income	6,759	17,621	4,904
Interest expenses	(56,521)	(208,223)	(41,189)
Other financial items	(16,960)	83,846	1,382
Earnings before income taxes	26,460	292,355	45,309
Income taxes	(9,951)	(83,602)	(12,686)
Net earnings	16,508	208,754	32,622
Weighted average shares outstanding ('000)	27,045	23,645	18,000
Basic earnings per share, NOK	0.61	8.83	1.81
Diluted earnings per share, NOK	0.61	8.83	1.81

Weighted average rate converting SEK to NOK for the full year is 86.68 and DKK to NOK 107.05.

Northern Logistic Property made its first acquisition of properties on September 28, 2006

Condensed consolidated balance sheets

(NOK '000)	at Dec. 31	at Dec. 31
	2007	2006
Assets		
<i>Non-current assets</i>		
Investment property	5,308,055	4,542,370
Other tangible assets	702	-
Derivatives	116,376	6,233
Deferred income tax assets	34,956	21,721
Total non-current assets	5,460,089	4,570,324
<i>Current assets</i>		
Current receivables	28,103	17,210
Derivatives	-	-
Cash and cash equivalents	581,892	235,556
Total current assets	609,995	252,766
Total assets	6,070,084	4,823,090
Shareholders' equity and liabilities		
<i>Shareholders' equity</i>		
Total shareholders' equity	1,527,047	899,226
<i>Non-current liabilities</i>		
Bonds	355,800	353,400
Credit facilities	3,892,803	3,385,345
Derivatives	465	-
Deferred income tax liabilities	98,636	10,549
Total non-current liabilities	4,347,704	3,749,294
<i>Current liabilities</i>		
Trade payables	14,433	11,904
Interest bearing current liabilities	30,984	-
Derivatives	1,231	8,482
Provisions	146,957	154,184
Other current liabilities	1,729	(0)
Total current liabilities	195,333	174,570
Total shareholders' equity and liabilities	6,070,084	4,823,090

Currency exchange rate applied at September 30 converting SEK to NOK is 84.55 and DKK to NOK 106.75.

Changes in consolidated shareholder's equity

(in NOK '000, except otherwise indicated)	Number of Shares	Share Capital	Additional paid in capital	Retained Earnings	Other equity	Total
Balance at incorporation March 15, 2006	100,000	100				100
Share issuance August 3, 2006	900,000	900	5			905
Capital reduction September 25, 2006	(1,000,000)	(1,000)				(1,000)
Share issuance September 25, 2006	18,000,000	18,000	882,000			900,000
Share issuance costs net of tax			(58,628)			(58,628)
Net earnings				32,622		32,622
Derivatives net of tax					5,759	5,759
Translation adjustments					19,468	19,468
Balance as of December 31, 2006	<u>18,000,000</u>	<u>18,000</u>	<u>823,377</u>	<u>32,622</u>	<u>25,227</u>	<u>899,226</u>
Share issuance January 21, 2007	2,075,470	2,075	107,924			110,000
Share issuance June 20, 2007	7,000,000	7,000	388,500			395,500
Share issuance July 3, 2007	16,838	17	919			936
Share issuance costs net of tax			(18,745)			(18,745)
Purchase of own shares	(214,400)	(214)	(9,554)			(9,768)
Net earnings				208,754		208,754
Derivatives net of tax					12,931	12,931
Translation adjustments					(71,788)	(71,788)
Balance as of December 31, 2007	<u>26,877,908</u>	<u>26,878</u>	<u>1,292,422</u>	<u>241,376</u>	<u>(33,630)</u>	<u>1,527,047</u>

Condensed consolidated statements of cash flows

(NOK '000)	3 months ended Dec. 31	12 months ended Dec. 31	15.03 - 31.12
	2007	2007	2006
Cash flows from operating activities			
Net cash generated from operating activities	27,596	102,177	89,992
Cash flows from investing activities			
Purchase of investment property	(431,202)	(997,810)	(4,383,281)
Capital expenditure on investment property	(4,619)	(19,735)	-
Financial items received	9,241	13,839	4,904
Net cash used in investing activities	(426,581)	(1,003,707)	(4,378,377)
Cash flows from financing activities			
Proceeds from borrowings	337,330	780,906	3,657,913
Share issue, net of costs	819	480,402	818,577
Net cash generated in financing activities	338,149	1,261,308	4,476,490
Net change in cash and cash equivalents	(60,835)	359,778	188,105
Cash and cash equivalents at beginning of the period	640,513	235,556	-
Cash and cash equivalents in acquired companies	-	4,951	43,827
Exchange gain / (losses) on cash and cash equivalents	2,214	(18,393)	3,621
Cash and cash equivalents at the end of the period	581,892	581,892	235,556

Shareholders

Name	Country	Number of Shares	% stake
1 LIVSFORSIKRINGSELSESKAPET NORDEA	NOR	2,186,750	8.1%
2 SEB PRIVATE BANK S.A	NOM LUX	1,297,500	4.8%
3 TRONDHEIM KOMMUNE NORSKE AKSJER	NOR	1,000,300	3.7%
4 T KLAVENESS EIENDOM	NOR	978,034	3.6%
5 WILHELMSSEN CAPITAL AS	NOR	737,400	2.7%
6 SKIPS AS TUDOR	NOR	669,200	2.5%
7 CANICA AS	NOR	562,900	2.1%
8 SKAGEN VEKST	NOR	550,000	2.0%
9 DET STAVANGERSKE DAMPSKIPSELSESKAP	NOR	500,000	1.8%
10 TOLUMA INVEST AS	NOR	465,800	1.7%
11 VERDIPAPIRFONDET NORDEA NORGE VERDI	NOR	452,970	1.7%
12 NORTHERN LOGISTIC PROPERTY ASA	NOR	435,000	1.6%
13 FIRST SECURITIES ASA EGENHANDELSKONTO	NOR	424,350	1.6%
14 BOREA NOTERTE II AS	NOR	330,836	1.2%
15 BROWN BROTHERS HARRIMAN & CO S/A FIDELITY NORDIC FUND	USA	303,200	1.1%
16 FIDELITY FUNDS - NORDIC FUND	LUX	277,000	1.0%
17 BANK OF NEW YORK, BRUSSEL, CLIENT ACCOUNTS	GBR	276,250	1.0%
18 BOREA AS	NOR	257,628	1.0%
19 OPPLYSNINGSVESENETS FOND	NOR	235,910	0.9%
20 SKANDINAVISKA ENSKIL A/C CLIENTS ACCOUNT	NOM SWE	227,235	0.8%
Total 20 largest		12,168,263	44.9%
All others		14,924,045	55.1%
Grand total		27,092,308	100.0%

Total number of shareholders: 979
Status as of February 11, 2008

Notes to the condensed consolidated interim financial statements

1. Reporting entity

Northern Logistic Property ("NLP" or the "Company") is a company domiciled in Norway. The condensed consolidated interim financial statements of the Company as at and for the full year ended December 31, 2007 comprised the Company and its subsidiaries (together referred to as the "Group") and the Group's interests in associates and jointly controlled entities.

The consolidated financial statements of the Group as at and for the year ended December 31, 2006 are available upon request from the Company' registered office at Karl Johans gate 16B, 0154 Oslo, or at www.nlpasa.com.

2. Statement of compliance

These condensed consolidated interim financial statements have been prepared in accordance with International Financial Reporting Standard (IFRS) IAS 34 *Interim Financial Reporting*. They do not include all of the information required for full annual financial statements, and should be read in conjunction with the consolidated financial statements of the Group as at and for the year ended December 31, 2006.

These condensed consolidated interim financial statements were approved by the Board of Directors on February 11, 2008.

3. Significant accounting policies

The accounting policies applied by the Group in these condensed consolidated financial statements are the same as those applied by the Group in its consolidated financial statements as at and for the year ended December 31, 2006.

4. Estimates

The preparation of interim financial statements requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates. The significant judgments made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended December 31, 2006.

5. Property, plant and equipment

During the twelve months ended December 31, 2007, the Group acquired four subsidiaries. NLP Klippan 1 AB, NLP Klippan 2 AB and NLP Trelleborg AB were acquired from Brinova Fastigheter AB based on an agreed property value of SEK 445m. Lillsjövägen 52 AB was acquired from Lillsjövägen 52 AS based on an agreed property value of SEK 214m. In addition the Group acquired through its fully owned subsidiary Kornmarksvej 1 AS the property Kornmarksvej 1 in Copenhagen from DSV A/S for DKK 395m.

6. Loans and borrowings

During the twelve months ended December 31, 2007 the Group secured SEK 340m of debt financing with a loan margin of 95bps above STIBOR. The Group has entered into fixed interest

rate swap agreements corresponding to 75% of the loan amount, at a weighted average term of 9,8 years, at a fixed interest rate of 4,49% before loan margin. In addition the Group secured SEK 171m of debt financing with a loan margin of 75bps above STIBOR. The Group has entered into a fixed interest rate swap agreement corresponding to 73% of the loan amount, at a term of 2.9 years, at a fixed interest rate of 4.78% before loan margin. Finally the Group secured DKK 316m of debt financing with an average loan margin of 91.25bps above CIBOR. The Group has entered into a fixed interest rate swap agreement corresponding to 75% of the loan amount, at a term of 5.0 years, at a fixed interest rate of 4.4975% before loan margin.

No repayments have been done during the twelve months ended December 31, 2007.

7. Subsequent events

On the General Meeting held October 11, the Board was given the authority to acquire the company's own shares up to a total nominal value corresponding to 10 % of the company's share capital. Shares acquired by the company can be used in a later reduction of the share capital with the General Meeting's approval or as consideration in relation to acquisition of businesses. The authorization is valid until the company's next ordinary general meeting in 2008, though no longer than until June 30, 2008. In accordance with this authorization the company has acquired 220,600 shares during 2008, in addition to 214,400 shares acquired in 2007.

Effective January 15, 2008 the company has changed three of the interest rate swaps to shorter duration and lower fixed interest rate. After the change average remaining duration of the contracts is 3.9 years (as per January 15) and average interest is 3.6% (excluding loan margin). Estimated net impact on yearly interest costs up to termination date for the derivatives is a reduction of NOK 18.3 millions (SEK 21.6 millions) and drives an improved dividend capacity for the company.

Definitions

Total revenue

Total revenue includes rental revenues and rent supplements such as tax, electricity etc.

Operating income (EBIT)

Operating income is net result before interest and tax.

Basic earnings per share

Net earnings divided by the weighted average number of outstanding shares in the period.

Cash flow from operations per share

Net cash generated from operating activities divided by the weighted average number of outstanding shares in the period.

Equity ratio

Shareholders' equity on the closing date in relation to total assets on the closing date.

Shareholders' equity per share

Shareholders' equity on the closing date in relation to the number of shares at the end of the period.

About Northern Logistic Properties (NLP)

NLP is the only listed Nordic real estate company with a pure logistic focus.

NOK 5.3 bn. This corresponds to a total lettable space of 694 thousands square meters.

Today the portfolio consists of 19 logistic properties with a market value of approx.

NLP was founded in March 2006 and was listed on Oslo Børs in June 2007.

Business concept

NLP's business concept is to invest, manage and develop logistics and warehouse properties in Northern Europe.

NLP shall mainly invest in existing properties but can invest in development projects at acceptable risk levels.

Goals

NLP aims to become a leading pure logistic property company in Northern Europe.

NLP's target is to distribute 50 per cent or more of annual net profit (excl. non-cash items) as dividend.

During the next twelve months the current portfolio shall be increased to a portfolio of approx. 1 million square meters.

Strategy

The position as the largest pure logistic property owners in Northern Europe shall be achieved by being the distributors or developers preferred property owner with a long-term investment horizon and outstanding competence in financing solutions and technical standards.

northern Germany. In medium-term NLP will expand to include investments opportunities in Poland, the Baltic States and western Russia.

The organization shall be cost-efficient through an in-house core competence of strategic management while outsourcing services benefiting from scale such as property management to cooperation partners.

The investments will predominately be situated in recognized strategic locations for distribution.

Other important investment criteria are solid tenants, leasehold terms of 8 to 10 years, distribution centres of > 10,000 sqm, and a pre-tax internal rate of return (IRR) of 13-15 per cent.

Investment strategy:
In the short-term NLP will focus on investments in the Nordic countries and

NLP strives to have a diversified tenant structure and properties with high technical standards.