

Interim report

Third quarter 2009



Highlights:

- **Stable development in net operating income and fair value of properties.**
- **Strong operational cash flow.**
- **The extension of Jordbromalm in Haninge for Green Cargo was completed as planned primo September, 2009.**
- **Significantly improved financial position - Announced asset sale of 5 properties, loan agreement addendums, and a fully underwritten rights issue of NOK 100 million expected completed in December**

CEO's comment

“The third quarter was yet again stable for NLP, both with regards to operating income and fair value of properties. Operational cash flow was strong.

From an operational point of view, two issues were extraordinary: 16,000 sqm become vacant due to one customer's bankruptcy; and NLP took delivery of the 10,000 sqm extension to the Haninge property outside Stockholm.

Despite the loss incurred by the vacancy in Linköping, our revenues remained flat quarter on quarter. This was achieved both by the extension in Haninge of which we took delivery September 1, and also by new contracts that became active in the third quarter, after investments in previous quarters.

We have been working hard to fill the vacant spaces in Linköping, and I am pleased that we already have signed contracts for about 7,600 sqm of the total vacant 16,000 sqm. To me, this demonstrates our organisation's capability to handle unforeseen challenges.

Along with operational efforts in the quarter, NLP has acted to strengthen the company's financial flexibility and basis for future value creation.

Firstly, we sold five properties of about 109,000 sqm back to Kungälv. Naturally, we are not happy about unprofitable transactions, but given the circumstances it is my firm belief that it was the right thing to do. The reasons are that it:

- Frees up cash
- Removes the need to refinance the sellers note in 2011
- Limits investment obligations in this portfolio
- Streamlines the remaining portfolio

The second significant action is the amendments to agreements with two of our major banks concerning loan-to-value covenants and values. These changes ensure financial stability for NLP in the two largest portfolios until the third quarter of 2010.

Lastly – and currently in progress – the Board of Directors have asked the shareholders to contribute with NOK 100 million through a rights issue directed at existing shareholders. This will provide NLP with sufficient flexibility to take on new projects of limited scope and continue to add value both through active management and development of our properties.

The total effect of these measures place NLP in a much better positioned compared to that of the last 15 months. We can now look forward to a period with focus on the business opportunities in our portfolio and the market in general.”

Per Gunnar Rymer, CEO

Disclaimer: This report contains statements regarding the future in connection with Northern Logistic Property's growth initiatives, profit figures, outlook, strategies and objectives. In particular, the section 'Outlook' contains forward-looking statements regarding the company's expectations. All statements regarding the future are subject to inherent risks and uncertainties, and many factors can lead to actual profits and developments deviating substantially from what has been expressed or implied in such statements.

Operating performance

The results for the third quarter and the nine months ended September 30, 2009 include the operations of 24 properties compared to 19 properties in 2008. Extension of one property is included from September 2009.

Key figures

3 months ended Sept. 30		(in NOK millions, except otherwise indicated)	9 months ended Sept. 30		12 months ended Dec. 31
2009	2008		2009	2008	2008
104.8	91.2	Total revenue	312.3	273.4	378.8
93.9	84.2	Net operating income	283.4	253.9	346.6
34.1	27.7	Earnings before fair value adjustments (EBVAT)	85.6	79.5	108.4
(35.5)	(267.4)	Fair value adjustments properties & derivatives	(90.1)	(341.1)	(769.0)
0.8	(172.8)	Net earnings for the period	9.9	(189.4)	(481.5)
0.0	(6.5)	Basic earnings per share, NOK	0.4	(7.1)	(18.1)
24.2	12.8	Cash flow from operating activities	126.6	67.1	81.2
0.9	0.5	Cash flow from operations per share, NOK	4.8	2.5	3.1
		Investment property fair value	5 220.6	5 056.8	5 748.4
		Total assets	5 563.9	5 749.8	6 177.2
		Shareholders' equity	925.9	1 257.0	967.0
		Net interest-bearing debt, net of cash	4 122.1	3 767.8	4 559.5
		Shareholders equity per share, NOK	34.8	47.3	36.4
		Equity ratio	16.6 %	21.9 %	15.7 %

Interim Directors Report

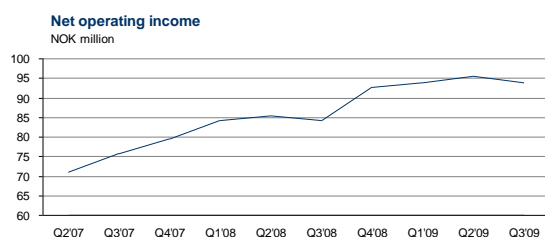
Results

The figures below describe developments in 2009 (2008 in brackets).

Revenue for the third quarter amounted to NOK 104.8 million (NOK 91.2 million). The increase of 14.9% from the third quarter last year was mainly driven by property acquisitions in the fourth quarter of 2008, extension of one property in September 2009, and CPI adjustments of rents.

The company had an annual contractual rent level of NOK 397 million at the end of the third quarter, based on currency rates at September 30, 2009.

Third quarter maintenance and other property expenses amounted to 10.4% of revenue (7.7%), while the increase explained by postponed maintenance expenses in 2009 and increased property tax expense.



Net operating income was NOK 93.9 million for the third quarter (NOK 84.2 million).

General and administrative expenses increased with NOK 0.5 million in the third quarter of 2009 compared to the same period last year, and by NOK 3.2 million adjusted for one-off costs of NOK 2.7 million related to acquisitions and change of CEO in 2008.

Net finance costs in the third quarter were NOK 53.6 million (NOK 50.7 million). Interest costs amounted to NOK 50.6 million in the quarter (NOK 56.8 million). See notes to the financial statements for further details.

Earnings before fair value adjustments and taxes (EBVAT) for the quarter were NOK 34.1 million (NOK 27.7 million). The quarterly year-over-year earnings increase was driven by improvements in underlying operations and acquisitions.

Fair value adjustments of investment properties were a negative NOK 31.3 million in the third quarter and a negative NOK 99.8 million for the nine months ended September 30, 2009. The adjustment for the quarter corresponds to 0.6 percent of the gross value of the properties, and is mainly explained by extended vacancy period for some properties.

Based on the company's assessment and valuation, the gross value of NLP's investment properties was NOK 5,220.6 million at September 30, 2009. The value decrease of NOK 527.7 mill from year-end 2008 is mainly due to foreign exchange translation effects of NOK 517.2 million, as well as fair value adjustments offset by the acquisition of a newbuild of NOK 75.1 million in September 2009.

Fair value adjustment related to interest rate swaps generated a loss of NOK 4.2 million for the quarter and a loss of NOK 2.7 million year-to-date. During the nine months ended September 30, 2009 the FX contract incurred a fair value gain of NOK 12.4 million. This contract was closed in the second quarter.

At the end of the third quarter the company had ten interest derivative contracts to mitigate interest rate risk. Average interest and margin paid on the loan portfolio was 4.55% at the end of the quarter, compared to 5.00% at the end of 2008.

OVERVIEW - LOANS & HEDGING

	30.09.2009	30.06.2009	31.03.2009	31.12.2008
Interest bearing debt and hedging (NOK mill)				
Floating interest	378	404	436	487
Loans with fixed interest	-	-	-	63
Hedging contracts	3 896	3 895	3 798	4 226
Total debt	4 274	4 299	4 234	4 776
Ratio of loans hedged or fixed interest	91.2%	90.6%	89.7%	89.8%
Average interest rates & margins (%)				
Average interest rates loans	0.84 %	1.30 %	2.45 %	5.49 %
Average interest rates swaps	3.66 %	3.68 %	3.68 %	3.68 %
Average interest rates paid	3.41 %	3.46 %	3.56 %	3.89 %
Average margin paid	1.14 %	1.12 %	1.13 %	1.11 %
Total interest & margin paid	4.55 %	4.58 %	4.69 %	5.00 %
Average remaining duration (years)				
Loans	2.3	2.6	2.9	3.1
Swap agreements	3.9	4.2	4.4	3.5

Net profit ended at NOK 0.8 million (net loss of NOK 172.8 million) in the third quarter and NOK 9.9 million (net loss NOK 189.4 million) for the first nine months 2009. This corresponds to earnings per share of NOK 0.03 (negative NOK 6.51) for the quarter and NOK 0.37 (negative NOK 7.12) year to date.

Cash flow

Net cash generated from operating activities was NOK 24.2 million for the third quarter of 2009 (NOK 12.8 million), or NOK 0.91 per share (NOK 0.48). For the nine months period ended September 30, 2009 operational cash flow generation was NOK 126.6 million (NOK 67.1 million) or NOK 4.76 per share (NOK 2.52).

Although net cash flow from operating activities remained strong in the third quarter, it was negatively affected by an increase in outstanding accounts receivables of NOK 8.5 million.

Cash outflow from investing and financing activities was NOK 52.2 million during the third quarter of 2009, of which repayment of borrowings accounted for NOK 30.5 million, and net equity investment for

the acquisition of the newbuild Jordbromalm in Haninge, Stockholm accounted for NOK 14.4 million. NLP prepaid SEK 10.0 million of the outstanding sellers note to Kungsleden and SEK 3.1 million of the outstanding loan to Aareal Bank AG in the third quarter of 2009.

Balance sheet

As a result of adjustments in fair value, financial derivatives were accounted for as net liabilities of NOK 188.7 million as at September 30, 2009.

Cash and cash equivalents stood at NOK 146.1 million at the end of the quarter, down from NOK 208.7 mill at the end of 2008.

Total equity was NOK 925.9 million at the end of the third quarter. The equity ratio remained unchanged quarter-on-quarter, 16.6%.

Net asset value (NAV)¹ was NOK 35 per share at the end of the quarter.

NET ASSET VALUE (NAV)

	30.09 2009	30.06 2009	31.03 2009	31.12 2008
(in NOK mill, except otherwise indicat				
Estimated net yearly rent	386	388	383	425
Net yield	7.4%	7.4%	7.4%	7.4%
Property value	5 221	5 238	5 142	5 748
Net interest bearing debt	(4 137)	(4 133)	(4 101)	(4 577)
Net property value	1 083	1 105	1 041	1 171
Net value derivatives	(189)	(187)	(209)	(178)
Deferred tax, total	155	154	157	135
Working capital and other items	(123)	(142)	(128)	(161)
Net Asset Value	926	930	861	967
No of shares outstanding (mill)	26.6	26.6	26.6	26.6
NAV per share (NOK)	35	35	32	36
Share price (September 30, 2009)	17			

Financing

At the end of the third quarter the company had total borrowings of NOK 4,268.3 million. Scheduled repayments for these loans for the next twelve months were NOK 94.4 million.

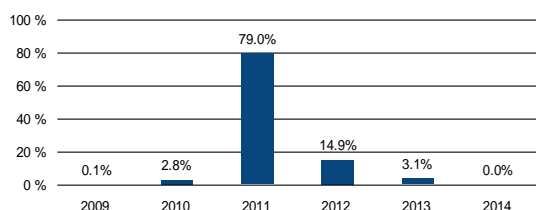
Net debt, adjusted for cash and cash equivalents was NOK 4,122.1 million at the end of the quarter. Net debt corresponded to 79.0% of the total value of the investment properties at the end of third quarter 2009, compared to 79.3% at the end of 2008.

To fund the acquisition of the newbuild Jordbromalm in Haninge from Brinova the company entered a financing commitment totaling SEK 72 million.

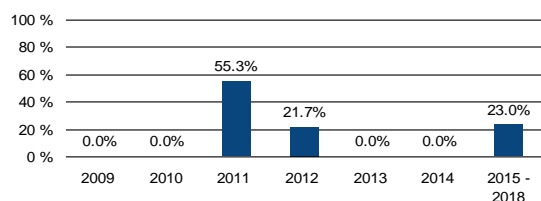
¹ Based on assumed market value of properties at gross value

Loans maturity profile

In percentage



Interest rate swaps maturity profile



Average remaining duration of the swaps was 3.9 years at the end of the third quarter, and the average fixed interest 3.66% (excluding loan margin). The ratio of loans hedged was 91.2%.

The property portfolio

As of September 30, 2009 the property portfolio comprised 24 logistic properties with a lettable area of approximately 814,000 square meters and a gross fair value of NOK 5,220.6 million.

PROPERTY SPECIFICATION

	30.09.2009	30.06.2009	31.03.2009	31.12.2008
No of properties	24	24	24	24
No of sqm ('000)	814	804	804	804
Average size per property (sqm '000)	33.9	33.5	33.5	33.5
Fair value (NOK mill.) (1)	5 169	5 180	5 089	5 688
Yearly contractual rents (NOK mill)	397	408	408	456
Yearly average gross rent per sqm (NOI)	524	519	518	580
Gross yield (%)	7.7%	7.9%	8.0%	8.0%
Remaining lease term (years)	7.2	7.2	7.3	7.2
Vacancy (% based on sqm)	6.9%	2.2%	2.1%	2.1%
FX rate SEK/NOK	82.68	83.40	81.26	90.42
FX rate DKK/NOK	113.64	121.10	119.36	132.38

(1) Fair value excludes fair value of mortgage deeds and value of property under construction included in the consolidated balance sheets

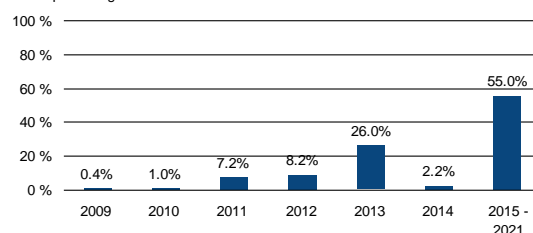
The valuation implies an estimated net yield of 7.4% assuming maintenance and other operating costs of 8% of annual rental value. The corresponding yield using annual contractual rents is 7.0%. In the property valuation NLP has incorporated the uncertainty in the market with respect to valuation of properties, the slow-moving market for new leases, the increased average cost of capital and challenging macroeconomic conditions.

The extension of approximately 10,000 sqm of the property Jordbromalm in Haninge Stockholm was acquired from Brinova on September 1, 2009. The acquisition price was SEK 89 million. After the extension the property has a total lettable space of

approx. 33,000 sqm, which in entirety has been let to Green Cargo AB.

Lease expiration profile

In percentage



Subsequent events

Subsequent to the end of the third quarter, the company has significantly improved its financial position through a series of implemented and planned actions which reduce the asset base, improves the cash position, removes uncertainty with regards to LTV compliance until third quarter 2010, reduce refinance risk, and increases equity.

On October 12, 2009 NLP signed an agreement with Kungsliden to sell five properties with lettable area of approximately 109,000 sqm. The properties were sold for SEK 525 million – a market value in line with the external valuations and the accounted value of the properties. The transaction was closed on November 2, 2009. The sale improves the cash position of NLP, and removes a potential investment obligation within this portfolio. The asset sale also removed the need to refinance a SEK 386 million seller's note maturing in 2011.

In October NLP entered into agreements related to two of its loan facilities, which imply that the valuation of the properties under the loan agreements will be held unchanged until third quarter 2010. The company thereby removes any uncertainty with regards to compliance with LTV (Loan to value) covenants under both loan facilities in that period. In exchange, the company has agreed to an accelerated amortization plan for a total of SEK 88.3 million for the corresponding period. The loans to which amendments have been agreed are:

1. Loan Facility Agreement in the amount of SEK 3,625,000,000 with Deutsche Pfandbriefbank AG (formerly known as Hypo Real Estate Bank AG) – agreed repayments amount to SEK 72 million, of which SEK 32 million were repaid in October 2009.
2. Loan Facility Agreement in the amount of SEK 340,800,000 with Aareal Bank AG – agreed repayments amount to SEK 16.3 million, of which SEK 8.3 were repaid in October 2009.

Over the last year the Board of Directors has evaluated various measures to strengthen the company's balance sheet. Although property divestments and loan agreement addendums significantly improve the company's financial position, the Board of Directors seeks to further strengthen NPL's capital base and prepare the company for the opportunities and challenges posed by the current market.

The Board of Directors has therefore called for an Extraordinary General Meeting, to be held on November 10, 2009, to resolve a share capital increase in NLP. The proposed share capital increase will amount to approximately NOK 100 million and will be conducted as a rights issue with pre-emptive rights for existing shareholders in NLP as per the date of the Extraordinary General Meeting. One existing share in NLP will entitle the holder to receive allocation of 0.3136 new shares in the company and the subscription rights will be tradable and listed on Oslo Stock Exchange. The subscription price in the rights issue will be NOK 12.00 per new share in NLP.

The proposed share capital increase has been fully underwritten by a consortium consisting of existing shareholders and is planned to be completed early December 2009.

The net proceeds from the equity issue and the sale of assets will in combination with the agreements with the banks provide the company with a strengthened capital base for its continued work with both existing and potential new customers. These measures also reduce the refinancing risk of debt facilities and create opportunities for strategic acquisitions and investments.

Market development and outlook

The real estate market continued to be fairly stable in the third quarter. There are still few transactions, but some have been completed both in the third quarter and in October. We would expect more to come.

In Sweden, the impact of a weaker currency and low interest rates continue to stimulate the economy. Still it is a challenging situation for the export industry, even if it seems to have improved somewhat.

The trend in the rental market that have been observed earlier this year seems to continue, i.e. customers with explicit interest but a reluctance to commit to long term contracts. However, as more companies feel the ground beneath their feet to be more firm, we would assume that the focus and attitude will change.

The rental levels which NLP have signed in the quarter and after still seem to be on par with previous levels. This is, in our view, a reflection of the particulars of the logistic market with very limited speculative building.

NLP see no change to the previous assumption that the secondary markets is expected to be under pressure and that prime locations would be expected to continue to be stronger, although with more flexible solutions for the tenants.

NLP continues to mainly focus on cash flow and development of existing properties and customer relations.

Oslo, 4 November 2009

Board of Directors
Northern Logistic property ASA

Condensed consolidated income statement ¹

3 months ended Sept. 30		(NOK '000, except for earnings per share)	9 months ended Sept. 30		12 months ended Dec. 31
2009	2008		2009	2008	2008
104 801	91 240	Total revenue	312 294	273 372	378 786
10 938	7 068	Maintenance and other property expenses	28 927	19 521	32 136
93 863	84 172	Net operating income	283 367	253 851	346 650
6 249	5 746	General and administrative expenses and depreciation	21 411	23 102	
(53 562)	(50 699)	Net finance items	(176 358)	(151 270)	(206 881)
34 053	27 726	Income before fair value adjustments (EBVAT)	85 599	79 479	108 445
(31 327)	(207 162)	Fair value adjustment of properties	(99 830)	(324 079)	(541 802)
(4 216)	(60 232)	Fair value adjustment derivatives	9 745	(17 055)	(227 170)
(1 491)	(239 668)	Earnings before income taxes	(4 486)	(261 656)	(660 527)
2 251	66 910	Income taxes	14 360	72 247	179 054
760	(172 758)	Net earnings	9 874	(189 409)	(481 473)
26 570	26 545	Weighted average shares outstanding ('000)	26 570	26 607	26 598
0.03	(6.51)	Basic and diluted earnings per share, NOK	0.37	(7.12)	(18.10)

Average rate for the nine months ended September 30, 2009 converting SEK to NOK was 82.59 (84.87) and DKK to NOK 118.71 (107.07).
Average rate for the year ended December 31, 2008 converting SEK to NOK was 85.47 and DKK to NOK 110.29

Condensed consolidated statement of comprehensive income

3 months ended Sept. 30		(NOK '000)	9 months ended Sept. 30		12 months ended Dec. 31
2009	2008		2009	2008	2008
760	(172 758)	Net earnings	9 874	(189 409)	(481 473)
2 496	(18 741)	Derivatives, net of tax	2 507	(5 355)	(54 807)
(7 459)	7 363	Currency translation differences	(53 436)	8 031	59 508
(4 963)	(11 378)	Other comprehensive income (loss)	(50 929)	2 676	4 701
(4 203)	(184 136)	Total comprehensive income (loss)	(41 054)	(186 733)	(476 772)

¹ For better understanding and analysis of NLP's financial performance the company has changed the presentation of the income statements. Comparative figures have been restated.

Consolidated balance sheet

(NOK '000)	at September 30	at December 31
	2009	2008
Assets		
<i>Non-current assets</i>		
Investment properties	5 220 642	5 748 355
Other tangible assets	1 058	566
Derivatives	3 409	-
Deferred income tax assets	154 631	135 429
Total non-current assets	5 379 740	5 884 351
<i>Current assets</i>		
Trade and other receivables	38 043	68 924
Derivatives	-	15 271
Cash and cash equivalents	146 140	208 663
Total current assets	184 183	292 857
Total assets	5 563 923	6 177 208
Shareholders' equity and liabilities		
<i>Shareholders' equity</i>		
Total shareholders' equity	925 908	966 962
<i>Non-current liabilities</i>		
Borrowings	4 173 862	4 654 035
Tenant deposits	15 181	17 685
Derivatives	170 784	180 947
Deferred income tax liabilities	0	565
Total non-current liabilities	4 359 827	4 853 232
<i>Current liabilities</i>		
Trade and other current liabilities	162 483	230 520
Borrowings	94 420	114 081
Derivatives	21 284	12 413
Total current liabilities	278 188	357 014
Total shareholders' equity and liabilities	5 563 923	6 177 208

Currency exchange rate applied at September 30, 2009 converting SEK to NOK was 82.68 and DKK to NOK 113.64. Currency exchange rate applied at December 31, 2008 converting SEK to NOK was 90.42 and DKK to NOK 132.38.

Condensed consolidated statement of changes in shareholder's equity

(in NOK '000, except for number of shares)	Number of Shares	Share Capital	Additional paid in capital	Other reserves	Retained earnings	Total
Balance as of January 1, 2009	26 569 611	27 092	1 223 102	(19 547)	(263 685)	966 962
Total comprehensive income (loss) for the period				(50 929)	9 874	(41 054)
Balance as of September 30, 2009	26 569 611	27 092	1 223 102	(70 476)	(253 811)	925 907
Balance as of January 1, 2008	26 877 908	27 092	1 301 976	(24 248)	231 608	1 536 428
Sale/buy back of own shares	(308 297)		750		(13 820)	(13 070)
Dividends distributed			(79 624)			(79 624)
Total comprehensive income (loss) for the period				4 701	(481 473)	(476 772)
Balance as of December 31, 2008	26 569 611	27 092	1 223 102	(19 547)	(263 685)	966 962

Consolidated statement of cash flow

3 months ended Sept. 30		(NOK '000)	9 months ended Sept. 30		12 months ended Dec. 31
2009	2008		2009	2008	2008
Cash flow from operating activities					
93 863	84 172	Net operating income	283 367	253 851	346 650
(6 249)	(5 746)	General and administrative expenses	(21 411)	(23 102)	(31 323)
(52 415)	(56 616)	Finance items paid (net)	(151 111)	(172 549)	(247 497)
(2 088)	(391)	Income tax paid	(8 072)	(7 218)	(8 743)
33 111	21 419	Net cash flows from operating activities before change in WC	102 774	50 982	59 087
(8 927)	(8 608)	Change in working capital	23 789	16 158	22 134
24 184	12 811	Net cash flows from operating activities	126 563	67 139	81 221
Cash flow from investing activities					
(75 085)	(8 494)	Purchase of investment property	(75 085)	(8 494)	(518 721)
(6 588)	(4 029)	Capital expenditure on investment property	(14 249)	(15 679)	(23 289)
(743)	-	Purchases of property, plant & equipment	(743)	-	-
59	4 557	Interest received	698	16 916	25 730
(82 357)	(7 966)	Net cash used in investing activities	(89 380)	(7 256)	(516 280)
Cash flow from financing activities					
60 674	-	Proceeds from borrowings	60 674	-	356 664
(30 505)	(1 902)	Repayment of borrowings	(146 545)	(28 200)	(211 156)
-	-	Dividends paid to company's shareholders	-	(79 624)	(79 624)
-	-	Purchase of treasury shares	-	(23 588)	(23 588)
30 169	(1 902)	Net cash generated in financing activities	(85 871)	(131 412)	42 296
(28 004)	2 943	Net change in cash and cash equivalents	(48 688)	(71 528)	(392 764)
176 183	507 543	Cash and cash equivalents at beginning of the period	208 663	581 892	581 892
(2 039)	1 877	Exchange gain / (losses) on cash and cash equivalents	(13 835)	2 000	19 110
-	-	Cash and cash equivalents in acquired companies	-	-	425
146 140	512 363	Cash and cash equivalents at the end of the period	146 140	512 363	208 663

Selected explanatory notes

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 nine months ended September 30, 2009 comprised the Company and its subsidiaries (together referred to as the “Group”).

The consolidated financial statements of the Group as at and for the year ended December 31, 2008 are available upon request from the Company’s 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, 2008.

These condensed consolidated interim financial statements were approved by the Board of Directors on November 4, 2009.

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, 2008.

The Group has applied the revised IAS 1 with effect from 1 January 2009. The implementation has resulted in changes in the Group’s statement of changes in equity. According to the revised standard, the statement of changes in equity shall only show details on transactions with owners. Other transactions recognized directly in equity are presented in a separate statement of comprehensive income according to IAS1.

For better understanding and analysis of NLP’s financial performance the company has changed the presentation of the condensed consolidated income statements. Fair value adjustments of properties and derivatives are presented after net finance items in

the consolidated income statements. Comparative figures have been restated.

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, 2008.

5. Investment properties

During the nine months ended September 30, 2009, the Group acquired an extension of the logistic property Jordbromalm in Haninge, Stockholm (Lillsjövägen Jordbromalm 4:34 AB) from Brinova Fastigheter AB. The agreed acquisition price was SEK 89 million.

(NOK '000)	at September 30	at December 31
	2009	2008
Book value at the beginning of the year	5 748 355	5 308 055
Effect of translation to presentation currency	(517 218)	440 093
Additions through acquisitions	75 085	518 721
Capital expenditures on investment property	14 249	23 289
Fair value adjustment on investment property	(99 830)	(541 802)
Book value at the end of the period	5 220 642	5 748 355

6. Loans and borrowings

In September 2009, the Group secured SEK 72 million of debt financing with a loan margin of 100 bps above STIBOR and a funding cost of 191 bps.

During the nine months ending September 30, 2009 NLP repaid NOK 146.5 million of the outstanding borrowings, whereas SEK 33 million and DKK 15 million were prepayments. All other payments were according to agreed loan amortization schedule.

7. Derivatives

In February 2009 NLP entered into a forward start interest rate swap agreement with notional value of

SEK 750 million, a term of 5 years and fixed interest of 3.8317%. Effective date for the agreement is October 17, 2011.

In August 2009, NLP entered into a fixed interest rate swap agreement corresponding 83% of the loan amount secured in September 2009, for a term of 3 years and fixed interest of 2.45%.

OVERVIEW - INTEREST RATE SWAP AGREEMENTS

Contract	Currency	Nominal value	Duration	Fixed rate
Pays fixed, receives floating	SEK	1 871 625	2011	3.12 %
Pays fixed, receives floating	SEK	1 147 125	2011	3.86 %
Pays fixed, receives floating	SEK	607 000	2012	3.72 %
Pays fixed, receives floating	SEK	750 000	2016	3.83 %
Pays fixed, receives floating	SEK	191 700	2012	3.93 %
Pays fixed, receives floating	SEK	63 900	2017	4.48 %
Pays fixed, receives floating	SEK	125 000	2016	4.53 %
Pays fixed, receives floating	SEK	60 000	2012	2.45 %
Pays fixed, receives floating	DKK	237 000	2012	4.50 %
Pays fixed, receives floating	SEK	320 000	2016	4.74 %

8. Net finance costs

3 months ended Sept. 30		(NOK '000)	9 months ended Sept. 30		12 months ended Dec. 31
2009	2008		2009	2008	2008
Finance income					
80	5 638		749	17 940	22 107
107	1 081		107	104	11 519
187	6 719		856	18 044	33 626
Finance costs					
(50 608)	(56 834)		(152 931)	(168 492)	(234 504)
(3 105)	-		(24 169)	-	(17)
(36)	(585)		(114)	(822)	(5 986)
(53 749)	(57 419)		(177 214)	(169 314)	(240 507)
(53 562)	(50 699)		(176 358)	(151 270)	(206 881)

9. Shareholders

Name	Country	No of shares	% stake
1 T KLAVENESS EIENDOM AS	NOR	2 680 634	9.9%
2 LIVSFORSIKRING NORDEA LIV NORGE AS	NOR	2 186 750	8.1%
3 SATRAP KAPITALFORVALTNING AB	SWI	1 281 600	4.7%
4 VPF NORDEA NORGE VERDI	NOR	1 218 870	4.4%
5 TRONDHEIM KOMMUNE	NOR	1 000 300	3.7%
6 SKAGEN VEKST	NOR	850 000	3.1%
7 SKIPS AS TUDOR	NOR	669 200	2.5%
8 CANICA AS	NOR	562 900	2.1%
9 NRP SECURITIES ASA	NOR	539 900	2.0%
10 NORTHERN LOGISTIC PROPERTY ASA (*)	MEG	522 697	1.9%
11 TOLLUMA INVEST AS	NOR	465 800	1.7%
12 VPF NORDEA KAPITAL	NOR	399 600	1.5%
13 FIRST SECURITIES AS	NOR	366 800	1.5%
14 VPF NORDEA AVKASTNING	NOR	325 700	1.2%
15 BANAN AS	NOR	281 100	1.0%
16 OPLYSNINGSVEIENETS FOND	NOR	235 910	0.9%
17 MP PENSJON	NOR	223 000	0.8%
18 ROLFS HOLDING AS	NOR	221 400	0.8%
19 BRAGE INVEST AS	NOR	213 000	0.8%
20 DNB NOR SMB VPF	NOR	205 660	0.7%
Total 20 largest		14 430 821	53.3%
All others		12 661 487	46.7%
Grand total		27 092 308	100.0%

Total number of shareholders: 1012
Status as of 23.10.2009
(*) Treasury shares

10. Subsequent events

In October NLP signed an agreement with Kungsliden to sell five properties with lettable area of approximately 109,000 sqm. The properties were sold based on a market value of SEK 525 million. The transaction was closed on November 2, 2009.

In October NLP entered into agreements related to two of its loan facilities which imply that market values of the properties will be held unchanged until third quarter 2010. In exchange the company has agreed to an accelerated amortization plan of SEK 88.3 million in total for the corresponding period. The loans to which amendments have been agreed are:

- Loan Facility Agreement in the amount of SEK 3,625 million with Deutsche Pfandbriefbank AG (formerly known as Hypo Real Estate Bank AG) – agreed repayments amount to SEK 72 million, of which SEK 32 million were repaid in October 2009.
- Loan Facility Agreement in the amount of SEK 340.8 million with Aareal Bank AG – agreed repayments amount to SEK 16.3 million, of which SEK 8.3 million were repaid in October.

In October the Board of Directors called for an Extraordinary General Meeting, to be held on November 10, 2009, to resolve a share capital increase in NLP. The proposed share capital increase will approximately amount to NOK 100 million and will be conducted as a rights issue with pre-emptive rights for existing shareholders in NLP as per the date of the Extraordinary General Meeting. One existing share in NLP will entitle the holder to receive allocation of 0.3136 new shares in the company. The subscription rights will be tradable and listed on Oslo Stock Exchange. The subscription price per new share in the rights issue will be NOK 12.00 per new share in NLP. The proposed share capital increase has been fully underwritten by a consortium consisting of existing shareholders and is planned to be completed early December 2009.

Definitions

Total revenue	Total revenue includes rental revenues and rent supplements such as property tax, electricity etc.
Earnings before fair value adjustments and taxes (EBVAT)	Net result after finance items and before fair value adjustments 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.

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About Northern Logistic Property

Northern Logistic Property ASA (NLP) is a leading pure-play logistic property company based in the Nordic region. The portfolio consists of 19 advanced logistic properties located in strategic locations relative to major logistics flows, with a total lettable area of 705 000 square meters. It is the only listed company of its sort in the Nordic countries.

