



3rd quarter 2012
Oslo

26 October 2012

Agenda

Highlights

Olav Line

Financial update

Svein Hov Skjelle

Markets and operations

Olav Line

Closing remarks

Olav Line

Q&A session

HIGHLIGHTS 3Q 2012

Good operations – letting and project execution key priorities

- Good operations maintained despite ongoing portfolio investment program
- Positive letting market
- Letting and good project execution are key priorities
- Energy efficiency program supported by Enova



:: LYSAKER TORG 35, LYSAKER:
ATTRACTIVE 10 YEAR LEASE AGREEMENT WITH UMOE RESTAURANT GROUP ::

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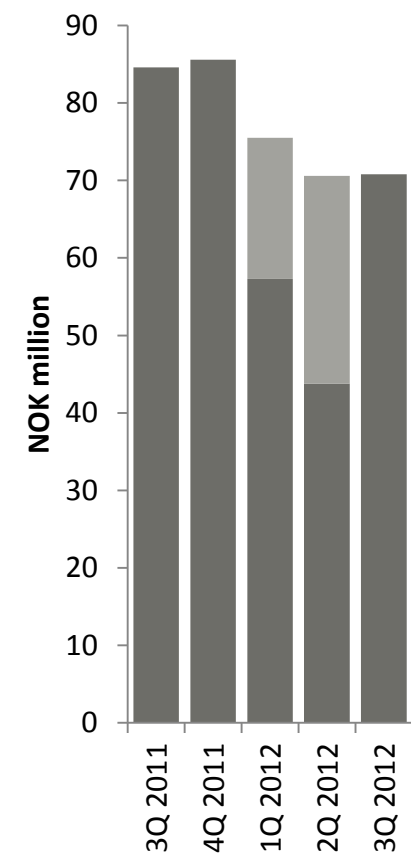
Olav Line

Closing remarks

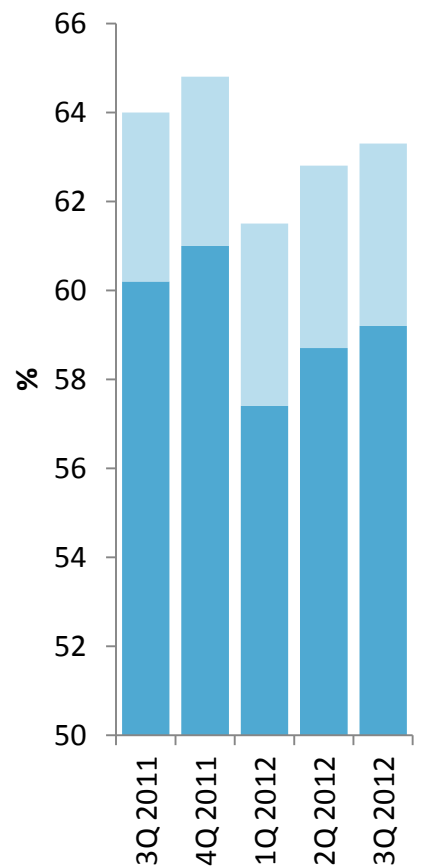
Olav Line

Q&A session

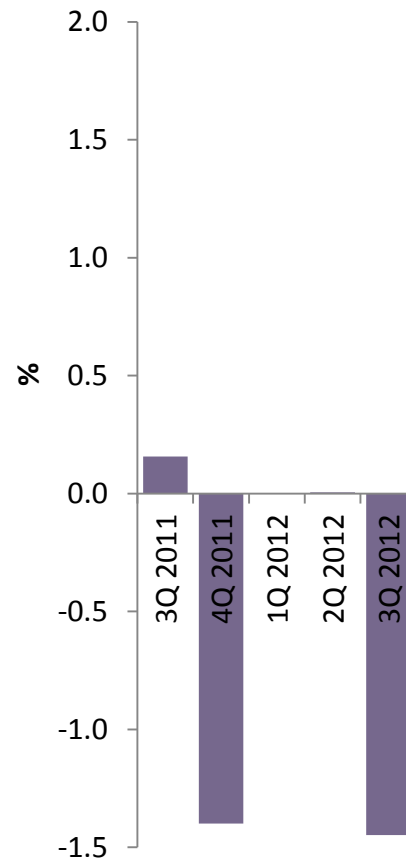
Financial highlights



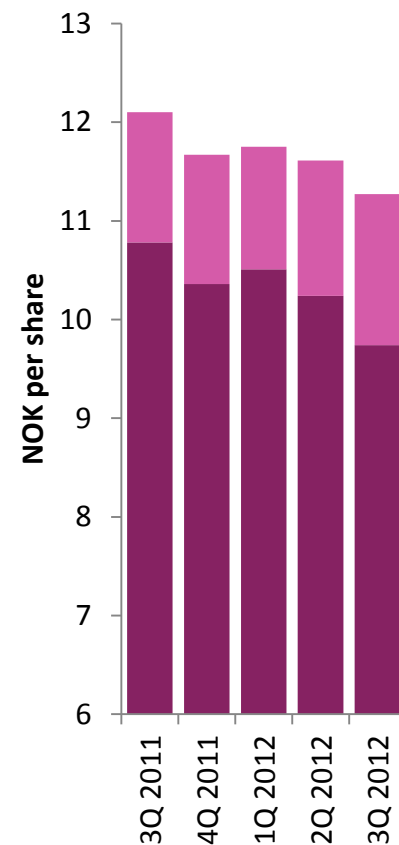
■ Profit before tax and value adj. excl. one-off effects
■ Profit before tax and value adj.



■ Net LTV
■ Net LTV incl. vendor financing



■ Value adjustments



■ EPRA NAV
■ Net asset value (NAV)

Income statement

NOK million	3Q 2012	3Q 2011	YTD 2012	YTD 2011	2011
Gross rental income	226.7	259.2	702.3	765.4	1 020.7
Maintenance and property related cost	-20.1	-20.0	-48.9	-51.2	-65.1
Other property costs	-4.8	-8.6	-31.5	-25.0	-33.9
Administrative and group expenses	-16.8	-16.1	-49.3	-49.8	-67.4
Operating result before value adjustments	185.0	214.5	572.6	639.4	854.3
Net gain/loss on value adjustments of investment properties	-210.4	24.8	-209.5	498.8	281.9
Net gain on disposals	-	-	2.4	1.0	1.0
Operating result	-25.4	239.3	365.4	1 139.2	1 137.1
Net financial items excluding derivatives	-114.6	-129.2	-356.1	-387.1	-516.4
Termination financial instruments and currency gain/loss	0.4	-0.7	-44.6	-1.1	-1.1
Change in market value of financial derivatives	-130.6	-366.7	-177.4	-330.3	-336.1
Net financial items including derivatives	-244.8	-496.6	-578.1	-718.5	-853.6
Profit before income tax for continued operations	-270.2	-257.3	-212.7	420.7	283.6
Income tax for continued operations (not payable)	16.8	79.0	1.5	21.9	-59.7
Profit for the period for continued operations	-253.5	-178.3	-211.1	442.6	223.8
Profit for discontinued operations	-	-	-	-	4.8
Profit for the period	-253.5	-178.3	-211.1	442.6	228.6
Earnings per share (NOK)	-0.51	-0.36	-0.42	0.89	0.46
Profit before tax and value adjustments excl. one-off effects	70.4	85.3	216.5	252.3	337.9

Portfolio valuation by area

- Net yield for total portfolio is 5.8 per cent based on current payable rent (including development projects)
- External valuation conducted by DTZ RealKapital and Akershus Eiendom
 - Negative fair value adjustment of NOK 210.4 million (-1.4 per cent)
 - Two properties accounting for NOK 94 million of write down
 - Remaining NOK 116 million relating to somewhat higher yield requirements in general . Reduced remaining duration for some properties on long-term contracts added to this effect, while new lease contracts had a positive influence on value adjustments
- Market rent estimated to be 7.0 per cent higher than current payable rents (2Q: 7.9 per cent)

Area		Total space (m ²)	Space vacancy (%)	EPRA ¹⁾ vacancy (%)	Duration (years)	Valuation		Gross rent per year		Net yield ²⁾ (%)	Gross market rent fully let ³⁾
						NOK mill.	NOK/m ²	NOK mill.	NOK/m ²		
Oslo	CBD	88 566	6.8	11.3	4.2	4 204.4	47 472	251.5	2 840	5.6	305.2
	Skøyen	86 543	0.7	0.7	5.6	2 395.5	27 679	165.4	1 911	6.5	159.4
	Nydalen	110 295	14.8	18.7	6.5	1 813.3	16 440	112.9	1 024	5.9	145.4
	Other	102 188	0.0	0.0	6.0	1 998.7	19 559	154.7	1 514	7.3	133.0
Stavanger		114 703	1.7	1.7	3.6	2 009.5	17 519	152.5	1 330	7.1	173.7
Running operations		502 296	4.5	7.2	5.0	12 527.0	24 940	838.5	1 669	6.3	916.6
Development projects		54 071	45.4	48.0	9.5	1 996.4	36 922	63.0	1 166	3.0	218.4
Land development		-	-	-	-	105.8	-	-	-	-	-
Total office portfolio		556 367	9.5	15.0	5.3	14 523.4	26 104	901.6	1 620	5.8	1 135.0

¹⁾ Market rent of vacant space divided by market rent of the whole portfolio

²⁾ Based on gross rent and estimated operating expenses of 6 %

³⁾ Estimated fully let gross market rent, average of Akershus Eiendom and DTZ RealKapital

The chart displays the following data series:

- NOK SWAP 10 Y:** Represented by a dark purple shaded area at the bottom of the chart, indicating the lowest yields.
- NOK GOV 10 Y:** Represented by a light purple shaded area, showing yields above the swap rates.
- Prime yield 10 Y ¹⁾:** Represented by a thick red line, showing yields generally higher than government bonds.
- Transaction yield ¹⁾:** Represented by red diamond markers, showing individual transaction yields that fluctuate around the prime yield.
- NPRO net yield:** Represented by a solid dark blue line, showing a stepped increase from 2007 to 2009, peaking around 6.5%.
- NPRO net yield (excl. dev. proj.):** Represented by a dashed dark blue line, which follows the solid line until 2012 and then projects a slight increase.

The x-axis shows time in quarters from Q1 2002 to Q3 2012. The left y-axis ranges from 1.5% to 7.5%, and the right y-axis ranges from 1.5% to 7.5%.

Access to bank loans and other capital sources will likely be a major competitive advantage going forward

NPRO
NORWEGIAN PROPERTY

Financial position

Interest bearing debt and hedging		30.09.2012	30.06.2012
Total interest bearing debt	NOK million	9 431.9	9 860.4
Property value (gross of deferred tax at acquisition)	NOK million	14 523.4	14 621.8
Loan to value	Per cent	64.9	67.4
Net Loan to value ¹⁾	Per cent	63.3	62.8
Net Loan to value including vendor financing ²⁾	Per cent	59.2	58.7
Cash and cash equivalents	NOK million	233.5	681.8
Vendor financing	NOK million	600.0	600.0
Unused committed credit facilities (short and long term)	NOK million	1 216.0	1 216.0
Average remaining duration, hedging	Years	5.65	5.82
Average interest rate (including margin)	Per cent	5.02	5.02
Average margin	Per cent	1.21	1.22
Average remaining duration, borrowing	Years	4.12	4.31
Hedging ratio (including vendor financing)	Per cent	85.1	74.0

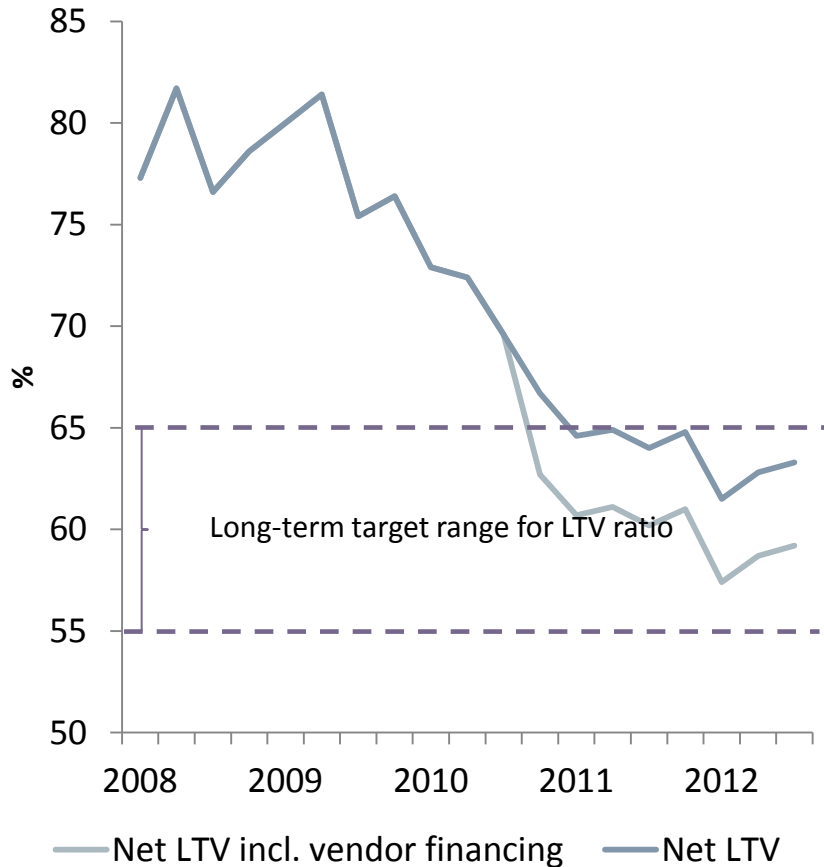
In October, the margin period for the SEB/Nordea-facility has been extended to July 2014 increasing average margins to 1.35

¹⁾ Gross interest bearing debt less cash divided by gross property value

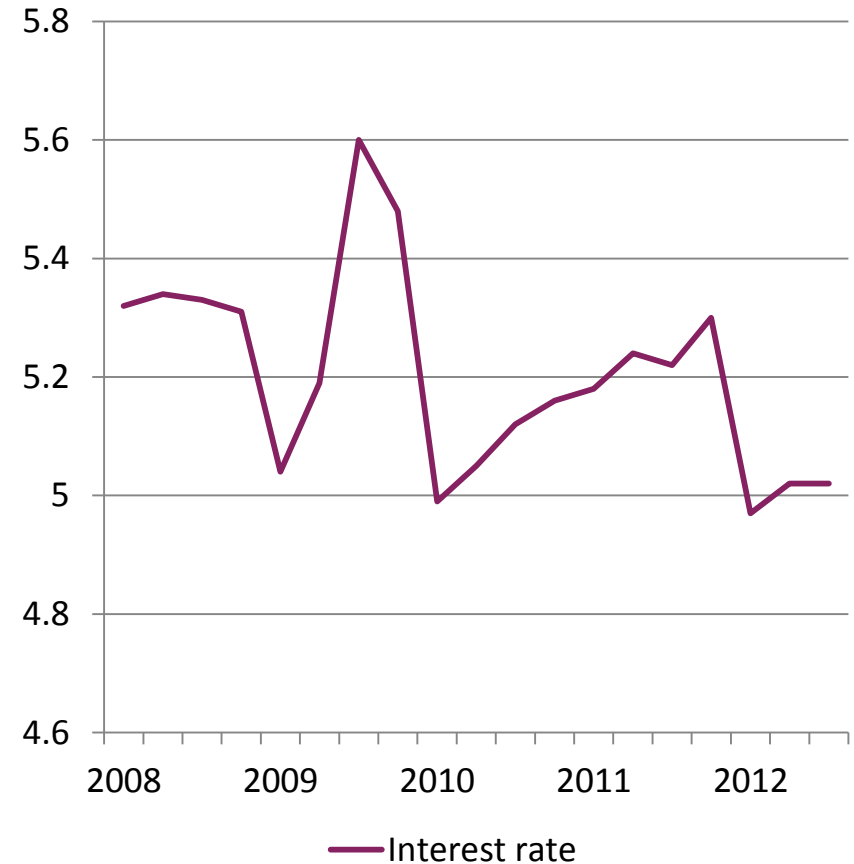
²⁾ Gross interest bearing debt less cash and vendor financing divided by gross property value

Loan to value within target range

Net loan to value¹⁾



Average interest rate²⁾



1) Gross interest bearing debt less cash divided by gross property value. Net LTV including vendor financing is also shown for 2012, 2011 and 4Q 2010

2) Comparable figures, excluding financing of Norgani Hotels AS historically

Balance sheet

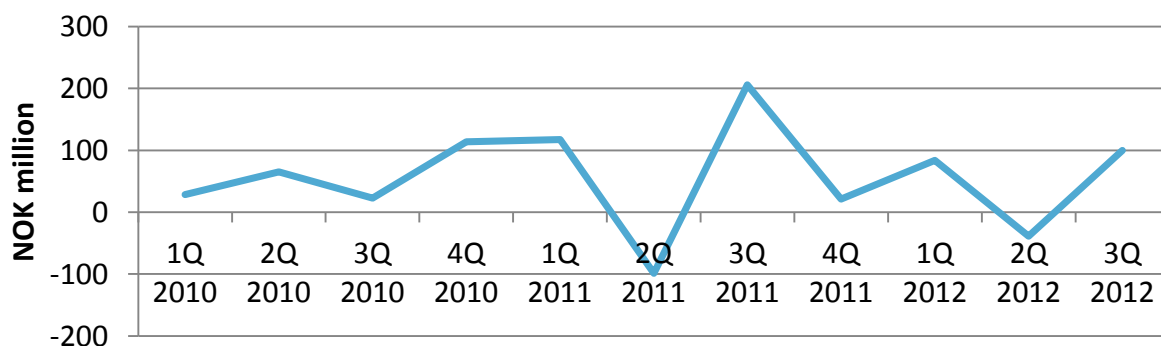
NOK million	30.09.2012	30.09.2011	31.12.2011
Investment properties ¹⁾	14 319.3	15 607.8	13 561.3
Property, plant and equipment	47.1	34.2	40.1
Receivables	739.1	670.3	705.2
Deferred tax asset	15.8	94.0	12.8
Cash and cash equivalents	233.5	120.9	15.6
Assets held for sale	-	-	1 873.4
Equity	4 855.5	5 376.7	5 164.1
Long term interest bearing debt	9 385.2	8 833.5	8 798.6
Short term interest bearing debt	46.8	1 406.2	1 366.2
Market value financial derivatives (net)	824.3	637.4	645.2
Net other debt	243.1	273.4	234.3
Equity ratio (%)	31.6	32.5	31.8
Net asset value per share (NOK) ²⁾	9.74	10.78	10.36
Net asset value per share (NOK), EPRA ²⁾	11.27	12.10	11.67

1) Net of deferred tax at acquisition

2) Number of outstanding shares : 498 575 596 (30.09.2012), 489 596 832 (30.09.2011 and 31.12.2011)

Cash flow

NOK million	3Q 2012	3Q 2011	YTD 2012	YTD 2011	2011
Cash flow from operating activities	99.8	205.7	145.0	224.0	245.4
Cash received from sale of assets	-	-	1 905.1	1.0	33.1
Purchase of tangible assets and subsidiaries	-117.4	-169.7	-992.6	-275.0	-353.2
Cash flow from investment activities	-117.4	-169.7	912.5	-274.0	-320.2
Net change in interest bearing debt	-430.7	-3.7	-739.7	-27.6	-108.2
Paid dividend	-	-	-99.7	-49.9	-49.9
Other financing activities	-	-	-0.3	-	-
Net cash flow from financing activities	-430.7	-3.7	-839.7	-77.5	-158.0
Net change in cash	-448.3	32.3	217.8	-127.5	-232.8
Net cash at end of period	233.5	120.9	233.5	120.9	15.6



— Cash flow from operating activities

1) Figures for 2010 include the hotel business, Norgani Hotels, which was sold in 4Q 2010

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Operational highlights

- Portfolio investment program at Aker Brygge well underway
- Total space vacancy of 9.5 per cent, up from 8.9 per cent at the end of the previous quarter
 - Strategic vacancy pending upcoming renovation accounts for about 5.0 per cent, up from 4.2 per cent at 30.06.2012
- Positive market outlook
 - Forecasts indicate further reductions in Oslo office market vacancy from current level of seven per cent
- Seven new contracts, renewals or extensions with total annual value of NOK 14.6 million
 - Estimated rental uplift of 1.2 per cent for new leases



:: FINNESTADVEIEN 44, STAVANGER:
LETTER OF INTENT WITH TOTAL E&P FOR AN EXTENSION OF THE PROPERTY ::

New lettings reduce uncertainty regarding upcoming vacancies

Lysaker torg 35

- New lease agreement signed with **Umoe Restaurant Group AS** at market terms
- Umoe will rent in excess of 2 000 square meters in Lysaker torg 35
- Duration of 10 years
- Together with lease agreements with **L'Oréal Norge AS** and **Uno-X Energi AS** announced in July, about half of the office space has been let after If Skadeforsikring vacates during spring 2013



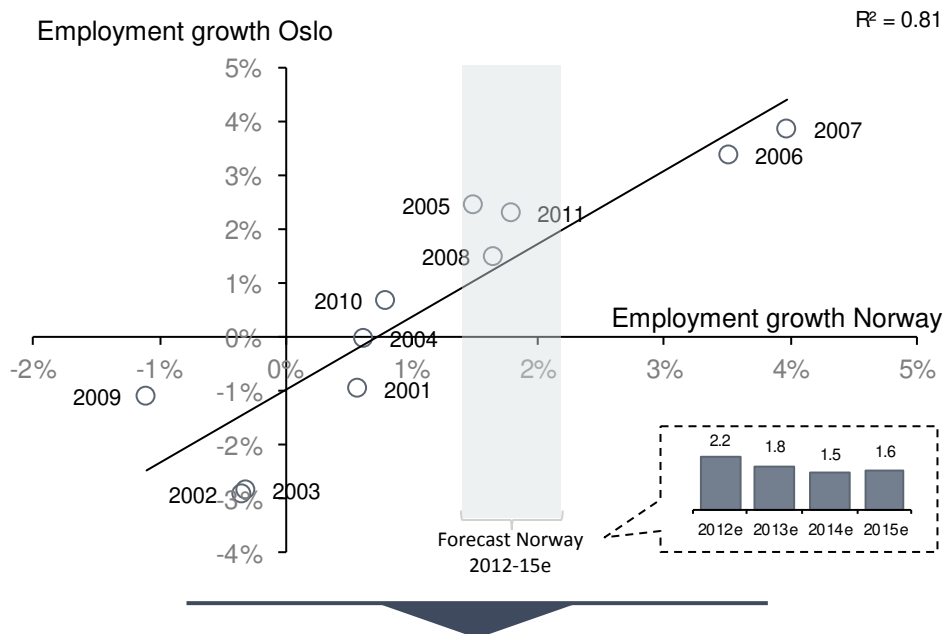
Lysaker torg 35



MARKETS AND OPERATIONS

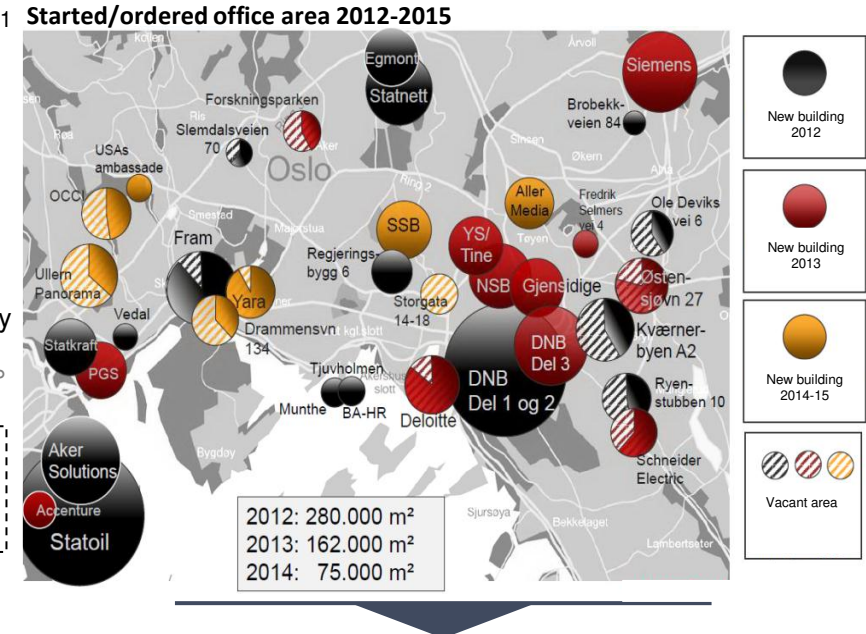
The Oslo office market displays favorable near term supply and demand characteristics

Continued strong demand for offices space...



- Employment growth will ensure continued demand for office space

...and limited new supply going forward



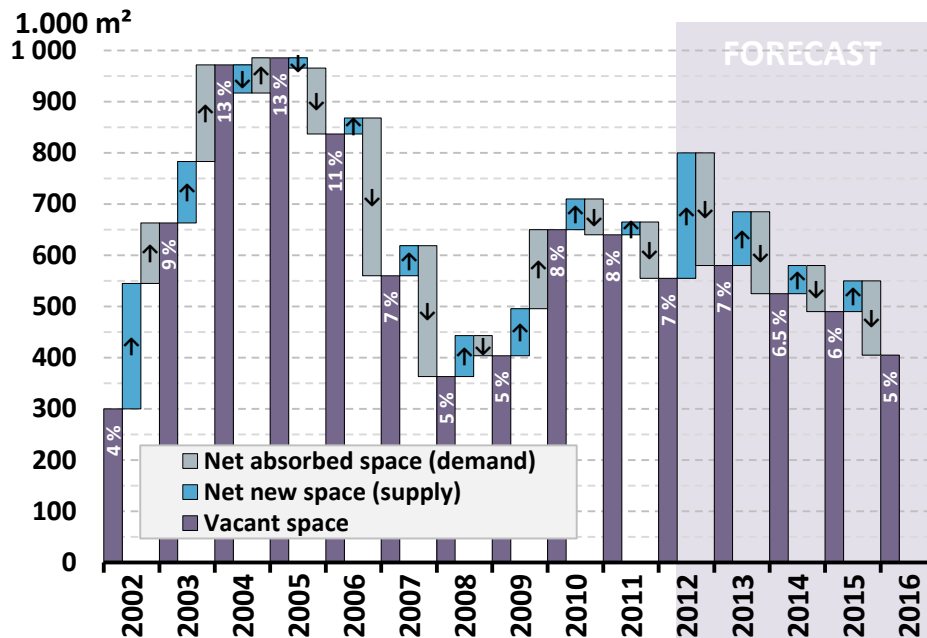
- Following completion of a couple of large new building projects in 2012 and 2013 (Statoil and DNB, respectively) the new supply will drop below long-term average
- High residential prices encourage conversion of old/outdated office buildings, reducing supply even further

Source: Statistics Norway, ABG Sundal Collier and Akershus Eiendom

MARKETS AND OPERATIONS

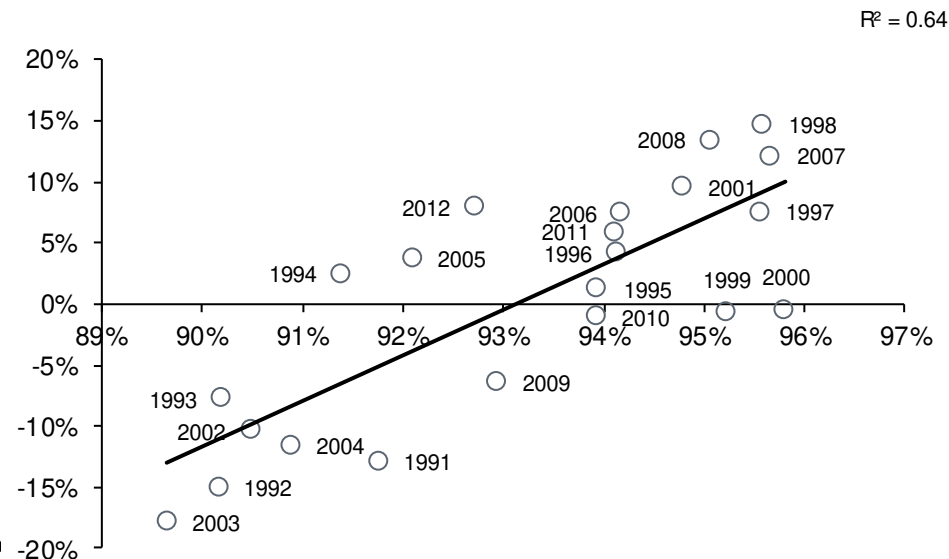
Office vacancy estimates revised down to 5% in 2016, fueling a strong rental market

Oslo office vacancy



- Vacancy is estimated to continue down from 7% today to 5% in 2016

Oslo office rental growth vs. vacancy

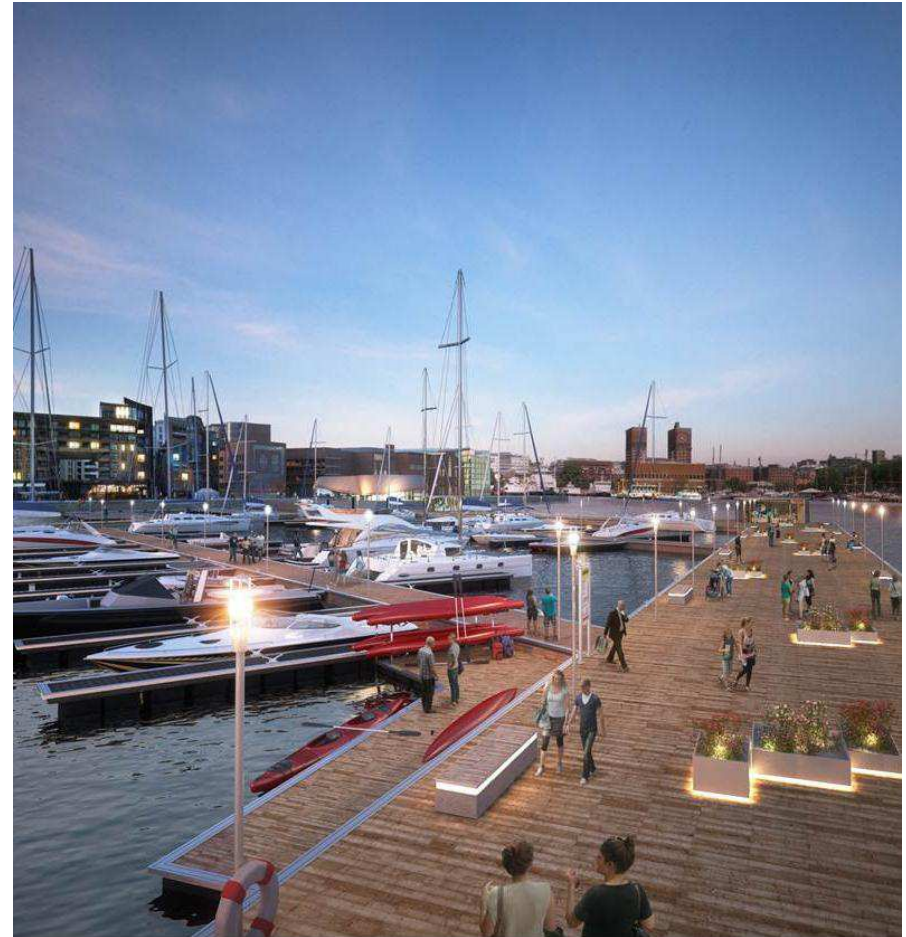


- Occupancy above 93% (i.e. vacancy below 7%) normally results in good rental growth

Source: Akershus Eiendom, Dagens Næringsliv, Eiendomsspar, Statistics Norway, and ABG Sundal Collier

New marina at Aker Brygge

- Norwegian Property (NPRO) owns the marina at Aker Brygge and, as from 1 January 2013, NPRO will also operate Aker Brygge Marina
- Wider piers and improved access will bring more people closer to the harbor area
- With about 200 boat berths, the new marina will have about same capacity as today
- Improved service facilities for boat guests
- A more integrated part of Aker Brygge



Portfolio investment program progressing according to plan

// STRANDEN 3, AKER BRYGGE//	
Estimated completion:	Verkstedhallen: Summer 2013 Maskinhallen: Early 2014
Status letting:	48 per cent

// BRYGGEGATA 7-9, AKER BRYGGE//	
Estimated completion:	Spring 2013
Status letting:	91 per cent

// DRAMMENSVEIEN 134, SKØYEN//	
Estimated completion:	Q4 2014
Status letting:	33%

Amounts in NOK million	Indicative investments *)
2011 (incl. infrastructure)	182
2011 - acquisitions	172
2012	450 – 500
2013	700 - 900

*) Not including effects of acquisitions, disposals or expansion investments other than increased space in redevelopment projects

Environmental measures receive substantial Enova support

- Enova has awarded NOK 33 million in investment grants to Norwegian Property for environment-friendly conversion of energy consumption and renewable energy production
- Covers both development projects and operation-related energy-saving measures
- In addition, the group's properties in Nydalen, Aker Brygge, Lysaker and Fornebu, as well as the majority of properties at Skøyen, are now covered by Eco-Lighthouse certification
- Norwegian Property's goal is to achieve such certification for all the properties in its portfolio



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CLOSING REMARKS

Good operations – letting and project execution key priorities

- Good operations maintained despite ongoing portfolio investment program
- Positive letting market confirmed by new lease agreements
- Letting and good project execution are key priorities
- Energy efficiency program supported by Enova



:: STRANDEN 3, AKER BRYGGE:
REDEVELOPMENT OF KEY ASSETS AT AKER BRYGGE UNDERWAY ::

Q&A

For further details about our properties, news and investor information, please have a look at our website; www.npro.no



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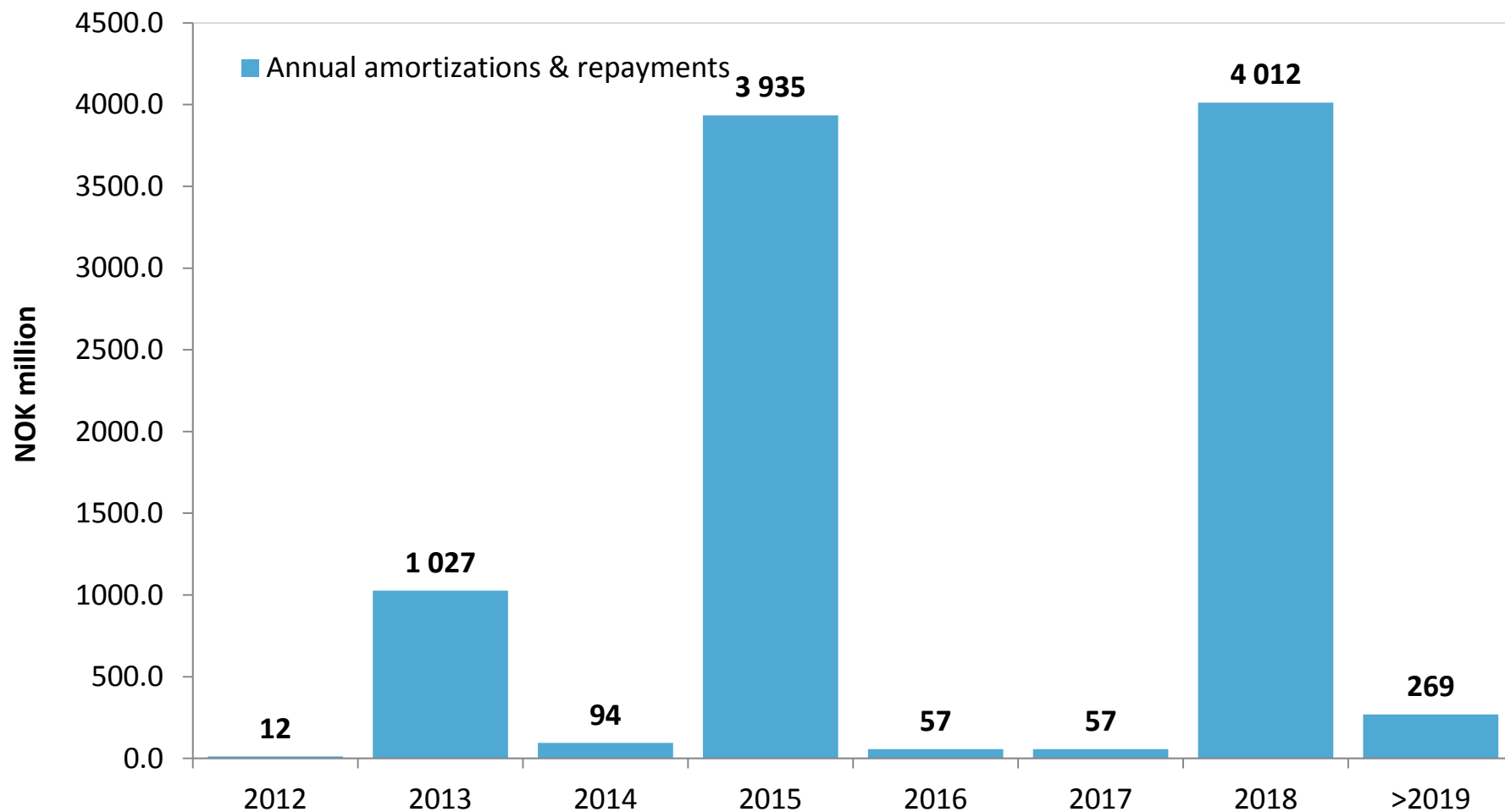
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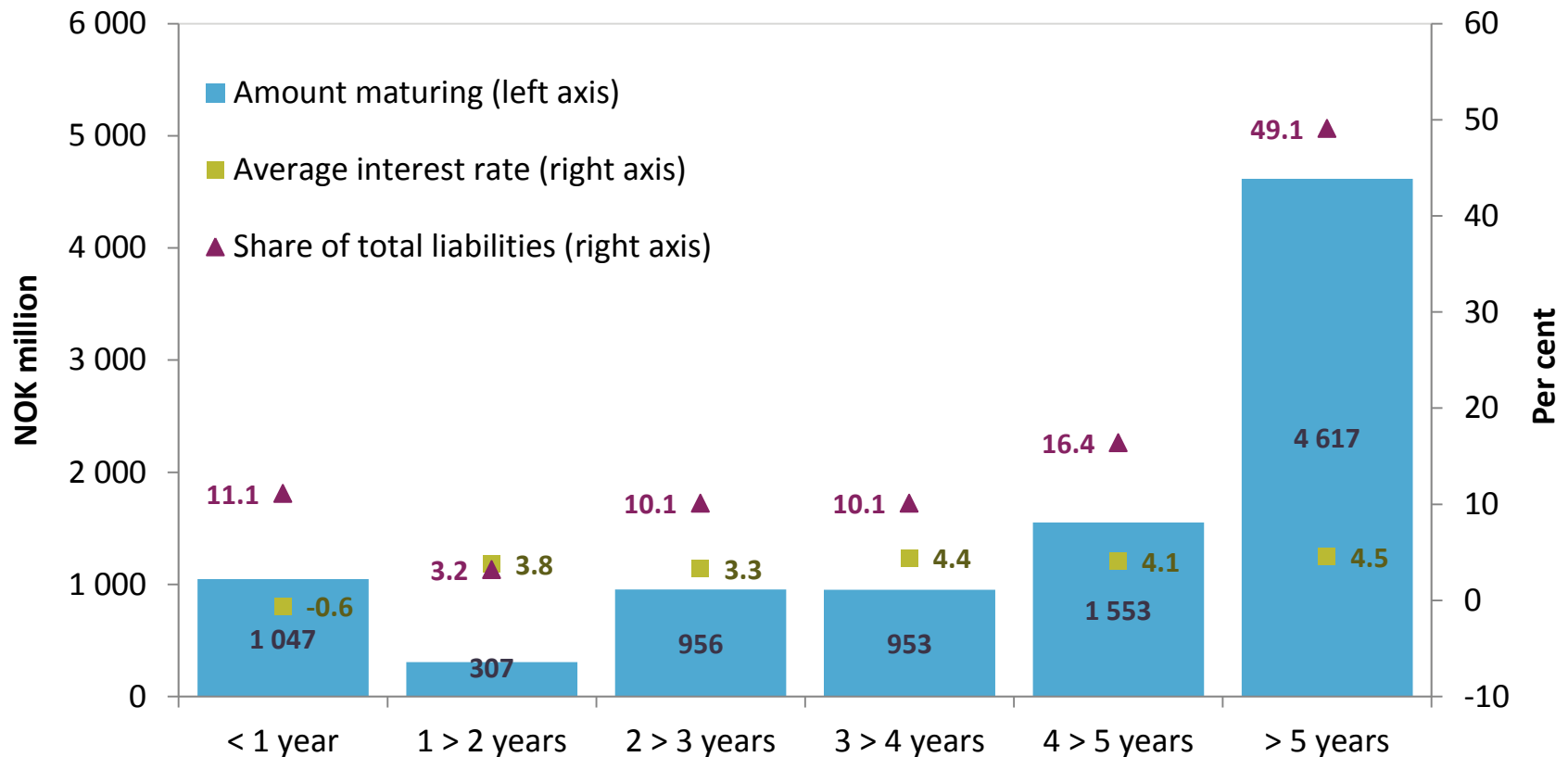
Olav Line

Appendices

Debt maturity profile



Maturity profile interest hedges



Overview and key figures



Key figures as of 30 September 2012

		30.09.2012
Properties	#	42
Portfolio size	m ²	556 367
Average size per property	m ²	13 247
Gross rent per year (run rate)	NOK mill.	902
Operational expenses per year ¹⁾	NOK mill.	54
Net rent per year (run rate)	NOK mill.	848
Average gross rent per m ² per year	NOK	1 620
Gross market value	NOK mill.	14 523
Average value per property	NOK mill.	346
Average value per m ²	NOK	26 104
Gross yield, actual	%	6.2
Net yield, actual	%	5.8
Gross yield at market rent fully let ²⁾	%	7.8
Net yield at market rent fully let ²⁾	%	7.3
Duration	Years	5.3
CPI adjustment per 1 Jan 2012	%	98.1
Vacancy (space including strategic vacancy)	%	9.5
EPRA vacancy rate ³⁾	%	15.0



¹⁾ Assuming 6 % operating expenses on property level

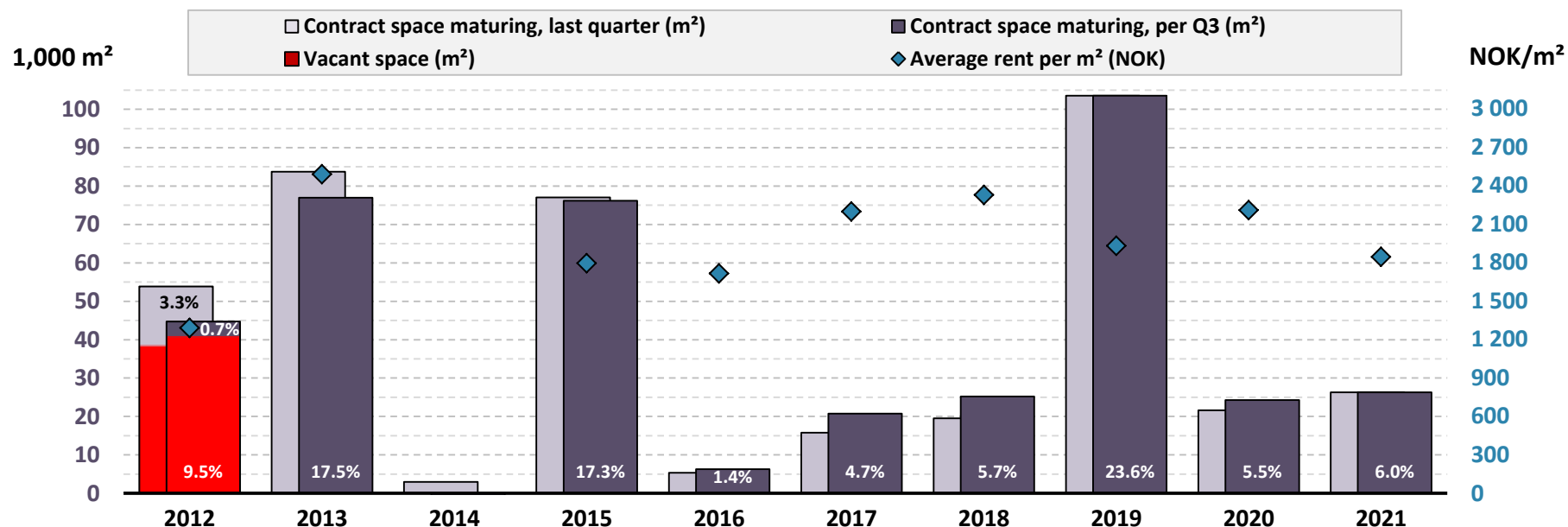
²⁾ Total portfolio's market rent has been assessed by external appraisers to be 7.0 % above current contractual rents

³⁾ Market rent of vacant space divided by market rent of the whole portfolio

Diversified portfolio maturity

- 5.3 years duration of leases (2Q: 5.1 years)
- Space vacancy at 9.5 per cent (2Q: 8.9 per cent), EPRA vacancy rate at 15.0 per cent
- Average yearly rent of NOK 1 620 per m² (2Q: NOK 1 662 per m²)¹⁾
- 98.1 per cent of lease rent is CPI adjusted (cash flow inflation hedged)

Volume and average existing rent by year of lease maturity ^{2), 3)}

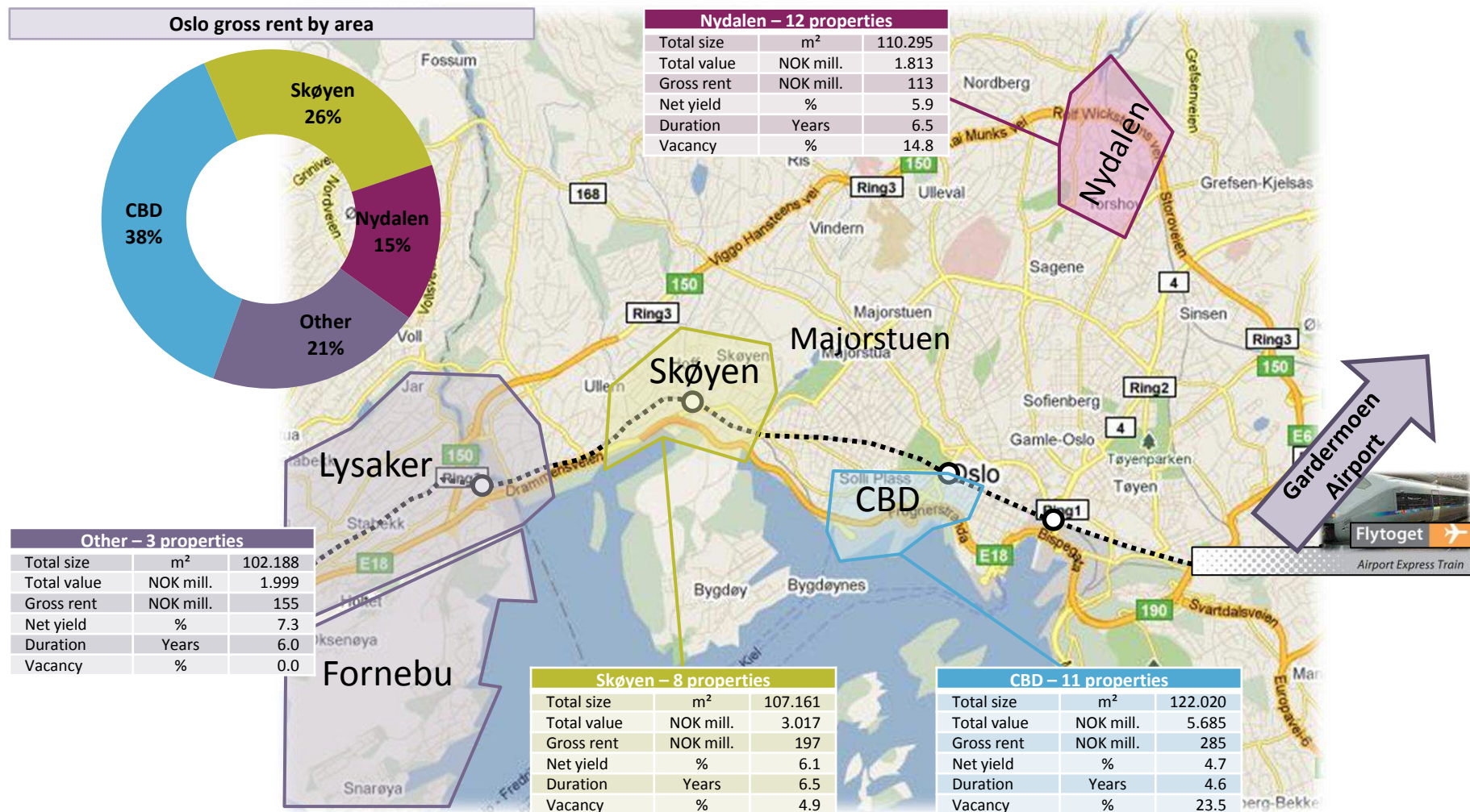


1) Entire portfolio, includes all types of spaces

2) Office space only

3) Expiries after 2022 accounts for about 7 per cent

Exposure to prime locations in Oslo



APPENDIX

CBD

Drammensveien 60

Tenant: Skanska Norge AS
Total size: 11.250 m²

Bryggegate 7-9

Tenant: Multi-tenant
Total size: 6.709 m²

Støperiet

Tenant: Sun Restauranter AS
Total size: 1.909 m²

Stortingsgaten 6

Tenant: Fokus Bank AS
Total size: 6.715 m²

Fondbygget

Tenant: Multi-tenant
Total size: 12.038 m²

Stranden 1

Tenant: Multi-tenant
Total size: 20.802 m²

Dokkbygget

Tenant: Multi-tenant
Total size: 1.019 m²

Stranden 3

Tenant: Multi-tenant
Total size: 26.745 m²

Kaibygge II

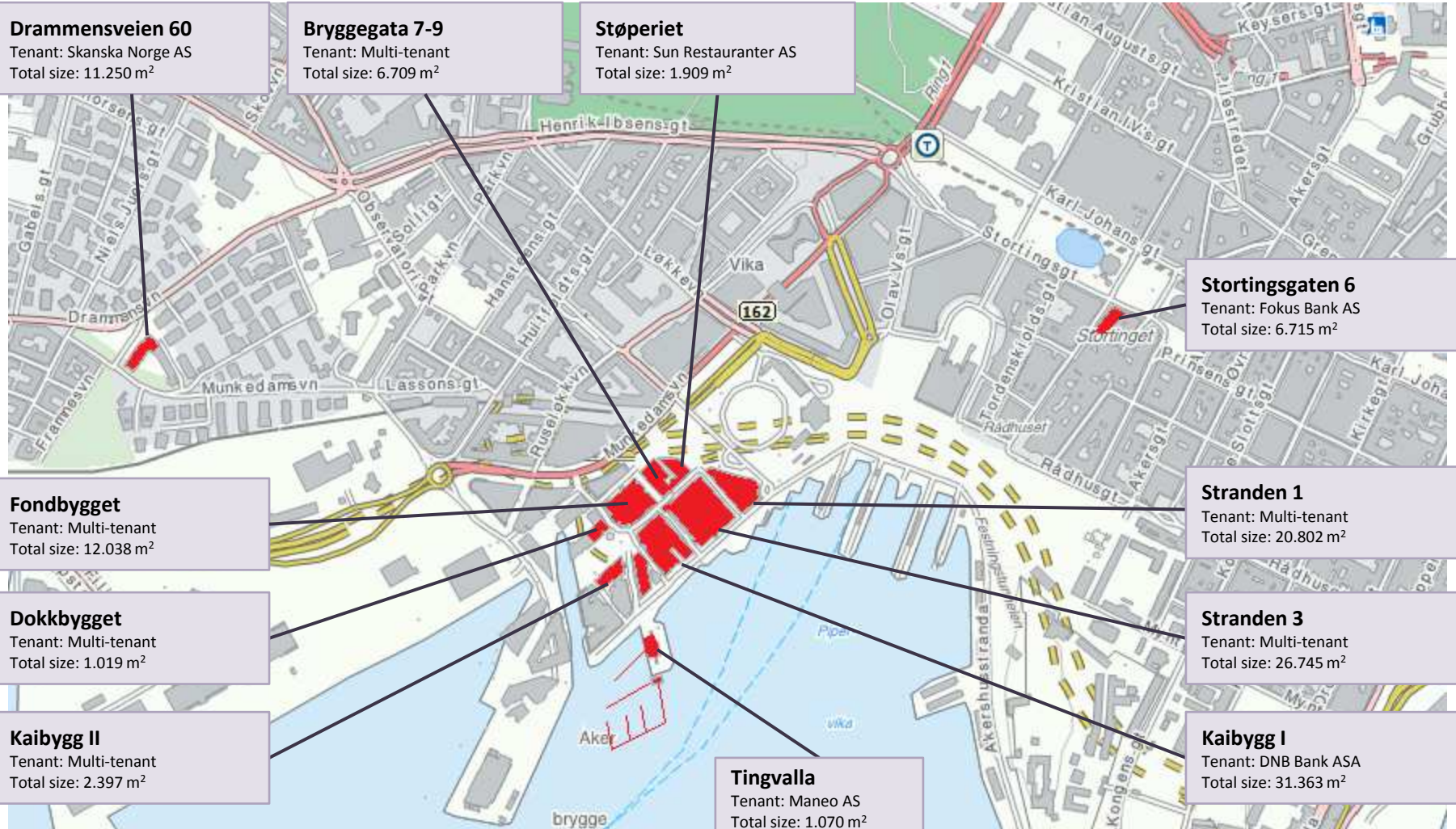
Tenant: Multi-tenant
Total size: 2.397 m²

Kaibygge I

Tenant: DNB Bank ASA
Total size: 31.363 m²

Tingvalla

Tenant: Maneo AS
Total size: 1.070 m²



Skøyen

Hovfaret 11

Tenant: EVRY
Total size: 5.642 m²

Nedre Skøyen vei 24-26

Tenant: EVRY
Total size: 35.966 m²

Drammensveien 149

Tenant: BW Offshore / Esso Norge
(multi-tenant)
Total size: 16.199 m²

Drammensveien 134

Building 5

Tenant: Codan Forsikring / Nielsen
(multi-tenant)
Total size: 7.863 m²

Drammensveien 134

Building 6

Tenant: Leif Høegh co. AS
Total size: 15.676 m²

Drammensveien 134

Parking

Tenant: Uno-X Energi AS
Total size: 5.198 m²

Drammensveien 134

Building 1-4

Tenant: Multi-tenant
Total size: 20.618 m²

Nydalen

Gjerdrums vei 16 + P

Tenant: Multi-tenant
Total size: 7.038 m²

Maridalsveien 323

Tenant: GET AS
Total size: 20.700 m²

Gjerdrums vei 8

Tenant: Océ Norge AS
Total size: 11.927 m²

Gjerdrums vei 10 D

Tenant: Multi-tenant
Total size: 2.221 m²

Gullhaug Torg 3

Tenant: Schibsted Eiendom AS
Total size: 7.868 m²

Gjerdrums vei 14

Tenant: Multi-tenant
Total size: 1.554 m²

Gjerdrums vei 17

Tenant: Kilden Helse AS
Total size: 796 m²

Gullhaugveien 9-13

Tenant: Netcom AS
Total size: 42.977 m²

Nydalsveien 15-17

Tenant: Studentenes Hus AS
Total size: 5.433 m²

Sandakerveien 130

Tenant: TDC AS
Total size: 9.781 m²

Stavanger

Finnestadveien 44

- Office: 22.032 m²
- Total: 22.032 m²



Maskinveien 32

- Office: 4.561 m²
- Total: 5.086 m²



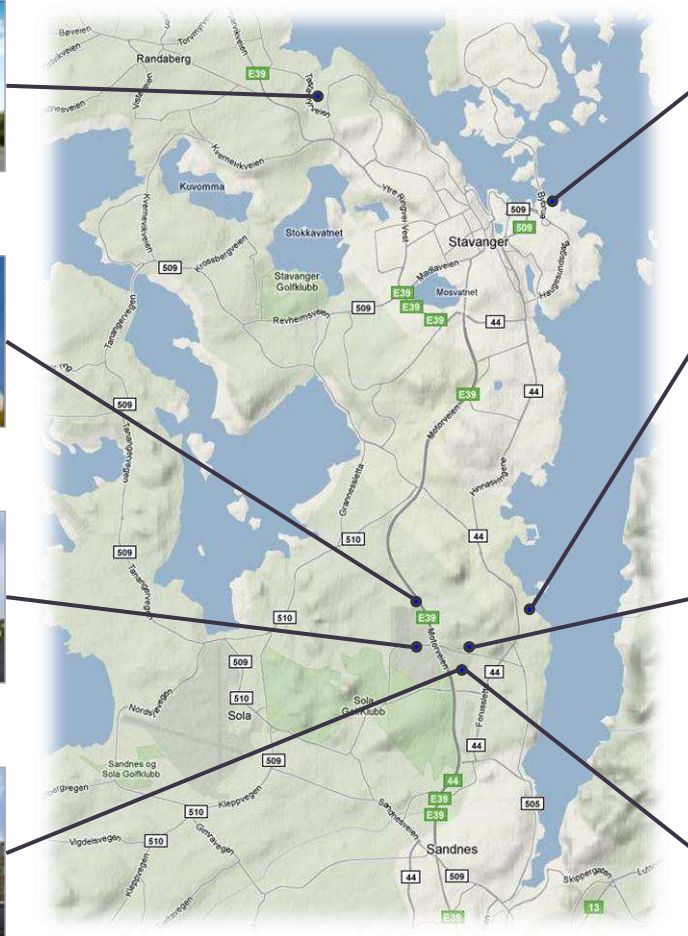
Svanholmen 2

- Office: 2.883 m²
- Retail: 5.450 m²
- Total: 9.463 m²



Grenseveien 21

- Office: 27.721 m²
- Total: 27.721 m²



Badehusgaten 33-39

- Office: 16.673 m²
- Total: 21.528 m²



Strandsvingen 10

- Office: 2.059 m²
- Total: 2.059 m²



Forusbeen 35

- Office: 17.674 m²
- Total: 21.424 m²



Grenseveien 19

- Office: 5.390 m²
- Total: 5.390 m²



Property details

1/4

Property facts							Rent facts			
Property	Space split						Space vacancy	CPI	Duration per Sept 2012	Run rate per Sept 2012
	Offices	Retail / restaurant	Warehouse	Indoor parking	Other	Total m ²				
OSLO/AKERSHUS	m ²	m ²	m ²	m ²	m ²	m ²	%	%	Years	NOK million
CBD										
Bryggegate 7-9	6 260	381	68	0	0	6 709	35.2	100.0	8.6	12.4
Dokkbygningen	596	368	55	0	0	1 019	0.0	100.0	2.7	2.0
Drammensveien 60	8 593	797	1 483	377	0	11 250	0.0	100.0	2.9	22.0
Fondbygget	12 038	0	0	0	0	12 038	4.6	100.0	5.5	37.1
Kaibygning I	23 015	4 003	4 345	0	0	31 363	0.9	100.0	3.5	99.0
Kaibygning II	196	1 432	768	0	0	2 397	0.0	100.0	6.2	10.2
Stortingsgaten 6	5 213	114	919	470	0	6 715	0.0	100.0	6.5	22.4
Støperiet	0	1 417	0	0	492	1 909	0.0	100.0	1.8	4.9
Stranden 1	13 563	4 016	1 342	1 881	0	20 802	25.4	99.1	3.5	46.8
Tingvalla & outdoor areas	0	1 072	0	0	0	1 074	0.0	100.0	8.5	7.0
Stranden 3	12 565	12 594	1 586	0	0	26 745	71.5	99.6	6.8	20.7
Total CBD	82 039	26 194	10 566	2 728	492	122 020	23.5	99.8	4.6	284.6

Property details

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Property facts							Rent facts			
Property	Space split						Space vacancy	CPI	Duration per Sept 2012	Run rate per Sept 2012
	Offices	Retail / restaurant	Warehouse	Indoor parking	Other	Total m ²				
OSLO/AKERSHUS	m ²	m ²	m ²	m ²	m ²	m ²	%	%	Years	NOK million
Skøyen										
Drammensveien 134 - building 1-4	18 783	0	1 835	0	0	20 618	18.7	100.0	11.6	30.0
Drammensveien 134 - building 5	6 520	0	435	908	0	7 863	6.5	100.0	6.3	12.6
Drammensveien 134 - building 6	9 879	643	1 756	3 397	0	15 676	0.0	100.0	7.0	31.7
Drammensveien 134 – parking	0	0	0	5 198	0	5 198	0.0	98.3	0.5	4.2
Drammensveien 134 – outdoor	0	0	0	0	0	0	0.0	100.0	1.9	0.6
Drammensveien 149	10 697	0	1 581	3 921	0	16 199	0.0	100.0	2.3	30.5
Hovfaret 11	4 377	0	569	0	696	5 642	0.0	100.0	6.4	12.2
Nedre Skøyen vei 24	3 630	0	1 215	0	0	4 845	0.0	100.0	6.4	13.1
Nedre Skøyen vei 26 A-E	11 444	0	696	398	5 084	17 622	0.0	100.0	6.4	37.4
Nedre Skøyen vei 26 F	8 767	0	0	4 235	497	13 499	0.0	100.0	6.4	24.6
Total Skøyen	74 097	643	8 088	18 057	6 277	107 161	4.9	100.0	6.5	196.8

Property details

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Property facts							Rent facts			
Property	Space split						Space vacancy	CPI	Duration per Sept 2012	Run rate per Sept 2012
	Offices	Retail / restaurant	Warehouse	Indoor parking	Other	Total m ²				
	m ²	m ²	m ²	m ²	m ²	m ²	%	%	Years	NOK million
OSLO/AKERSHUS										
Nydalen										
Gjerdrums vei 10 D	2 029	0	192	0	0	2 221	19.4	100.0	4.2	2.7
Gjerdrums vei 14	713	0	841	0	0	1 554	0.0	100.0	1.6	2.1
Gjerdrums vei 16	3 837	0	893	1 057	0	5 787	0.0	96.7	3.9	6.7
Gjerdrums vei 16 p-hus	0	0	0	1 251	0	1 251	0.0	100.0	0.4	1.0
Gjerdrums vei 17	796	0	0	0	0	796	0.0	100.0	5.2	1.4
Gjerdrums vei 8	8 067	0	263	3 597	0	11 927	18.9	96.0	3.1	11.5
Gullhaug Torg 3	7 868	0	0	0	0	7 868	0.0	100.0	1.2	9.8
Gullhaugveien 9 - 13	22 463	0	8 560	11 954	0	42 977	20.4	100.0	7.2	37.9
Maridalsveien 323	11 617	0	3 899	5 184	0	20 700	24.9	100.0	13.8	16.4
Nydalsveien 15	3 038	750	85	0	0	3 873	10.6	95.6	6.7	6.5
Nydalsveien 17	0	1 560	0	0	0	1 560	0.0	100.0	12.6	3.8
Sandakerveien 130	6 490	0	0	3 291	0	9 781	6.6	100.0	3.7	13.2
Total Nydalen	66 918	2 310	14 733	26 334	0	110 295	14.8	99.2	6.5	112.9
Other										
Aker Hus	40 254	0	0	19 025	0	59 279	0.0	100.0	7.1	86.0
Lysaker Torg 35	14 421	0	412	7 100	0	21 933	0.0	100.0	3.1	42.5
Oslo Airport Gardermoen	0	0	0	0	20 976	20 976	0.0	100.0	7.2	26.3
Total Other	54 675	0	412	26 125	20 976	102 188	0.0	100.0	6.0	154.7
TOTAL OSLO / AKERSHUS	277 729	29 147	33 798	73 244	27 745	441 664	11.9	99.8	5.7	749.0

Property details

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Property facts							Rent facts			
Property	Space split						Space vacancy	CPI	Duration per Sept 2012	Run rate per Sept 2012
	Offices	Retail / restaurant	Warehouse	Indoor parking	Other	Total m ²				
STAVANGER	m ²	m ²	m ²	m ²	m ²	m ²	%	%	Years	NOK million
CBD										
Badehusgaten 33-39	16 673	0	2 540	2 315	0	21 528	0.0	100.0	0.2	35.2
Forus/Airport										
Forusbeen 35	17 674	0	0	3 750	0	21 424	0.0	100.0	3.0	28.3
Grenseveien 19	5 390	0	0	0	0	5 390	0.0	100.0	2.2	10.4
Grenseveien 21	27 721	0	0	0	0	27 721	0.0	50.0	0.8	30.5
Maskinveien 32	4 561	0	0	525	0	5 086	0.0	100.0	7.2	5.7
Strandsvingen 10	2 059	0	0	0	0	2 059	0.0	90.0	6.7	2.7
Svanholmen 2	2 883	5 450	1 130	0	0	9 463	21.2	100.0	5.7	7.0
Stavanger – other										
Finnestadveien 44	22 032	0	0	0	0	22 032	0.0	100.0	9.4	32.8
TOTAL STAVANGER	99 054	5 450	3 670	6 590	0	114 703	1.7	89.8	3.6	152.5
GROSS TOTAL	376 722	34 597	37 468	79 834	27 745	556 367	9.5	98.1	5.3	901.6

Largest tenants

#	Tenant	Duration (years)	Rent (NOK mill.)	Share of total portfolio (%)	Sector	Public sector participation	Listed at group level
1	Aker Solutions	5.1	121.2	13.4	Oil service	√	√
2	Evry	6.1	92.8	10.3	IT	√	√
3	DNB	1.0	92.8	10.3	Financials	√	√
4	Statoil	1.1	43.9	4.9	Energy and oil	√	√
5	IF	0.6	42.3	4.7	Financials		√
6	Total	9.4	32.8	3.6	Energy and oil		√
7	Höegh Autoliners	7.5	29.1	3.2	Shipping		
8	Telenor	3.0	28.5	3.2	Telecom	√	√
9	SAS	7.2	26.2	2.9	Travel	√	√
10	TeliaSonera	7.7	24.6	2.7	Telecom		√
11	Skanska	2.8	22.8	2.5	Construction		√
12	Fokus Bank	13.0	21.0	2.3	Financials		√
13	Det norske oljeselskap	5.5	20.5	2.3	Energy and oil	√	√
14	GET	13.5	15.9	1.8	Telecom		√
15	Tieto	0.1	14.6	1.6	IT		√
16	TDC	3.9	12.5	1.4	Telecom		√
17	BW Offshore	1.1	12.4	1.4	Shipping		√
18	Uno-X	5.6	11.0	1.2	Retail		√
19	ExxonMobil	3.2	9.8	1.1	Retail		√
20	Schibsted	1.2	9.7	1.1	Financials		√
21	Codan	5.3	8.6	1.0	Financials		√
22	Umoe Restaurant Group AS	8.4	8.6	1.0	Restaurant		
23	Helsenor	4.3	8.5	0.9	Health care		
24	Mat & Drikke AS	8.3	8.3	0.9	Restaurant		
25	Carnegie	4.6	7.2	0.8	Financials		
Total 25 largest tenants		4.7	725.8	80.5		7/25	20/25
Total other tenants		7.8	175.8	19.5			
Total all tenants		5.3	901.6	100.0			

Largest shareholders as of 30 September 2012

#	Name	Share (%)	Number of shares	Account type	Nationality
1	CANICA AS	10.61	52 883 801	ORD	NOR
2	FOLKETRYGDFONDET	8.55	42 653 874	ORD	NOR
3	STATE STREET BANK AN A/C CLIENT OMNIBUS F	5.36	26 699 986	NOM	USA
4	BNYM AS EMEA ASIA 25 BANK OF NEW YORK MEL	5.11	25 465 997	NOM	USA
5	SKANDINAVISKA ENSKIL A/C CLIENTS ACCOUNT	3.55	17 716 908	NOM	SWE
6	BANK OF NEW YORK MEL S/A MELLON NOMINEE 1	3.38	16 870 107	NOM	USA
7	CITIBANK NA LONDON B S/A STICHTING PGGM D	3.12	15 572 315	NOM	NLD
8	FONDSFINANS SPAR	2.54	12 650 000	ORD	NOR
9	STATE STREET BANK & A/C CLIENT FUND NUMB	2.52	12 564 244	NOM	USA
10	BNP PARIBAS SECS SER S/A BP2S LUX/FIM/LUX	2.24	11 193 472	NOM	LUX
11	JPMORGAN CHASE BANK NORDEA RE:NON-TREATY	1.48	7 379 571	NOM	GBR
12	JPMORGAN CHASE BANK NORDEA TREATY ACCOUN	1.28	6 386 599	NOM	GBR
13	STATE STREET BANK AN A/C CLIENT OMNIBUS D	1.27	6 336 720	NOM	USA
14	DNB LIVSFORSIKRING A	1.22	6 104 480	ORD	NOR
15	FRAM HOLDING AS	1.20	6 000 000	ORD	NOR
16	THE NORTHERN TRUST C NON-TREATY ACCOUNT	1.12	5 578 087	NOM	GBR
17	VERDIPAPIRFONDET DNB	1.11	5 540 204	ORD	NOR
18	AWECO INVEST AS	1.10	5 486 765	ORD	NOR
19	KLP AKSJE NORGE VPF	1.06	5 271 584	ORD	NOR
20	FRAM REALINVEST AS	1.05	5 250 000	ORD	NOR
Total 20 largest shareholders		58.87	293 604 714		9/20 NOR

Disclaimer

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