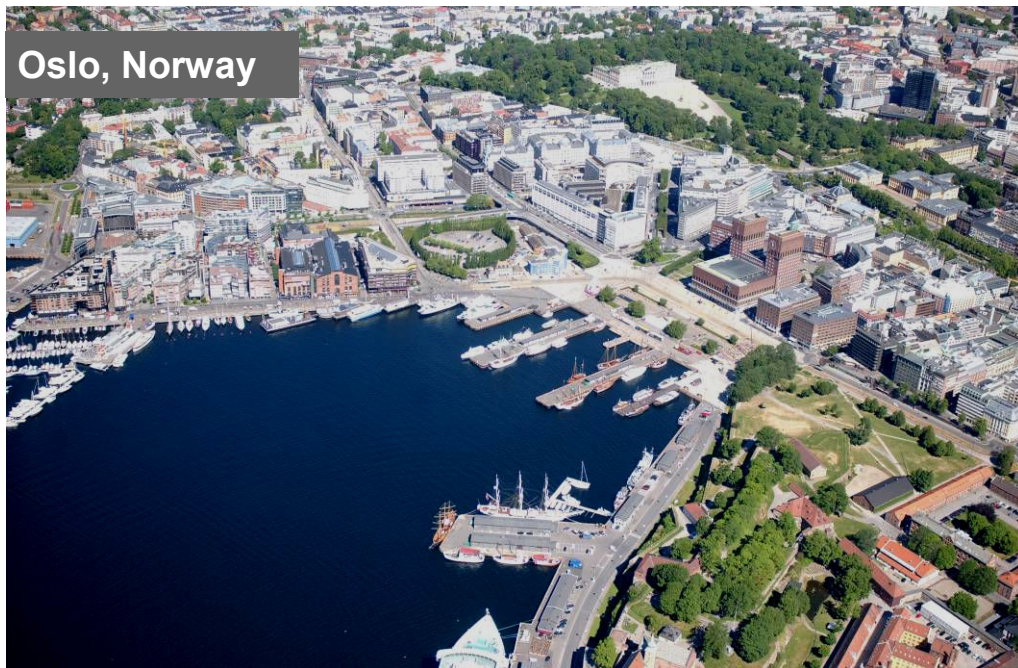


Market Update May 08

Issue 1/08

Oslo, Norway



Source: Mapaid

Commercial Property in Norway

■ Macro Economics:

Despite strong growth in Norway the international financial crisis affects the Norwegian economy to a certain extent. Norwegian firms still provide strong results and have positive forecasts for the future. The capacity in the Norwegian industry will limit the growth, and the employment market is still very tight.

■ Sales Market:

The Norwegian financial institutions have added additional margins to the risk premium, which show a disbelief and lack of trust between banks and businesses. The difficulties financing commercial property have made the sales market more sluggish, though less risky objects are still attractive. Investors acknowledge the benefit of a wait and see attitude.

■ Rental Market:

The rental market in Oslo CBD has experienced incredible growth the last couple of years, and headlines with rental level records may seem to have frightened tenants away from the CBD. Just now the CBD market has declined a little, and the pressure is higher in other areas of the Oslo centre where the vacancy rates are still falling.

■ International News:

NAI FirstPartners represented by Bjørn Einar Sundby in collaboration with NAI Baltics sold a 20.000 square meters logistics building in Latvia just outside Riga to Orkla Finance. The market in the Baltics experiences a new boom and there is a lot of international interest, though local knowledge is essential to succeed in this market.

Key Figures

Macro economics:

| | |
|---------------------------|---------------------|
| Key Policy Rate | 5.5 % (Source: NB) |
| CPI/Inflation - 1year | 3.1 % (Source: NB) |
| - Change Mar/Apr | 0.1 % (Source: NB) |
| Building Cost Index 1year | 6.3 % (Source: SSB) |

Rental market:

| | |
|---------------------|--------------|
| CBD Prime (average) | 3.750 NOK/m2 |
|---------------------|--------------|

Sales market:

| | |
|--------------------|-------|
| Yield prime office | 5.75% |
| 10y SWAP | 5.53% |
| 10y nor. gov. bond | 4.75% |

Norway In Numbers

| | |
|--------------------|--|
| Population: | 4 737 200 |
| GDP: | NOK 2 303.9 billion |
| GDP per capita: | NOK 486 335 |
| Unemployment: | 1.6 % (Source: NAV) |
| House price index: | 2.9 % (Source: SSB) |
| Conversion: | US \$1 = NOK 4.99 1 Euro = NOK 7.86 |

About NAI FirstPartners

NAI FirstPartners is a full service commercial Property agent in Norway with offices in Oslo and Tromsø. We employ a total staff of 15 professionals. In addition NAI Corporate Finance is situated in Oslo with 2 professionals.

NAI Global is one of the world's leading providers of Commercial Real Estate services. We bring together people and resources wherever needed to deliver outstanding results for our clients.

NAI Global consist of 375 Offices in 55 Countries with 8,000 Professionals and a \$45 billion Annual Transaction Volume worldwide.

NAI FirstPartners

Commercial Real Estate Services, Worldwide.

Norway - Oslo Market Update

May 2008

Rental data:

| Property | NOK net rent m2 / per year | | | |
|----------------------------|----------------------------|-------|---------|---------|
| Office | Low | High | Average | Vacancy |
| Prime Offices | | | | |
| Category A | 3 000 | 4 500 | 3750 | 1% |
| City Centre Offices | | | | |
| Category B | 2000 | 2900 | 2400 | 4% |
| Other High Class | | | | |
| Category C | 1750 | 3300 | 2500 | 4% |
| Industrial | | | | |
| Warehouse | | | | |
| Category A | 800 | 1150 | 1050 | 5% |
| Retail | | | | |
| City Centre | | | | |
| Category A | 5000 | 16000 | 9000 | 0% |

Definitions:

Office definitions:

- Prime Office Category A: High quality premises at Vika and Aker Brygge (CBD).
- City Centre Office Category B: High quality premises in Oslo centre.
- Other High Class Category C: High quality premises at Skøyen, Nydalen, Majorstua or Oslo Vest.
- Warehouse Category A: High quality/new buildings in 15 km radius from Oslo centre.
- Retail City Centre Category A: Good quality in Oslo centre – Bogstadveien, Karl Johans gate.

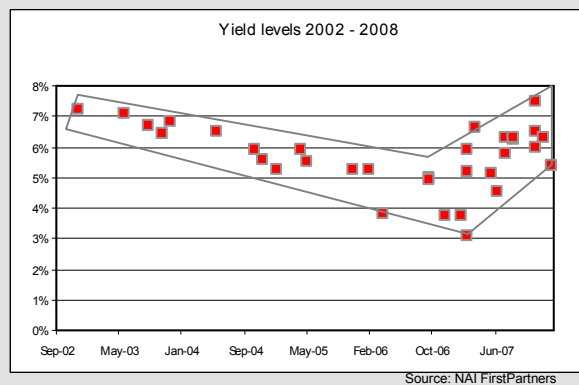
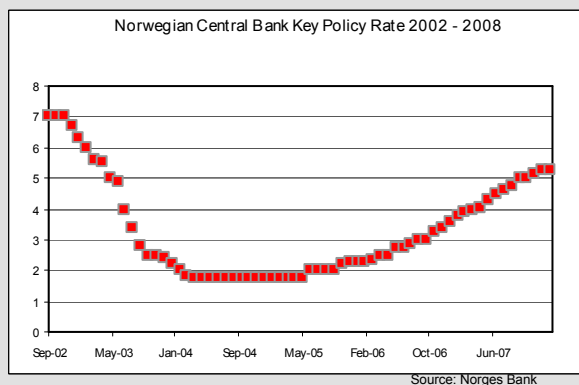
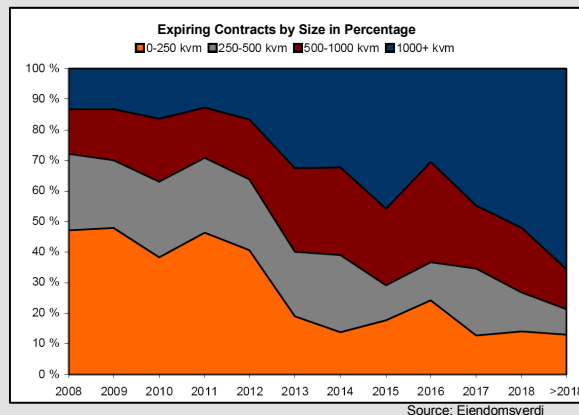
Sales data:

Yield level: The yield level shows a gently increasing tendency.

Swap rate: The swap rate tendency seems to level out.

Recent transactions:

- January 2008: Akersgaten 55, 34.905 m2, 1.203 MNOK, 6.3% yield.
- February 2008: Forskningsveien 2, 24.000 m2, 534 MNOK, 5.4% yield.
- April 2008: Økernveien 9, 12.791 m2, 215 MNOK.



Yield levels: Yields seems to have a higher volatility and a steeper development during the latest years which could be related to a more mature and functional commercial property market where changes in commercial property variables are priced in more quickly.

NAI FirstPartners

Dronning Mauds gate 10,
Pb, 1540 Vika, N-0117 Oslo
www.nai.no

Jon Brakestad

Analyst

jb@nai.no

Tel +47 2301 1416

Mobil.: +47 9051 7432

Steinar Solberg

Partner

sas@nai.no

Tel +47 2301 1414

Mobil.: +47 9240 8276

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The information contained herein has been congregated from different sources in the market we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.