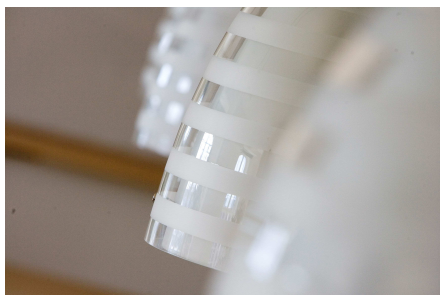


# Chairman Jørgen Basso Larsen's verbal review at Keops A/S' General Meeting on 26 January 2007

Reported via StockWise to the Copenhagen Stock Exchange on 26 January 2007

## Profit before tax



■ DKK 873 million in 2005/06

I am very pleased to welcome the shareholders to Keops' Annual General Meeting on behalf of the Supervisory Board.

The financial year 2005/06 was a very eventful year for Keops with positive development of the Company and satisfactory results.

The consolidated profit before tax amounted to DKK 873 million compared with DKK 401 million the year before, and the Supervisory Board considers this profit satisfactory.

Keops Asset Management contributes to the profit by DKK 641 million of value adjustments of investment properties, which shows that Swedish investment properties have been skilfully acquired in the past years.

Also the activities in Asset Management are positive and contribute DKK 220 million before value adjustments, tax and special costs (of negative DKK 185 million).

Keops Investment increases its profit by 500% compared with last year and contributes DKK 45 million before tax.

Development's results of negative DKK 41 million before tax are not satisfactory, and steps have been taken to focus this business area and create increased profitability in future.

## Keops owns 31.31% of Capinordic A/S

- Keops' profit for 2005/06 includes one-time income of DKK 183 million from the exchange of all shares in Keops Proviso Fondsmæglerselskab A/S as well as cash contribution in connection with subscription for 33% of the shares in Capinordic A/S in June 2006

- Keops' shareholding has subsequently been diluted to 31.31%

Capinordic:

- Niche bank within private and investment banking
- Meets the investment needs of wealthy customers



capinordic

 KEOPS

In the past financial year, Keops acquired Fondsmæglerselskabet Proviso in order to strengthen the Group's activities within Wealth Management and utilise the synergies between this area and Keops' other business areas.

In the summer of 2006, the opportunity of contributing to the establishment of Capinordic as a new niche bank within private and investment banking arose.

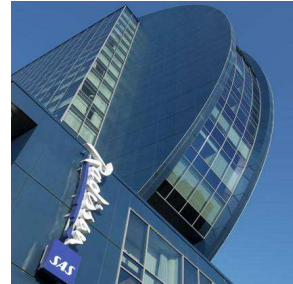
In June 2006, Keops subscribed for 33% of the shares in Capinordic A/S by exchange of all shares in Keops Proviso Fondsmæglerselskab A/S and by cash contribution.

One-time income of a total of DKK 183 million from this transaction is included in the consolidated profit for 2005/06.

Keops' shareholding has subsequently been diluted to 31.31% in connection with Capinordic's acquisition of Monetar Pensionsförvaltning AB and issue of new shares.

## The most important events and results

- Business model
- Activities and results in Investment, Asset Management and Development
- Six-point plan for Keops' continued development
- Expectations of the future

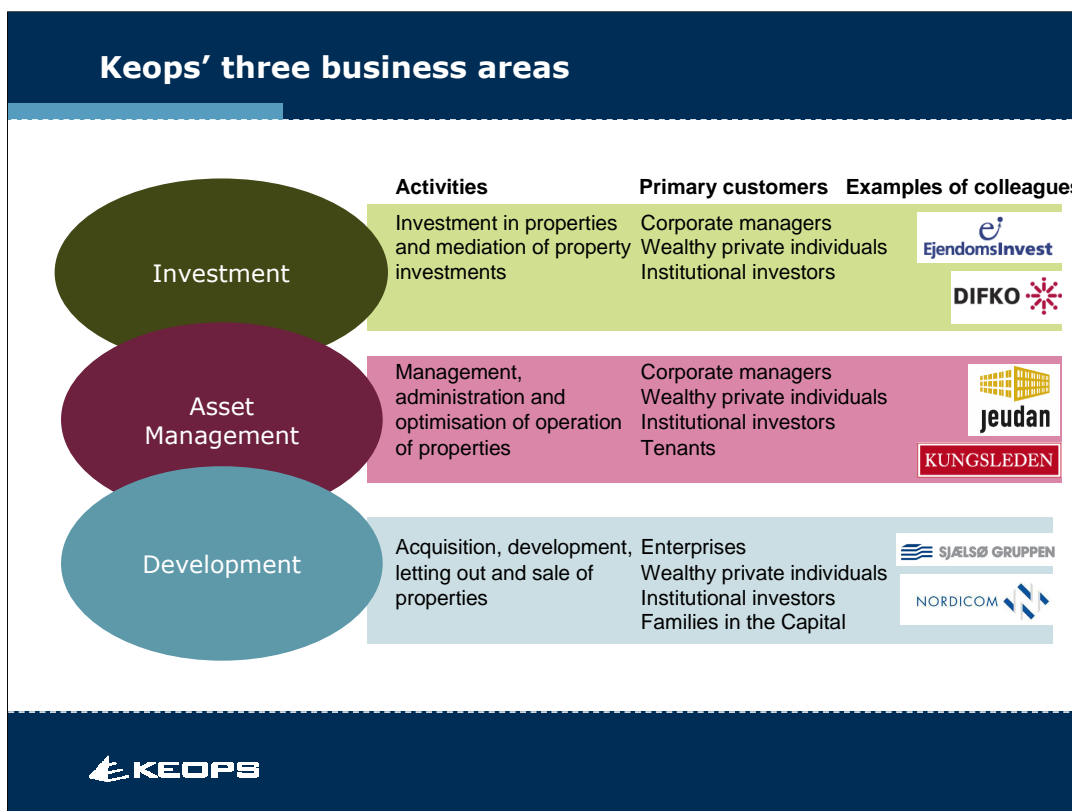


I will now take this occasion to briefly outline Keops' business model.

After this, I will review the activities and results for the year in the three business areas: Keops Investment, Keops Asset Management and Keops Development.

I will also very briefly present the six-point plan for Keops' continued development which the Supervisory Board adopted and presented in connection with the preliminary announcement of financial statements in December 2006.

Conclusively, I will present Management's expectations of the future.



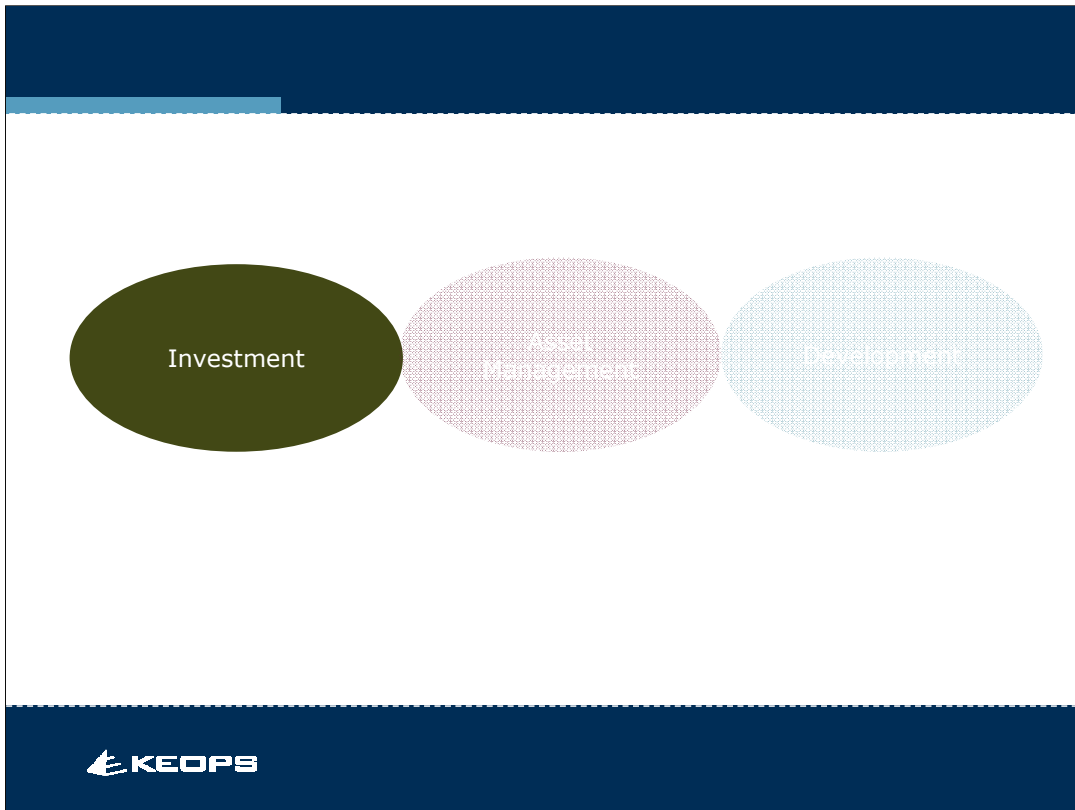
Keops works with investment in and development of real property, and during the past three years, the Group has become an important player on the Nordic property market.

- Keops Investment invests in and mediates investment properties
- Keops Asset Management handles management, operation and administration of property companies
- Keops Development develops properties

The business model of the Group is unique in a business which is characterised by companies, which *either* mediates property investments *or* operates property companies *or* develops properties.

Keops operates within all three areas.

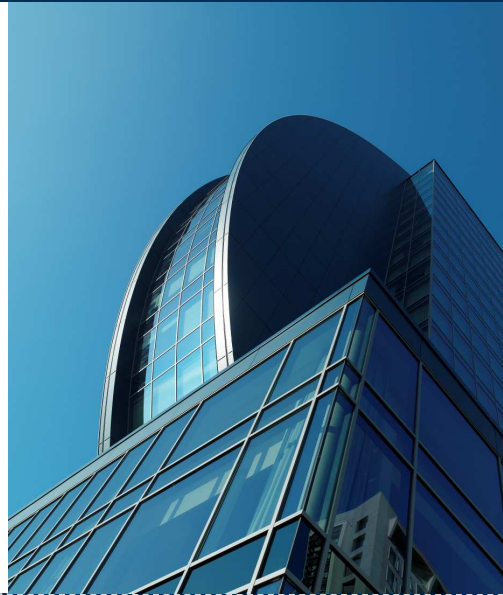
Also, Keops addresses the same customer groups in all areas, i.e. corporate managers, wealthy private individuals and institutional investors.



Keops Investment operates within mediation of property investments and acquisition of properties for the Group.

## Keops Investment 2005/06

- Contributes to profit for the year by DKK 45 million compared with DKK 10 million last year
- Mediated property investments of DKK 2,015 million
- Acquired Swedish property portfolios of approx. DKK 13.7 billion



Keops Investment impresses with progress in profit before tax to DKK 45 million compared with DKK 9.6 million last year.

The volume of mediated property investments measured by asset total is at the same level as last year, but each project has increased significantly in terms of volume, and accordingly, there are fewer. In the financial year, seven projects have been mediated compared with 20 last year.

Among the projects is the largest project, so far mediated by Keops, with a project total of approx. DKK 970 million. This picture shows the new SAS Radisson hotel in Frankfurt, a spectacular and exclusive hotel constructed in 2005.

Projects of a total of approx. DKK 2 billion have been mediated, which is somewhat less than expected. The primary reason is that Keops has maintained the so-called Nordic Light portfolio in Asset Management. The portfolio consists of 37 Swedish, Norwegian and Finnish properties at DKK 1.6 billion and was originally planned for remediation.

In the financial year and subsequently, Keops Investment has assisted in the acquisition of property portfolios for Keops Asset Management of a total of DKK 13.7 billion. Apart from Nordic Light, the most significant acquisitions have been made in three new bond companies.

## Keops EjendomsObligationer VII (Stockholm) A/S

- 11 centrally located properties in and around Stockholm
- 155,000 square metres
- Well-operated portfolio in good condition
- The five largest properties comprise 80% of the rental area
- The tenants i.a. include Haninge Municipality, Stockholms Landsting, Södertørs Højskole and Viking Line Skandinavien
- The acquisition price was financed by bank loan and issue of Property Bonds of DKK 480 million



In December 2005, Keops acquired a portfolio with 11 centrally located commercial properties in and around Stockholm.

This is a well-operated portfolio of properties which is primarily applied for offices, research and teaching purposes.

The acquisition price of approx. DKK 2.5 billion including costs was financed by bank loan and issue of Property Bonds of DKK 480 million.

## Keops EjendomsObligationer VIII (Sverige II) A/S



- Properties in 57 Swedish municipalities
- 365,000 square metres of commercial properties, more than 90% has been let out as offices
- Rent from the Swedish tax authorities, courts and police force represents 81% of the total rental income
- Rent from Telia represents further 15%
- Financed by bank loan and issue of Property Bonds of a total of DKK 410 million



In February 2006, Keops acquired another Swedish commercial portfolio, this time consisting of 84 properties located across most of Sweden.

The main part of the rent in this portfolio is paid by public tenants.

The acquisition was financed by bank loans and Property Bonds of DKK 410 million.



## Keops EjendomsObligationer IX AB



- Acquired in November 2006
- Keops' largest property transaction
- Properties located across Sweden, primarily in the southern parts
- Acquired from Kungsleden, one of the largest property companies in Sweden
- 900,000 square metres of offices, storage and industrial facilities
- Portfolio influenced by large spread with many tenants and rental agreements
- Financed by bank loans and issue of Property Bonds of DKK 740 million



In November 2006 – and thereby after the end of the financial year – Keops performed one of the largest property transactions ever in Scandinavia.

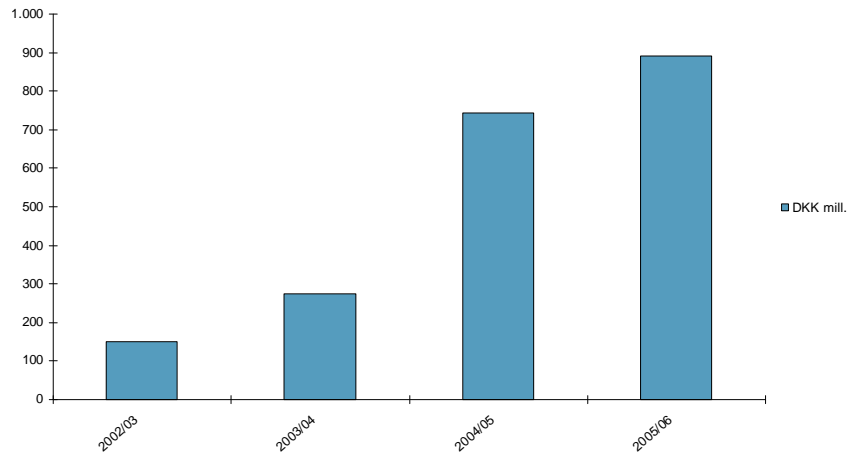
The 172 Swedish commercial properties were acquired at a total of approx. DKK 5.4 billion.

The size of the transaction meant that it took a few months longer than originally planned to achieve the optimum financing of the transaction.

This attracted considerable public attention, and in the process, good connections were made with new, international financing partners.

The financing was raised by equity, bank loans and by issue of Property Bonds of a total of DKK 740 million.

## Keops Property Bonds issued from 2003 to 2006



 KEOPS

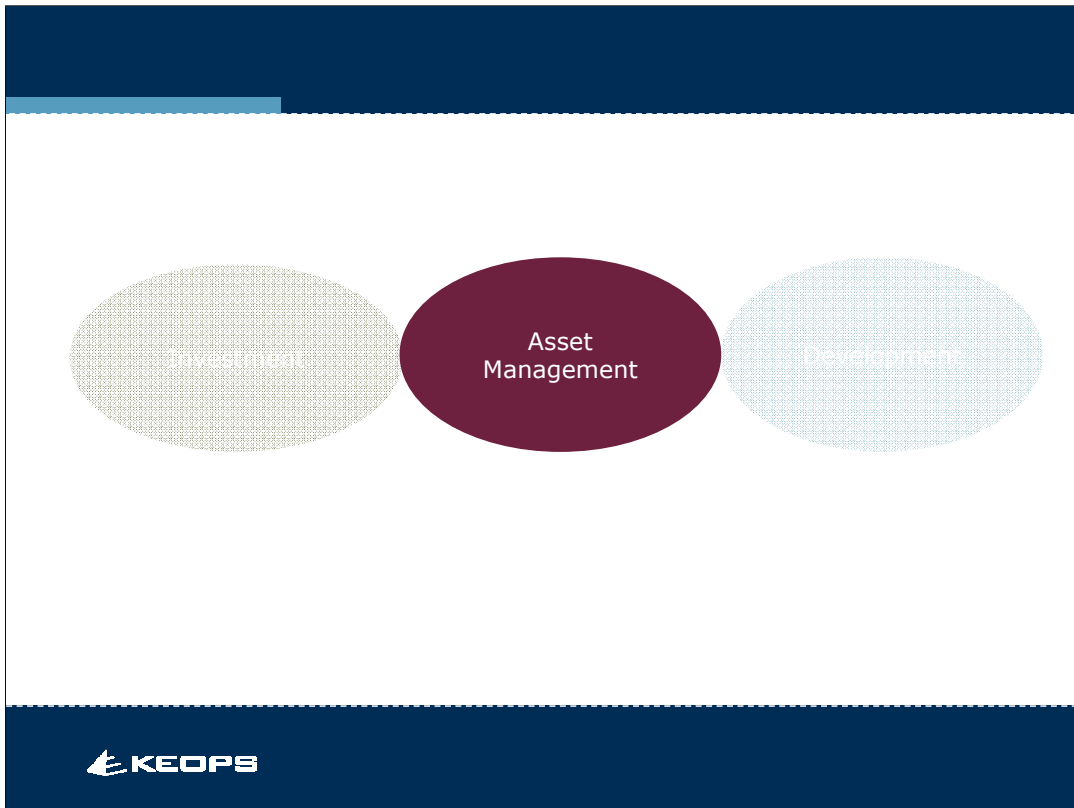
In the financial year, listed property bonds of DKK 890 million have been issued and after year-end bonds of further DKK 740 million have been issued.

The main part of the bonds have been subscribed for by professional investors. And 76% of the total nominal bond amount has been subscribed for by investors who formerly subscribed for Property Bonds.

In the financial year, five bond series have been redeemed early.

These are bonds issued by K/S Ro's Torv, which were redeemed when the centre was sold – and four series issued by the Malmstaden company, which were redeemed in connection with conversion of the Company's total financing.

The early redemptions have been made at premiums, which have earned the bond owners redemption yields between 14.9 and 22.3 percent per year.



Keops Asset Management focuses on operation and optimisation of Keops' property portfolios in the Nordic countries.

Furthermore, Keops Asset Management handles operation of property companies which the Group has remediated to private and institutional investors.

## Keops Asset Management 2005/06



- At 14 December 2006, the Group's own property portfolio amounts to approx. DKK 21.7 billion
- Contributes to profit for the year by DKK 676 million compared with DKK 384 million last year
- DKK 220 million of operating profit before special costs of a total of negative DKK 185 million.
- DKK 641 million of value adjustments



At 14 December 2006, the Group's own property portfolio comprises a total of 497 properties at a total value of DKK 21.7 billion. The total area let out of the portfolio constitutes more than 3 million square metres.

Keops Asset Management's operating profit before special costs, value adjustments and tax amounted to DKK 220 million and is especially attributable to the operation of Keops' own portfolio.

Special costs of negative DKK 185 million is composed of, for instance, costs on sale of properties, financial expenses on early redemption of bonds and establishment costs of new portfolios.

Value adjustments amount to DKK 641 million of Keops Asset Management's profit before tax.

## Keops Asset Management 2005/06



- Operation and optimisation of Keops' portfolios
- Administration and asset management for external companies
- Focus on creation of value. ROE p.a. significantly above market level
- Non-value-creating functions are outsourced



In the financial year, Keops Asset Management has been added staff as well as management resources for the purpose of ensuring efficient operation and optimisation of the very large Nordic property portfolio which Keops has created in recent years.

In this respect, an independent Keops Asset Management Sweden has been established with office in central Stockholm.

At Keops in Copenhagen, support functions have been established in the form of Area Management and a Competency Centre parallel with Portfolio Management, which handles management and company operations of 122 property companies on behalf of external investors. These property companies have total assets of approx. DKK 10.4 billion.

Keops focuses on the areas of company and property operations in which the Group has the best starting point for creating value. These areas are e.g. letting out, maintenance and other value-creating improvements.

All service and management routines concerning the properties are outsourced in major customer agreements with external service partners.

## SAS



- Six, Danish SAS properties, located in Amager
- Applied as corporate domicile, IT centre and training facilities
- Total area: 87,797 square metres
- All properties are let out on fixed 10 and 15 years leases
- Acquired September 2003
- Financed by German bank loans and issue of Property Bonds of DKK 150 million



Keops' property portfolio consists of seven companies which are bond companies, i.e. companies which have raised a part of the financing by issue of Keops Property Bonds.

The first of these bond companies is Keops EjendomsObligationer I A/S, which owns and operates six properties let out to SAS.

## PBA



- 37 Swedish residential properties, located in Malmö, Karlskrona and Kalmar.
- A total of approx. 177,000 square metres
  - 82% residential
  - 6% shops
  - 6% offices
  - 6% rooms for other purposes, e.g. kindergartens
- Acquired in May 2004
- Financed by bank loans in German mortgage banks and listed Property Bonds of DKK 200 million



Keops EjendomsObligationer III (PBA) A/S comprise 37 residential properties in Southern Sweden.

## Fatburen

- Notable, newly refurbished office property. Located in Söderhalm, Stockholm
- Acquired in May 2005
- 47,563 square metres of modern and flexible office property
- Tenants i.a. include Skatteverket, the state-owned Apoteket and Landstinget
- Acquisition financed by German bank loans and listed Property Bonds of DKK 220 million



Keops EjendomsObligationer V (Fatburen) A/S includes a large and notable office property in central Stockholm.



## Sverige

- 44 properties in Västerås and seven, large cities along the Swedish east coast
- 310,000 square metres, 73% applied for offices, the rest are shops, restaurant, storage, industrial, residential and parking facilities
- TeliaSonera AB, Vattenfall Fastigheter, Bombardier Transportation Sweden and Skatteverket contribute 40% of the rental income
- Properties acquired from Tornet AB and Whitehall Street Real Estate Funds
- Acquisition financed by bank loans and issue of listed Property Bonds of DKK 323 million



Keops EjendomsObligationer VI (Sverige) A/S comprises 44 commercial properties located along the Swedish east coast.

Besides these four bond companies, in the financial year and after year-end, further three bond companies have been established. I introduced these companies under Keops Investment.

## Properties without Property Bonds

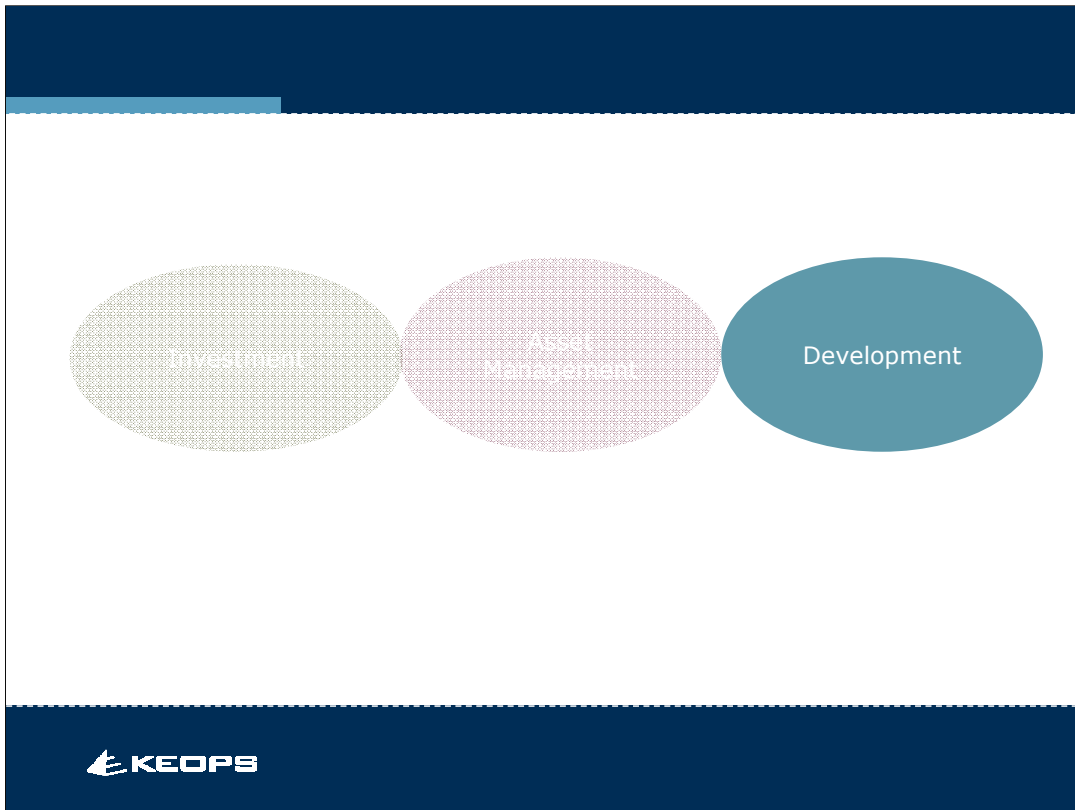


- Properties worth DKK 5.4 billion
- Offices, shops, residential properties, etc.:
- 39 offices and seven residential properties in Linköping
- One commercial property in Södertälje
- Six shops, residential and office properties in Flen/Gnesta
- One terminal building in Helsingborg
- 26 residences in Norrköping
- One commercial property in Börlänga
- 37 office properties in Norway, Sweden and Finland
- 16 Danish commercial properties



Apart from the bond companies, Keops Asset Management also includes a significant property portfolio with a total of 11 property companies which Keops has financed without issuing Property Bonds.

Some of Keops' properties – with and without bond financing – have been put up for sale in the financial year and after year-end. I will return to this matter in a short while.



Keops Development develops properties – shops, offices and residential.

## Keops Development 2005/06

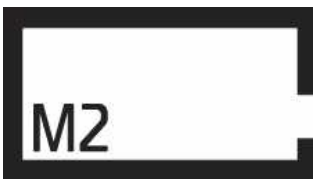
- Development operates within development of corporate domicile and centre constructions and residential projects
- Contributes to the Group's total profit by negative DKK 41 million compared with DKK 7 million last year.
- Declining project sale in Denmark
- Results in terms of accounting in M2 of negative DKK 22 million (Keops owns 60% of M2)



Earning a loss of DKK 41 million before tax, Keops Development has not presented satisfactory financial performance in 2005/06.

The financial performance is i.a. influenced by a decision in the Danish Securities Council which means that a number of sold projects cannot be recognised as income until the project has been handed over to the acquirer. Provision for loss on certain projects also contributes negatively.

## M2 A/S



- Keops Development has acquired 60% of M2 A/S in July 2006
- M2 has a unique concept for summer cottages and standard houses and approx. 30 employees in Aarhus and Copenhagen
- M2 has affected Keops' financial performance by a loss of DKK 22 million in 2005/06.
- The financial performance is influenced by increased marketing activities and the ruling of the Danish Securities Council as to introduction of a new method for recognition of income from sold development projects



Keops Development acquired 60% of the shares in the standard house firm, M2 A/S, in July 2006.

M2 has a unique concept for architected standard houses and has achieved high familiarity and market share in a short period of time.

M2 is included in the results of Keops Development in the financial year by negative DKK 22 million before tax. The reasons are increased marketing expenses and the ruling of the Danish Securities Council stating that profit from sold residences cannot be recognised as income until they have been handed over to the acquirers.

After year-end, the sale of sites and of standard houses proceeds as planned in light of the general slow-down on the market for private homes.

## Keops Development 2005/06

- Vesterport – development initiated
- Hillerød Port – more rental agreements in place
- 90 sold residences in Denmark (167)
- 135 sold holiday residences in Southern Europe (50)
- 179 residences handed over – in Holbæk and in Kokkedal
- Properties and development project worth DKK 721 million by the end of the financial year
- Contract projects:
  - The expansion of RO's Torv
  - Completing development and letting out of Galleri K



On contract, Keops Development has completed the development of Galleri K on the main shopping street, Strøget, in Copenhagen, and as such, a part of Keops' anticipated profit of DKK 148 million on sale of the centre has been recognised in 2005/06.

Also on contract, Keops Development is carrying out the expansion of RO's Torv in Roskilde by further 13,000 square metres. Development of the centre is expected completed by the end of 2009 at which point the centre will also be handed over to the acquirer.

The project sale of residencies in the Greater Copenhagen Area has been declining since the summer of 2006, which has also influenced Keops Development's activities in this area. In return, the sale of residences in Southern Europe has been satisfactory with sale of 135 residences in the financial year compared with 50 last year.

After the end of the financial year, a separate plan for focus of Keops Development has been adopted – which I will return to soon.

By the end of the financial year, Keops Development has 28 development projects at a carrying amount of DKK 721 million.

## Keops' six-point plan

- Strengthening of corporate governance
- Consolidation through divestment of certain investments
- Geographic and product focus
- Separation of Development into an independent unit
- Simplifying and focusing of the organisation
- Five-year strategy



My review of Keops' activities and results in the financial year shows that the business growth and development has been extremely strong in 2005/06.

In few years, Keops has developed from being a small and relatively unknown enterprise to being a high-profile, large, listed enterprise of the Mid Cap class today.

At 30 September 2006, Keops had equity of DKK 1.7 billion and a balance sheet of more than DKK 18 billion. Accordingly, increased professionalism and focus of the enterprise are necessary steps to ensure the continued development.

In order to ensure this, the employment of Karsten Poulsen and Eric Rylberg in December 2006 added some of the best managerial competences to the enterprise which Danish business has to offer.

In cooperation with the Executive Board, they spent the first weeks analysing the enterprise.

Upon their recommendation, the Supervisory Board adopted a Six-point plan for the future development of the Group as well as the preliminary announcement of financial statements in December.

## Strengthening of Corporate Governance



- Change of Chairman of the Supervisory Board
- CEO is no longer a member of the Supervisory Board
- Tightening of rules on trade with related parties
- CEO in associate will resign from the Supervisory Board
- The Supervisory Board recommends the new election of new Supervisory Board members
- Audit committee is to be established
- Establishment of an Investor Relations function



Keops has decided to increase its focus on good Corporate Governance in future.

As a direct consequence of this, the former Chairman Finn Hasselriis has resigned from Keops' Supervisory Board as he is the attorney of the Company and has considerable engagements in enterprises with activities similar to Keops'. In this connection, CEO Ole Vagner has resigned from the Supervisory Board, and Keops' internal rules on trade with related parties have been tightened.

Furthermore, Group Chief Executive Steen Bryde from Capinordic A/S has decided to resign from the Supervisory Board.

The Supervisory Board's recommendation to the General Meeting of new election of three new members of the Supervisory Board is also reasoned by a wish to observe corporate governance.

When the new Supervisory Board has constituted itself, establishment of an Audit Committee will be proposed, so as to provide the Supervisory Board with one more tool for ensuring that financial reporting, risk management and the general control environment meet the relevant standards.

Last, by the end of 2006, an Investor Relations function was established.



## Consolidation of Keops

- Consolidation and strengthening of capital basis
- Sale of properties:
  - Residential properties
  - Fatburen
  - Malmstaden
- Establish platform for growth, e.g. by strengthening of systems and competencies
- New financing structure for future acquisition of property portfolios



Keops has made comprehensive investments in recent years, and equity has increased notably i.a. as a result of increase in value of the Group's investment properties. Management wishes to utilise this favourable development to create a stronger platform for the future growth, when the consolidation has been carried through.

Three of the Group's property portfolios have been identified as being ready for sale – and the sales process proceeds as planned. If these divestments are realised, the total proceeds at Group level are expected to exceed the Parent's external interest-bearing debt.

The huge growth requires strengthening of Keops' organisation with the addition of further competencies and strengthening of the Group's systems. Internally, Keops is to be taken up to speed with the volume of the business.

Last, Keops future growth is expected to be based on a different mix of equity and loan capital, which means that capital increases may become relevant.

We do not find it appropriate to pay out funds to the shareholders and then ask you to repay it. Therefore, the Supervisory Board recommends the resolution of the General Meeting that no dividend be distributed this year.

## Geographic and product focus



- Still many opportunities in the Nordic market
- Focus on the Nordic region and then on Northern Europe
- Mediation of property investments in Northern Europe
- Development projects, primarily in the Nordic region
- Completion of project in progress in Turkey and sale of project in Spain
- Close-down or sale of office in China



Keops has become an important player on the Nordic property market, and this market still offers many opportunities.

In line with the wish to increase focus and professionalism, Keops will in future focus its activities on the close markets, which we know best – and where we already have considerable success. These are the Nordic and then the Northern European property markets.

Development will in future primarily focus on projects in the Nordic region and projects in relation to the Group's property portfolio. As such, the project in Spain has been sold, and the project in progress in Turkey will be completed or sold if a sufficiently attractive price is offered.

The so-called 'cooling down' process initiated by the Chinese government has notably changed the market conditions in China since Keops opened a representative office in the autumn of 2006. Accordingly, the Chinese office will be closed down or sold.

A more focused Keops will subsequently focus on:

- Property investments in the Nordic region
- Mediation of property investments in Northern Europe
- Development activities in the Nordic region

## Development in separate unit

- Separate business unit
- Increased focus and transparency
- The Nordic market as primary market
- Succession process



Keops Development is still a core area for the Group.

In order to strengthen the business area and ensure focus and transparency, Keops Development is established as a separate business unit.

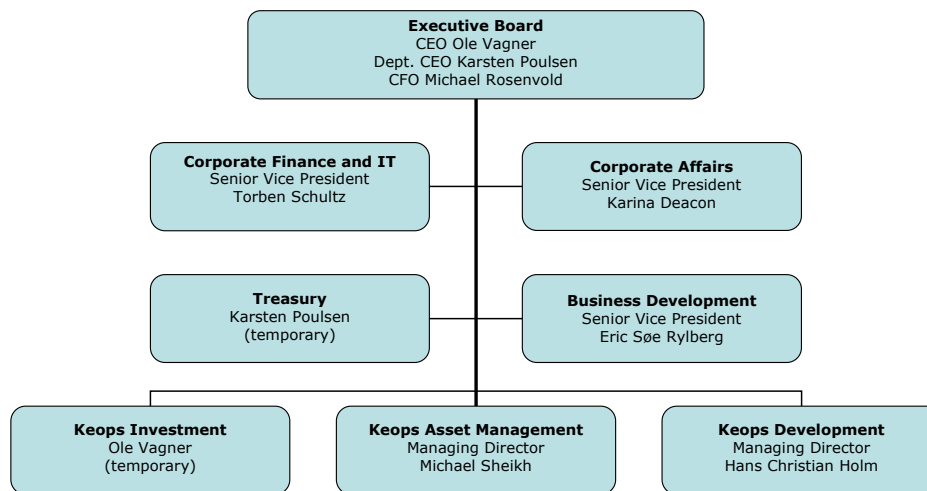
In this connection, a succession process has been carried through, as Director Niels K. Thygesen has left Keops to focus on his own business.

The Executive Board of Keops Development is constituted by Managing Director Hans Christian Holm who was recruited internally and CFO Kristian Tuft.

To emphasise the business separation and focus, the Group and Keops Development will move to separate addresses in 2007.

Keops Group will be moving to Holte, while it has not yet been decided where Keops Development will be situated.

## Simplifying and focusing of the organisation



Parallel with the consolidation, increase of professionalism and focus of Keops' business, strengthening and focusing of the organisation have been initiated.

On this basis, the Supervisory Board has decided to expand the Executive Board with Deputy CEO Karsten Poulsen and CFO Michael Rosenvold as from 1 March 2007.

Furthermore, by the publishing of the audited annual report last week, an overall organisational chart has been presented.

## Five-year strategy

- A five-year strategy will be presented in 2007
- The strategy will set out the guidelines for the future years' growth and development
- The strategy will include specific action plans



Keops' Management is, as you see, already well into the work on implementing the adopted six-point plan.

The sixth point of the plan is the preparation of a new, five-year strategy which is to form the framework of the growth which is planned to follow from the performance of the first five points.

The work on preparing a draft of this strategy has been initiated, and the strategy is expected adopted by Keops' Supervisory Board and initiated during 2007.

## Keops Group's budget 2006/07



- Expected profit before tax of DKK 500 – 700 million
- The budgeted profit includes value adjustments of approx. DKK 170 million – Asset Management



With the stated initiatives for focus, consolidation and simpler organisation, Keops is expected to be creating a solid platform for the future growth.

Keops will be well-equipped to grow in a rapid, yet well-defined manner within the selected core business areas.

The expectations of profit before tax for 2006/07 amount to DKK 500-700 million, of which value adjustments of properties and debt are expected to constitute approx. DKK 170 million.

Management's most significant estimates and assessments of risks in relation to the expectations of the future are presented in the annual report in the section "Risk factors" as well as review of significant estimates in the section "Accounting estimates and assessments".

Finally, I would like to thank the entire Supervisory Board for an exciting year and good cooperation in 2005/06.

Thank you to the Executive Board for a tireless and visionary management of the Group. Thank you to the employees whose committed, competent and hard work has contributed to the creation of impressive results.

I look forward to the continued cooperation with the Supervisory and Executive Boards in 2006/07 and ask you all to keep up the good work!