



Published to the OMX Nordic Exchange Copenhagen via Company News Service on 27th October 2009.

**Kefren Properties IX AB, 556691-4031 ("Company")
Non-payment of Interest**

As outlined in announcement nr. 46 on 20th October 2009 to the OMX Nordic Exchange Copenhagen, the Senior Bank is expecting that the Company will not be in a position to fulfill the senior loan requirement regarding the size of the senior loan relative to the market value of the portfolio (loan-to-value), when this is to be established on 28th October 2009.

The Company's management has now ascertained that the Company will breach the loan-to-value condition, why it is with regret that we must announce that funds will not be released for the payment of interest on the bonds issued by the Company while the breach is outstanding.

The consequence of the above is that the Company cannot make the interest payment due on 31st October 2009 to the bonds issued by the Company. However, the Company will have a continued obligation to the bonds holders with respect to the non-payment of interest.

Bonds issued by the Company:

ISIN:	Nominal Amount (DKK):
DK0030039300	740,000,000

The Company is in dialogue with the Senior Bank with respect to finding a long-term solution that will minimise the risk of the Company breaching the Senior Bank's loan-to-value condition going forward. The Company has previously received a stand-still letter from the Senior Bank, where they state that they until the 5th January 2010 will not take action with respect to the loan-to-value breach. The senior loan cannot in this interim period be terminated due to non-compliance of the loan-to-value condition.

The Company will use the time until 5th January 2010 to try and find a long-term solution.

The Special Servicer has an obligation to call a bond holders meeting with no less than 8 days notice, in the event a non-payment of interest lasts more than 8 days post the Due Date. The Company will liaise and co-operate with the Special Servicer with respect to the obligatory requirements in connection herewith.

The Board of Directors

Please address questions relating to this Notice to Chairman Ole Vagner on telephone +45 40254113 or via e-mail ole@vagner.dk.

Further information about Kefren Properties IX AB is available on the Company's website, www.kefren.se.