

# Statement from Special Servicer Landic Property Bonds IX AB

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## **Statement from Special Servicer**

Attached is statement dated 13 May 2008 from Special Servicer, CorpNordic Denmark A/S regarding the annual report for 2006/2007.

The statement is published in accordance with the Special Servicer Agreement, which is described in the prospectus.

*Please address questions relating to this Notice to Company Secretary Klaus T. W. Lund on telephone +45 3378 4000.*

The Copenhagen Stock Exchange

Copenhagen, 13 May 2008

**To the owners of bonds issued by Landic EjendomsObligationer IX AB (formerly: Keops EjendomsObligationer IX AB)**

As Special Servicer, CorpNordic Denmark A/S has reviewed the annual report for 2006/2007 of Landic EjendomsObligationer IX AB audited by Deloitte.

As Special Servicer, CorpNordic Denmark A/S is to state whether the annual report deviates significantly in a negative direction from the budget in the prospectus of 27 October 2006.

**Financial performance**

The financial year 2006/07 constitutes 12 months of which there were operating activities in 11 months as assumed in the prospectus. The annual report has been presented in SEK, budget in DKK.

The operation of the properties is better than expected. The primary reason for this is lower operating expenses than budgeted. The financial performance is lower than budgeted which is caused by write-down of goodwill as well as higher interest expenses.

**Balance sheet**

The balance sheet is higher than budgeted. Equity is lower than expected which is caused by the negative performance for the financial year.

**Cash flows**

There are positive cash flows, and liquidity is somewhat lower than budgeted.

**Conclusion**

CorpNordic Denmark A/S does not find that the annual report for 2007 deviates significantly in a negative direction from the budget in the prospectus.

Yours faithfully

CorpNordic Denmark A/S

  
Jesper Holm Nielsen

  
Søren Søgaard