

Statement from Special Servicer Landic Property Bonds VII (Stockholm) A/S

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Statement from Special Service Provider

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 VII A/S (formerly: Keops EjendomsObligationer VII A/S)

As Special Servicer, CorpNordic Denmark A/S has reviewed the annual report for 2006/2007 of Landic EjendomsObligationer VII (Stockholm) A/S 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 3 November 2005.

Financial performance

The financial year 2006/2007 constitutes 15 months compared to 12 months in the budget. Operating expenses and net interest expenses are relatively higher than budgeted. Value adjustment of the properties is positive, but lower than budgeted.

Accordingly, the profit for the year is lower than budgeted, but still positive, also when disregarding the value adjustment.

Balance sheet

Equity is lower than expected which is due to the lower profit as well as lower value adjustment.

Cash flows

The negative cash flows for the financial period 2006/2007 amounted to DKK 18.0 million against DKK 2.2 million in the budget. There were cash funds of DKK 52 million by the end of 2007.

Conclusion

In several areas, the annual report deviates significantly from the budget in the prospectus, but it must be emphasised that there is a profit as well as considerable liquidity.

Yours faithfully

CorpNordic Denmark A/S



Jesper Holm Nielsen



Søren Søgaard