

Nordicom A/S
CVR No. 12 93 25 02

Group Interim Report

Q3 2007

(the period from 1 January through 30 September 2007)

The Nordicom Group's pre-tax results for the period from 1 January through 30 September 2007 comprise DKK 197.4 million, as against DKK 308.2 million during the same period the previous year. The downturn in the results accords with expectations, and is due to lower unrealised revaluation adjustments on properties than in 2006.

The results for the first three quarters give occasion to maintain the previously announced expectations for the entire year of 2007 at a pre-tax result on a level of DKK 300 million.

The portfolio of properties during the period increased by DKK 730 million and comprises in total DKK 3.6 billion. With this, a significant step has been taken towards achieving Nordicom's goal of having a portfolio of DKK 5-6 billion at the end of 2008.

The revenues from rent, which comprise DKK 140.3 million, have in relation to the same period in 2006 increased by DKK 33.5 million, corresponding to an improvement of 31.4 %.

For the 2008 fiscal year, Nordicom expects pre-tax results of around DKK 300 million, which is on the same level as the expected result for 2007.

Contents

	Page
Quarterly statement.....	3
Management review	5
Expectations for the future.....	7
Accounting practice.....	8
Auditors.....	8
Management statement.....	9
Segment information – Nordicom Ejendom	10
Segment information – Nordicom Udvikling	15
Segment information – Nordicom Finans	20
Appendix 1 – Income statement and balance sheet for segments.....	22

16 November 2007
Q3 Report 2007

INCOME STATEMENT

2006	Nordicom Group (DKK million)	Q1 2007	Q2 2007	Q3 2007	Q1-Q3 2007	Q1-Q3 2006
919.4	Net turnover	92.4	103.6	65.0	261.0	368.0
-620.9	Operating and production costs	-40.4	-54.1	-25.0	-119.5	-226.5
256.0	Value creation and unrealised revaluation	33.4	30.4	99.6	163.4	234.8
33.8	Realised profits upon sale of investment properties	-0.6	0.1	23.3	22.8	31.9
588.3	Gross results	84.8	80.0	162.8	327.6	408.1
-61.0	Fixed costs	-14.1	-13.2	-12.3	-39.6	-43.4
527.3	Results of primary operation	70.7	66.8	150.5	288.0	364.8
-75.3	Financial expenses, net	-31.1	-29.3	-30.2	-90.6	-56.5
452.0	Pre-tax results	39.6	37.5	120.3	197.4	308.2
-125.5	Tax on period's results	-11.1	-13.9	-30.1	-55.1	-84.3
326.5	Period's results	28.5	23.6	90.2	142.3	223.9

Distributed as follows:

326.5	Nordicom Shareholders	28.5	23.6	90.2	142.3	223.9
0.0	Minority interests	0.0	0.0	0.0	0.0	0.0
326.5	Period's results	28.5	63.2	90.2	142.3	223.9

BALANCE SHEET

31/12 2006	Nordicom Group (DKK million)	30/9 2007	30/9 2006
	Assets		
3,763.4	Tangible and intangible fixed assets	4,551.9	3,612.9
88.3	Interest-bearing financial fixed assets	56.6	91.8
30.1	Other financial fixed assets	43.3	24.5
1,071.3	Project portfolios and other current assets	737.4	978.5
4,953.1	Total assets	5,389.2	4,707.7
	Liabilities		
1,197.9	Owner's equity	1,308.5	1,089.2
354.9	Provisions for deferred taxes	373.6	249.7
1,422.6	Long-term interest-bearing liabilities	1,873.7	1,181.7
23.8	Other long-term debt	19.2	32.6
1,732.5	Short-term interest-bearing liabilities	1,568.0	1,784.3
221.4	Other short-term debt	246.1	370.2
4,953.1	Total liabilities	5,389.2	4,707.7

16 November 2007
Q3 Report 2007

COMPOSITION OF EQUITY CAPITAL

Nordicom Group (DKK million)		2007	2006
	Owner's equity as at 1 January	1,197.9	899.7
	Inclusion of share-based remuneration	1.5	2.7
	Dividends distributed	-40.6	-37.5
	Sales of shares	7.2	
	Dividend on company shares	0.4	0.7
	Period's results	142.3	223.9
	Other adjustments	0.0	-0.3
	Owner's equity as at 30 September	1,308.5	1,089.2

Distributed as follows:

	Nordicom Shareholders	1,308.5	1,089.2
	Minority interests	0.0	0.0
	Owner's equity as at 30 September	1,308.5	1,089.2

KEY FIGURES

2006	The Nordicom Group	30/9 2007	30/9 2006
312,785	Share capital (DKK thousands)	312,785.0	312,785.0
43.1	Pre-tax return on owner's equity during the period	15.8	31.0
31.1	After tax return on owner's equity during the period	11.4	22.5
24	Solvency ratio in %	24.3	22.8
843	Listed share price, ending	925.0	791.0
-75	Increase in share price, 6 months (in price points)	82.0	-127.0
391	Book value per share, ending	427.6	355.3
147	Pre-tax result per share	64.5	98.5
107	After tax result per share	46.5	71.6
2.2	Price/net asset value	2.2	2.2

16 November 2007
Q3 Report 2007

Report for the period 1 January through 30 September 2007

During the first three quarters of 2007, Nordicom has realised gross results of DKK 327.6 million compared DKK 408.1 million the previous year.

The gross result for 1 January through 30 September 2007 are distributed between the following business areas as shown below:

Nordicom Ejendom	DKK	209.7 million
Nordicom Udvikling	DKK	114.4 million
Nordicom Finans	DKK	<u>3.5 million</u>
Gross results in total	DKK	327.6 million

Nordicom Ejendom's share of the gross results during the first three quarters comprises DKK 209.7 million as against DKK 238.0 million during the previous year.

- Leasing revenues from the properties have contributed DKK 104.5 million to the gross results, as opposed to DKK 75.2 million the preceding year. A major part of the increase can be attributed to increased investments in properties. In 2007 the portfolio increased by DKK 729.9 million to a total of DKK 3.6 billion, thereby taking a significant step towards reaching the goal of a portfolio of DKK 5-6 billion before the end of 2008. At the same time we were succesful in increasing the occupancy rate of the properties and reducing their operating expenses, which on the overall has affected the revenues from the operation of the properties in a positive manner.
- Profits from the sale of investment properties have contributed DKK 22.8 million in comparison with DKK 31.9 million the preceding year. Two properties and two condominiums were sold for a total of DKK 57.4 million.
- Unrealised revaluations of investment properties have contributed DKK 83.3 million as against DKK 130.9 million the previous year. There was success with some of the properties in increasing their revenue basis by more than inflation, which has reflected itself positively in the unrealised revaluations.

Nordicom Udvikling's share of the gross results for the first three quarters comprises DKK 114.4 million as against DKK 158.9 million for 2006. The project development work generally continues to progress satisfactorily, and projects have been completed with a total area of 23,327 m² comprising a total value of DKK 374.4 million.

- Projects with a total area of 14,980 m² were delivered and sold, and have contributed gross results of DKK 28.4 million as against DKK 47.5 million last year.
- Projects with a total area of 8,347 m² were delivered and transferred to Nordicom's portfolio of investment properties, contributing DKK 13.5 million in comparison to DKK 4.1 million the previous year.
- Expectation of the number of square metres of building rights for the residential projects in Copenhagen have increased by 14,300 m², which has meant unrealised revaluations of DKK 67.5 million.
- Lease revenues have contributed DKK 5.0 million to the gross results, as opposed to DKK 7.5 million the previous year

16 November 2007
Q3 Report 2007

Nordicom Finans's share of the gross results for the first three quarters comprises DKK 3.5 million as against DKK 11.2 million the previous year.

- Interest income involving real estate guarantees and mortgage deeds comprises DKK 2.4 million as against DKK 11.2 million the previous year.

The gross results realised are satisfactory and have a satisfactory distribution among the group's different activities, which continues to ensure the group a large degree of stability. The decrease in the gross results of DKK 80.5 million in relation to the previous year may be attributed to lower sales of residential properties and lower unrealised revaluations.

The group's fixed costs comprised DKK 39.6 million, which represents savings of DKK 3.8 million or a reduction of 8.7 %. This is due to a focus on efficiency and savings as well as altered principles for the capitalisation of currently active projects.

The financial expenses comprised DKK 90.5 million, as against DKK 56.5 million for the same period in 2006. The rise in the financial expenses of DKK 34.0 million was due to the increase in the property portfolio, general increases in interest rates for short-term loans and expenses in connection with the refinancing of loans.

The pre-tax results of the group for Q1-Q3 2007 comprise DKK 197.4 million as against DKK 308.2 million the previous year. The results are in accordance with the expectations for the period and reflect a continued high and satisfactory level of activity for the group. For the 2007 fiscal year, the budget continues to be for pre-tax results on a level of DKK 300 million.

Balance sheet as at 30 September 2007

The total assets of the group as at 30 September 2007 comprised DKK 5,389.2 million as against DKK 4,953.1 million at the end of 2006, corresponding to an increase of DKK 436.1 million. The tangible and intangible fixed assets, which comprise DKK 4,551.9 million, have increased, whereas the other assets have been reduced. The rise in tangible and intangible fixed assets in relation to the end of 2006 comprises DKK 788.5 million (21 %).

In accordance with the group's "Plan 2008" strategy, it is primarily the balance sheet with the investment properties that have been increased, whereas the project portfolios are relatively unchanged. At the end of Q3 2007 the investment properties comprised DKK 3,566.9 million as against DKK 2,836.2 million at the end of 2006. An initial return of more than 6.5 % per annum was obtained on the new properties and the investments thus support Nordicom's desire to maintain a return on the total property portfolio of more than 6.5 % per annum.

The financial interest-bearing fixed assets, which primarily consist of commercial mortgages, have been reduced on an on-going basis during the course of the past 3 years and now comprise DKK 56.6 million as against DKK 88.4 million at the end of 2006.

The current assets comprise DKK 737.4 million as against DKK 1,071.3 million at the end of 2006. The majority of the current assets are residential dwellings currently under construction, but which have already been sold. In addition some residences under construction that have not been sold as well as liquid assets are also included.

16 November 2007
Q3 Report 2007

The group's equity capital as at 30 September 2007 comprises DKK 1,308.5 million, which is a rise of DKK 110.6 million in relation to the end 2006. The solvency ratio comprises 24.3 % on a group basis, whereas self-financing (incl. deferred taxes) comprises 31.0 %.

During 2007, work has been underway on increasing the portion of long-term debt of the group's total liabilities. At the end of Q3, the long-term debt comprised DKK 1,892.9 million as against DKK 1,446.4 million at the end of 2006, which has meant that the portion of long-term debt of the total debt comprises 51.1 % as against 42.5 % at the end of 2006. In this regard, the short-term debt has been reduced to DKK 1,814.1 million in relation to DKK 2,184.1 million at the end of 2006.

Expectations for 2008.

The budget for 2008 includes a pre-tax surplus on a level of DKK 300 million.

Expectations for Nordicom Ejendom in 2008

The year 2006 and the first half-year of 2007 have seen Denmark, Sweden and Germany undergoing pronounced price rises in real estate. The demand has been massive and has made it difficult for Nordicom to fulfil our investment requirements by the purchase of new properties. During 2008 it is expected that there will be a better balance between supply and demand due to interest rate rises and the reigning uncertainty in the financial markets. Nordicom expects to make new investments in 2008 in properties for DKK 1-1.5 billion with an equal distribution between the three markets. The total property portfolio will thus during the course of 2008 grow to more than DKK 5 billion.

Since the demand for leased premises continues to be good in all three markets, with a rising trend in the general level of rents, Nordicom expects to be able to continue to the positive work in 2008 by optimising its leasing and operation of the properties. All in all, a somewhat larger surplus is being reckoned on before financing costs from the operation of the properties than in 2007.

For 2008, stable interest rates are being presumed on a level with those at present, which however will involve relatively higher interest expenses for Nordicom in 2008 than in 2007. The higher interest is not expected to be driven by inflation, and Nordicom thus does not expect compensation for the higher interest expenses via higher revaluations of the investment properties. Profits from the sale of properties are expected on a level with those of recent years.

Expectations for Nordicom Udvikling in 2008

In the project development area, Nordicom will continue to operate primarily in the Danish market in 2008, where it is the expectation that the market conditions will continue to be good, even if more differentiated by segment than in recent years.

There has been a significant saturation of the residential market, which means that Nordicom expects to a higher extent than in recent years to be completing residential projects prior to them being sold or leased out. Residential real estate prices have fallen, but are assessed to continue to be high enough for Nordicom to be able to continue with developing new dwellings and receiving an attractive contribution margin upon reselling them. At the same time, the demand and prices for leased dwellings are rising due to the greater uncertainty in the residential real estate market, which provides new sales channels and new possibilities. The current low demand for residences

**16 November 2007
Q3 Report 2007**

also means that the demand for new dwellings in the market will be significantly reduced in the next few years. Hence there will be more room and greater visibility for the long-range residential developers such as Nordicom. In the short run, the fact that construction costs continue to remain high poses a great challenge to the initiation of new projects, however it is the assessment that the saturation will begin to impact the construction prices during the course of 2008.

The initial return on the investment properties lies at the moment at a slightly higher level than at the end of 2006, where the assessment is that the prices of commercial real estate topped. The increased requirements for returns on investment properties are assessed as being a consequence of uncertainty in the financial markets and higher interest rates. In consequence of this, our project possibilities are no longer being priced as aggressively as was the case earlier, and it thus is expected, all other things being equal, that it will be easier to find new attractive projects in 2008. The demand for attractive shop and office premises continues to be high and with an underlying positive trend in the lease rates. The possibilities in 2008 for project development in the commercial market are thus assessed as continuing to be good.

In the parking area, the breakthrough in 2007 with green urban development via fully automatic underground parking means that the level of activity during the next few years will be relatively high. The City of Copenhagen and Ørestadsselskabet I/S have reached a decision on establishing three new fully automatic underground parking garages, and system supplier selected was Westfalia Car Park GmbH, Vienna, which is represented in Northern Europe by Nordicom A/S. Moreover, Nordicom has entered into an agreement with the Municipality of Odense concerning the establishment of an automatic underground parking garage at with approx. 200 spaces at Brandts Klædefabrik. The preparation of these activities is already fully underway. Among other things, the City of Copenhagen has taken the first steps to a realisation of a parking strategy that up towards the year 2014 will ensure the establishment of in total 4000 new underground parking places. However, other municipal authorities and private developers also to an increasing extent have placed an emphasis on sustainable long-term urban development plans, where well-being and the environment are given top priority, and the interest in the concept behind "green urban development" is rapidly increasing.

In the area of finance, the presence of significant quantities of inexpensive and risk capital in recent years has meant that Nordicom has operated with a very low level of activity. However, the current uncertainty in the financial markets and higher interest rates have changed the market conditions. The price of venture capital is rising quickly, and the liquidity in the credit market is falling. This means that there will once again be room for Nordicom's products in the financial markets, and thus a rising level of activity is expected during 2008.

Accounting practices

The accounting practices used are unchanged in relation to the annual accounts for 2006.

Audit

No review or audit has been performed of the interim report for Q3 2007.

16 November 2007
Q3 Report 2007

Management endorsement

The Board and senior management have on the present date addressed and approved the interim report for the period of 1 January – 30 September 2007 for Nordicom A/S.

The interim report is being submitted in accordance with the inclusion and measurement provisions of the International Financial Reporting Standards (IFRS), which have been approved by the EU and further Danish reporting requirements for interim reports for exchange-listed companies. The interim report in our perception provides a true and correct picture in relation to international accounting standards of the group's assets, liabilities and financial position as at 30 September 2007 and of the group's activities during the period of 1 January – 30 September 2007.

Copenhagen, 16 November 2007

Senior Management:

Gunnar Chr. Kristensen

Board:

Torben Schön, Chairman

Peter Højland, Vice-Chairman

Aksel Bjødstrup Andreasen

Michael Vad Petersen

Per Mellander

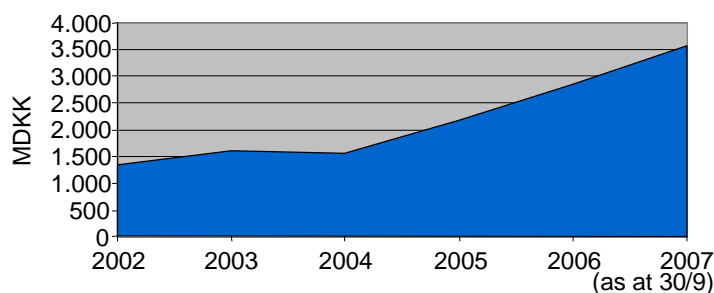
It is kindly requested that inquiries involving questions or desires for more in-depth comments be directed to Managing Director Gunnar Chr. Kristensen by telephone (+45) 33 33 93 03 or E-mail gk@nordicom.dk.

Segment information – Nordicom Ejendom

Nordicom Ejendom invests in properties in the markets in Denmark, Sweden and Germany.

Trends in the real estate portfolio

Figure 1. Trends in the real estate portfolio



Nordicom has continued to increase its investments in properties during the first three quarters of 2007. At the end of the period, the accounting-related value of the property portfolio was computed as DKK 3.6 billion, as against DKK 3.2 billion for the first half-year of 2007 and DKK 2.4 billion at the end of Q3 2006. Fig. 1 at the left shows the growth in the property portfolio from 2002 up through 30 September 2007.

With respect to Nordicom's "Plan 2008" strategy, the goal is to increase the investments in the property portfolio to a level of DKK 5-6 billion by the end of 2008. During the first half-year of 2007 it was difficult to get Nordicom's requirement for returns fulfilled on the purchase of new properties due to the massive demand in the real estate market. During the third quarter the investments have however been made at a slightly faster pace, and it thus continues to be the expectation that Nordicom will be able to reach this objective posed for its balance sheet at the end of 2008.

Regardless of whether investments in the new investment properties occur at the desired tempo, it will continue to be our desire to perform portfolio adjustments by selling properties. It is important for Nordicom to realise profits from selling properties and maintaining some rotation in our real estate portfolio.

Figur 2, Årlig porteføljetilvækst fordelt på køb, forbedringer, værdireguleringer og salg

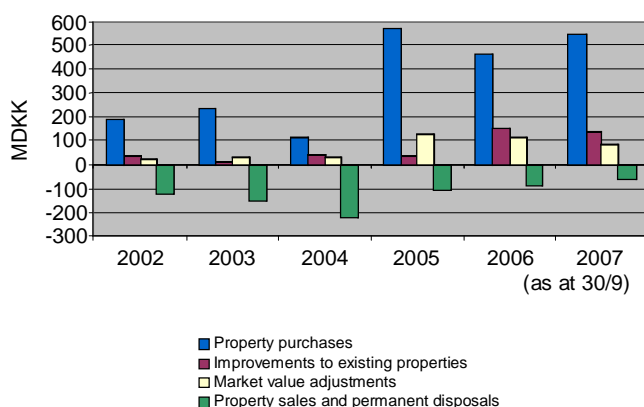


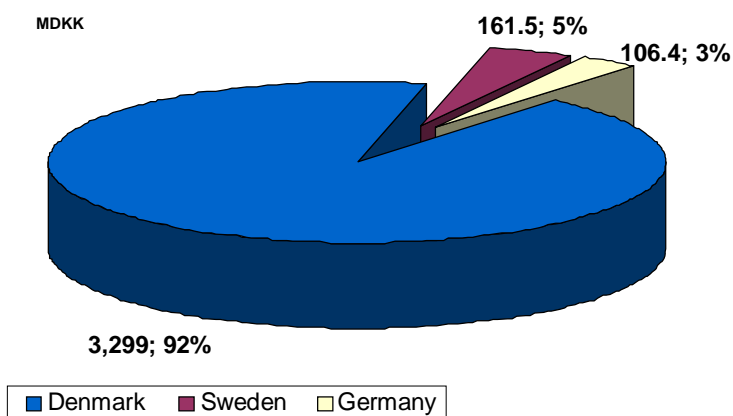
Figure 2 shows the annual growth in the property portfolio divided up by annual purchases, sales, improvements and market valuation adjustments. Annual sales of properties are shown by the green column in the figure, which shows that annual sales since 2002 have been at a level between DKK 100 and 200 million, with the company thereby having been able to ensure itself of some nice profits. In 2007 some nice profits were also

16 November 2007
 Q3 Report 2007

realised, even though sales of the investment properties have up to now been relatively limited. Traditionally, the major portion of the investment property sales occur during the fourth quarter, where the company also expects to sell some of the properties.

With properties in Denmark valued at DKK 3.3 billion, it continues to be the Danish market that is weighted the heaviest in the portfolio. After the first three quarters of 2007, the investments in properties outside of Denmark comprised DKK 267.9 million, which corresponded to 8.0 % of the total portfolio (2.8 % at the end 2006).

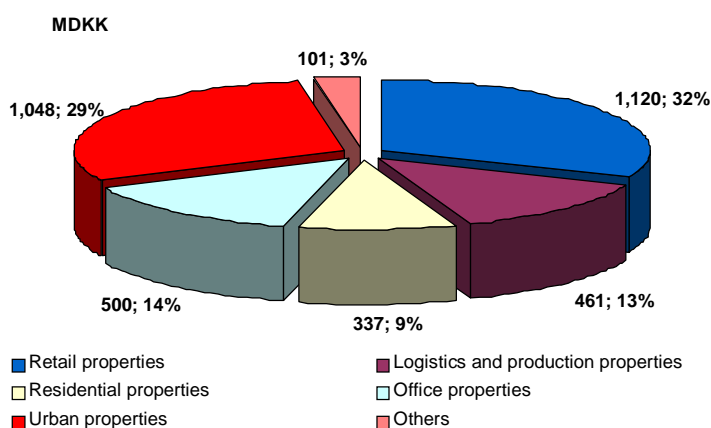
Figure 3. Geographical distribution of the properties



It continues to be the expectation that the foreign portion of the investment properties will be increased to approx. 25 % before the end of 2008. After having proceeded a bit slowly with the foreign investments during the first half-year, the pace has now picked up considerably in our organisations.

Of the total real estate investments, there are approx. DKK 2.9 billion invested in properties being rented out, whereas the approx. DKK 0.7 billion left over is invested in properties undergoing project development. The work with project development is handled organisationally by Nordicom Udvikling, whereas the ownership of the project properties is with Nordicom Ejendom. This plays together with the expectation that a part of the properties, after the project development has been completed, will be incorporated into Nordicom's portfolio as normal rental properties.

Figure 4. Segment distribution of properties



Of the investments in the rental properties, there are approx. DKK 1,120 million placed in retailing properties, corresponding to approx. 32 %. The retailing area thus continues to be the largest rental area at Nordicom. The primary emphasis of the new investments in rental properties lies however outside the retail area at the moment, and its portion of the total portfolio in this segment has thus been falling. After the third quarter of 2006, the retailing

segment comprised 38 % of the property portfolio. The next-largest rental area is urban properties, where at the end of the third quarter of 2007 at total of DKK 1,048 million was invested, corresponding to a share of approx. 29 %.

Property purchases

16 November 2007
Q3 Report 2007

The property portfolio has increased by DKK 729.9 million in 2007. This includes investments in new properties, as well as improvements to and developments of properties that are retained in the portfolio. During the first three quarters of 2007, investments were made in a total of 13 new properties for a total of DKK 379.9 million with the following distribution across the three geographical market areas that Nordicom Ejendomme operates in:

Geographical region	Quantity	Area	Investment
Denmark	6	19,221 m ²	MDKK 195.6
Sweden	5	24,353 m ²	MDKK 158.8
Germany	2	2,457 m ²	MDKK 25.5
In total	13	46,031 m ²	MDKK 379.9

Of these, during Q3 the following 3 properties were acquired

Denmark

Astersvej 25, Rønde: has a ground area of 1,000 m² and will be used for project development

Korsørvej 83, Slagelse: has a ground area of 1,379 m² and was a supplemental purchase in connection with the Slagelse Shopping Centre project.

Germany

The property located at Apothekenstrasse 5-7 in Lüneburg is a mixed urban property with an area of 1,369 m², which is rented out for retailing on the ground floor and residential purposes on the floors above.

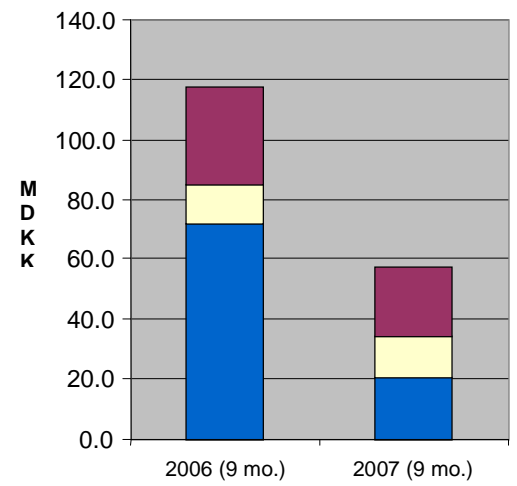
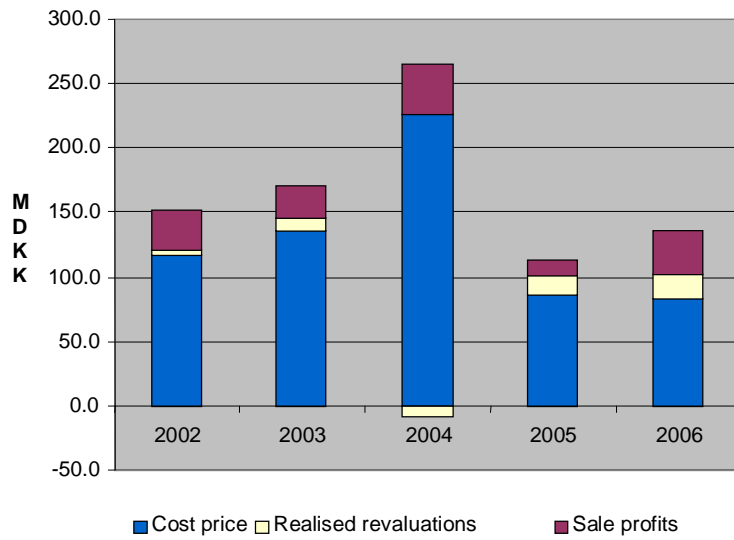
Property sales

During the period spanning 2002-2006, Nordicom Ejendom has sold properties for DKK 827.3 million with profits of DKK 179.6 million, which has given a contribution margin of 21.7 %. Of this profit, DKK 37.8 million has been the realisation of previously booked unrealised revaluations.

Figure 5 below shows the sales process of the properties that were sold during the period spanning 2002-2006 distributed by cost price, realised revaluation and realised profit upon sale. The latter is included in the computation of the results at the point in time of the sale. Correspondingly, the other figure shows the distribution of realised sales sums for the first 9 months of 2007 compared with the same period during 2006.

Figure 5. Property sales distributed by cost prices, realised revaluations and profits.

16 November 2007
Q3 Report 2007



16 November 2007
Interim Report Q3 2007

nordicom

During the period from 1 January – 30 September 2007, two properties and two owner-occupied flats were sold for a total of DKK 57.4 million with a total profit of DKK 22.8 million. In addition, a total of DKK 14.2 million of previous unrealised revaluations were realised with the sale.

Unrealised revaluations

During the first three quarters of 2007, on account revaluations of rental properties were performed amounting to a total of DKK 83.3 million. The budgeted unrealised revaluations during 2007 relate solely to the work with the optimisation of the operation of the properties, and inflation adjustments of the rental basis of the properties. No market-determined valuation adjustments of significance are expected.

At the end of 2006, the value of Nordicom’s rental properties was computed on the basis of a net cash return of 6.62 %. In 2007, a corresponding application of an average cash return on the portfolio as a whole that lies over 6.5 % per annum is expected.

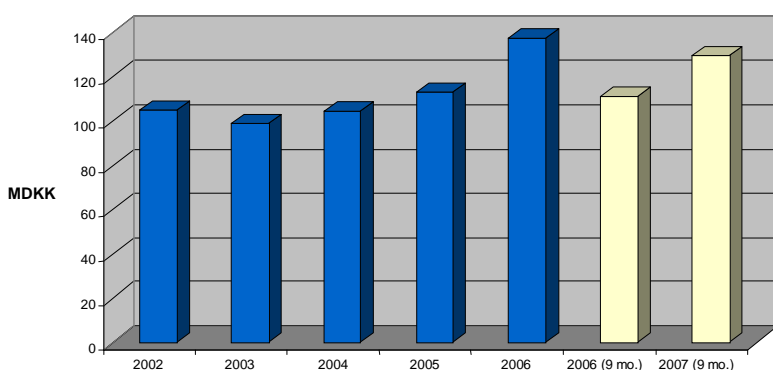
In our valuations of the rental properties, Nordicom uses the return-based valuation model for establishing an assessed market value. This model takes a point of departure in the net rent for the next fiscal year, a rental value for vacant premises and revenues from the shared and heating accounts of the properties. All actual operating costs are encompassed, which includes taxes and fees, administration, insurance, maintenance, service fees, cleaning and expenses for utilities. The net rent for the property is arrived at by deducting the operating expenses from the revenues of the property with the addition of interest on deposits. The market value of the property is then computed by capitalising the net rent with a percentage return that is established individually for every single property.

Leasing the properties out

The area for rent (excluding properties under project development), was at the end of the third quarter of 2007 computed to be 305,000 m² with a total annual leasing rental value of approx. DKK 211 million. Of this, at the end of the third quarter of 2007 lease contracts had been entered into for total annual rent of approx. DKK 187 million, whereas areas with a lease value of DKK 24 million had no tenant, corresponding to a vacancy rate of 11.1 % (Q2 2007: 13.5 %).

As the figure below shows, the rental income has been rising for well over the past four years, and since it is the plan to continue to increase the investments on the rental properties, it is the expectation that the rental revenues will continue to increase in the years to come.

Figure 6. Realised rental incomes.



During the first three quarters, the realised rental incomes comprised DKK 142.3 million. Of which approx. DKK 135.8 million is from the rental portfolio and approx. DKK 6.5 million is from properties under project development. In relation to the first

16 November 2007
Interim Report Q3 2007

three quarters of last year, the rental incomes realised have risen by DKK 34.3 million, corresponding to approx. 32 %.

Results for Nordicom Ejendom

The results for Nordicom Ejendom for the first 3 quarters of 2007 are a pre-tax surplus of DKK 114.00 million, as against DKK 176.9 million for the same period last year.

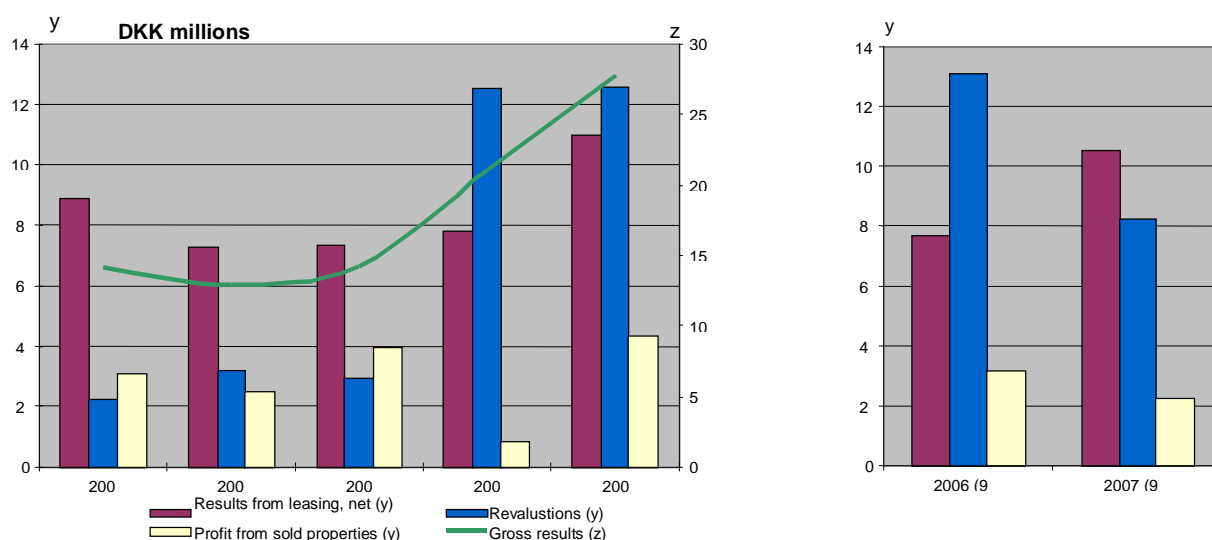
Table 1. Results for Nordicom Ejendom (DKK millions)

		Q1	Q2	Q3	Q1-Q3	Q1-Q3	
2006	Nordicom Ejendom	2007	2007	2007	2007	2006	Diff.
137.6	Turnover	38.9	45.1	51.8	135.8	99.0	36.8
33.8	Profit, sale of properties	-0.6	0.1	23.3	22.8	31.9	-9.1
201.8	Pre-tax results	23.0	35.9	55.2	114.0	176.9	-62.9
3,091.9	Total assets	3,323.0	3,527.3	3,758.0	3,758.0	2,922.2	835.8

The results and total assets are specified in further detail in appendix 1.

The downturn in results in relation to 2006 may be attributed to lower unrealised revaluations on rental properties, as well as lower profits on the sale of investment properties. In figure 7 below, the distribution of earnings by primary areas is shown.

Figure 7. Distribution of earnings by primary areas (gross results):



Segment information – Nordicom Udvikling

Nordicom Udvikling works in Denmark with project development in the areas of residential, retail, office and parking, and during the period spanning 1 January – 30 September 2007 was responsible for a total creation of value of DKK 109.3 million.

Projects were completed with a total area of 23,327 m², which either were sold or transferred to Nordicom's operating portfolio, and thus which are no longer counted in the development portfolio. The completed projects have the following distribution in terms of area:

Residential areas	1,201 m ²
Retail areas	18,356 m ²
Office areas	2,500 m ²
Other	1,270 m ²

During the period, new projects with a total project area of 15,822 m² and an expected completed value of DKK 275 million were also started.

At the end of the third quarter, this means that a project portfolio is being worked on that has an assessed total development area of approx. 445,000 m² and an assessed completed value of approx. DKK 11.9 billion. The projects have the following distribution by segments:

Residential areas	239,500 m ²	53.8 %
Retail areas	152,500 m ²	34.3 %
Office areas	37,900 m ²	8.5 %
Other areas	15,100 m ²	3.4 %

Residential project development

Residential properties are being developed both for sale as well as for rental.

Delivery of residences

The residential development department at Nordicom Udvikling has delivered one residence during the first three quarters of 2007. In addition, revenues have been realised from accruals in connection with previously delivered residences. The profit for the first three quarters comprises DKK 11.5 million.

Portfolio

As at 30 September 2007, the purely residential portfolio contains the possibility for developing approx. 2,300 new residences with an expected total floor area of approx. 215,700 m² and an expected total market value of approx. DKK 6.9 billion.

Residences under construction

The residential construction currently underway includes 250 dwellings that have not been delivered and which have a total market value of approx. DKK 739 million and a total floor space of approx. 24,400 m².

16 November 2007
Interim Report Q3 2007

Table 2

Projects under construction as at 30 September 2007					Expected delivery (specified in area m ²)		
Project	Area (m ²)	Number of dwellings (qty.)	Delivered dwellings (qty.)	Sold, not delivered dwellings (qty.)	2007	2008	2009
Hammershave, Elsinore	4,978	55		55	4,978		
Fyrholm, Sluseholmen, Copenhagen	18,365	196	195	1	90		
Lindholm, Sluseholmen, Copenhagen	14,299	146		63		14,299	
Olgas Have, Ballerup	11,446	128	80	42	3,720	1,333	
In total	49,088	525	275	161	8,788	15,632	
Market value in total – DKK millions		1,389	650	431			

Of these residences under construction, a total of 161 have been sold, and 89 have either been sold or rented. The 250 residences that are currently being built, but which have not been delivered, are as at 30 September 2007 included on the balance sheet at an accounting cost price of DKK 430.4 million. The residences that are unsold or rented out are distributed as 6 flats in the Olgas Have project in Ballerup and 83 flats in the Lindholm project at Sluseholmen in Copenhagen. The flats in Olgas Have are expected to be sold as the project is gradually completed. At the Lindholm project, sales/leasing will only first commence when the construction nears a conclusion in middle of 2008.

Project development of residences that are not under construction

Nordicom Udvikling has 8 residential projects under development for which as at 30 September 2007 construction has not yet commenced.

Table 3

Projects under development as at 30 September 2007					Expected construction start (specified in area m ²)		
Project	Area (m ²)	Number of dwellings (qty.)	Final local develop. plan	Sold, not delivered dwellings (qty.)	2007	2008	2009
Skråningshusene, Snekkersten	1,292	10	Approved				1,292
Hammershøj Længeh, Elsinore	4,433	68	Approved			4,433	
Amager Strandvej, Copenhagen	53,360	520	In 2008				10,672
Ved Stigbordene, Copenhagen	55,620	585	Approved				11,124
Enghave Brygge, Copenhagen	70,000	750	In 2009				
Laguneparken, Næstved	7,597	71	Approved				3,799
Randlevvej, Odder		90	In 2008				
Astersvej, Rønde	350	4	Approved			350	
In total	192,652	2,098				4,783	26,887

Market value in total – DKK million		6,210					
--	--	--------------	--	--	--	--	--

In the projects mentioned, it is expected that 2,098 new dwellings will be able to be built with a total market value of approx. DKK 6.2 billion and a total floor area of approx. 192,652 m². During the second quarter of 2007, the local development plan concerning Stigbordene in Copenhagen was approved, such that the local development plans have now been approved for 5 of the 8 projects. Planning activity is underway for the other projects, including the last two large projects in Copenhagen. During the third quarter of 2007, the expectations for the number of square metres that will be able to be built at the projects at Amager Strandvej in Copenhagen and Enghave Brygge in Copenhagen were adjusted by 16,213 m², which has given a positive unrealised value creation of approx. DKK 67.5 million. In the 8 residential projects under development for which construction has not yet commenced, the accounting-related value on the books at the end of the third quarter 2007 amounted in total to DKK 963.6 million. The value of the land for the three grounds in Copenhagen – Amager Strandvej, Ved Stigbordene and Enghave Brygge – were as at 30 September 2007 included with an accounting-related value of DKK 868.9 million, corresponding to an average price per expected square metre of construction rights of approx. DKK 4,800. The other grounds in the portfolio are on the books at an average value per square metre of construction rights of approx. DKK 3,000, in addition to which there are the building values on the remaining part of the Hammershøj project.

Sales of residence projects

The possibilities for preselling residential projects are now significantly limited in relation to the past few years. Nordicom will persist in developing new residences, however in the future we will to a far greater extent complete the construction of the buildings before they are sold or leased out. For Nordicom this means that the changed market is a revisiting of the situation during the period from around 2001-2003, where the construction of new residences was to a far greater extent completed before they were sold or leased out. For the residential project market as a whole, the altered market conditions mean that the number of residential project suppliers will be reduced significantly and that the offerings of new residences will fall quite markedly. Nordicom has not to any significant degree increased its level of activity in the 2004-2006 boom period, and the altered market conditions are thus not expected to cause any significantly reduced level of activity in the future.

Project development of commercial projects

At Nordicom's commercial development department, work is being done primarily on projects for retailing and office purposes.

Delivery of projects

During the first 3 quarters of 2007, six commercial projects were completed with a total area of 23,217 m² and an expected completed value of DKK 354.6 million. In the accounts for the first half-year, in consequence of this, profits and unrealised gains have been included for a total of DKK 30.3 million in total.

Project	Area	Status
L.C.Worsøesvej 2, Holbæk	2,000 m ²	commissioned
Gladsaxevej 341-347, Gladsaxe	5,000 m ²	commissioned

16 November 2007
Interim Report Q3 2007

Galoche Alle 3-7, Køge	2,940 m ²	commissioned/sold/delivered
Herlev Hovedgade 199, Herlev	3,430 m ²	sold/delivered
Frederikssundsvej 11, Copenhagen	1,347 m ²	sold/delivered
Middelfartvej 1, Odense	8,500 m ²	sold/delivered

Commercial project portfolio

As at 30 September 2007, the commercial department of Nordicom Udvikling was underway with developing 19 commercial projects with a total expected area of approx. 229,371 m² and a total completed value of approx. DKK 4.3 billion. The emphasis in project development continues to lie in the retail trade area, which with an area of approx. 152,600 m² comprises approx. 67 % of the total project portfolio (62 % at the end of 2006). Projects targeted for office purposes comprise approx. 37,900 m², corresponding to approx. 17 % of the project portfolio (14 % at the end of 2006).

Commercial projects under construction

At the end of the third quarter of 2007, there were 7 commercial projects under construction with a total area of 33,170 m². During the second quarter of 2007, the construction at Gladsaxevej 341-347 was completed, and the construction at the projects at Københavnsvej 51 in Roskilde and Byageren 5-11 in Roskilde were commenced. During the third quarter of 2007, the construction at Havnegade in Næstved and Middelfartvej 1 in Odense were also started. Of the total area under construction, a total of 13,062 m² is leased out, cf. table 7, whereas 3,000 m² in the Ebeltoft project is for sale. At Byageren 5-11 in Roskilde there is a residential area of 1,817 m² that is for sale. The 7 projects have an expected total completed value of approx. DKK 677 million. The accounting-related value as at 30 September 2007 for commercial projects under construction comprised DKK 268.6 million. In addition to this, there is the project value of the Hotel Hvide Hus project in Ebeltoft, which is owned as a partnership through an associated enterprise.

Table 4

Commercial projects under construction as at 30 Sept. 2007

Project	Shop area (m ²)	Office area (m ²)	Other use (m ²)	Area in total (m ²)	Leased out area (m ²)	Expected delivery (year)
Rest of Zealand						
Toldbuen, Næstved		1,745		1,745	1,745	2007
Byageren 5-11, Roskilde	3,548		1,923	5,471	650	2007/08
Københavnsvej 51, Roskilde	1,463			1,463	1,463	2007
Havnegade, Næstved Havn		6,661	840	7,501	5,501	2009
Jutland and the islands						
Torvet 1, Aakirkeby, Bornholm	2,290			2,290	1,203	2008
Hotel Hvide Hus, Ebeltoft			3,000	3,000	To be sold	2008
Middelfartvej 1, Odense	6,000	2,500	3,200	11,700	2,500	2007/08
In total	13,301	10,906	8,963	33,170	13,062	

16 November 2007
Interim Report Q3 2007

Project development of commercial projects that are not under construction

At the end of the third quarter 2007, a total of 12 commercial projects were being worked on that are not under construction, with a total area of 196,201 m² and an expected total completed value of DKK 3.6 billion.

The booked accounting-related value of the commercial projects where no construction work has commenced amounts to a good 505.8 million excluding Taastrup Bycenter in Tåstrup, which is owned in partnership through an associated company. The total expected area of those projects for which construction has not been commenced comprises DKK 196,201 m², of which at present agreements have been entered into for the hiring out of approx. 15,345 m² for a total annual rent of approx. 19 million.

16 November 2007
Interim Report Q3 2007

Table 5

Project development of commercial projects that are not under construction as at 30 Sept. 2007							Expected delivery	
Project	Shop area (m ²)	Office area (m ²)	Other use (m ²)	Area in total (m ²)	Approved Local develop. plan	2007 (m ²)	2008 or later (m ²)	
Greater Copenhagen								
Herlev Hovedgade 17, Herlev	44,098			44,098	No		44,098	
Høje Gladsaxe Center (expansion)	6,220		1,500	7,720	No		7,720	
Taastrup Bycenter, Tåstrup	7,234		3,650	10,884	Yes		10,884	
Englandsvej 51, Copenhagen	1,260		2,593	3,853	No		3,853	
Other Zealand								
Byageren, etc.	2,142	900	2,966	6,008	Yes		6,008	
Schweizerarkaden, Slagelse	3,862	1,303	4,158	9,323	Yes		9,323	
Slagelse Shopping Centre, Slagelse	46,700			46,700	Yes		46,700	
Næstved Havn, Næstved	16,870	23,167	5,100	45,137	Yes		45,137	
Helsing Stations centre	6,662	1,500	4,000	12,162	No		12,162	
Jutland and the islands								
Åkirkebyvej 50, Bornholm	2,200	162		2,362	Yes		2,362	
Kongensgade 67, Odense	900		3,974	4,874	Yes		4,874	
Svendborg Harbour, Svendborg	1,100		1,980	3,080	No		3,080	
In total	139,248	27,032	29,921	196,201			196,201	

Project development of parking projects

In the parking area. The primary activity is to contribute to the renewal of the old narrow central areas of cities via green urban development. During the first half of the year, co-operation was inaugurated with two new suppliers of technical systems. In the future, Nordicom will thus represent two suppliers of fully automatic systems, Trevi and Westfalia respectively. In addition, Nordicom will also be representing Nussbaum, supplier of semiautomatic systems.

In the future, Nordicom will be working a supplier, developer, investor and consultant in the parking area. The proper parking strategy provides significant new opportunities for the historical town centres in the form of possibilities for new pedestrian street environments, markets and places as well as better retail environments. At the same time, the conditions for bicyclists and residents can also be improved significantly.

Nordicom has had a breakthrough in the parking area during the first part of the year in its work with green urban development via fully automatic underground parking. The City of Copenhagen and Ørestadsselskabet I/S have made a decision concerning the establishment of fully automatic underground parking garages, and have selected Westfalia Car Park GmbH of Vienna as their system supplier, who is represented in Northern Europe by Nordicom A/S. In Odense, the municipality has entered into a co-operative agreement with Nordicom Parking, which will lead to

16 November 2007
Interim Report Q3 2007

the establishment of an underground parking system of approx. 200 places at Brandts Klædefabrik.

Results for Nordicom Udvikling

The pre-tax results for Nordicom Udvikling show a surplus of DKK 87.8 million for the first three quarters of 2007 as against DKK 132.9 million during the same period last year.

Table 6. Results for Nordicom Udvikling (DKK millions)

		Q1 2007	Q2 2007	Q3 2007	Q1-Q3 2007	Q1-Q3 2006
2006	Nordicom Udvikling					
769.4	Turnover	52.8	58.1	12.7	123.7	259.0
250.2	Pre-tax results	18.8	3.7	65.3	87.8	132.9
2,080.3	Total assets	1,905.4	1,945.4	1,899.4	1,899.4	1,772.7

The income statement and balance sheet are specified in further detail in appendix 1.

Segment information – Nordicom Finans

Nordicom Finans invests in mortgage deeds and enters into project development partnerships, where the role of Nordicom Finans is to secure the capital base of the projects.

Mortgage deeds

As at 30 September 2007 the portfolio of mortgage deeds had been reduced by approx. DKK 32 million, with the remaining holdings of mortgage deeds comprising DKK 55 million.

Real estate guarantees

Via the real estate guarantee business area, Nordicom offers guarantees to real estate investors and property developers. Nordicom offers to guarantee the last 10-20 % of a property commitment to banks and the like. At the same time, the customers are offered the ability to draw on Nordicom's network and have the possibility to receive sparring and consulting concerning the real estate investment and/or the project development. The business harmonises well with the group's other business areas and provides the possibility to optimise the use of our knowledge and network.

Nordicom has not had a desire to expand the financial area during the past several years due to the abundant presence of risk capital in the property market. The finance markets are undergoing change now, so it is expected that there will be room for real estate guarantees and mortgage deed investments in near-term future.

Results for Nordicom Finans

Table 7, Results for Nordicom Finans (DKK millions)

		Q1 2007	Q2 2007	Q3 2007	Q1-Q3 2007	Q1-Q3 2006
2006	Nordicom Finans					
14.2	Turnover	1.3	1.1	1.1	3.5	11.2
12.5	Pre-tax results	1.0	0.9	0.4	3.1	9.7

16 November 2007
Interim Report Q3 2007

101.6	Total assets	73.0	62.2	61.3	61.3	101.0

The income statement and balance sheet are specified in further detail in appendix 1.

The pre-tax results for Nordicom Finans show a surplus of DKK 3.1 million for the first 3 quarters of 2007 as against 9.7 million during the same period last year. The drop is due to a reduction in the holdings of mortgage deeds as well as the expiry of previously issued guarantees.

16 November 2007
Interim Report Q3 2007

Appendix 1 – Income statement ad balance sheet for segments

INCOME STATEMENT 1)

(DKK millions)	2006					2007				
	Q1	Q2	Q3	Q4	Entire year	Q1	Q2	Q3	Q4	YTD
Nordicom Ejendom										
Net turnover	32.3	33.1	33.6	38.6	137.6	38.9	45.1	51.8		135.8
Operating and production costs	-8.8	-7.2	-5.7	-6.3	-28.0	-8.6	-7.1	-12.4		-28.2
Unrealised revaluation, investment properties	53.2	53.1	24.6	15.5	146.4	25.0	30.0	27.4		82.4
Realised profits upon sale of investment properties	16.2	13.4	2.2	2.0	33.8	-0.6	0.1	23.3		22.8
Gross results	92.9	92.4	54.7	49.8	289.8	54.7	68.1	90.0		212.8
Fixed costs	-4.9	-6.9	-5.8	-7.7	-25.3	-6.7	-6.9	-7.2		-20.8
Results of primary operation	88.0	85.5	48.9	42.1	264.5	48.0	61.2	82.8		192.0
Financial expenses, net	-14.2	-13.7	-16.9	-17.9	-62.7	-25.0	-25.3	-27.7		-78.0
Pre-tax results	73.8	71.8	32.0	24.2	201.8	23.0	35.9	55.2		114.0
Tax on period's results	-20.7	-20.1	-9.0	-6.8	-56.6	-6.4	-8.3	-13.8		-28.5
Period's results	53.1	51.7	23.0	17.4	145.2	16.6	27.5	41.4		85.5
Nordicom Udvikling										
Net turnover	7.0	55.5	196.5	510.4	769.4	52.8	58.1	12.7		123.7
Operating and production costs	-3.4	-45.6	-155.1	-387.9	-592.0	-31.4	-46.6	-12.2		-90.2
Value creation and unrealised revaluation	43.6	50.3	10.0	5.7	109.6	8.4	0.4	72.2		80.9
Gross results	47.2	60.2	51.4	128.2	287.0	29.8	11.9	72.7		114.4
Fixed costs	-8.7	-7.7	-2.5	-5.7	-24.6	-5.3	-4.8	-4.3		-14.4
Results of primary operation	38.5	52.5	48.9	122.5	262.4	24.5	7.2	68.4		100.1
Financial expenses, net	-2.3	-3.3	-2.2	-4.4	-12.2	-5.7	-3.4	-3.1		-12.3
Pre-tax results	36.2	49.2	46.7	118.1	250.2	18.8	3.7	65.3		87.8
Tax on period's results	-10.1	-13.8	-13.1	-33.1	-70.1	-5.3	-0.3	-16.3		-21.9
Period's results	26.1	35.4	33.6	85.0	180.1	13.5	3.4	48.9		65.8
Nordicom Finans										
Net turnover	4.0	3.9	3.3	3.0	14.2	1.3	1.1	1.1		3.5
Gross results	4.0	3.9	3.3	3.0	14.2	1.3	1.1	1.1		3.5
Fixed costs	-0.5	-0.6	-0.5	-0.2	-1.8	-0.4	-0.3	-0.3		-0.9
Results of primary operation	3.5	3.3	2.8	2.8	12.4	0.9	0.8	0.8		2.6
Financial expenses, net	0.0	0.1	0.0	0.0	0.1	0.1	0.1	0.4		0.6
Pre-tax results	3.5	3.4	2.8	2.8	12.5	1.0	0.9	1.2		3.1
Tax on period's results	-1.0	-1.0	-0.8	-0.8	-3.6	-0.3	-0.2	-0.3		-0.8
Period's results	2.5	2.4	2.0	2.0	8.9	0.7	0.7	0.9		2.3

1) The segment information is given prior to group-internal eliminations, similarly the group has result items that are not allocated to the segments. The total of the result items of the segments thus do not reconcile with the group figure.

16 November 2007
Interim Report Q3 2007
BALANCE SHEET 1)

(DKK millions)	31/3 2006	30/6 2006	30/9 2006	31/12 2006	31/3 2007	30/6 2007	30/9 2007
Nordicom Ejendom							
Assets							
Tangible and intangible fixed assets	2,320.5	2,537.4	2,686.8	2,837.1	2,957.0	3,240.0	3,567.1
Other fixed assets	20.1	28.8	14.9	20.5	37.0	25.0	26.8
Current assets	276.4	192.4	220.6	234.3	329.0	262.3	164.2
Total assets	2,617.0	2,758.6	2,922.3	3,091.9	3,323.0	3,527.3	3,758.0
Liabilities							
Owner's equity	647.3	649.5	672.5	689.9	706.5	727.4	767.6
Long-term interest-bearing liabilities	1,184.7	1,134.4	1,170.5	1,122.6	1,272.8	1,465.7	1,573.7
Other long-term debt	176.7	173.6	180.4	233.9	233.9	243.4	237.1
Short-term interest-bearing liabilities	483.9	489.7	633.0	742.6	573.5	661.9	818.9
Other short-term debt	124.4	311.4	265.9	302.9	536.3	428.9	360.7
Total liabilities	2,617.0	2,758.6	2,922.3	3,091.9	3,323.0	3,527.3	3,758.0
Nordicom Udvikling							
Assets							
Tangible and intangible fixed assets	731.6	866.0	921.8	921.6	929.9	947.9	977.3
Other fixed assets	10.0	10.0	10.0	10.0	10.0	16.9	16.9
Current assets	680.0	721.9	840.9	1,148.7	965.5	980.6	905.2
Total assets	1,421.6	1,597.9	1,772.7	2,080.3	1,905.4	1,945.4	1,899.4
Liabilities							
Owner's equity	384.8	340.2	373.8	458.8	472.3	445.0	491.6
Long-term interest-bearing liabilities	83.2	76.4	56.3	300.0	300.0	300.0	300.0
Other long-term debt	84.2	84.2	83.1	155.7	155.7	164.1	164.1
Short-term interest-bearing liabilities	675.3	1,015.4	1,023.3	982.2	733.4	847.5	788.0
Other short-term debt	194.1	81.7	236.2	183.6	244.0	188.8	155.7
Total liabilities	1,421.6	1,597.9	1,772.7	2,080.3	1,905.4	1,945.4	1,899.4
Nordicom Finans							
Assets							
Tangible and intangible fixed assets	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other fixed assets	97.1	87.7	87.0	86.4	56.0	55.5	55.0
Current assets	11.0	21.4	13.9	15.2	17.0	6.7	6.3
Total assets	108.1	109.1	100.9	101.6	73.0	62.2	61.3
Liabilities							
Owner's equity	67.6	50.0	52.0	54.0	54.7	50.5	51.4
Long-term interest-bearing liabilities	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other long-term debt	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Short-term interest-bearing liabilities	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other short-term debt	40.5	59.1	48.9	47.6	18.3	11.7	9.9
Total liabilities	108.1	109.1	100.9	101.6	73.0	62.2	61.3

1) The segment information is given prior to group-internal eliminations, similarly the group has balance sheet items that are not allocated to the segments. The total of the balance sheet items of the segments thus do not reconcile with the group figure.