

PROPERTY MARKET INDICATORS

Office	2006				2007				2008				2009				2010	Change	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q4 - Q1	
<b>Rent levels</b>																			
- DKK/sqm/year excluding operating costs and taxes -																			
Copenhagen	Prime	1,700	1,700	1,700	1,750	1,750	1,800	1,800	1,850	1,900	1,900	1,850	1,850	1,850	1,800	1,750	1,750	0.0%	
	Secondary	975	975	1,050	1,150	1,200	1,200	1,250	1,250	1,250	1,200	1,200	1,200	1,175	1,125	1,125	1,125	0.0%	
Aarhus	Prime	1,050	1,050	1,050	1,100	1,300	1,400	1,450	1,450	1,450	1,450	1,450	1,400	1,400	1,400	1,400	1,350	-3.6%	
	Secondary	725	725	750	775	800	825	825	850	875	875	875	850	850	850	850	850	0.0%	
Triangle Region	Prime	875	875	900	950	1,000	1,000	1,000	1,000	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,000	-4.8%	
	Secondary	475	475	500	525	550	575	600	600	625	625	625	625	625	625	625	600	-4.0%	
<b>Net initial yields</b>																			
- % point -																			
Copenhagen	Prime	5.00	5.00	4.75	4.75	4.75	4.75	4.75	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	0.00	
	Secondary	5.50	5.50	5.50	5.25	5.25	5.25	5.25	5.50	5.50	6.00	6.25	6.50	6.50	6.50	6.75	6.75	0.00	
Aarhus	Prime	5.25	5.25	5.00	4.75	4.75	4.75	4.75	4.75	5.00	5.00	5.00	5.25	5.25	5.25	5.25	5.25	0.00	
	Secondary	6.25	6.00	5.75	5.50	5.50	5.50	5.50	5.50	6.00	6.00	6.25	6.50	6.50	7.00	7.00	7.00	0.00	
Triangle Region	Prime	5.50	5.50	5.25	5.00	5.00	5.00	5.25	5.25	5.25	5.50	5.75	5.75	5.75	6.00	6.25	6.25	0.00	
	Secondary	7.25	7.00	6.75	6.50	6.25	6.25	6.25	6.25	6.50	6.75	7.00	7.00	7.00	7.25	7.25	7.25	0.00	
<b>Vacancy rates</b>																			
- % point -																			
Greater Copenhagen		5.6	4.7	4.5	3.8	4.2	4.1	4.3	4.5	4.8	4.9	5.4	5.5	6.9	7.7	8.3	8.6	8.8	0.20
Greater Aarhus *		5.5	4.1	4.4	4.3	4.1	4.5	4.6	5.0	5.3	6.3	6.9	6.6	7.3	7.9	9.3	9.8	10.4	0.60
Triangle Region		4.3	4.5	4.1	3.2	3.2	3.4	4.0	4.1	4.0	4.8	5.0	5.4	6.2	6.6	6.6	5.8	6.6	0.80

Retail	2006				2007				2008				2009				2010	Change	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q4 - Q1	
<b>Rent levels</b>																			
- DKK/sqm/year excluding operating costs and taxes -																			
Copenhagen	Top	19,000	19,000	19,000	19,000	19,000	19,000	19,000	19,000	19,000	19,000	19,000	18,000	18,000	17,500	17,500	17,500	0.0%	
	High	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,500	14,500	14,000	13,000	12,500	12,000	12,500	0.0%	
	Average	7,000	7,000	7,000	7,000	7,250	7,500	8,000	8,000	8,000	8,000	7,000	7,000	7,000	6,800	6,500	6,500	0.0%	
Aarhus	Top	4,300	4,300	4,500	4,600	4,700	4,800	4,800	5,000	5,000	5,000	5,000	5,000	4,800	4,800	4,800	4,800	0.0%	
	Average	2,400	2,400	2,500	2,500	2,600	2,700	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,700	2,700	2,700	0.0%	
Triangle Region	Top	2,500	2,500	2,600	2,700	2,800	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	0.0%	
	Average	1,300	1,300	1,300	1,350	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,300	1,250	1,250	0.0%	
<b>Net initial yields</b>																			
- % point -																			
Copenhagen	Prime	4.25	4.25	4.25	4.00	4.00	4.00	4.00	4.25	4.25	4.50	4.75	5.00	5.00	5.00	5.00	5.00	5.00	0.00
	Secondary	5.00	5.00	5.00	5.00	5.00	5.25	5.25	5.50	5.50	5.75	6.25	6.50	6.50	6.50	6.50	6.50	6.50	0.00
Aarhus	Prime	4.25	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.25	4.75	5.00	5.00	5.25	5.25	5.00	-0.25	
	Secondary	5.75	5.50	5.25	5.25	5.25	5.25	5.25	5.50	5.50	6.00	6.50	6.50	6.50	6.75	6.75	6.75	0.00	
Triangle Region	Prime	4.75	4.50	4.50	4.50	4.25	4.25	4.25	4.50	4.75	5.00	5.00	5.75	5.75	6.00	6.00	6.00	0.00	
	Secondary	6.25	5.75	5.75	5.50	5.50	5.50	5.50	5.75	6.00	6.50	6.75	6.75	6.75	6.75	6.75	6.75	0.00	
<b>Vacancy rates</b>																			
- % point -																			
Greater Copenhagen		1.3	1.4	1.1	1.1	1.2	1.2	1.2	1.9	2.0	2.4	2.5	3.2	3.1	3.2	3.6	3.3	3.4	0.10
Greater Aarhus *		2.5	2.2	2.2	2.1	2.1	1.9	2.1	2.6	2.8	2.8	3.4	4.3	4.3	4.4	4.8	4.4	5.2	0.80
Triangle Region		2.8	2.3	2.3	1.8	2.3	1.9	2.9	4.4	4.3	4.5	4.5	4.1	6.9	6.8	7.2	7.2	7.1	-0.10

Industrial	2006				2007				2008				2009				2010	Change	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q4 - Q1	
<b>Rent levels</b>																			
- DKK/sqm/year excluding operating costs and taxes -																			
Copenhagen	Prime	500	500	525	550	575	575	575	575	600	600	600	600	600	575	575	550	550	0.0%
	Secondary	350	350	375	400	425	425	425	425	450	450	450	425	425	400	400	375	375	0.0%
Aarhus	Prime	425	425	425	450	450	450	450	450	475	475	475	475	475	450	450	450	425	-5.6%
	Secondary	300	300	300	300	325	325	325	325	325	325	325	300	300	300	300	275	250	-9.1%
Triangle Region	Prime	425	425	425	450	450	450	450	450	475	475	475	475	475	450	450	400	375	-6.3%
	Secondary	250	250	250	275	300	300	300	300	300	300	300	300	300	300	300	275	225	-18.2%
<b>Net initial yields**</b>																			
- % point -																			
Copenhagen	Long	5.75	5.75	5.50	5.50	5.50	5.50	5.75	5.75	6.00	6.25	6.50	6.75	6.75	6.75	7.00	7.00	8.50	0.00
	Short	7.00	7.00	6.75	6.50	6.50	6.50	6.50	6.50	7.00	7.25	7.50	7.75	8.00	8.00	8.00	8.25	8.50	0.25
Aarhus	Long	6.00	6.00	5.75	5.75	5.75	5.75	5.75	5.75	6.00	6.25	6.50	6.50	6.75	6.75	7.00	7.00	7.00	0.00
	Short	7.50	7.00	6.75	6.50	6.50	6.50	6.50	6.50	7.00	7.25	7.50	7.75	8.00	8.00	8.00	8.25	8.50	0.25
Triangle Region	Long	6.00	6.00	5.75	5.75	5.75	5.75	5.75	6.00	6.00	6.25	6.75	6.75	6.75	6.75	7.25	7.25	7.25	0.00
	Short	7.50	7.25	7.00	6.75	6.75	6.75	7.00	7.00	7.25	7.50	7.75	8.00	8.00	8.00	8.25	8.50	8.50	0.25
<b>Vacancy rates</b>																			
- % point -																			
Greater Copenhagen		3.0	2.6	2.3	1.9	1.6	1.7	1.7	2.0	1.9	1.8	1.9	2.3	2.6	3.1	3.2	3.1	3.9	0.80
Greater Aarhus *		1.7	1.7	1.7	1.7	1.5	1.4	1.6	1.4	1.6	1.9	2.3	3.0	3.5	4.1	4.7	5.2	6.0	0.80
Triangle Region		2.1	1.7	1.7	1.7	1.5	1.4	1.6	1.4	0.9	1.3	1.3	1.3	2.0	2.3	2.6	2.3	3.1	0.80

\* Today in terms of administration part of Region Midtjylland

\*\* Long and short denotes the lease term