

Interim Management Statement

The Board of Directors of NR Nordic & Russia Properties Ltd (the "Company") presents the Company's "Financial Update" for the 3 months to 31 March 2011 (attached).

Previously the Company announced the completion of its asset sales in Sweden (excluding Berns Hotel), Poland and Germany on 31 March. On that date a large amount of the proceeds was held at the facility agent's client's account. At 1 April the Company repaid a large portion of its debts and repaid the convertible loan. Therefore a pro forma balance sheet at 1 April is included, which gives a clearer view on the position at that day (attached).

Since the audited FY 2010 annual report was published on 28 April 2011, the Company has made three announcements, the full text of which can be found on the Company's website www.nr-properties.co.uk. In summary:

- On 9 May: Sale of Berns
- On 11 May: Mr Chris Coles resignation as Director
- On 17 May: Interim Dividend

The Financial Update has been prepared in accordance with the accounting policies set out in the FY 2010 Annual Report and together with the above information gives a true and fair view of the Company's financial position.

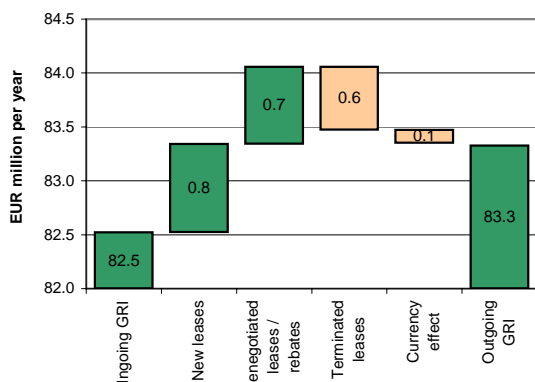
Jersey, 18 May 2011

NR Nordic & Russia Properties Limited

NR NORDIC & RUSSIA PROPERTIES LIMITED - FINANCIAL UPDATE - Q1 2011 (unaudited)

All figures are in EUR million and are shown as at 31 March 2011 except the pro forma balance numbers at 1 April 2011

ANNUALISED GROSS RENTAL INCOME INFORMATION



FINANCE & CAPITAL EXPENDITURES

Gross rental income	21.6
Net Rental Income (after AM fee)	14.3
Profit / Loss on disposals	-0.2
Admin / Other expenses	-0.3
Property operating profit (excl revaluation)	13.8
Interest / conv loans	-0.6
Interest / external loans	-4.4
Amortisation (continuing debts)	-1.6
Loans repaid / buy back (5)	-67.7
Capital expenditure	-1.8

PROPERTY

Average lease length	5.7 years
Lease maturity within 12 months, % of total	8.3%
Lease maturity within 36 months, % of total	26.1%
Economic occupancy rate, %	96.0%

KEY DEBT RATIOS

Hedged / fixed interest, % of total	95.5%
Interest Coverage Ratio	291.8%
Debt Service Coverage Ratio	216.7%
Loan To Value	28.3%
Debt maturity within 12 months	37.1
Debt maturity within 36 months	Nil

BALANCE SHEET

	31 Mar 11	31 Dec 10
Investment properties (1)	131.2	494.9
Other current assets (2)	333.2	7.5
Cash	44.6	104.6
Total assets	509.0	607.0
Convertible loans	-	32.1
External loans	37.1	323.5
Other current liabilities (3)	254.9	54.6
Equity	217.0	196.8
Total equity and liabilities	509.0	607.0
NAV/share (basic)	0.46	0.41
NAV/share (fully diluted)	0.46	0.42

Pro forma Balance sheet (4)

1 Apr 11	
	131.2
	23.2
	112.5
	266.9
	-
	37.1
	12.8
	217.0
	266.9
	0.46
	0.46

OTHER KEY INFORMATION

- (1) Investment properties consist of 4 Russian properties (disposed of 11 April 2011) and 1 Swedish property (Berns Hotel).
- (2) Other current assets include receivables of EUR 310.0 million which are part of the sales proceeds on the facility agent's client's account received by the Group on 1 April 2011.
- (3) Other current liabilities include bank debts of EUR 209.4 million and EUR 32.7 million due to convertible loan note holders, repaid on 1 April 2011.
- (4) The pro forma balance sheet shows the effects after repayment of bank debts and convertible loans and from cash received from property disposals on 1 April 2011.
- (5) Repaid loans consist of a B-loan buyback of EUR 19.6 million at a discount and a repayment, following the disposal of the Danish properties in December 2010, of EUR 48.1 million.
- The Group has signed a Sale and Purchase Agreement to dispose of the property known as "Berns Hotel".
- Mr Chris Coles has resigned as Director subjected to JFSC's approval.
- The interim dividend of EUR 0.185 per share amounting to approximately EUR 88.0 million will be paid on 21 June 2011 and the ex-dividend date is 25 May 2011.
- Key dates:** Interim results - 31 August 2011; Full year results - April 2012.

Interest Coverage Ratio: NOI divided by external interest expense

Debt Services Coverage Ratio: NOI divided by external interest expenses plus repayments on continuing loans

Loan To Value: External loans less the value of currency swaps divided by Investment properties