

Unaudited Interim Report

6 months to 30 June 2011

NR Nordic & Russia Properties Limited

NR Nordic & Russia Properties Limited

Chairman's Statement

During the first six months of 2011 the underlying property operating performance has been stable and the net rental income is in line with expectations and previous years compared with a like for like property portfolio and periods. For the six months period ended 30 June 2011 the Group made a profit of EUR 22.2 million (HY2010: EUR 16.6 million) which is equal to EUR 0.05 per issued share (HY2010: EUR 0.03).

As previously announced the Group entered into Sale and Purchase Agreements ("SPA's") on 11 February 2011 to sell all of its investment property assets, except for the Berns Hotel, to Kungsleden (the "Core Asset Transaction") and Mr. Thomas Lindeborg (the "Russian Asset Transaction"). Thomas Lindeborg, who was a director of the Company at the time, was excluded from all Board deliberations in respect of the Russian Asset Transaction.

The Core Asset Transaction was completed on 31 March 2011 and the Russian Asset Transaction on 11 April 2011. The Swedish, Polish and German properties, in the Core Asset Transaction, were sold to Kungsleden for SEK 3,368 million (EUR 274.2 million) and the Russian Properties were sold to Thomas Lindeborg for EUR 93 million. Both considerations were received in cash, other than a EUR 20 million short-term vendor loan note provided by the Company to Kungsleden. In conjunction with these Transactions, favourable repayment terms were agreed with the Group's major debt providers, including the convertible loan note holders, which created further value for shareholders. After completion of the Transactions the Group has repaid almost all of its debts, to lenders and convertible loan holders.

On 20 June 2011, the Group disposed of its last investment property "Berns Hotel" for SEK 390 million (EUR 42.6 million) and the consideration was received in cash.

As a consequence of these Transactions, the Board adopted a break-up basis for the preparation of the Group's and the Company's FY2010 financial statements resulting in certain assets and liabilities being valued on a net realisable basis and this interim report follows the same principles.

The Board viewed the Transactions, taken together, as an opportunity for the Company to realise nearly all of its assets at the same time and therefore execute on its asset realisation strategy earlier than anticipated. The prices together represented an attractive opportunity based on prevailing market conditions, the characteristics of the portfolio and the share price at the time.

Following completion of the Transactions the Group entered into a management agreement with Kungsleden to manage and to provide accounting and administration services to meet the on-going requirements arising from the Group's remaining subsidiaries in Sweden and Finland.

During the period the Company has paid out a dividend of EUR 0.185 per share and on 30 June 2011, the Company announced another dividend of EUR 0.09 per share which was paid out on 5 August 2011. Taken together the Company has paid out a total of EUR 0.275 per share amounting to EUR 130.9 million after the completion of the Transactions.

In determining the timing and quantum of any cash dividends paid by the Company, the board of directors (the "Board") is obliged to have regard among other things to the impact of all outstanding and potential tax and other liabilities as well as other obligations of the Company at the relevant time, any of which may have a material effect on the value and timing of any such distributions. The Board is continuing to do this on an on-going basis. In addition, certain of the Company's cash is currently within its Swedish subsidiaries and it is necessary to either reduce the share capital of those subsidiaries, or liquidate them, before the cash can be distributed up to the Company. The share capital reduction process has commenced but due to the requirement for certain notifications and approvals from regulatory bodies it is expected to take between 4-6 months to complete. It is possible that a simultaneous liquidation process will be carried out.

The Board does not envisage making any further distributions pending completion of the reduction of capital. Thereafter the timing and quantum of distributions will depend inter alia on the Board's assessment of potential liabilities.

Thomas Lindeborg and Chris Coles resigned from the Board on 17 February and 9 May respectively. I would like to thank all the Directors and the Asset Management team and our advisors for all their efforts and hard work in the period.

David Hunter
Chairman

NR Nordic & Russia Properties Limited

Finance and property review

Review of reported results

In the review of the reported results, the income statement refers to the six month period ending 30 June 2011 while the balance sheet refers to 30 June 2011. Comparative figures shown in brackets for the income statement related to the same period last year, whilst balance sheet comparatives are those at 31 December 2010, unless otherwise stated.

Adjusted Net Asset Value calculation	30 June	31 December	30 June
EUR million	2011	2010	2010
Net Asset Value - Equity attributable to equity holders of the parent	128.6	196.8	251.0
Convertible loans	-	32.1	36.9
Options	0.6	0.6	0.6
Adjusted Net Asset Value	129.2	229.5	288.5
Number of shares, fully diluted			
Issued and fully paid	475.9	475.9	475.9
Convertible loans	-	70.3	70.3
Options	0.5	0.5	0.5
Total	476.4	546.7	546.7
Basic NAV per share	0.27	0.41	0.53
Adjusted NAV per share, fully diluted	0.27	0.42	0.53

Due to the settlement and early repayment of all of the convertible loan notes on 5 April 2011, there will be no future dilution of the convertible loan notes.

Dividend

On 30 June 2011 the Board announced and declared to pay an interim ordinary dividend of EUR 0.09 per share amounting to EUR 42.8 million. This dividend was paid out on 5 August this year.

Financial income and expenses

Financial income contains a gain of EUR 10.1 million as a result of a discount when repaying loan facilities, a gain of EUR 1.0 million on buy-back of discounted "A" and "B" loan notes, EUR 0.4 million interest on vendor loans and interest of EUR 0.1 million on bank balances.

Financial expenses contains EUR 4.4 million interest on bank loans, EUR 0.6 million interest on convertible loan notes, a loss of EUR 16.5 million on the unwinding of the swap arrangements with Citibank and EUR 0.1 million interest on other loans.

The report is also available on the Company's webpage: www.nr-properties.co.uk

Enquiries:

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Chairman
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Independent review report to NR Nordic & Russia Properties Limited

We have reviewed the condensed set of interim financial statements in the unaudited interim report for the six months ended 30 June 2011 which comprises the Consolidated Income Statement, the Consolidated Statement of Comprehensive Income, the Consolidated Balance Sheet, the Consolidated Statement of Changes in Equity, the Consolidated Cash Flow Statement and the related notes 1 to 9. We have read the other information contained in the unaudited interim report and considered whether it contains any apparent misstatements or material inconsistencies with the information in the condensed set of interim financial statements.

The report is made solely to the company in accordance with guidance contained in International Standard on Review Engagements 2410 (UK and Ireland) "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Auditing Practices Board. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company, for our work, for this report, or for the conclusions we have formed.

Directors' Responsibilities

The unaudited interim report is the responsibility of, and has been approved by, the directors. The directors are responsible for preparing the unaudited interim report in accordance with International Accounting Standard 34, "Interim Financial Reporting," as adopted by the European Union.

As disclosed in note 1b, the annual financial statements of the company are prepared in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union. The condensed set of financial statements included in this unaudited interim report has been prepared in accordance with International Accounting Standard 34, "Interim Financial Reporting," as adopted by the European Union.

Our Responsibility

Our responsibility is to express to the Company a conclusion on the condensed set of financial statements in the unaudited interim report based on our review.

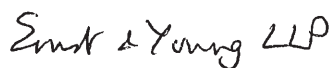
Scope of Review

We conducted our review in accordance with International Standard on Review Engagements (UK and Ireland) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Auditing Practices Board for use in the United Kingdom.

A review of interim financial information consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing (UK and Ireland) and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the condensed set of financial statements in the unaudited interim report for the six months ended 30 June 2011 is not prepared, in all material respects, in accordance with International Accounting Standard 34 as adopted by the European Union.



Ernst & Young LLP
Jersey, Channel Islands
24 August 2011

The maintenance and integrity of the NR Nordic & Russia Properties Limited web site is the responsibility of the directors; the work carried out by the auditors does not involve consideration of these matters and, accordingly, the auditors accept no responsibility for any changes that may have occurred to the financial information since it was initially presented on the web site. Legislation in Jersey governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

NR Nordic & Russia Properties Limited
Unaudited Consolidated Income Statement
In millions of Euro

	Note	6 months ended 30 June 2011	6 months ended 30 June 2010
Gross rental revenue	2	22.7	40.3
Property operating expenses	2	(7.7)	(13.0)
Net rental income	2	15.0	27.3
Revaluation profit on investment properties	2,	-	4.2
Profit on disposal of investment properties	2, 3	0.2	-
Net results on investment properties	2	0.2	4.2
Administrative expenses	2	(2.6)	(1.6)
Impairment of goodwill	2	-	(0.2)
Operating profit	2	12.6	29.7
Finance income		11.6	2.1
Finance expenses – interest and other		(21.6)	(10.5)
Finance – net currency exchange gains		1.8	19.4
Net changes in fair value of derivatives		20.6	(16.4)
Net finance income/(expenses)		12.4	(5.4)
Profit before income tax		25.0	24.3
Current income tax expense		(2.8)	(1.8)
Deferred income tax expense		-	(5.9)
Profit for the period*		22.2	16.6
Earnings per share:			
Basic earnings per share (EUR)	4	0.05	0.03
Diluted earnings per share (EUR)	4	0.05	0.03

Unaudited Consolidated Statement of Comprehensive Income

	6 months ended 30 June 2011	6 months ended 30 June 2010
Profit for the period	22.2	16.6
Other comprehensive income		
Currency translation differences	(2.4)	18.6
Other comprehensive income for the period	(2.4)	18.6
Total comprehensive income for the period*	19.8	35.2

* The total results and comprehensive income of the Group were generated by discontinuing operations.

The notes on pages 9 to 12 are an integral part of these unaudited consolidated financial statements.

NR Nordic & Russia Properties Limited**Unaudited Consolidated Balance Sheet***In millions of Euro*

	Note	30 June 2011	31 December 2010
Assets			
Current assets			
Investment properties	6	-	494.9
Trade and other receivables		24.0	7.5
Cash and cash equivalents		115.2	104.6
Total current assets		139.2	607.0
Total assets		139.2	607.0
Equity			
Ordinary share capital		85.9	85.9
Ordinary share premium		10.7	10.7
Other reserves		192.7	280.7
Foreign currency translation reserve		3.6	6.0
Retained earnings		(164.3)	(186.5)
Total equity		128.6	196.8
Liabilities			
Current liabilities			
Derivative financial instruments		-	20.6
Interest-bearing loans and borrowings	7	2.0	323.5
Convertible loan notes		-	32.1
Trade and other payables		8.6	34.0
Total current liabilities		10.6	410.2
Total liabilities		10.6	410.2
Total equity and liabilities		139.2	607.0

The unaudited financial statements on pages 4-11 were approved by the Board



Martin Sabey
Director

24 August 2011

The notes on pages 9 to 12 are an integral part of these unaudited consolidated financial statements.

NR Nordic & Russia Properties Limited

Unaudited Consolidated Statement of Changes in Equity for the period to 30 June 2011

In millions of Euro

	Ordinary share capital	Ordinary share premium	Equity portion of convertible loan notes	Other reserves	Foreign currency translation reserve	Retained earnings	Total equity
Balance at 1 January 2011	85.9	10.7	-	280.7	6.0	(186.5)	196.8
Profit for the period	-	-	-	-	-	22.2	22.2
Other comprehensive income	-	-	-	-	(2.4)	-	(2.4)
Total comprehensive income	-	-	-	-	(2.4)	22.2	19.8
Dividends (note 5)	-	-	-	(88.0)	-	-	(88.0)
Balance at 30 June 2011	85.9	10.7	-	192.7	3.6	(164.3)	128.6

The Company has negotiated a discount to the carrying value of the convertible loan notes for the early settlement thereof. As a result the component initially recognised as a separate component of equity was transferred to Other reserves at 31 December 2010.

	Ordinary share capital	Ordinary share premium	Equity portion of convertible loan notes	Other reserves	Foreign currency translation reserve	Retained earnings	Total equity
Balance at 1 January 2010	85.9	10.7	30.6	267.7	(19.0)	(152.0)	223.9
Profit for the period	-	-	-	-	-	16.6	16.6
Other comprehensive income	-	-	-	-	18.6	-	18.6
Total comprehensive income	-	-	-	-	18.6	16.6	35.2
Dividends (note 5)	-	-	-	(8.1)	-	-	(8.1)
Balance at 30 June 2010	85.9	10.7	30.6	259.6	(0.4)	(135.4)	251.0

During the first year, the ordinary share capital of the Company was reduced by EUR 390.0 million and transferred to "Other reserves", which is a distributable reserve.

The notes on pages 9 to 12 are an integral part of these unaudited consolidated financial statements.

NR Nordic & Russia Properties Limited
Unaudited Consolidated Cash Flow Statement
In millions of Euro

	Note	6 months ended 30 June 2011	6 months ended 30 June 2010
Cash flow from operating activities			
Profit before tax		25.0	24.3
Adjustments for:			
Impairment of goodwill		-	0.2
Unrealised net revaluation gains on investment properties		-	(4.2)
Profit on disposal of investment properties	3	(0.2)	-
Interest income		(11.6)	(2.1)
Interest expense		21.6	10.5
Currency gains		(1.8)	(19.4)
Realised/unrealised net revaluation (gain)/loss on derivatives		(20.6)	16.4
Cash flow from operations before changes in working capital, interest and tax		12.4	25.7
Change in trade and other receivables		1.3	(0.2)
Change in trade and other payables		9.1	(0.9)
Cash flow from operations before interest and tax		22.8	24.6
Interest paid		(31.7)	(10.3)
Interest received		16.9	0.1
Income tax paid		(2.8)	(1.8)
Cash flow from operating activities		5.2	12.6
Cash flow from investing activities			
Capital expenditures on investment properties		(1.9)	(4.6)
Disposals of subsidiaries (net of cash received)		379.3	-
Cash flow from investing activities		377.4	(4.6)
Cash flow from financing activities			
Dividend	5	(88.0)	(8.1)
Borrowings repaid		(283.3)	(16.8)
Cash flow from financing activities		(371.3)	(24.9)
Net increase/(decrease) in cash and cash equivalents		11.3	(16.9)
Cash and cash equivalents beginning of period		104.6	79.3
Effect of exchange rate fluctuations on cash held		(0.7)	4.1
Cash and cash equivalents end of period		115.2	66.5

The notes on pages 9 to 12 are an integral part of these unaudited consolidated financial statements.

NR Nordic & Russia Properties Limited

Notes to the unaudited consolidated interim financial statements

In millions of Euro, unless otherwise stated

1 a. Corporate information

The unaudited consolidated interim financial statements of the Group for the six months ended 30 June 2011 were authorised for issue in accordance with a resolution of the directors on 16 August 2011.

NR Nordic & Russia Properties Limited is a company incorporated in Jersey on 23 October 2006 whose shares are publicly traded on Euronext in Amsterdam. The principal activities of the Company and its subsidiaries (together the "Group") have been to invest in properties located in Northern Europe, the Baltic countries and Russia. During the six months period to 30 June 2011 the Group has disposed of all its investment properties.

There have been no changes to the Group's principal risks and uncertainties in the 6 month period ended 30 June 2011 and the board of directors does not anticipate any changes to the principal risks and uncertainties in the second half of 2011.

1 b. Basis of preparation and accounting policies

The consolidated interim financial statements for the six months ended 30 June 2011 have been prepared in accordance with IAS 34 *Interim Financial Reporting* as adopted by the European Union.

The consolidated interim financial statements do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's annual financial statements as at 31 December 2010 which were prepared in accordance with IFRS in full. Due to the disposal of all of the Group's investment properties the financial statements of the Group are not presented on a going concern basis, but on a break-up basis (also known as 'liquidation basis'). The accounting policies remain in accordance with IFRS, but the measurement technique for determining the fair value have been amended to reflect their recoverable amount, further described in the Group's annual financial statements as at 31 December 2010.

As a result of adopting the break-up basis, all assets and liabilities are classified as being 'current'.

The accounting policies adopted in the preparation of the interim consolidated financial statements are consistent with those followed in the preparation of the Group's annual financial statements for the year ended 31 December 2010.

The following amended IFRS, effective for periods beginning 1 January 2011 have been adopted:

IFRS 7: Financial disclosures – Amendments resulting from May 2010 Annual improvements to IFRSs.

IAS 1: Presentation of financial statements – Amendments resulting from May 2010 Annual improvements to IFRSs.

IAS 24: Related Party Transactions – Revised definition of related parties.

IAS 34: Interim Financial reporting – Amendments resulting from May 2010 Annual improvements to IFRSs.

NR Nordic & Russia Properties Limited

Notes to the unaudited consolidated interim financial statements

In millions of Euro, unless otherwise stated

2. Segment reporting

Segment information is presented in respect of the Group's geographical segments, which is based on the Group's management and internal reporting structure. Each segment is a group of cash generating units and these segments are considered to be the primary reporting format. There were no inter-segment sales between geographical areas. The parent company is a holding company and does not operate in any segment.

The services provided by the Group are described in the general information section. The Sweden segment includes one tenant that accounts for 38% (2010: 36%) of the gross rental revenue of the Group.

Operating segments

	Sweden	Russia	Period to 30 June 2011		Total
			Other	Unallocated	
Gross rental revenue	14.1	5.8	2.8	-	22.7
Property operating expenses	(5.2)	(2.0)	(0.5)	-	(7.7)
Net rental income	8.9	3.8	2.3	-	15.0
Profit/(losses) on disposal of investment properties	1.0	(1.6)	0.8	-	0.2
Net results on investment properties	1.0	(1.6)	0.8	-	0.2
Administrative expenses	-	-	-	(2.6)	(2.6)
Operating profit	9.9	2.2	3.1	(2.6)	12.6
Net finance income				12.4	12.4
Profit before income tax					25.0
Net tax expense				(2.8)	(2.8)
Profit for the period					22.2
Segment assets, 30 June 2011					
Other assets	-	-	-	139.2	139.2
Total assets	-	-	-	139.2	139.2
Capital expenditure	1.8	0.1	-	-	1.9

	Sweden	Russia	Period to 30 June 2010		Total
			Other	Unallocated	
Gross rental revenue	27.2	9.6	3.5	-	40.3
Property operating expenses	(9.4)	(2.9)	(0.7)	-	(13.0)
Net rental income	17.8	6.7	2.8	-	27.3
Revaluation gains/(losses) on investment properties	8.2	(2.8)	(1.2)	-	4.2
Net results on investment properties	8.2	(2.8)	(1.2)	-	4.2
Administrative expenses	-	-	-	(1.6)	(1.6)
Impairment of goodwill	-	-	(0.2)	-	(0.2)
Operating profit	26.0	3.9	1.4	(1.6)	29.7
Net finance expenses				(5.4)	(5.4)
Profit before income tax					24.3
Net tax expense				(7.7)	(7.7)
Profit for the period					16.6
Segment assets, 31 December 2010					
Investment properties	381.9	92.5	20.5	-	494.9
Other assets	-	-	-	112.1	112.1
Total assets	381.9	92.5	20.5	112.1	607.0
Capital expenditure	8.0	1.7	-	-	9.7

NR Nordic & Russia Properties Limited

Notes to the unaudited consolidated interim financial statements

In millions of Euro, unless otherwise stated

3. Profit on disposal of investment properties

	Period to 30 June 2011	Period to 30 June 2010
Investment properties sales price	497.0	-
Carrying amount at 31 December 2010	(494.9)	-
Capital expenditures since 31 December 2010	(1.9)	-
Profit	0.2	-

4. Earnings per share

a) Basic

	Period to 30 June 2011	Period to 30 June 2010
Profit attributable to equity holders of the Company (EUR millions)	22.2	16.6
Weighted average number of ordinary shares in issue	475,924,532	475,924,532
Basic earnings per share (EUR)	0.05	0.03

b) Diluted

	Period to 30 June 2011	Period to 30 June 2010
Profit attributable to equity holders of the Company	22.2	16.6
Interest expense on convertible debt (net of tax)	0.6	1.2
Profit used to determine diluted earnings per share	22.8	17.8
Weighted average number of shares in issue	475,924,532	475,924,532
Adjustment for:		
- Assumed conversion of convertible debt	-	70,288,224
- Share options	-	-
Weighted average number of ordinary shares in issue for diluted earnings per share	475,924,532	546,212,756
Diluted earnings per share (EUR)	0.05	0.03

Diluted earnings per share is calculated by adjusting the weighted average number of ordinary shares outstanding to conversion of all dilutive potential ordinary shares. The Company has two categories of dilutive potential ordinary shares: convertible loan notes and share options. However, the calculation of diluted earnings per share does not assume conversion, exercise, or other issue of potential ordinary shares that would have an anti-dilutive effect on earnings per share. Potential ordinary shares are anti-dilutive because their conversion to ordinary shares would decrease the loss per share from continuing operations.

Due to the settlement of all of the convertible loan notes on 5 April 2011, there will be no future dilution of the convertible loan notes.

5. Dividends

During the period a total dividend of EUR 0.185 per share (HY2010: 0.017), amounting to EUR 88.0 million (HY2010: EUR 8.1 million) was declared and paid out on 21 June 2011.

6. Investment properties

	30 June 2011	31 December 2010
At 1 January	494.9	554.6
Capital expenditures	1.9	9.7
Disposals	(496.8)	(47.3)
Exchange differences	-	60.0
Revaluation	-	(82.1)
End of period	-	494.9

At 31 December 2010 the investment properties were valued at their sales price and the value attributed to deferred tax in the Transactions except for the Berns Hotel property which was valued by DTZ Sweden AB.

NR Nordic & Russia Properties Limited

Notes to the unaudited consolidated interim financial statements

In millions of Euro, unless otherwise stated

7. Interest bearing loans and borrowings

During the period the Group has (i) repaid EUR 252.2 million (HY2010: EUR 10.5 million); (ii) disposed of EUR 70.8 million (HY2010: nil) and (iii) bought back EUR 19.6 million (HY2010: EUR 8.3 million) of its debts.

On 5 April 2011 the Group repaid the convertible loans of EUR 32.1 million plus interest of EUR 0.6 million to its holders.

8. Events after the balance sheet date

On 5 August 2011, the Company paid out a dividend of EUR 0.09 per share amounting to EUR 42.8 million.

9. Related Party transactions

At 30 June 2011, LR Swedish Holdings No. 1 AB, a member of the London & Regional Group, owned 117,299,200 shares, representing 24.65 per cent. of the issued capital of the Company. During 2010 and until 31 March 2011, they also owned 64,788,224 convertible loan notes and LR Nordic Properties AB, also a member of the London & Regional Group, owned 5,500,000 convertible loan notes. On 31 March 2011, the Company acquired all convertible loan notes at a discounted value of EUR 32.1 million (repaid on 5 April).

The following related party transaction is a transaction which is material to the Company. In the opinion of the directors, the transaction was concluded at arm's length:

- the operating lease agreement for the Group's property, Stockholm Katthavet 8 "Berns Hotel", between the Group, as a lessor, and the London & Regional Group, as lessee (EUR 1.1 million for the period ending 30 June 2011). On 20 June 2011, this contract was terminated in conjunction with the disposal of the property "Berns Hotel".

Mr. Thomas Lindeborg is the beneficial owner of Nollitnac Holding AB which has acquired the Group's four Russian investment properties (the Russian Asset Transaction) from Nordic & Russia Holdings No 3 AB. The sales price of the assets was EUR 93 million, which represents a discount of EUR 24.0 million when compared to the 30 June 2010 valuation. Thomas Lindeborg, who was a Director of the Company during part of 2011, was excluded from all Board deliberations in respect of the Russian Asset Transaction.

In the opinion of the Directors, this transaction was conducted at arm's length. The sale at a discount to their net asset value was justified by the continuing difficult conditions in the Russian property market which was depressed by the lack of affordable debt financing and diminished investor appetite. No competing offers were received before or after the announcement of the Russian Asset Transaction.

The Company has agreed to an incentive fee payable in instalments at key milestones in closing of the Transactions and the liquidation process. Upon meeting certain conditions, David Hunter, Iain Watters and Peregrine Moncreiffe will receive in total EUR 500,000, EUR 100,000 and EUR 50,000 respectively. The payments will be staged on completion of the different steps in each contract. The total amount of EUR 650,000 was accrued at 31 December 2010. During the period the Company has paid out EUR 280,000 to David Hunter, EUR 80,000 to Iain Watters and EUR 40,000 to Peregrine Moncreiffe.

Responsibility Statement

The Directors of NR Nordic & Russia Properties Limited (hereinafter "NR Group") wish to state that to our knowledge:

- 1) The Financial update for the six month period to 30 June 2011 give a true and fair view of the assets, liabilities, financial position and profit of the NR Group;
- 2) The Financial update for the six month period to 30 June 2011 gives a true and fair view of the NR Group's position as per 30 June 2011 and the developments during the first six months of the financial year 2011;
- 3) The Interim report for the six month period to 30 June 2011 describes the material risks the issuer is facing.

Jersey, 24 August 2011

The Directors

NR Nordic & Russia Properties Limited