



ÅRSREGNSKAPET FOR REGNSKAPSÅRET 2015 - GENERELL INFORMASJON

Enheten

Organisasjonsnummer: 911 551 772
Organisasjonsform: Aksjeselskap
Foretaksnavn: MØLLERGATA 8 AS
Forretningsadresse: Bygdøy allé 4
0257 OSLO

Regnskapsår

Årsregnskapets periode: 01.01.2015 - 31.12.2015

Konsern

Morselskap i konsern: Nei

Regnskapsregler

Regler for små foretak benyttet: Ja
Benyttet ved utarbeidelsen av årsregnskapet til selskapet: Regnskapslovens alminnelige regler

Årsregnskapet fastsatt av kompetent organ

Bekreftet av representant for selskapet: Tore Dahl-Naustdal
Dato for fastsettelse av årsregnskapet: 18.04.2016

Grunnlag for avgivelse

År 2015: Årsregnskapet er elektronisk innlevert
År 2014: Tall er hentet fra elektronisk innlevert årsregnskap fra 2015

Det er ikke krav til at årsregnskapet m.v. som sendes til Regnskapsregisteret er undertegnet. Kontrollen på at dette er utført ligger hos revisor/enhetens øverste organ. Sikkerheten ivaretas ved at innsender har rolle/rettighet for innsending av årsregnskapet via Altinn, og ved at det bekreftes at årsregnskapet er fastsatt av kompetent organ.

Brønnøysundregistrene, 23.06.2019



Resultatregnskap

Beløp i: NOK	Note	2015	2014
RESULTATREGNSKAP			
Inntekter			
Leieinntekter		5 246 805	5 364 648
Annen driftsinntekt		53 757	54 945
Sum inntekter		5 300 562	5 419 593
Kostnader			
Lønnskostnad	1	17 187	17 600
Avskrivning på driftsmidler	2	846 000	846 500
Annen driftskostnad	4	874 782	1 365 249
Sum kostnader		1 737 969	2 229 349
Driftsresultat		3 562 593	3 190 244
Finansinntekter og finanskostnader			
Annen renteinntekt		54 090	59 791
Annen finansinntekt		1 560	
Sum finansinntekter		55 650	59 791
Rentekostnad til foretak i samme konsern		1 206 528	1 133 831
Annen rentekostnad		1 013 012	1 270 518
Annen finanskostnad		3 336	
Sum finanskostnader		2 222 876	2 404 348
Netto finans		-2 167 226	-2 344 557
Ordinært resultat før skattekostnad		1 395 368	845 687
Skattekostnad på ordinært resultat		-1 203 946	229 630
Ordinært resultat etter skattekostnad		2 599 314	616 057
Årsresultat		2 599 314	616 057
Årsresultat etter minoritetsinteresser		2 599 314	616 057
Totalresultat		2 599 314	616 057



Resultatregnskap

Beløp i: NOK	Note	2015	2014
Overføringer og disponeringer			
Utbytte	6	1 250 000	1 100 000
Udekket tap	6		
Avsatt til annen egenkapital		1 349 314	-483 943
Sum overføringer og disponeringer		2 599 314	616 057



Balanse

Beløp i: NOK	Note	2015	2014
BALANSE - EIENDELER			
Anleggsmidler			
Immaterielle eiendeler			
Varige driftsmidler			
Tomter, bygninger og annen fast eiendom	2	82 559 843	82 956 783
Tomter, bygninger og annen fast eiendom	2	177 750	177 750
Sum varige driftsmidler		82 737 593	83 134 533
Finansielle anleggsmidler			
Investering i datterselskap	3, 6		
Sum anleggsmidler		82 737 593	83 134 533
Omløpsmidler			
Varer			
Fordringer			
Accounts receivables		104 258	721 836
Other receivables	6	687 111	27 167
Sum fordringer		791 369	749 003
Bankinnskudd, kontanter og lignende			
Cash and bank deposits	5	3 197 273	2 814 240
Sum bankinnskudd, kontanter og lignende		3 197 273	2 814 240
Sum omløpsmidler		3 988 642	3 563 243
SUM EIENDELER		86 726 235	86 697 776
BALANSE - EGENKAPITAL OG GJELD			
Egenkapital			
Innskutt egenkapital			
Selskapskapital	3	1 000 000	1 000 000



Balanse

Beløp i: NOK	Note	2015	2014
Overkurs	6	12 114 117	12 114 117
Annen innskutt egenkapital	6		
Sum innskutt egenkapital		13 114 117	13 114 117
Opptjent egenkapital			
Other equity		1 349 314	
Udekket tap	6		
Sum opptjent egenkapital		1 349 314	
Sum egenkapital		14 463 430	13 114 117
Gjeld			
Langsiktig gjeld			
Utsatt skatt		19 758 613	21 529 035
Sum avsetninger for forpliktelser		19 758 613	21 529 035
Annen langsiktig gjeld			
Gjeld til kredittinstitusjoner	4	50 000 000	50 000 000
Other long term liabilities	5		
Sum annen langsiktig gjeld		50 000 000	50 000 000
Sum langsiktig gjeld		69 758 613	71 529 035
Kortsiktig gjeld			
Leverandørgjeld		16 602	143 571
Tax payable		566 476	416 382
Public duties payable		20 441	76 388
Utbytte	6	1 250 000	1 100 000
Annen kortsiktig gjeld		102 472	102 472
Other short term liabilities		548 201	215 811
Sum kortsiktig gjeld		2 504 192	2 054 624
Sum gjeld		72 262 805	73 583 659
SUM EGENKAPITAL OG GJELD		86 726 235	86 697 776
POSTER UTENOM BALANSEN			
Pantstillelser	4		



Csc Møllergaten 8 Holding AS

Annual report 2015

Operations and location

Operations for Csc Møllergaten 8 Holding AS are located in Trondheim. The company's business is ownership in and letting of real estate properties. The company owns and operate Møllergaten 8, gnr. 208, bnr. 413 located in Oslo. OBOS Basale AS is engaged as technical and commercial administrator of the real estate and the company.

Going concern

It is the Board of Directors comprehension that the conditions for going concern are still fulfilled. In accordance with the Accounting Act §3-3 it is further confirmed that the preparation of the annual accounts was done under this condition.

Work- and external environment

The company do not engage in operations that result in pollution of the external environment.

Research and development

Operations do not include research or development.

Equal opportunities

The company has no employees. The board is aware of the rules regarding equal opportunities and will strive to achieve an even distribution between genders.

Net earnings and disposed

The Board proposes that this year's net profit, NOK 2 599 314 is distributed as follows:

Transferred to other equity NOK 1 349 314

The company has accrued a dividend of NOK 1 250 000 to be deducted from other equity. In the opinion of the Board of directors the company has sufficient equity and liquidity after the payment of dividends.

The Board views the Financial Statement as presented to be a true representation of the operations and the financial situation of the company at the end of the year.

The board is not aware of any other circumstances that are of substantial consequence for the Financial Statements of the Company.

Oslo, 18.04.2016

Håvard Reigstad Skogvoll
Chairman of the Board



Revenue Statement				
Csc Møllergaten 8 Holding AS				
Operating income and operating expenses	Notes	2015	2014	
Revenue		5 246 805	5 364 648	
Other operating income		53 757	54 945	
Operating income		<u>5 300 562</u>	<u>5 419 593</u>	
Payroll expenses		17 187	17 600	
Depreciation and amortisation expense	3	846 000	846 500	
Other operating expenses	1	874 782	1 365 249	
Operating expenses		<u>1 737 969</u>	<u>2 229 349</u>	
Operating profit		<u>3 562 593</u>	<u>3 190 244</u>	
Financial income and expenses				
Other interest income		54 090	59 791	
Other financial income		1 560	0	
Interest expense to group entities	4	1 206 528	1 133 831	
Other Interest expenses	4	1 013 012	1 270 518	
Other financial expenses		3 336	0	
Net financial income and expenses		<u>-2 167 226</u>	<u>-2 344 557</u>	
Operating result before tax		1 395 368	845 687	
Tax on ordinary result	2	-1 203 946	229 630	
Annual net profit		<u>2 599 314</u>	<u>616 057</u>	
Brought forward				
Dividend	5	1 250 000	1 100 000	
To (from) other equity	5	1 349 314	-483 943	
Net brought forward		<u>-2 599 314</u>	<u>-616 057</u>	

t

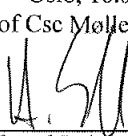


Balance sheet			
Csc Møllergaten 8 Holding AS			
Assets	Notes	2015	2014
Tangible fixed assets			
Buildings and land	3, 4	<u>82 737 593</u>	<u>83 134 533</u>
Total fixed assets		<u>82 737 593</u>	<u>83 134 533</u>
Accounts receivables		104 258	721 836
Other receivables		<u>687 111</u>	<u>27 167</u>
Total debtors		<u>791 369</u>	<u>749 003</u>
Cash and bank deposits		<u>3 197 273</u>	<u>2 814 240</u>
Total current assets		<u>3 988 642</u>	<u>3 563 243</u>
Total assets		<u>86 726 235</u>	<u>86 697 776</u>



Balance sheet			
Csc Møllergaten 8 Holding AS			
Equity	Notes	2015	2014
Restricted equity			
Share capital	5, 6	1 000 000	1 000 000
Total restricted equity		<u>1 000 000</u>	<u>1 000 000</u>
Retained earnings			
Share premium	5	12 114 117	12 114 117
Other equity	5	1 349 314	0
Total retained earnings		<u>13 463 430</u>	<u>12 114 117</u>
Total equity		<u>14 463 430</u>	<u>13 114 117</u>
Liabilities			
Provisions			
Deferred tax	2	19 758 613	21 529 035
Total provisions		<u>19 758 613</u>	<u>21 529 035</u>
Other long term liabilities			
Liabilities to financial institutions	4	33 000 000	33 000 000
Intra-group loan	4	17 000 000	17 000 000
Total of other long term liabilities		<u>50 000 000</u>	<u>50 000 000</u>
Current liabilities			
Trade creditors		16 602	143 571
Tax payable	2	566 476	416 382
Public duties payable		20 441	76 388
Dividends	5	1 250 000	1 100 000
Other short term liabilities		650 673	318 283
Total short term liabilities		<u>2 504 192</u>	<u>2 054 624</u>
Total liabilities		<u>72 262 805</u>	<u>73 583 659</u>
Total equity and liabilities		<u>86 726 235</u>	<u>86 697 776</u>

Oslo, 18.04.2016
The board of Csc Møllergaten 8 Holding AS


Håvard Reigstad Skogvoll
chairman of the board

Csc Møllergaten 8 Holding AS Page 2



Notes to statutory accounts 2015
CSC Møllergaten 8 Holding AS

Accounting principles

The Financial Statements have been prepared in accordance with the Norwegian Accounting Act and generally accepted accounting principles for Small Companies.

The financial statement is presented in NOK.

Sales revenue

Revenue from services are recognized upon performance. The rent is recognized when it is acquired.

Taxes

The income tax expense is comprised of both tax payable for the period, and changes in deferred tax. Deferred tax is determined on the basis of existing temporary differences between accounting net income and tax net income, including year-end loss carry-forwards, calculated at 25%. Temporary differences, both positive and negative, which will or are likely to reverse in the same period, are recorded as a net amount.

Balance sheet classification

Fixed assets are comprised of assets intended for long term ownership and use. Fixed assets are valued at cost. Fixed assets are recorded in the balance sheet and depreciated over the estimated useful economic life. Fixed assets are written down to recoverable amount when decreases in value are expected to be permanent. The recoverable amount is the greater of the net selling price and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value. Impairment losses recognized are reversed when the basis for the impairment loss is no longer evident.

Current assets and liabilities are comprised of items receivable/due within one year. Current assets are valued at the lower of cost and market.

Receivables

Accounts receivables and other receivables are recorded in the balance sheet at nominal value less a provision for doubtful accounts. Provision for doubtful accounts is determined on the basis of an assessment of individual receivables.



Notes to statutory accounts 2015
CSC Møllergaten 8 Holding AS

Note 1 Wage costs

The company has no employees and is therefore not obliged to sign an OTP-agreement.
The fees to the Board of Directors amounted to NOK 16.013.

Auditor's fee	2015	2014
Audit services (exclusive VAT)	57 050	99 159
Other services non-audit related (exclusive VAT)	-	2 500
Total fee	57 050	101 659

Note 2 Tax

In NOK

Tax expense:	2015	2014
Taxes payable	566 476	416 382
Ordinary changes in deferred taxes (tax rate 28 %)	-	-
Changes in deferred	-1 770 422	-186 752
Tax expense for CSC Møllergaten 8 AS for the period 01.01.13- 30.06.13	-	-
Total tax expense	-1 203 946	229 630

Calculation of this years tax foundation

Earnings before taxes CSC Møllergaten 8 Holding AS	1 395 368	845 687
Fixed differences	-24	4 794
Changes in temporary differences	702 715	691 673
This years tax foundation	2 098 059	1 542 154

Specification of temporary differences

Fixed assets	79 034 452	79 737 167
Total fixed assets	79 034 452	79 737 167
Receivables	-	-
Total basis for deferred taxes	79 034 452	79 737 167
Effect of change in tax rate from 27% to 25%	-1 580 689	-
27 % deferred taxes	21 339 302	21 529 035
Deferred taxes 31.12	19 758 613	21 529 035

Note 3 Fixed assets

In NOK	Building	Land	Work in progress	Sum fixed assets
Acquisition cost as at 01.01	84 601 498	177 750	-	84 779 248
Additions	-	-	449 060	449 060
Disposals	-	-	-	-
Acquisition cost as at 31.12	84 601 498	177 750	449 060	85 228 308
Accumulated depreciation 31.12.	-2 490 715	-	-	-2 490 715
Accumulated write-downs 31.12.	-	-	-	-
Book value pr. 31.12.	82 110 783	177 750	449 060	82 737 593
Depreciation for the year	846 500	-	-	846 500

The building is depreciated using the linear method.
Years of expected economic life

100

M



Notes to statutory accounts 2015
CSC Møllergaten 8 Holding AS

Note 4 Assets pledged as security and non-current liabilities

Long-term liabilities	2015	2014
Mortgage loan from Nordea ASA	33 000 000	33 000 000
Mortgage loan from Catella Real Estate AG Parent company	17 000 000	17 000 000
Total	50 000 000	50 000 000

All non-current liabilities is secured by mortgage.

This years interest expenses on the non-current liabilities is NOK 2.219.540.

The bank loan of NOK 33 000 000 is loan at Nordea Bank Norge ASA. NOK 33 000 000 and is due at latest 30 June 2018.

Book value of assets pledged as security

2015

Buildings and land	82 737 593
Total assets pledged as security	82 737 593

Short term liabilities

NOK 1 250 000 of current liabilities consist of dividend Catella Real Estate AG.

Note 5 Equity

	Share capital	Share premium	Other equity	Total equity
Equity 01.01.	1 000 000	12 114 117	-	13 114 117
Changes over the year				
Dividend		-	-1 250 000	-1 250 000
Net profit for the year			2 599 314	2 599 314
Equity 31.12	1 000 000	12 114 117	1 349 314	14 463 430

Note 6 Number of shares, share holders etc.

Share capital	Number	Face value	Book value
Shares	1 000 000	1	1 000 000

All shares give equal rights in the company.

The company is a fully owned subsidiary of Catella Real Estate AG.

The company was founded 30.01.2013



To the Annual Shareholders' Meeting of CSC Møllergaten 8 Holding AS

Independent auditor's report

Report on the Financial Statements

We have audited the accompanying financial statements of CSC Møllergaten 8 Holding AS, which comprise the balance sheet as at 31 December 2015, and the income statement, showing a profit of NOK 2 599 314, for the year then ended, and a summary of significant accounting policies and other explanatory information.

The Board of Directors' Responsibility for the Financial Statements

The Board of Directors is responsible for the preparation and fair presentation of these financial statements in accordance with Norwegian Accounting Act and accounting standards and practices generally accepted in Norway, and for such internal control as the Board of Directors determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with laws, regulations, and auditing standards and practices generally accepted in Norway, including International Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements are prepared in accordance with the law and regulations and give a true and fair view of the financial position of CSC Møllergaten 8 Holding AS as at 31 December 2015, and its financial performance for the year then ended in accordance with the Norwegian Accounting Act and accounting standards and practices generally accepted in Norway.

*PricewaterhouseCoopers AS, Brattørkaia 17 B, Postboks 6365 Sluppen, NO-7492 Trondheim
T: 02316, org. no.: 987 009 713 MVA, www.pwc.no
Statsautoriserte revisorer, medlemmer av Den norske Revisorforening og autorisert regnskapsførerselskap*



Independent auditor's report - 2015 - CSC Møllergaten 8 Holding AS, page 2

Report on Other Legal and Regulatory Requirements

Opinion on the Board of Directors' report

Based on our audit of the financial statements as described above, it is our opinion that the information presented in the Board of Directors report concerning the financial statements, the going concern assumption and the proposal for the allocation of the profit is consistent with the financial statements and complies with the law and regulations.

Opinion on Registration and Documentation

Based on our audit of the financial statements as described above, and control procedures we have considered necessary in accordance with the International Standard on Assurance Engagements ISAE 3000 "Assurance Engagements Other than Audits or Reviews of Historical Financial Information", it is our opinion that management has fulfilled its duty to produce a proper and clearly set out registration and documentation of the company's accounting information in accordance with the law and bookkeeping standards and practices generally accepted in Norway.

Trondheim, 18 April 2016
PricewaterhouseCoopers AS

Kjetil Smørdal
State Authorised Public Accountant (Norway)



Skattedirektoratet

Saksbehandler
Rune Tystad

Telefon
977 59 464

Deres dato
31.10.2013

Deres referanse
Erik Flaten Olsen

MOTTATT

19 NOV. 2013

Vår dato
15.11.2013

Vår referanse
2013/844362

BASALE AS
Postboks 5666, Sluppen
7484 TRONDHEIM

Tillatelse til å utarbeide årsregnskap og årsberetning på engelsk språk for CSC Møllergaten 8 Holding AS, org.nr. 911 551 772

- Vi viser til deres brev av 31. oktober 2013 hvor dere søker om dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk språk for CSC Møllergaten 8 Holding AS.

Skattedirektoratet gir på bakgrunn av en konkret helhetsvurdering CSC Møllergaten 8 Holding AS tillatelse til å utarbeide årsregnskap og årsberetning på engelsk språk, jf. regnskapsloven § 3-4 tredje ledd.

Dispensasjonen forutsetter at opplysninger som vedtaket baserer seg på ikke endres vesentlig. Kopi av dette brevet må sendes Regnskapsregisteret i Brønnøysund sammen med årsregnskapet. Det påligger den regnskapspliktige å dokumentere ved dette brev at tillatelsen er gitt.

Bakgrunn

CSC Møllergaten 8 Holding AS er heleid av Catella Scandia Chances Funds. Fondet er et tysk fond for institusjonelle investorer og skal investere i eiendom i Norge, Sverige, Finland og Danmark. Fondet er på sin side forvaltet av Catella Real Estate Ag Kapitalanlagegesellschaft som er et tysk public limited company, hvor all korrespondanse mellom selskapene gjøres på engelsk. Selskapet må følgelig bruke engelsk for at eierne skal forstå regnskapet. Selskapets virksomhet består i å eie og drive fast eiendom og naturlig tilhørende virksomhet, utelukkende på bedriftsmarkedet. Forvaltning av eiendom samt dialog mot kunder er delegert til eiendomsforvalter Basale AS. Arbeidsspråket mellom forvalter og selskapet er engelsk.

Skattedirektoratets vurdering

Etter regnskapsloven § 3-4 tredje ledd skal "årsregnskapet og årsberetningen ... være på norsk. Departementet kan ved ... enkeltvedtak bestemme at årsregnskapet og/eller årsberetningen kan være på et annet språk."

I Ot. prp. nr. 42 (1997-1998) Om lov om årsregnskap m.v., er det uttalt følgende om regnskapslovens formål, jf. pkt. 1.1:

Regjeringen har som siktemål at regnskapsloven skal bidra til informative regnskaper for ulike grupper av regnskapsbrukere. Regnskapsbrukerne er dels investorer og kreditorer som tilfører kapital til foretakene, og dels andre grupper som har interesse av å vite hvordan

Postadresse
Postboks 9200 Grønland
0134 Oslo
skatteetaten.no/sendepost

Besøksadresse:
Se www.skatteetaten.no
Org.nr: 996250318

Sentraltbord
800 80 000
Telefaks
22 17 08 60



foretaket drives, f.eks. de ansatte og lokalsamfunnet. Informasjonen til kapitalmarkedet skal gi grunnlag for riktig prising av finansielle objekter. Riktig prisdannelse på aksjer er en forutsetning for at ressursbruken i samfunnsøkonomien skal bli best mulig. Gode regnskaper vil også gjøre det vanskeligere for markedsdeltakere å ta ut spekulasjonsgevinster med basis i skjevt fordelt informasjon.

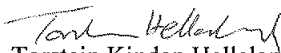
Det fremgår således at et av hovedformålene med regnskapsloven er å bidra til "informativ regnskaper for ulike grupper av regnskapsbrukere". Regnskapsbrukere vil omfatte, jf. uttalelsen i proposisjonen, blant andre investorer, kreditorer, ansatte og lokalsamfunnet.

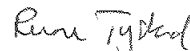
Det er etter Skattedirektoratets vurdering derfor avgjørende ved vurdering av om dispensasjon fra kravet til å utarbeide årsregnskap og/eller årsberetning på norsk kan gis, at det ikke foreligger mulige brukere av regnskapsinformasjon som blir vesentlig berørt negativt ved en eventuell dispensasjon.

Som nevnt ovenfor er det særlig hensynet til brukerne av regnskapsinformasjon som skal vurderes ved en dispensasjonssøknad. I denne vurderingen har Skattedirektoratet lagt vekt på at selskapet er et heleid selskap av et utenlandsk selskap og at eierkretsen således er begrenset. Videre er det vektlagt at arbeidsspråket er engelsk.

Vennligst oppgi vår referanse ved henvendelser i saken.

Med hilsen


Torstein Kinden Helleland
seniorrådgiver
Rettsavdelingen, foretaksskatt
Skattedirektoratet


Rune Tystad