



ÅRSREGNSKAPET FOR REGNSKAPSÅRET 2018 - GENERELL INFORMASJON

Enheten

Organisasjonsnummer: 985 963 126
Organisasjonsform: Ansvarlig selskap, delt ansvar
Foretaksnavn: BOGSTADVEIEN 3-5 DA
Forretningsadresse: c/o Newsec Basale AS
Beddingen 10
7042 TRONDHEIM

Regnskapsår

Årsregnskapets periode: 01.01.2018 - 31.12.2018

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: Øyvind Grande Heggland
Dato for fastsettelse av årsregnskapet: 21.03.2019

Grunnlag for avgivelse

År 2018: Årsregnskapet er elektronisk innlevert
År 2017: Tall er hentet fra elektronisk innlevert årsregnskap fra 2018

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, 05.09.2020



Resultatregnskap

Beløp i: NOK	Note	2018	2017
RESULTATREGNSKAP			
Inntekter			
Salgsinntekt		10 348 344	13 925 036
Annen driftsinntekt		3 546 998	3 843 035
Sum inntekter	2	13 895 342	17 768 071
Kostnader			
Avskrivning på varige driftsmidler og immaterielle eiendeler	4	1 174 908	1 087 200
Annen driftskostnad	3, 7	2 616 527	2 416 362
Sum kostnader		3 791 434	3 503 562
Driftsresultat		10 103 908	14 264 509
Finansinntekter og finanskostnader			
Renteinntekt fra foretak i samme konsern	7	329 134	242 421
Annen finansinntekt		67	
Sum finansinntekter		329 201	242 421
Nedskrivning av finansielle eiendeler	4		
Rentekostnad til foretak i samme konsern	7		
Annen rentekostnad			412
Annen finanskostnad			18 047
Sum finanskostnader			18 459
Netto finans		329 201	223 962
Ordinært resultat før skattekostnad		10 433 109	14 488 471
Ordinært resultat etter skattekostnad		10 433 109	14 488 471
Årsresultat		10 433 109	14 488 471
Årsresultat etter minoritetsinteresser		10 433 109	14 488 471
Totalresultat		10 433 109	14 488 471
Overføringer og disponeringer			



Resultatregnskap

Beløp i: NOK	Note	2018	2017
Udekket tap	6		
Overføringer til/fra annen egenkapital	6	10 433 109	14 488 471
Sum overføringer og disponeringer		10 433 109	14 488 471



Balanse

Beløp i: NOK	Note	2018	2017
BALANSE - EIENDELER			
Anleggsmidler			
Immaterielle eiendeler			
Varige driftsmidler			
Tomter, bygninger og annen fast eiendom	4, 9, 4, 9	101 521 292	103 433 859
Maskiner og anlegg	4, 9		
Driftsløsøre, inventar, verktøy, kontormaskiner og lignende		497 010	
Sum varige driftsmidler		102 018 302	103 433 859
Finansielle anleggsmidler			
Investering i datterselskap	7		
Lån til foretak i samme konsern	4		
Andre fordringer	5	14 731 868	10 696 206
Sum finansielle anleggsmidler		14 731 868	10 696 206
Sum anleggsmidler		116 750 170	114 130 065
Omløpsmidler			
Varer			
Fordringer			
Kundefordringer	9	241 914	66 488
Andre fordringer	7, 9	50 170 834	42 314 873
Sum fordringer		50 412 748	42 381 361
Sum omløpsmidler		50 412 748	42 381 361
SUM EIENDELER		167 162 919	156 511 426

BALANSE - EGENKAPITAL OG GJELD

Egenkapital

Innskutt egenkapital



Balanse

Beløp i: NOK	Note	2018	2017
Selskapskapital	6	67 438 366	67 438 366
Overkurs	6		
Annen innskutt egenkapital	6		
Sum innskutt egenkapital		67 438 366	67 438 366
Opptjent egenkapital			
Annen egenkapital	6	99 012 267	88 579 158
Udekket tap	6		
Sum opptjent egenkapital		99 012 267	88 579 158
Sum egenkapital		166 450 633	156 017 524
Øvrig langsiktig gjeld	4		
Sum langsiktig gjeld		0	0
Kortsiktig gjeld			
Leverandørgjeld		19 411	90 946
Annen kortsiktig gjeld	7	692 875	402 956
Sum kortsiktig gjeld		712 286	493 902
Sum gjeld		712 286	493 902
SUM EGENKAPITAL OG GJELD		167 162 919	156 511 426

**Income Statement**

Bogstadveien 3-5 DA

Operating income and operating expenses	Note	2018	2017
Rental income		10 348 344	13 925 036
Other operating income		3 546 998	3 843 035
Total operating income	2	<u>13 895 342</u>	<u>17 768 071</u>
Depreciation and amortisation expense	4	1 174 908	1 087 200
Other operating expenses	3, 7	2 616 527	2 416 362
Total operating expenses		<u>3 791 434</u>	<u>3 503 562</u>
Operating profit		<u>10 103 908</u>	<u>14 264 509</u>
Financial income and expenses			
Interest received from group entities	7	329 134	242 421
Other financial income		67	0
Other interest expenses		0	412
Other financial expenses		0	18 047
Net financial items		<u>329 201</u>	<u>223 962</u>
Profit/loss		<u>10 433 109</u>	<u>14 488 471</u>
Brought forward			
Allocated to other equity	6	10 433 109	14 488 471
Net brought forward		<u>10 433 109</u>	<u>14 488 471</u>

Bogstadveien 3-5 DA

Side 1



Balance Sheet as of 31.12

Bogstadveien 3-5 DA

Assets	Note	2018	2017
Fixed assets			
Tangible assets			
Buildings	4, 9	93 870 859	95 783 426
Land	4, 9	7 650 433	7 650 433
Equipment and other movables		497 010	0
Total tangible assets		<u>102 018 302</u>	<u>103 433 859</u>
Financial fixed assets			
Bonds and other reciveables	5	14 731 868	10 696 206
Total financial fixed assets		<u>14 731 868</u>	<u>10 696 206</u>
Total fixed assets		<u>116 750 170</u>	<u>114 130 065</u>
Current assets			
Debtors			
Accounts receivables	9	241 914	66 488
Other receivables group entities	7, 9	50 068 774	42 089 000
Other short-term receivables		102 061	225 873
Total receivables		<u>50 412 748</u>	<u>42 381 361</u>
Total current assets		<u>50 412 748</u>	<u>42 381 361</u>
Total assets		<u>167 162 919</u>	<u>156 511 426</u>
Bogstadveien 3-5 DA			Side 2

**Balance Sheet as of 31.12**

Bogstadveien 3-5 DA

Equity and liabilities	Note	2018	2017
Paid-in equity			
Company capital	6	67 438 366	67 438 366
Total paid-in equity		<u>67 438 366</u>	<u>67 438 366</u>
Retained earnings			
Other equity	6	99 012 267	88 579 158
Total retained earnings		<u>99 012 267</u>	<u>88 579 158</u>
Total equity		<u>166 450 633</u>	<u>156 017 524</u>
Liabilities			
Current debt			
Trade creditors		19 411	90 946
Liabilities to group entities	7	580 875	348 206
Other current debt		112 000	54 750
Total current debt		<u>712 286</u>	<u>493 902</u>
Total liabilities		<u>712 286</u>	<u>493 902</u>
Total equity and liabilities		<u>167 162 919</u>	<u>156 511 426</u>

Oslo, 21.03.2019

The board of Bogstadveien 3-5 DA

Nicholas Buchanan Laird

Chairman of the board/General Manager

Fredrik Haug Andersen

Member of the board



Bogstadveien 3-5 DA

Notes to the accounts, year ended 31 December 2018

Note 1 Accounting policies

The financial statements have been prepared in accordance with the Norwegian Accounting Act of 1998 and generally accepted accounting principles for small entities in Norway.

Valuation and classification of assets and liabilities

Assets intended for permanent ownership or use in the business are classified as non-current assets. Other assets are classified as current assets. Receivables due within one year are classified as current assets. The classification of current and non-current liabilities is based on the same criteria.

Current assets are valued at the lower of historical cost and fair value.

Fixed assets are carried at historical cost, but are written down to their recoverable amount if this is lower than the carrying amount and the decline is expected to be permanent. Fixed assets with a limited economic life are depreciated in accordance with a reasonable depreciation schedule.

Other long-term liabilities, as well as short-term liabilities, are valued at nominal value.

Revenue

Rental income

Operating revenue consists of rental income and operating revenue.

Rental income encompasses the fair value of the payment received for services that fall within the ordinary activities of the company. Rental income is presented net of VAT, rebates and discounts.

Shared costs

Shared costs are capitalised alongside payments on account from tenants. The effect of income statement is only related to owner's share of shared costs.

Lease incentives

Incentives provided to the lessee for a lease agreement is recognized as an integral part of the net consideration agreed for the use of the leased property, irrespective of the incentive's nature, form or the timing of payments. The net consideration is recognized as rental income over the lease term, on a straight-line basis. Examples of such incentives are up-front cash payment, reimbursement of costs (such as relocation costs, leasehold improvements and costs associated with a pre-existing lease commitment of the lessee) or initial periods of the lease term may be agreed to be rent-free or at a reduced rent.

Brokerage fee

Brokerage fee for new leases is recognized as operating costs and is recognised in the period the contract being entered into until date of its expected termination.

Plant under construction

Construction is a process of constructing a building or infrastructure. Construction contracts are recognised at historical cost. The costs is added to the asset's carrying amount when it is probable that the future financial benefits attributable to the expenditures will flow to the company and the expenses can be measured reliable. Other maintenance costs are recognised through the income statement in the period in which they are incurred.

Receivables

Trade receivables and other receivables are recognised at nominal value, less the accrual for expected losses of receivables. The accrual for losses is based on an individual assessment of each receivable.

Cash and cash equivalents

Cash and cash equivalents include cash, bank deposits and other monetary instruments with a maturity of less than three months at the date of purchase.

The company has an account in Fortin AS's cash pooling arrangement. The cash account amount is recognised at the balance sheet date as either short-term receivables or short-term debt to Group companies.

Cost of sales and other expenses

In principle, cost of sales and other expenses are recognised in the same period as the revenue to which they relate. In instances where there is no clear connection between the expense and revenue, the apportionment is estimated. Other exceptions to the matching criteria are disclosed where appropriate.

Income taxes

The company is organised as a general partnership, and is not a taxpayer. The tax results is taxable/deductable for the participants.

Group

Salmon Topco AS is the parent company of a group of companies. The consolidated accounts can be obtained by writing to Newsec Basale AS, Postboks 5666 Torgarden, 7484 Trondheim



Note 2 Operating income

Per area of operation:	2018	2017
Rental income	10 348 344	13 925 036
Rental exemptions	4 009 312	3 912 232
Rental discount	-511 200	-178 600
Administration fee	48 886	109 403
Total	13 895 342	17 768 071

Note 3 Payroll costs, number of employees, benefits, loans to employees etc.

	2018	2017
Average number of employees during the year	-	-

The Managing Director is employed in Anvil Asset Advisors AS. The Company pays a management fee to Fortin AS where payment for his work is included among other services provided on behalf of Fortin A. See note 7 for more details about the management fee. The Board of Directors and Managing Director are not entitled to bonuses or pay after termination of employment.

The Board members receives no compensation for their duty in 2018.

There are no loans or guarantees to Managing Directors, members of the Board and general assembly, employees or other related parties.

The company is not required to have an occupational pension plan in accordance with Norwegian legislation on occupational pensions ("lov om obligatorisk tjenestepensjon").

Auditor

Remuneration to Deloitte AS and their associates is as follows (excluding VAT):

	2018	2017
Statutory audit	28 500	31 000
Other assurance services	-	-
Tax counselling	26 600	-

Note 4 Property, plant and equipment

	Land	Buildings	Tenant improvements	Work in progress	Total
Cost at 1 January 2018	7 650 433	108 688 993	2 387 445	825 367	119 552 238
Additions, purchased	-	-	584 717	-	584 717
Disposals	-	-	-	825 367	825 367
Cost at 31 December 2018	7 650 433	108 688 993	2 972 162	-	119 311 588
Acc. depreciation at 31 Dec 2018	-	14 818 135	2 475 153	-	17 293 288
Net accumulated and reserved impairment at 31 December 2018	-	-	-	-	-
Accumulated depreciation and impairment at 31 Dec. 2018	-	14 818 135	2 475 153	-	17 293 288
Balance at 31 December 2018	7 650 433	93 870 858	497 010	-	102 018 302
Current year amortisation charge	-	1 087 200	87 708	-	1 174 908
Current year impairment charge	-	-	-	-	-
Current year reversal of impairment charges	-	-	-	-	-

Economic life
 Depreciation method

0 years	100 years	10 years	0 years
	straight-line	straight-line	

Note 5 Receivables; amounts due after more than one year

	2018	2017
Other receivables (rent exemption)	9 638 168	5 628 856
Other receivables (rent discount)	4 160 200	4 671 400
Other receivables (brokerage fee)	933 500	395 950
Total	14 731 868	10 696 206

**Note 6 Equity**

	Company capital	Other equity	Total equity	
Total equity				
Equity at 1 January 2018	67 438 366	88 579 158	156 017 524	
<i>This year's change in equity:</i>				
Profit/(loss) for the year	-	10 433 109	10 433 109	
Equity at 31 December 2018	67 438 366	99 012 267	166 450 633	
Ownership structure	Share	Payed-in equity	Retained earnings	Total equity
High-Street Invest I AS	99,99 %	67 431 622	99 002 366	166 433 988
DnB NDR Eiendomsfond I Dellaker AS	0,01 %	6 744	9 901	16 645
Equity at 31 December 2018		67 438 366	99 012 267	166 450 633

Note 7 Related party transactions and balances

Related party transactions, profit and loss

Transaction/transaction type	Belongs to P&L line	Counterpart	Relationship to the counterpart	2018	2017
<i>Interest income - cash pooling agreement</i>	<i>Interest Income</i>	<i>Fortin AS</i>	<i>Subsidiary</i>	329 134	242 421
<i>Total income</i>				329 134	242 421
<i>Management fee</i>	<i>Operating expenses</i>	<i>Fortin AS</i>	<i>Subsidiary</i>	580 875	348 206
<i>Total expenses</i>				580 875	348 206

Fortin AS and its subsidiaries is part of a cash pooling agreement.

Fortin AS is the contracting party and finances its subsidiaries' liquidity requirements. All companies are jointly responsible to fulfill the obligations under the agreement. There are no credit limits for the companies under the agreement, and the subsidiaries total risk is limited to their outstanding balance to Fortin AS.

Related party balance items

Counterpart	Relationship to the counterpart	Other receivables	
		2018	2017
Fortin AS	Subsidiary	50 068 774	42 089 000
Total		50 068 774	42 089 000
Counterpart	Relationship to the counterpart	Other current liabilities	
		2018	2017
Fortin AS	Subsidiary	580 875	348 206
Total		580 875	348 206



Note 8 Income tax basis

Calculation of income tax basis:		2018	2017
Profit before tax		10 433 109	14 488 471
Permanent differences		-	-
Calculation basis of income tax expense		10 433 109	14 488 471
Changes in temporary differences		-1 615 566	58 832
Calculation basis of income tax payable		8 817 543	14 547 303

Tax basis for the participants		Share		
High Street Invest I AS AS	99,99 %		8 816 661	14 545 848
DnB NOR Eiendomsinvest I Dellaker AS	0,01 %		882	1 455
Total			8 817 543	14 547 303

Specification of the tax effect of temporary differences and losses carried forward:

	2018	2017	Changes
Fixed assets	40 311 585	39 235 549	-1 076 036
Receivables	933 500	395 950	-537 550
Net temporary differences	41 245 085	39 629 499	-1 615 586
Losses carried forward	-	-	-
Cut off from deduction of interest rate expenses carried forward	-	-	-
Total	41 245 085	39 629 499	-1 615 586

Deferred benefit/liability	-	-	-
Deferred benefit not accounted for in the balance sheet	-	-	-
Net deferred benefit/liability in the balance sheet	-	-	-

Note 9 Secured borrowings and guarantees

Secured borrowings etc:		2018	2017
Borrowings from financial institutions		-	-
Total		-	-

Carrying amount of pledged assets		2018	2017
Buildings and land		102 018 302	103 433 859
Intra-group receivables		50 068 774	42 089 000
Recoverable receivables		241 914	66 488
Total		152 328 990	145 589 347

Guarantees		2018	2017
Guarantees		-	-
Unused credit facilities		-	-



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To the Partnership Meeting of Bogstadveien 3-5 DA

INDEPENDENT AUDITOR'S REPORT

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Bogstadveien 3-5 DA showing a profit of NOK 10 433 109. The financial statements comprise the balance sheet as at 31 December 2018, the income statement for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements are prepared in accordance with law and regulations and give a true and fair view of the financial position of the Company as at 31 December 2018, 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.

Basis for Opinion

We conducted our audit in accordance with laws, regulations, and auditing standards and practices generally accepted in Norway, including International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company as required by laws and regulations, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of the Board of Directors and the Managing Director for the Financial Statements

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

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern. The financial statements use the going concern basis of accounting insofar as it is not likely that the enterprise will cease operations.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with laws, regulations, and auditing standards and practices generally accepted in Norway, including ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in

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Deloitte

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Independent Auditor's Report -
Bogstadveien 3-5 DA

aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with laws, regulations, and auditing standards and practices generally accepted in Norway, including ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error. We design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- obtain an understanding of internal control relevant to the audit 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 Company's internal control.
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on Other Legal and Regulatory Requirements

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.

Oslo, 21 March 2019
Deloitte AS

Sylvi Bjørnslett

State Authorised Public Accountant (Norway)

Peritree Dokumenttrækker: ASJLS-1210G-2MNBEP-OYEYN-UUJHX-8736C



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SYLVI ANNIE BJØRNSLETT

Statsautorisert revisor

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Skattedirektoratet

Saksbehandler Torstein Kinden Helleland	Deres dato 05.09.2016	Vår dato 08.09.2016
Telefon 22078139	Deres referanse 433328/haskj	Vår referanse 2016/899084

OBOS BASALE AS
Postboks 5666 Sluppen
7484 TRONDHEIM

Tillatelse til å utarbeide årsregnskap og årsberetning på engelsk språk

Vi viser til deres brev av 5.september 2016 der det søkes om dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk språk for følgende selskaper;

Salmon Topco AS	org.nr. 999 178 332
Fortin Porperities	org.nr. 999 328 687
Salmon Midco AS	org.nr. 999 178 391
Salmon Holdco AS	org.nr. 999 178 367
Salmon Bidco AS	org.nr. 914 148 332
Fortin AS	org.nr. 989 275 186
DnbNor Eiendomsfond I Deltager AS	org.nr. 990 298 726
Handelsinvest I AS	org.nr. 889 275 502
Bjølsenhallen DA	org.nr. 984 048 491
Fossegrenda Senter AS	org.nr. 987 656 824
Solheimsveien 10 AS	org.nr. 976 912 799
Østre Rosten 4B AS	org.nr. 888 823 492
High Street Invest AS	org.nr. 990 612 013
Bogstadveien 3-5 DA	org.nr. 985 963 126
Midt Norge Invest AS	org.nr. 990 650 543
Nord-Vest Invest I AS	org.nr. 989 990 896
Nord-Norge Invest I AS	org.nr. 990 650 314
Oslo Invest AS	org.nr. 989 275 402
Bragernes Torg 2A AS	org.nr. 991 750 053
Dronningens gate 13 Oslo AS	org.nr. 982 422 116
Dyrskueveien 44 AS	org.nr. 987 548 800
Helsfyr Atrium AS	org.nr. 968 230 212
Helsfyr Atrium Drift AS	org.nr. 990 650 330
Sommerogaten 13-15 AS	org.nr. 990 651 213
Stavangerinvest I AS	org.nr. 989 821 504
Austbøgården AS	org.nr. 985 765 758
Badehusgaten 41 AS	org.nr. 991 903 682
Forusinvest I AS	org.nr. 989 425 870

Postadresse
Postboks 9200 Grønland
0134 Oslo

Besøksadresse:
Se www.skatteetaten.no
Org.nr: 996250318
E-post: skatteetaten.no/sendepost

Sentralbord
800 80 000
Telefaks
22 17 08 60



JAB Eiendom AS	org.nr. 883 900 642
Verven 4 Komplementar	org.nr. 980 649 105
Stålfjæra 24 Eiendom AS	org.nr. 990 611 939
Sørlandsinvest I AS	org.nr. 990 298 661
Telemarksporten AS	org.nr. 990 611 998
Verven 4 AS	org.nr. 917 335 079

Skattedirektoratet gir på bakgrunn av en konkret helhetsvurdering de overnevnte selskaper dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk språk, jf. regnskapsloven § 3-4 tredje ledd. Dispensasjonen forutsetter at opplysningene 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

Salmon Topco AS er morselskap. Salmon Topco AS er heleid av SOF-10 Salmon Investments LUX SARL som er registrert i Luxemburg. Dette selskapet er en del av Stawood Capital Funds som er registrert i USA. All korrespondanse går på engelsk. Selskapet må følgelig benytte engelsk for at eierne skal forstå regnskapet. Salmon Topco AS og datterselskapenes 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 Obos 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 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 "informative 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.

Det er særlig hensynet til brukerne av regnskapsinformasjon som skal vurderes ved en dispensasjonssøknad. I denne vurderingen har Skattedirektoratet lagt særlig vekt på at selskapene er eid av et utenlandsk selskap. Eierkretsen er begrenset. Videre er det vektlagt at forvaltningen av selskapet er satt bort til et annet selskap og at konsernspråket er engelsk.

Vennligst oppgi vår referanse ved henvendelser i saken.

Med hilsen

Rune Tystad
seniorrådgiver
Rettsavdelingen, foretaksskatt
Skattedirektoratet

Torstein Kinden Helleland

Dokumentet er elektronisk godkjent og har derfor ikke håndskrevne signaturer