



ÅRSREGNSKAPET FOR REGNSKAPSÅRET 2020 - GENERELL INFORMASJON

Enheten

Organisasjonsnummer: 994 817 477
Organisasjonsform: Aksjeselskap
Foretaksnavn: SI OSL 02 AS
Forretningsadresse: Rosenholmveien 25
1414 TROLLÅSEN

Regnskapsår

Årsregnskapets periode: 01.01.2020 - 31.12.2020

Konsern

Morselskap i konsern: Nei

Regnskapsregler

Regler for små foretak benyttet: Ja
Benyttet ved utarbeidelsen av årsregnskapet til selskapet: Forenklet IFRS

Årsregnskapet fastsatt av kompetent organ

Bekreftet av representant for selskapet: Åge Hellem
Dato for fastsettelse av årsregnskapet: 13.08.2021

Grunnlag for avgivelse

År 2020: Årsregnskapet er elektronisk innlevert
År 2019: Tall er hentet fra elektronisk innlevert årsregnskap fra 2020

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, 22.07.2022



Resultatregnskap

Beløp i: NOK	Note	2020	2019
RESULTATREGNSKAP			
Inntekter			
Sales revenue		50 194 710	52 694 477
Other operating income		813 673	988 402
Sum inntekter		51 008 383	53 682 879
Kostnader			
Cost of goods sold		281 023	459 466
Salaries	8	-6 308	2 360 247
Depreciations of fixed assets	3	16 976 541	12 556 567
Other operating expenses		22 583 481	26 987 730
Sum kostnader		39 834 737	42 364 010
Driftsresultat		11 173 646	11 318 869
Finansinntekter og finanskostnader			
Renteinntekt fra foretak i samme konsern		81 951	
Annen renteinntekt		108 571	139 383
Other financial income		49 557	12 624
Sum finansinntekter		240 079	152 007
Rentekostnad til foretak i samme konsern		14 815 031	12 070 357
Other financial expenses		103 060	23 395
Sum finanskostnader		14 918 091	12 093 752
Netto finans		-14 678 012	-11 941 745
Ordinært resultat før skattekostnad		-3 504 366	-622 876
Taxes	6, 9	-911 930	-137 033
Ordinært resultat etter skattekostnad		-2 592 436	-485 843
Årsresultat		-2 592 436	-485 843
Årsresultat etter minoritetsinteresser		-2 592 436	-485 843
Totalresultat		-2 592 436	-485 843



Resultatregnskap

Beløp i: NOK	Note	2020	2019
Overføringer og disponeringer			
Allocated to uncovered loss/other equity		-2 592 436	-485 843
Sum overføringer og disponeringer		-2 592 436	-485 843



Balanse

Beløp i: NOK	Note	2020	2019
BALANSE - EIENDELER			
Anleggsmidler			
Immaterielle eiendeler			
Utsatt skattefordel	6, 9	4 836 739	3 575 571
Sum immaterielle eiendeler		4 836 739	3 575 571
Varige driftsmidler			
Property, plant and equipment	3	264 616 992	221 095 740
Furniture, fittings and office equipment	3	168 487	140 512
Equipment and other movables	3		
Sum varige driftsmidler		264 785 479	221 236 252
Finansielle anleggsmidler			
Other long-term receivables		1 814 644	332 652
Sum finansielle anleggsmidler		1 814 644	332 652
Sum anleggsmidler		271 436 862	225 144 475
Omløpsmidler			
Varer			
Sum varer		539 779	618 944
Fordringer			
Trade receivables		9 550 509	14 743 412
Other current assets		347 340	276 785
Sum fordringer		9 897 848	15 020 197
Bankinnskudd, kontanter og lignende			
Cash and bank deposits	5		12 506 820
Sum bankinnskudd, kontanter og lignende			12 506 820
Sum omløpsmidler		10 437 628	28 145 961
SUM EIENDELER		281 874 490	253 290 436



Balanse

Beløp i: NOK	Note	2020	2019
BALANSE - EGENKAPITAL OG GJELD			
Egenkapital			
Innskutt egenkapital			
Share capital		2 950 000	2 950 000
Sum innskutt egenkapital		2 950 000	2 950 000
Opptjent egenkapital			
Udekket tap		19 133 842	15 303 195
Sum opptjent egenkapital		-19 133 842	-15 303 195
Sum egenkapital		-16 183 842	-12 353 195
Gjeld			
Langsiktig gjeld			
Utsatt skatt	9		
Annen langsiktig gjeld			
Obligasjonslån		55 635 850	
Shareholder loans		222 482 001	246 262 985
Other long term liabilities	7	309 582	682 422
Sum annen langsiktig gjeld		278 427 433	246 945 407
Sum langsiktig gjeld		278 427 433	246 945 407
Kortsiktig gjeld			
Sertifikatlån		2 014 606	
Leverandørgjeld		1 168 296	1 108 341
Tax payable	9		
Public tax liabilities			100 675
Kortsiktig konserngjeld		3 865 462	3 994 282
Other short term liabilities		12 582 535	13 494 926
Sum kortsiktig gjeld		19 630 899	18 698 224
Sum gjeld		298 058 332	265 643 631
SUM EGENKAPITAL OG GJELD		281 874 490	253 290 436



Brønnøysundregistrene

ÅRSREGNSKAP FOR REGNSKAPSÅRET 2020 - GENERELL INFORMASJON

Journalnummer: 2021 675562

Enheten

Organisasjonsnummer: 994 817 477
Organisasjonsform: Aksjeselskap
Foretaksnavn: DIGIPLEX ROSENHOLM AS
Forretningsadresse: c/o Digiplex Norway AS
Selma Ellefsens vei 1
0581 OSLO

Regnskapsår

Årsregnskapets periode: 01.01.2020 - 31.12.2020

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Brønnøysundregistrene, 06.09.2021



Organisasjonsnr: 994 817 477
DIGIPLEX ROSENHOLM AS

RESULTATREGNSKAP

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Organisasjonsnr: 994 817 477
DIGIPLEX ROSENHOLM AS

BALANSE

Beløp i: NOK	Note	2020	2019
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BALANSE - EIENDELER

Anleggsmidler

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Sum anleggsmidler		271 436 862	225 144 475
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Omløpsmidler

Varer

Sum varer		539 779	618 944
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Fordringer

Trade receivables		9 550 509	14 743 412
Other current assets		347 340	276 785
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Cash and bank deposits	5		12 506 820
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SUM EIENDELER		281 874 490	253 290 436
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BALANSE - EGENKAPITAL OG GJELD

Egenkapital

Innskutt egenkapital

Share capital		2 950 000	2 950 000
Sum innskutt egenkapital		2 950 000	2 950 000



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Annen langsiktig gjeld		
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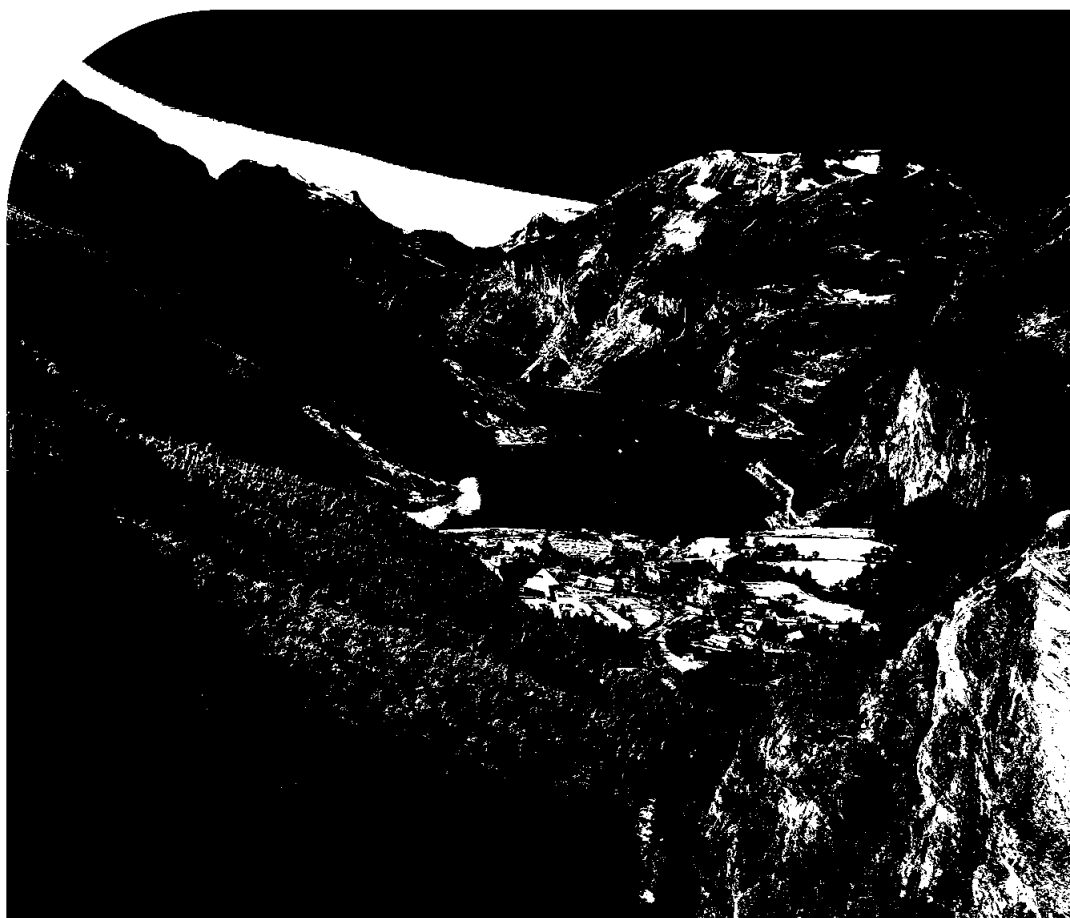
Organisasjonsnr: 994 817 477
DIGIPLEX ROSENHOLM AS

NOTEOPPLYSNINGER - SELSKAP - alle poster oppgitt i hele tall

Note

Antall årsverk i regnskapsåret

Virksomheten har hatt følgende antall årsverk:
0.00



DigiPlex Rosenholm AS

Annual Report 2020





Profit and Loss Statement	Note	2020	2019
<i>Amounts in NOK '000.</i>			
OPERATING REVENUE AND EXPENSES			
Sales revenue		50,195	52,694
Other operating income		814	988
Total revenue		51,008	53,683
Cost of goods sold		281	459
Salaries	8	- 6	2,360
Other operating expenses		22,583	22,197
EBITDA		28,150	28,666
Depreciations of fixed assets	3	16,977	16,360
OPERATING PROFIT		11,174	12,306
Interest income from group companies		82	0
Interest income		109	139
Other financial income		50	13
Interest expense		14,815	12,070
Other financial expenses		103	3,239
PROFIT / (LOSS) BEFORE TAXES		- 3,504	- 2,851
Taxes	6, 9	912	627
ORDINARY PROFIT / (LOSS)		- 2,592	- 2,224
NET PROFIT / (LOSS) FOR THE YEAR		- 2,592	- 2,224
TRANSFERS AND ALLOCATIONS			
Allocated to uncovered loss/other equity		- 2,592	- 2,224
TOTAL TRANSFERS AND ALLOCATIONS		- 2,592	- 2,224



Balance sheet as at 31 December	Note	2020	2019
<i>Amounts in NOK '000.</i>			
Assets			
Intangible assets			
Deferred tax assets	6, 9	4,837	3,925
Total intangible assets		4,837	3,925
Tangible assets			
Property, plant and equipment	3	264,617	278,583
Furniture, fittings and office equipment	3	168	141
Total tangible assets		264,785	278,723
Financial fixed assets			
Other long-term receivables		1,815	333
Total financial fixed assets		1,815	333
Total fixed assets		271,437	282,981
Current assets			
Inventories		540	619
Trade receivables		9,551	14,743
Other current assets		347	277
Cash and bank deposits	5	0	12,507
Total current assets		10,438	28,146
Total assets		281,874	311,127
Equity and liabilities			
Equity			
Paid in equity			
Share capital		2,950	2,950
Total paid in equity		2,950	2,950
Earned equity			
Other equity		- 19,134	- 16,541
Total earned equity		- 19,134	- 16,541
Total equity		- 16,184	- 13,591
Liabilities			
Long term liabilities			
Shareholder loans		222,482	246,263
Long term lease obligation right of use		55,636	57,060
Other long term liabilities	7	310	682
Total of long term liabilities		278,427	304,005



Short term liabilities

Short term lease obligation right of use	2,015	2,015
Trade liabilities	1,168	1,108
Public tax liabilities	0	101
Short term liabilities from related parties	3,865	3,994
Other short term liabilities	12,583	13,495
Total short term liabilities	19,631	20,713
Total liabilities	298,058	324,718
Total equity and liabilities	281,874	311,127

Oslo, 13 August 2021

James Byrne Murphy
Chairman of the Board

Wiljar Inge Nesse
Member of the Board / CEO



Statement of changes in equity

Amounts in NOK '000.

	Notes	Share capital	Retained earnings	Total Equity
Balance at 1 January 2020		2,950	- 16,541	- 13,591
Profit/(loss) for the period		0	- 2,592	- 2,592
Other comprehensive income		0	0	0
Total comprehensive income for the period		2,950	- 19,134	- 16,184

Transactions with owners in their capacity as owners:

Dividends paid		0	0	0
Balance at 31 December 2020		2,950	- 19,134	- 16,184

Balance at 1 January 2019		2,950	- 14,817	- 11,867
Profit/(loss) for the period		0	- 2,224	- 2,224
Effect transition to simplified IFRS		0	500	500
Other comprehensive income		0	0	0
Total comprehensive income for the period		2,950	- 16,541	- 13,591

Transactions with owners in their capacity as owners:

Dividends paid		0	0	0
Balance at 31 December 2019		2,950	- 16,541	- 13,591

Notwithstanding that the Company's equity is in a negative position (NOK 16.2 million), the Board confirms that there are sufficient funds available to the Company to operate as a going concern.

The Board have evaluated the Company's value adjusted equity. The parent company has been bought by affiliates of IPI Partners LLC during 2021. In that transaction the company's equity is valued significantly higher the booked equity and understates that the company's value adjusted equity is positive.



Statement of cash flow

Amounts in NOK '000.	Note	2020	2019
Cash flows from operating activities			
Profit before income tax		- 3,504	- 623
Adjusted for:			
Depreciation and amortisation	3	16,977	12,557
Financial activities		14,678	0
Changes in inventories		79	- 141
Change in trade and other receivables		3,640	- 3,391
Change in trade and other payables		- 1,082	- 1,417
Net cash from operating activities		30,788	6,984
Cash flows from investing activities			
Purchase of property, plant and equipment	3	- 3,039	- 8,432
Interest received		240	0
Net cash from investing activities		- 2,799	- 8,432
Cash flows from financing activities			
Repayment of loan from related party		- 24,154	0
Repayment/increase of bond loan / shareholder loan		0	4,459
Repayment of other loans		- 1,424	0
Interests paid		- 14,918	0
Net cash from financing activities		- 40,496	4,459
Net change in cash and cash equivalents		- 12,507	3,011
Carried forward cash and cash equivalents		12,507	9,496
Cash and cash equivalents on closing date	5	0	12,507
Of which restricted cash and cash equivalents	5	0	62



Notes to the Financial Statement

Note 1 General information

DigiPlex Rosenholm AS ("the Company") is a Norwegian private limited liability company incorporated on 24 November 2009 and regulated by the Norwegian Private Limited Liability Companies Act and supplementing Norwegian laws and regulations. The Company is registered in the Norwegian Companies Registry with company registration number 994 817 477, its registered business address is Selma Ellefsens vei 1, 0581 Oslo, Norway.

The financial statements have been prepared in accordance with the Accounting Act § 3-9 and Regulations on simplified application of international accounting standards laid down by the Ministry of Finance on 10 December 2019. This mainly means that recognition and measurement follow international accounting standards (IFRS) and presentation and note information are in accordance with Norwegian accounting law and good accounting practice (See statement of changes in equity).

This is the Company's first financial statements presented under the simplified application of international accounting standards mentioned above. Thus, the accounting figures for 2019 have been recalculated, using the same simplified application of international accounting standards.

The financial statements of DigiPlex Rosenholm AS for the year ended 31 December 2020 were authorised for issue by the Board of Directors on 13 August 2021. The financial statements will be approved by the shareholders meeting on 13 August 2021. The financial statements are presented in Norwegian Kroner (NOK '000.)

The financial statements have been prepared on a going concern basis.



Notes to the Financial Statement

Note 2 Summary of significant accounting principles

Sales Revenues

IT housing service revenues are recognised and expensed over the life time for each contract. Sales costs incurred in relation to new customers contracts are deferred and expensed over the contract.

Revenue recognition

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. The Company has generally concluded that it is the principal in its revenue arrangements, because it typically controls the goods or services before transferring them to the customer. Significant acquisition costs related to new service contracts are amortised over the contract period. The capitalised acquisition costs are classified as Trade and other receivables. The amortisation of these costs are classified as operating costs, and included in the calculation of EBITDA.

Sales of services

The Company provides IT housing services including engineering support, connectivity and other IT services. The Company recognises revenue from rendering of services over time, because the customer simultaneously receives and consumes the benefits provided by the Company. The Company recognises revenue over time by measuring the progress towards complete satisfaction of the services. The method applied is the one that most faithfully depicts our progress towards complete satisfaction of the performance obligation.

Sales of goods

The Company recognises revenue from the sale of goods at the point in time when control of the goods is transferred to the customer. Control of an asset refers to the ability to direct the use of and obtain substantially all of the remaining benefits from the asset, and the ability to prevent others from directing the use of and receiving the benefits from the asset. Revenue is generally recognised on delivery of the goods.

Segment reporting

The Company has identified one segment; IT housing services, and one geographical segment; Oslo.

Classification and valuation of balance sheet items

Assets intended for long-term ownership or use have been classified as fixed assets. Assets relating to the trading cycle have been classified as current assets. Receivables are classified as current assets if they are recoverable within one year after the transaction date. Similar criteria apply to liabilities.

Current assets are valued at the lower of purchase cost and net realisable value. Short term liabilities are reflected in the balance sheet at nominal value on the establishment date.

Tangible assets

Tangible assets are reflected in the balance sheet and depreciated to residual value over the asset's expected useful life on a straight-line basis. If changes in the depreciation plan occur the effect is distributed over the remaining depreciation period. Direct maintenance of an asset is expensed under operating expenses as and when it is incurred. Additions or improvements are added to the asset's cost price and depreciated together with the asset. The split between maintenance and additions/improvements is calculated in proportion to the asset's condition at the acquisition date.

Depreciation is calculated using the straight-line method to allocate their cost or revalued amounts, net of their residual values, over their estimated useful lives.

The gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in the income statement for the period.

Debtors

Trade debtors and other debtors are reflected in the balance sheet at nominal value less provisions for doubtful debts. Provisions for doubtful debts are calculated on the basis of individual assessments. In addition, for the remainder of accounts receivables outstanding balances, a general provision is carried out based on expected loss.

Trade receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. Losses on receivables are presented as operating expenses.

Cash and cash equivalents

In the statement of cash flows, cash and cash equivalents includes cash in hand and deposits held at call with banks.



Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently stated at amortised cost using the effective interest method. Any differences between the proceeds (net of transaction costs) and the redemption value is recognised in the income statement over the duration of the borrowings.

Foreign currencies

Monetary items in foreign currencies are translated at the exchange rate on the balance sheet date.

Tax

The tax charge in the income statement includes both payable taxes for the period and changes in deferred tax. Deferred tax is calculated at 22% on the basis of the temporary differences which exist between accounting and tax values, and any carry forward losses for tax purposes at the year-end. Tax enhancing or tax reducing temporary differences, which are reversed or may be reversed in the same period, have been eliminated. Deferred tax and tax benefits which may be shown in the balance sheet are presented on a net basis. The Company elected to capitalise the deferred tax asset.

Property, plant and equipment

Fixed assets are reflected in the balance sheet, initially measured at cost, and depreciated to residual value over the asset's expected useful life on a straight-line basis. If changes in the depreciation plan occur the effect is distributed over the remaining depreciation period. Direct maintenance of an asset is expensed under operating expenses as and when it is incurred. Additions or improvements are added to the asset's cost price and depreciated together with the asset. The split between maintenance and additions/improvements is calculated in proportion to the asset's condition at the acquisition date. Depreciation is calculated using the straight-line method to allocate their cost or revalued amounts, net of their residual values, over their estimated useful lives or, in the case of leasehold improvements and certain leased plant and equipment, the shorter lease term.

Every component of the asset is depreciated separately.

Cash Flow Statement

The Cash Flow Statement is prepared using the indirect method. Cash available includes deposits on bank accounts and other short term placements which can be transformed to cash within a short time.

Financial risk management

Credit risk

Credit risk arises from cash and cash equivalents and deposits with banks, as well as credit exposures to loans to related parties, including outstanding receivables and committed transactions. Management assesses the credit quality of the related parties, taking into account its financial position, past experience and other factors. Credit risk related to bank insolvency is closely monitored.

Financial instruments

Regular purchases and sales of financial assets are recognised on the transaction date and financial liabilities are recognised at the settlement date. On initial recognition of a financial asset or liability, it is measured at fair value plus transaction costs for all financial assets not carried at fair value through profit or loss.

Financial assets are derecognised when the contractual rights to cash flows from the financial asset expire or when the group transfers the financial asset in a transaction where all or virtually all risk and opportunities for profit related to ownership of the asset are transferred. Financial liabilities are derecognised from the balance sheet when they have ceased to apply – in other words, when the obligation specified in the contract is fulfilled, cancelled or expired.

The group classifies financial instruments in the categories at fair value through profit and loss and at amortised cost. The classification depends on the purpose the instrument, and the group assesses the classification of financial instruments on their acquisition.

Liquidity risk

The Group's finance department monitors rolling forecasts of the Group's liquidity requirements to ensure it has sufficient cash to meet operational needs, while maintaining sufficient headroom at all times so that the Group does not breach borrowing limits or covenants (where applicable) on any of its borrowing facilities.

Amounts in NOK '000.	Shareholder loan	Lease obligations	Trade payables
< 1 year	0	5,053	15,296
1 - 3 years	0	15,992	0
3 - 5 years	0	5,621	0
> 5 years	222,482	58,240	0
Expected cash flow as at 31 December 2020	222,482	84,905	15,296
Book value as at 31 December 2020	222,482	57,650	15,296

Group consolidation

Consolidated group financial statement has been prepared for the Company's parent; DigiPlex Norway Holding 2 AS and for DigiPlex Norway Holding 1 AS.



Note 3 - Property, plant and equipment

	Land	Plant and equipment	Furniture and fixtures	Right of use assets	Total
Amounts in NOK '000.					
As at 1 January 2020					
Accumulated cost	0	310,654	300	61,013	371,968
Accumulated depreciation	0	- 89,559	- 160	- 3,526	- 93,245
Net book value	0	221,096	141	57,487	278,723
Year ended 31 December 2020					
Opening net book value	0	221,096	141	57,487	278,723
Additions	0	2,943	96	0	3,039
Depreciation charge	0	- 12,828	- 68	- 4,081	- 16,977
Closing net book value	0	211,211	168	53,406	264,785
As at 31 December 2020					
Accumulated cost	0	313,587	396	61,013	375,007
Accumulated depreciation	0	- 102,386	- 228	- 7,607	- 110,221
Net book value	0	211,211	168	53,406	264,785
As at 1 January 2019					
Accumulated cost	0	302,245	278	0	302,523
Accumulated depreciation	0	- 77,055	- 107	0	- 77,162
Net book value	0	225,189	172	0	225,361
Year ended 31 December 2019					
Opening net book value	0	225,189	172	0	225,361
Additions	0	8,410	22	61,013	69,445
Depreciation charge	0	- 12,503	- 53	- 3,526	- 16,083
Closing net book value	0	221,096	141	57,487	278,723
As at 31 December 2019					
Accumulated cost	0	310,654	300	61,013	371,968
Accumulated depreciation	0	- 89,559	- 160	- 3,526	- 93,245
Net book value	0	221,096	141	57,487	278,723
Depreciation plan	None	Straight line	Straight line	Straight line	
Expected useful life		10-50 years	3-6 years	3-25 years	



Note 4 - Leases

The Company leases several assets, such as offices and other facilities. The Company's right-of-use assets and corresponding lease liabilities are

Amounts in NOK '000.	Property rent	Total
Right of use assets		
As at 1 January 2020	57,487	57,487
Additions	0	0
Depreciation expense	- 4,081	- 4,081
As at 31 December 2020	53,406	53,406
Remaining lease term 1 - 15 years		
As at 1 January 2019	61,013	61,013
Additions	0	0
Depreciation expense	- 3,526	- 3,526
As at 31 December 2019	57,487	57,487
Lease liabilities		
As at 1 January 2020	59,074	59,074
Additions	0	0
Accretion of interest	3,496	3,496
Lease payment	- 4,920	- 4,920
As at 31 December 2020	57,650	57,650
Short term lease liability	2,015	2,015
Long term lease liability	55,636	55,636
As at 1 January 2019	61,013	61,013
Additions	0	0
Accretion of interest	2,852	2,852
Lease payment	- 4,791	- 4,791
As at 31 December 2019	59,074	59,074
Short term lease liability	2,015	2,015
Long term lease liability	57,060	57,060

Expenses related to low value asset leases and short-term leases for the Company are considered immaterial.

Some leases include extension options exercisable near the end of the lease term. The Company assesses at lease commencement date whether it is reasonably certain to exercise the extension options. The Company reassesses whether it is reasonably certain to exercise the options if there is a significant event or significant changes in circumstances within its control.

The following table sets out a maturity analysis of lease payables, showing the undiscounted lease payments to be paid after closing date:

Amounts in NOK '000.	Irrevocable lease payments	Payments related to options considered	Total lease payments, considered	Payment related to options not considered
< 1 year	5,053	0	5,053	0
1 - 5 years	16,226	5,387	21,613	0
> 5 years	0	58,240	58,240	79,883
Expected cash flow	21,279	63,627	84,905	79,883
Book value			57,650	



Note 5 - Bank deposits

Amounts in NOK '000.

	2020	2019
Bank deposits		
Short term cash equivalents	0	12,444
Restricted cash/employee tax deductions	0	62
Total bank deposits	0	12,507

The Company is a part of cash pool with Digiplex Norway Holding 2, so the cash will show as a long-term liability (see also note 8)

Note 6 - Income tax

Amounts in NOK '000.

	2020	2019
Tax payable	0	0
Change in deferred tax	- 912	- 627
Income tax expense	- 912	- 627

Basis for tax payable

Profit before income tax	- 3,504	- 2,851
Permanent differences	0	0
Group contribution	0	0
Basis for tax payable	0	0
Tax rate for calculation of tax payable	22%	22%
Calculated tax payable	0	0

Temporary differences

Non-current assets	47,622	48,819
Right-of-use assets	- 4,244	- 2,228
Amortisation sales contracts	159	333
Total temporary differences	43,537	46,924

Interest limitation	0	
Interest limitation	- 1,375	- 1,375
Tax loss carry forward	- 64,148	- 64,030
Basis for deferred tax asset in the balance sheet	- 21,985	- 18,481
Tax rate for calculation of deferred tax / deferred tax asset	22%	22%
Calculated deferred tax / deferred tax asset	- 4,837	- 4,066
Recognised deferred tax / deferred tax asset	- 4,837	- 4,066

Net deferred tax positions

Non-current assets	10,477	10,740
Right of use assets and lease liabilities, net	- 934	- 490
Interest limitation	- 302	- 302
Tax loss carry forward	- 14,113	- 14,087
Net at 31 December	- 4,837	- 4,066

Calculation of effective tax rate

Profit before income tax	- 3,504	- 2,851
Tax calculated using nominal tax rate	- 771	- 627
Effect of corrections from previous years	- 141	0
Income tax expense	- 912	- 627
Effective tax rate	26.0 %	22.0 %

Deferred tax is recognised on differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax base used in the calculation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised.

Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available. The Company has recorded a deferred tax asset in the balance sheet amounting to NOK 4.8 million. This decision was made on the basis of the Company's business plan, which forecasts a profitable position over the coming years, based on existing customer contracts. Thus, the Company considers it probable that taxable profits will be available to utilise the deferred tax asset.



Note 7 - Financial instruments

Amounts in NOK '000.

At 31 December 2020	Amortised cost	Fair value through profit or loss	Other items	Total
Assets				
Trade and other receivables (non interest bearing)	9,546	0	5	9,551
Other receivables (non interest bearing)	347	0	0	347
Other current assets	0	0	1,815	1,815
Total financial assets	9,893	0	1,820	11,712

At 31 December 2019	Amortised cost	Fair value through profit or loss	Other items	Total
Assets				
Trade receivables (non interest bearing)	14,743	0	0	14,743
Other receivables (non interest bearing)	277	0	0	277
Cash and cash equivalents	12,507	0	0	12,507
Other current assets	0	0	333	333
Total financial assets	27,527	0	333	27,860

At 31 December 2020	Amortised cost	Fair value through profit or loss	Other items	Total
Liabilities				
Loan from parent party	222,482	0	0	222,482
Lease liabilities	57,650	0	0	57,650
Deposits from customers	310	0	0	310
Trade payables and other current liabilities (non interest bearing)	1,168	0	0	1,168
Other current liabilities (non interest bearing)	4,365	0	0	4,365
Total financial liabilities	285,976	0	12,083	298,058

At 31 December 2019	Amortised cost	Fair value through profit or loss	Other items	Total
Liabilities				
Shareholder loan (non interest bearing)	246,263	0	0	246,263
Contract liabilities	59,074	0	12,490	71,565
Deposits from customers	682	0	0	682
Trade payables and other current liabilities (non interest bearing)	1,108	0	0	1,108
Other current liabilities (non interest bearing)	4,999	0	0	4,999
Accrued public taxes (non interest bearing)	0	0	101	101
Total financial liabilities	312,127	0	12,591	324,718

Note 8 - Payroll expenses, number of employees, remunerations, loans to employees, etc.

Amounts in NOK '000.

The company had none employees in 2020 and therefore not established a pension fund.

Neither the CEO, nor the chairman of the board or any other individual related parties have received loans during 2020.

Auditor remuneration (all amounts are excluding VAT)	2020	2019
Statutory audit	166	121
Other assistance	5	0
Total auditor remuneration (excluding VAT)	171	121



Note 9 - Related party disclosure

Amounts in NOK '000.

The Company is jointly controlled by Stupar Holdings Corporation and Kitebrook Group of Companies

The Annual Report of DigiPlex Rosenholm AS is consolidated in DigiPlex Norway Holding 1 AS and DigiPlex Norway Holding 2 AS. Request of Consolidated Financial Statement can be directed to DigiPlex Norway AS, Ulvenveien 82E, 0581 Oslo, Norway.

Purchase of services	2020	2019
Management services	3,277	25
Support services	7,871	9,508
Total	11,148	9,533

Trade payables from purchase of related party services in the amount of NOK 10,098 are included in Trade liabilities.

Digiplex Norway AS	28	0
Digiplex Fet 2 AS	124	0
Digiplex Stockholm 1 AB	19	

Other short term receivables	2020	2019
Digiplex Norway AS	0	19
	0	0

Other short term liabilities	2020	2019
Digiplex Norway AS	1,545	1,784
Digiplex Holding 1 AS	2,321	0
Digiplex Stockholm 1 AB	0	968

Note 10 Events after balance sheet date

On 30 June 2021, the shareholders of DigiPlex Norway Holding 1 AS agreed to sell all the shares to affiliates of IPI Partners, LLC, a global investment platform ("IPI"). Through the transaction, which is expected to close in Q3 2021, IPI will acquire 100% ownership of all DigiPlex companies. IPI specialises in acquiring, developing, leasing and operating critical digital infrastructure assets to serve the needs of large, high quality technology companies globally. Co-sponsored by ICONIQ Capital, LLC and an affiliate of Iron Point Partners, LLC, IPI leverages the combined leadership, strategic experience and global network of its sponsoring firms. Over the past five years, IPI has built one of the world's largest privately held data center portfolios focused on the hyperscale and enterprise markets and raised more than \$5.25 billion in total equity capital commitments.



To the General Meeting of Digiplex Rosenholm AS

Independent Auditor's Report

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Digiplex Rosenholm AS, which comprise the balance sheet as at 31 December 2020, the profit and loss statement, statement of changes in equity and statement of cash flows 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 2020, and its financial performance and its cash flows for the year then ended in accordance with simplified application of international accounting standards according to section 3-9 of the Norwegian Accounting Act.

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 and a true and fair view of the financial statements in accordance with simplified application of International Accounting Standards according to the Norwegian Accounting Act section 3-9, 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 and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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State authorised public accountants, members of The Norwegian Institute of Public Accountants, and
authorised accounting firm*



Independent Auditor's Report - Digiplex Rosenholm AS



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

For further description of Auditor's Responsibilities for the Audit of the Financial Statements reference is made to <https://revisorforeningen.no/revisjonsberetninger>

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, 13 August 2021
PricewaterhouseCoopers AS

Stig Lund
State Authorised Public Accountant

(This document is signed electronically)

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 Securely signed with Brevio

Revisjonsberetning

Signers:

Name	Method	Date
Lund, Stig Arild	BANKID_MOBILE	2021-08-13 16:51

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Skattedirektoratet

Saksbehandler Torstein Kinden Helleland	Deres dato 24.11.2014	Vår dato 05.12.2014
Telefon 22078139	Deres referanse Stig Lund	Vår referanse 2014/873374

PRICEWATERHOUSECOOPERS AS
Postboks 748 Sentrum
0106 OSLO

Tillatelse til å utarbeide årsregnskap og årsberetning på engelsk språk for Digiplex Rosenholm AS, org. nr. 994 817 477

Vi viser til deres brev av 24. november 2014 der det søkes om dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk språk for Digiplex Rosenholm AS.

Skattedirektoratet gir på bakgrunn av en konkret helhetsvurdering Digiplex Rosenholm AS 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

Digiplex Norway AS er heleid av det amerikanske selskapet Digiplex Rosenholm LLC. Digiplex Rosenholm AS er hovedsakelig involvert i fasilitering av serverrom for både internasjonale og nasjonale selskaper i et internasjonalt marked. Kundene er i det alt vesentlige store selskaper og ingen av kundene er privatpersoner. Selskapet opererer i en internasjonal bransje. Arbeidsspråket er engelsk. Alle sentrale aktører og samarbeidspartnere innen denne bransjen behersker og benytter engelsk. Flere styremedlemmer i selskapet er utenlandske. En norsk oversettelse vil kun ha til formål å oppfylle regnskapslovens språkkrav.

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

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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 selskapet er et datterselskap til et utenlandsk selskap. Eierkretsen er begrenset. Arbeidsspråket i er engelsk. Flere styremedlemmer i selskapet er utenlandske. Videre er det vektlagt at selskapet driver virksomhet i en bransje der alle sentrale aktører behersker og benytter engelsk språk.

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