



ÅRSREGNSKAPET FOR REGNSKAPSÅRET 2021 - GENERELL INFORMASJON

Enheten

Organisasjonsnummer: 915 659 500
Organisasjonsform: Aksjeselskap
Foretaksnavn: WIIV NORWAY HOLDING AS
Forretningsadresse: c/o Newsec Basale AS
Munkedamsveien 45D
0250 OSLO

Regnskapsår

Årsregnskapets periode: 01.01.2021 - 31.12.2021

Konsern

Morselskap i konsern: Ja
Konsernregnskap lagt ved: 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 Hestnes
Dato for fastsettelse av årsregnskapet: 30.05.2022

Grunnlag for avgivelse

År 2021: Årsregnskapet er elektronisk innlevert
År 2020: Tall er hentet fra elektronisk innlevert årsregnskap fra 2021

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, 30.04.2023



Resultatregnskap

Beløp i: NOK	Note	2021	2020
RESULTATREGNSKAP			
Kostnader			
Employee benefits expense	2		
Other expenses	2	189 270	205 641
Sum kostnader		189 270	205 641
Driftsresultat		-189 270	-205 641
Finansinntekter og finanskostnader			
Income from subsidiaries	5	25 000 000	6 495 641
Annen renteinntekt			13 516
Other financial income		100	116
Sum finansinntekter		25 000 100	6 509 273
Annen rentekostnad		5 301 139	6 112 643
Other financial expenses		266 691	190 989
Sum finanskostnader		5 567 830	6 303 632
Netto finans		19 432 270	205 641
Ordinært resultat før skattekostnad		19 242 999	0
Income tax expense	3	2 027 542	
Ordinært resultat etter skattekostnad		17 215 457	0
Årsresultat		17 215 457	0
Årsresultat etter minoritetsinteresser		17 215 457	
Totalresultat		17 215 457	
Overføringer og disponeringer			
Other equity		17 215 457	
Sum overføringer og disponeringer		17 215 457	



Balanse

Beløp i: NOK	Note	2021	2020
BALANSE - EIENDELER			
Anleggsmidler			
Immaterielle eiendeler			
Utsatt skattefordel	3		
Finansielle anleggsmidler			
Investering i datterselskap	6	386 236 310	386 236 310
Other long-term receivables	4		
Sum finansielle anleggsmidler		386 236 310	386 236 310
Sum anleggsmidler		386 236 310	386 236 310
Omløpsmidler			
Varer			
Fordringer			
Other short-term receivables	4	501 188	759 093
Receivables to group entities	5	25 000 000	6 495 641
Sum fordringer		25 501 188	7 254 734
Bankinnskudd, kontanter og lignende			
Cash and cash equivalents	5	13 423 086	12 425 236
Sum bankinnskudd, kontanter og lignende		13 423 086	12 425 236
Sum omløpsmidler		38 924 274	19 679 970
SUM EIENDELER		425 160 584	405 916 280
BALANSE - EGENKAPITAL OG GJELD			
Egenkapital			
Innskutt egenkapital			
Share capital	1	139 416 280	139 416 280
Sum innskutt egenkapital		139 416 280	139 416 280



Balanse

Beløp i: NOK	Note	2021	2020
Opptjent egenkapital			
Other equity		17 215 457	
Sum opptjent egenkapital		17 215 457	
Sum egenkapital		156 631 737	139 416 280
Gjeld			
Langsiktig gjeld			
Utsatt skatt	3		
Annen langsiktig gjeld			
Gjeld til kredittinstitusjoner	4	266 500 000	266 500 000
Sum annen langsiktig gjeld		266 500 000	266 500 000
Sum langsiktig gjeld		266 500 000	266 500 000
Kortsiktig gjeld			
Leverandørgjeld		1 305	
Tax payable	3	2 027 542	
Sum kortsiktig gjeld		2 028 847	
Sum gjeld		268 528 847	266 500 000
SUM EGENKAPITAL OG GJELD		425 160 584	405 916 280



Brønnøysundregistrene

ÅRSREGNSKAP FOR REGNSKAPSÅRET 2021 - GENERELL INFORMASJON

Journalnummer: 2022 703740

Enheten

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Organisasjonsform: Aksjeselskap
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0250 OSLO

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årsregnskapet til selskapet: Regnskapslovens alminnelige regler

Årsregnskapet fastsatt av kompetent organ

Bekreftet av representant for selskapet: Tore Hestnes
Dato for fastsettelse av årsregnskapet: 30.05.2022

Revisjon

Årsregnskapet er utarbeidet av ekstern
autorisert regnskapsfører: Ja
Ekstern autorisert regnskapsfører har i
løpet av regnskapsåret bistått ved den
løpende regnskapsføringen eller utført
andre tjenester for selskapet enn å
utarbeide årsregnskapet: Ja

Grunnlag for avgivelse

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År 2020: Tall er hentet fra elektronisk innlevert årsregnskap fra 2021.

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Brønnøysundregistrene, 23.07.2022

Brønnøysundregistrene
Postadresse: Postboks 900, 8910 Brønnøysund
Telefon: 75 00 75 00
E-post: firmapost@brreg.no Internett: www.brreg.no
Organisasjonsnummer: 974 760 673



Organisasjonsnr: 915 659 500
WIIV NORWAY HOLDING AS

RESULTATREGNSKAP

Beløp i: NOK	Note	2021	2020
RESULTATREGNSKAP			
Kostnader			
Employee benefits expense	2		
Other expenses	2	189 270	205 641
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Driftsresultat		-189 270	-205 641
Finansinntekter og finanskostnader			
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Annen renteinntekt			13 516
Other financial income		100	116
Sum finansinntekter		25 000 100	6 509 273
Annen rentekostnad		5 301 139	6 112 643
Other financial expenses		266 691	190 989
Sum finanskostnader		5 567 830	6 303 632
Netto finans		19 432 270	205 641
Ordinært resultat før skattekostnad			
Income tax expense	3	2 027 542	0
Ordinært resultat etter skattekostnad		17 215 457	0
Årsresultat		17 215 457	0
Årsresultat etter minoritetsinteresser		17 215 457	
Totalresultat		17 215 457	
Overføringer og disponeringer			
Other equity		17 215 457	
Sum overføringer og disponeringer		17 215 457	



Organisasjonsnr: 915 659 500
WIIV NORWAY HOLDING AS

BALANSE

Beløp i: NOK Note 2021 2020

BALANSE - EIENDELER

Anleggsmidler

Immaterielle eiendeler

Utsatt skattefordel 3

Finansielle anleggsmidler

Investering i datterselskap 6 386 236 310 386 236 310

Other long-term receivables 4

Sum finansielle anleggsmidler 386 236 310 386 236 310

Sum anleggsmidler 386 236 310 386 236 310

Omløpsmidler

Varer

Fordringer

Other short-term receivables 4 501 188 759 093

Receivables to group entities 5 25 000 000 6 495 641

Sum fordringer 25 501 188 7 254 734

Bankinnskudd, kontanter og lignende

Cash and cash equivalents 5 13 423 086 12 425 236

Sum bankinnskudd, kontanter og lignende 13 423 086 12 425 236

Sum omløpsmidler 38 924 274 19 679 970

SUM EIENDELER 425 160 584 405 916 280

BALANSE - EGENKAPITAL OG GJELD

Egenkapital

Innskutt egenkapital

Share capital 1 139 416 280 139 416 280

Sum innskutt egenkapital 139 416 280

Opptjent egenkapital

Other equity 17 215 457

Sum opptjent egenkapital 17 215 457

Sum egenkapital 156 631 737 139 416 280

Gjeld



Langsiktig gjeld			
Utsatt skatt	3		
Annen langsiktig gjeld			
Gjeld til			
kredittinstitusjoner	4	266 500 000	266 500 000
Sum annen langsiktig gjeld		266 500 000	266 500 000
Sum langsiktig gjeld		266 500 000	266 500 000
Kortsiktig gjeld			
Leverandørgjeld		1 305	
Tax payable	3	2 027 542	
Sum kortsiktig gjeld		2 028 847	
Sum gjeld		268 528 847	266 500 000
SUM EGENKAPITAL OG GJELD		425 160 584	405 916 280



Organisasjonsnr: 915 659 500
WIIV NORWAY HOLDING AS

NOTEOPPLYSNINGER - SELSKAP - alle poster oppgitt i hele tall

Note

Antall aksjer og aksjeeiere

Note

Antall årsverk i regnskapsåret

Virksomheten har hatt følgende antall årsverk:
0.00

Omløpsmidler Startdato Sluttdato Endring

Skattemessig fremf.undersk. Startdato Sluttdato Endring

Kortsiktig gjeld Startdato Sluttdato Endring



Statsautoriserte revisorer
Ernst & Young AS

Havnegata 9, 7010 Trondheim
Postboks 1299 Pirsenteret, 7462 Trondheim

Foretaksregisteret: NO 976 389 387 MVA
Tlf: +47 24 00 24 00

www.ey.no
Medlemmer av Den norske Revisorforening

INDEPENDENT AUDITOR'S REPORT

To the Annual Shareholders' Meeting of Wiiv Norway Holding AS

Opinion

We have audited the financial statements of Wiiv Norway Holding AS (the Company), which comprise the balance sheet as at 31 December 2021, 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 financial statements comply with applicable legal requirements and give a true and fair view of the financial position of the Company as at 31 December 2021 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 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 in accordance with the requirements of the relevant laws and regulations in Norway and the International Ethics Standards Board for Accountants' *International Code of Ethics for Professional Accountants (including International Independence Standards)* (IESBA Code), 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 management for the financial statements

Management is responsible for the preparation and 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 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.

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 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 the 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 ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:



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- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, 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 the board of directors 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.

Oslo, 28 June 2022
ERNST & YOUNG AS

The auditor's report is signed electronically

Kristin Hagland
State Authorised Public Accountant (Norway)

Penneo Dokumentnøkkel: 6838C-DPUA7-JY5UO-A2VCT-SYEVE-DOJCN



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Signaturene i dette dokumentet er juridisk bindende. Dokument signert med "Penneo"™ - sikker digital signatur.
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"Med min signatur bekrefter jeg alle datoer og innholdet i dette dokument."

Kristin Hagland

Statsautorisert revisor

Serienummer: 9578-5992-4-2545274

IP: 165.225.xxx.xxx

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Annual Report 2021 Wiiv Norway Holding AS

Revenue statement
Balance sheet
Notes to the Accounts

Org.no.: 915 659 500



Income statement

Wiiv Norway Holding AS

Operating income and operating expenses	Note	2021	2020
Other expenses	2	189 270	205 641
Total expenses		189 270	205 641
Operating profit		-189 270	-205 641
Financial income and expenses			
Income from subsidiaries	5	25 000 000	6 495 641
Other interest income		0	13 516
Other financial income		100	116
Other interest expenses		5 301 139	6 112 643
Other financial expenses		266 691	190 989
Net financial items		19 432 270	205 641
Net profit before tax		19 242 999	0
Income tax expense	3	2 027 542	0
Net profit after tax		17 215 457	0
Net profit or loss		17 215 457	0
Attributable to			
Other equity		17 215 457	0
Total		17 215 457	0

Wiiv Norway Holding AS

Side 2



Balance sheet

Wiiv Norway Holding AS

Assets	Note	2021	2020
Non-current financial assets			
Investments in subsidiaries	6	386 236 310	386 236 310
Total non-current financial assets		386 236 310	386 236 310
Total non-current assets		386 236 310	386 236 310
Current assets			
Debtors			
Other short-term receivables	4	501 188	759 093
Receivables to group entities	5	25 000 000	6 495 641
Total receivables		25 501 188	7 254 734
Investments			
Cash and cash equivalents	5	13 423 086	12 425 236
Total current assets		38 924 274	19 679 970
Total assets		425 160 584	405 916 280



Balance sheet

Wiiv Norway Holding AS

Equity and liabilities	Note	2021	2020
Paid-in capital			
Share capital	1	139 416 280	139 416 280
Total paid-up equity		139 416 280	139 416 280
Retained earnings			
Other equity		17 215 457	0
Total retained earnings		17 215 457	0
Total equity		156 631 737	139 416 280
Liabilities			
Other non-current liabilities			
Liabilities to financial institutions	4	266 500 000	266 500 000
Total non-current liabilities		266 500 000	266 500 000
Current liabilities			
Trade payables		1 305	0
Tax payable	3	2 027 542	0
Total current liabilities		2 028 847	0
Total liabilities		268 528 847	266 500 000
Total equity and liabilities		425 160 584	405 916 280

The board of Wiiv Norway Holding AS

Birgit Kleinschmidt
chairman of the board

Trond Arne Espås
member of the board

Hilmar Auran
member of the board



Accounting principles

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

The company owns 100% of the shares in M62 Eiendom AS, which owns and manages Munkedamsveien 62 in Oslo.

Pursuant to the requirements of Norwegian Accounting Act §3-3, it is confirmed that the requirements for the going concern assumption have been met and that the annual accounts have been prepared on this basis.

Foreign currency

Monetary foreign currency items are valued at the exchange rate on the balance sheet date.

Tax

The tax charge in the profit and loss account consists of tax payable for the period and the change in deferred tax. Deferred tax is calculated at the tax rate at 22 % on the basis of tax-reducing and tax-increasing temporary differences that exist between accounting and tax values, and the tax loss carried forward at the end of the accounting year. Tax-increasing and tax-reducing temporary differences that reverse or may reverse in the same period are set off and entered net.

Classification and valuation of current assets

Current assets and short-term liabilities normally include items that fall due for payment within one year of the balance sheet date, as well as items that relate to the stock cycle. Current assets are valued at the lower of acquisition cost and fair value.

Shares in subsidiaries

Subsidiaries are valued using the cost method in the company accounts. The investment is valued at acquisition cost for the shares unless a write-down has been necessary. A write-down to fair value is made when a fall in value is due to reasons that cannot be expected to be temporary and such write-down must be considered as necessary in accordance with good accounting practice. Write-downs are reversed when the basis for the write-down is no longer present.

Dividends, group contributions and other distributions from subsidiaries are posted to income in the same year as provided for in the distributor's accounts. To the extent that dividends/ group contributions exceed the share of profits earned after the date of acquisition, the excess amounts represents a repayment of invested capital, and distributions are deducted from the investment's value in the balance sheet of the parent company.

Receivables

Receivables from customers and other receivables are entered at par value after deducting a provision for expected losses. The provision for losses is made on the basis of an individual assessment of the respective receivables.



Note 1 Share capital, shareholder information and equity

The share capital in Wiiv Norway Holding AS as of 31/12/2021 consists of:

	Number of	Nominal amount	Carrying value
Ordinary shares	30	4 647 209,33	139 416 280

Shareholder

	Ordinary shares	Stake
WestInvest Gesellschaft Für Investmentfonds GmbH	30	100%
Total number of shares	30	100%

	Share capital	Share premium	Other equity	Total equity
As at 01.01.2021	139 416 280	0	0	139 416 280
Result for the year			17 215 457	17 215 457
As at 31.12.2021	139 416 280	0	17 215 457	156 631 737

The company is 100% owned by the fund WestInvest ImmoValue. The fund is owned by an investment company, which is owned 100% by DekaBank Deutsche Girozentrale. The company is a real estate fund managed by Deka Immobilien and all returns in the company is for the investors.

In 2021 the company had no employees. No loan has been granted to the CEO, the Chairman of the Board or other related parties.

Auditor

In 2021 the company expensed NOK 37 624 for statutory audit and NOK 0 regarding other services provided by the auditor (amounts include non-deductible VAT).



Note 3 Tax

This year's tax expense	2021	2020
Entered tax on ordinary profit/loss:		
Payable tax	2 027 542	0
Changes in deferred tax assets	0	0
Tax expense on ordinary profit/loss	2 027 542	0

Taxable income:

Ordinary profit/loss before tax	19 242 999	0
Permanent differences	-10 026 897	0
Received Group contribution	25 000 000	6 495 641
Recognized Group contribution	-25 000 000	-6 495 641
Taxable income	9 216 102	0

Payable tax on this years result	2 027 542	0
Total payable tax in the balance	2 027 542	0

The tax effect of temporary differences and loss for to be carried forward that has formed the basis for deferred tax and deferred tax advantages, specified on type of temporary differences:

	2021	2020	Difference
Deferred tax (22 %)	0	0	0

Total received group contribution 2021 NOK 25 000 000, NOK 14 973 103 with tax effect and NOK 10 026 897 without tax effect.

	2021	2020
Receivables with a maturity later than one year		
Other receivables	466 375	732 875
Total	466 375	732 875

Mortgaged debt amounts to NOK 266 500 000.

Maturity date is 22.09.2023.

The property owned by the subsidiary M62 Eiendom AS is secured as collateral against the loan to SEB.

The property's booked value as of 31.12.2021 is NOK 174 995 204.



Note 5 Related party balances

	2021	2020
Receivables		
Group contribution	25 000 000	6 495 641
Bank balance DEKA bank	4 815 293	5 002 585
Total	29 815 293	11 498 226

Note 6 Investments in subsidiaries

Company	Registered office	Ownership share	Profit/loss latest financial statement	Equity latest financial statement	Acquisition cost	Book value
M62 Eiendom AS	Oslo	100%	11 452 059	79 293 794	386 236 310	386 236 310

The investments are valued according to the cost method.