



ÅRSREGNSKAPET FOR REGNSKAPSÅRET 2021 - GENERELL INFORMASJON

Enheten

Organisasjonsnummer: 992 822 767
Organisasjonsform: Aksjeselskap
Foretaksnavn: KIRKEGATEN 17 INVEST AS
Forretningsadresse: c/o Malling & Co Forvaltning AS
Dronning Mauds gate 15
0250 OSLO

Regnskapsår

Årsregnskapets periode: 01.01.2021 - 31.12.2021

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: MALLING & CO FORVALTNING AS

Dato for fastsettelse av årsregnskapet: 31.05.2022

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, 16.05.2023



Brønnøysundregistrene

Brønnøysundregistrene Årsregnskap regnskapsåret 2021 for 992822767

Postadresse: 8910 Brønnøysund

Telefoner: Opplysningstelefonen 75 00 75 00 Telefaks 75 00 75 05

E-post: firmapost@brreg.no Internett: www.brreg.no

Organisasjonsnummer: 974 760 673



Resultatregnskap

Beløp i: NOK	Note	2021	2020
RESULTATREGNSKAP			
Inntekter			
Revenue		15 245 100	11 296 108
Sum inntekter		15 245 100	11 296 108
Kostnader			
Employee benefits expense	2	28 525	27 525
Depreciation and amortisation expenses	3	3 506 796	3 567 372
Other expenses	2	5 378 553	3 635 175
Sum kostnader		8 913 874	7 230 072
Driftsresultat		6 331 226	4 066 036
Finansinntekter og finanskostnader			
Annen renteinntekt		2 641	20 076
Sum finansinntekter		2 641	20 076
Rentekostnad til foretak i samme konsern	4	2 986 199	2 795 838
Annen rentekostnad			405
Other financial expenses		6 875	19 222
Sum finanskostnader		2 993 074	2 815 465
Netto finans		-2 990 433	-2 795 390
Ordinært resultat før skattekostnad		3 340 793	1 270 646
Income tax expense	5	734 975	281 756
Ordinært resultat etter skattekostnad		2 605 818	988 890
Årsresultat		2 605 818	988 890
Årsresultat etter minoritetsinteresser		2 605 818	988 890
Totalresultat		2 605 818	988 890
Overføringer og disponeringer			
Transferred from reserve for valuation variances	6		



Resultatregnskap

Beløp i: NOK	Note	2021	2020
Ordinært utbytte	4, 6		2 000 000
Konsernbidrag	4, 6	4 544 949	2 954 586
Udekket tap	6		
Other equity	6		
From share premium	6	-1 939 131	-3 965 696
Sum overføringer og disponeringer		2 605 818	988 890



Balanse

Beløp i: NOK	Note	2021	2020
BALANSE - EIENDELER			
Anleggsmidler			
Immaterielle eiendeler			
Utsatt skattefordel	5		
Varige driftsmidler			
Buildings and land	3, 8	128 124 779	130 855 769
Construction in progress	8	12 980 040	
Sum varige driftsmidler		141 104 819	130 855 769
Finansielle anleggsmidler			
Lån til foretak i samme konsern	1		
Lån til tilknyttet selskap og felles kontrollert virksomhet	1		
Other long-term receivables	1	4 509 693	
Sum finansielle anleggsmidler		4 509 693	
Sum anleggsmidler		145 614 512	130 855 769
Omløpsmidler			
Varer			
Fordringer			
Accounts receivables		577 155	
Other short-term receivables		2 519 375	2 400 709
Sum fordringer		3 096 530	2 400 709
Bankinnskudd, kontanter og lignende			
Cash and cash equivalents		1 271 343	597 317
Sum bankinnskudd, kontanter og lignende		1 271 343	597 317
Sum omløpsmidler		4 367 873	2 998 025
SUM EIENDELER		149 982 385	133 853 794

BALANSE - EGENKAPITAL OG GJELD



Balanse

Beløp i: NOK	Note	2021	2020
Egenkapital			
Innskutt egenkapital			
Share capital	6	20 000 000	20 000 000
Overkurs	6	30 688 786	32 627 918
Annen innskutt egenkapital	6		
Sum innskutt egenkapital		50 688 786	52 627 918
Opptjent egenkapital			
Reserve for valuation variances	6		
Other equity	6		
Result brought forward (aut)	6		
Udekket tap	6		
Sum egenkapital		50 688 786	52 627 918
Gjeld			
Langsiktig gjeld			
Utsatt skatt	5	21 899 334	22 446 268
Sum avsetninger for forpliktelser		21 899 334	22 446 268
Annen langsiktig gjeld			
Konvertible lån	7		
Obligasjonslån	7		
Gjeld til kredittinstitusjoner	7		
Other non-current liabilities	4, 7	68 000 000	50 000 000
Sum annen langsiktig gjeld		68 000 000	50 000 000
Sum langsiktig gjeld		89 899 334	72 446 268
Kortsiktig gjeld			
Leverandørgjeld		90 876	450 337
Tax payable	5		
Public duties payable		788 813	
Utbytte	4		2 000 000
Other current liabilities	4	8 514 575	6 329 271
Sum kortsiktig gjeld		9 394 264	8 779 609
Sum gjeld		99 293 598	81 225 877



Balanse

Beløp i: NOK	Note	2021	2020
SUM EGENKAPITAL OG GJELD		149 982 385	133 853 795
POSTER UTENOM BALANSEN			
Garantistillelser	8		
Pantstillelser	8		



Brønnøysundregistrene

ÅRSREGNSKAP FOR REGNSKAPSÅRET 2021 - GENERELL INFORMASJON

Journalnummer: 2022 616052

Enheten

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Årsregnskapet fastsatt av kompetent organ

Bekreftet av representant for selskapet: MALLING & CO FORVALTNING AS
Dato for fastsettelse av årsregnskapet: 31.05.2022

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, 11.07.2022

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: 992 822 767
KIRKEGATEN 17 INVEST AS

RESULTATREGNSKAP

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Transferred from reserve for valuation variances	6		
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Konsernbidrag	4, 6	4 544 949	2 954 586
Udekket tap	6		
Other equity	6		
From share premium	6	-1 939 131	-3 965 696



Sum overføringer og
disponeringer

2 605 818

988 890



Organisasjonsnr: 992 822 767
KIRKEGATEN 17 INVEST AS

BALANSE

Beløp i: NOK	Note	2021	2020
BALANSE - EIENDELER			
Anleggsmidler			
Immaterielle eiendeler			
Utsatt skattefordel	5		
Varige driftsmidler			
Buildings and land	3, 8	128 124 779	130 855 769
Construction in progress	8	12 980 040	
Sum varige driftsmidler		141 104 819	130 855 769
Finansielle anleggsmidler			
Lån til foretak i samme konsern	1		
Lån til tilknyttet selskap og felles kontrollert virksomhet	1		
Other long-term receivables	1	4 509 693	
Sum finansielle anleggsmidler		4 509 693	
Sum anleggsmidler		145 614 512	130 855 769
Omløpsmidler			
Varer			
Fordringer			
Accounts receivables		577 155	
Other short-term receivables		2 519 375	2 400 709
Sum fordringer		3 096 530	2 400 709
Bankinnskudd, kontanter og lignende			
Cash and cash equivalents		1 271 343	597 317
Sum bankinnskudd, kontanter og lignende		1 271 343	597 317
Sum omløpsmidler		4 367 873	2 998 025
SUM EIENDELER		149 982 385	133 853 794
BALANSE - EGENKAPITAL OG GJELD			
Egenkapital			
Innskutt egenkapital			
Share capital	6	20 000 000	20 000 000
Overkurs	6	30 688 786	32 627 918



Annen innskutt egenkapital	6		
Sum innskutt egenkapital		50 688 786	52 627 918
Opptjent egenkapital			
Reserve for valuation			
variances	6		
Other equity	6		
Result brought forward			
(aut)	6		
Udekket tap	6		
Sum egenkapital		50 688 786	52 627 918
Gjeld			
Langsiktig gjeld			
Utsatt skatt	5	21 899 334	22 446 268
Sum avsetninger for forpliktelseser		21 899 334	22 446 268
Annen langsiktig gjeld			
Konvertible lån	7		
Obligasjonslån	7		
Gjeld til kredittinstitusjoner	7		
Other non-current liabilities	4, 7	68 000 000	50 000 000
Sum annen langsiktig gjeld		68 000 000	50 000 000
Sum langsiktig gjeld		89 899 334	72 446 268
Kortsiktig gjeld			
Leverandørgjeld		90 876	450 337
Tax payable	5		
Public duties payable		788 813	
Utbytte	4		2 000 000
Other current liabilities	4	8 514 575	6 329 271
Sum kortsiktig gjeld		9 394 264	8 779 609
Sum gjeld		99 293 598	81 225 877
SUM EGENKAPITAL OG GJELD		149 982 385	133 853 795
POSTER UTENOM BALANSEN			
Garantistillelser	8		
Pantstillelser	8		



Organisasjonsnr: 992 822 767
KIRKEGATEN 17 INVEST AS

NOTEOPPLYSNINGER - SELSKAP - alle poster oppgitt i hele tall

Note

Antall aksjer og aksjeeiere

Note

0

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



Annual Report 2021
Kirkegaten 17 Invest AS

Revenue statement
Balance sheet
Notes to the Accounts



Org.no.: 992 822 767



REVENUE STATEMENT

KIRKEGATEN 17 INVEST AS

OPERATING INCOME AND OPERATING EXPENSES	Note	2021	2020
Revenue		15 245 100	11 296 108
Total income		15 245 100	11 296 108
Employee benefits expense	2	28 525	27 525
Depreciation and amortisation expenses	3	3 506 796	3 567 372
Other expenses	2	5 378 553	3 635 175
Total expenses		8 913 874	7 230 072
Operating profit		6 331 226	4 066 036
FINANCIAL INCOME AND EXPENSES			
Other interest income		2 641	20 076
Interest expense to group companies	4	2 986 199	2 795 838
Other interest expenses		0	405
Other financial expenses		6 875	19 222
Net financial items		-2 990 433	-2 795 390
Net profit before tax		3 340 793	1 270 646
Income tax expense	5	734 975	281 756
Net profit after tax		2 605 818	988 890
Net profit or loss		2 605 818	988 890
ATTRIBUTABLE TO			
Ordinary dividend	4, 6	0	2 000 000
Intra-group contribution given	4, 6	4 544 949	2 954 586
From share premium	6	1 939 131	3 965 696
Total		2 605 818	988 890



BALANCE SHEET

KIRKEGATEN 17 INVEST AS

ASSETS	Note	31.12.2021	31.12.2020
NON-CURRENT ASSETS			
PROPERTY, PLANT AND EQUIPMENT			
Buildings and land	3, 8	128 124 779	130 855 769
Construction in progress	8	12 980 040	0
Total property, plant and equipment		141 104 819	130 855 769
Other long-term receivables	1	4 509 693	0
Total non-current financial assets		4 509 693	0
Total non-current assets		145 614 512	130 855 769
CURRENT ASSETS			
DEBTORS			
Accounts receivables		577 155	0
Other short-term receivables		2 519 375	2 400 709
Total receivables		3 096 530	2 400 709
Cash and cash equivalents		1 271 343	597 317
Total current assets		4 367 873	2 998 025
Total assets		149 982 385	133 853 794



BALANCE SHEET

KIRKEGATEN 17 INVEST AS

EQUITY AND LIABILITIES	Note	31.12.2021	31.12.2020
PAID-IN CAPITAL			
Share capital	6	20 000 000	20 000 000
Share premium	6	30 688 786	32 627 918
Total paid-in capital		50 688 786	52 627 918
Total equity		50 688 786	52 627 918
LIABILITIES			
PROVISIONS			
Deferred tax	5	21 899 334	22 446 268
Total provisions		21 899 334	22 446 268
OTHER NON-CURRENT LIABILITIES			
Other non-current liabilities	4, 7	68 000 000	50 000 000
Total non-current liabilities		68 000 000	50 000 000
CURRENT LIABILITIES			
Trade payables		90 876	450 337
Public duties payable		788 813	0
Dividends	4	0	2 000 000
Other current liabilities	4	8 514 575	6 329 271
Total current liabilities		9 394 264	8 779 609
Total liabilities		99 293 598	81 225 877
Total equity and liabilities		149 982 385	133 853 794

Oslo

The board of Kirkegaten 17 Invest AS

Håvard Reigstad Skogvoll
chairman of the board



KIRKEGATEN 17 INVEST AS

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Accounting principles

The annual accounts have been prepared in conformity with the Accounting Act and NRS 8 - Good accounting practice for small companies.

OPERATING REVENUES

Income from the sale of goods is recognised on the date of delivery. Services are posted to income as they are delivered.

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 FIXED ASSETS

Fixed assets include assets included for long-term ownership and use. Fixed assets are valued at acquisition cost. Property, plant and equipment are entered in the balance sheet and depreciated over the asset's economic lifetime. The depreciation period for real property acquired after 2009 is divided into the part that represents the building and the part that represents fixed technical installations. Property, plant and equipment are written down to a recoverable amount in the case of fall in value which is expected not to be temporary. The recoverable amount is the higher of the net sale value and value in use. Value in use is the present value of future cash flows related to the asset. Write-downs are reversed when the basis for the write-down is no longer present.

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.

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.



KIRKEGATEN 17 INVEST AS

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Note 1 Receivables with a maturity later than one year

	2021	2020
Receivables from private shareholders, board members etc.	0	0
Loans to associated companies/ joint ventures	0	0
Loans to companies in the same group	0	0
Loans to employees	0	0
Other receivables (fixed assets)	4 509 693	0
Total long-term receivables	4 509 693	0

In 2021 tenants are given rental exemption of total NOK 4 509 693 accrued over the tenants rent period.

Note 2 Salary costs and benefits, remuneration to the chief executive, board and auditor

SALARY COSTS

	2021	2020
Board of Directors remuneration	25 000	25 000
Employment tax (Reduction 2020 due to Covid-19 related measures from the Tax Authorities)	3 525	2 525
Total	28 525	27 525

In 2021 the company employed 0 full-time equivalent. The company has no employees and does not need OTP.



KIRKEGATEN 17 INVEST AS

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Note 3 Fixed assets

	Plant and equipment	Technical installations	Land Tenant improvements	Construction in Progress	Total	
Acquisition cost 01.01.2021	136 429 201	15 179 429	10 600 000	1 901 143	0	164 109 773
Addition of plant and equipment	310 323	465 484	0	0	12 980 040	13 755 847
Disposal of plant and equipment	0	0	0	0	0	0
Acquisition cost 31.12.2021	136 739 524	15 644 913	10 600 000	1 901 143	12 980 040	177 865 620
Capitalised borrowing costs	0	0	0	0	0	0
Accumulated depreciation	28 680 101	6 319 533	0	1 761 176	0	36 760 810
Accumulated write-downs	0	0	0	0	0	0
Reversed write- downs	0	0	0	0	0	0
Book value as at 31.12.2021	108 059 423	9 325 380	10 600 000	139 967	12 980 040	141 104 810
The year's depreciation	2 728 800	721 200	0	56 796	0	3 506 796
The year's write- downs	0	0	0	0	0	0
The year's reversed write- downs	0	0	0	0	0	0
Expected economic life time	50	20	N/A	5	N/A	
	linear	linear	none	linear	none	



KIRKEGATEN 17 INVEST AS

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Note 4 Inter-company items between companies in the same group

	2021	2020
Receivables		
Loans to companies in the same group	0	0
Customer receivables within the group	0	0
Other short-term receivables within the group	0	0
Total	0	0
Liabilities		
Loans from companies in the same group	68 000 000	50 000 000
Debt to suppliers within the group	0	0
Other short-term liabilities within the group	7 826 858	5 287 931
Total	75 826 858	55 287 931

All the company's non-current liabilities per 31.12.2021 is debt to Catella Real Estate AG. All non-current liabilities is secured by mortgage. NOK 68 000 000 is due more than 5 years after the balance date.

Interest is calculated based on market terms on all non-current intercompany liabilities and receivables.



KIRKEGATEN 17 INVEST AS

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Note 5 Tax

This year's tax expense	2021	2020
Entered tax on ordinary profit/loss:		
Payable tax	1 281 909	833 345
Changes in deferred tax	-546 934	-551 589
Tax expense on ordinary profit/loss	734 975	281 756
Taxable income:		
Ordinary result before tax	3 340 793	1 270 646
Permanent differences	0	10 066
Changes in temporary differences	2 486 065	2 507 220
Provided intra-group contribution	-5 826 858	-3 787 931
Taxable income	0	0
Payable tax in the balance:		
Payable tax on this year's result	1 281 909	833 345
Payable tax on provided Group contribution	-1 281 909	-833 345
Total payable tax in the balance	0	0

The tax effect of temporary differences that has formed the basis for deferred tax and deferred tax advantages, specified on type of temporary differences

	2021	2020	Difference
Tangible assets	99 542 427	102 028 492	2 486 065
Total	99 542 427	102 028 492	2 486 065
Basis for deferred tax	99 542 427	102 028 492	2 486 065
Deferred tax (22 %)	21 899 334	22 446 268	546 934



KIRKEGATEN 17 INVEST AS

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Note 6 Equity

	Share capital	Share premium	Other equity	Total equity capital
Pr. 31.12.2020	20 000 000	32 627 918	0	52 627 918
Result of the year			2 605 818	2 605 818
Group contributions made		-1 939 131	-2 605 818	-4 544 949
Pr 31.12.2021	20 000 000	30 688 787	0	50 688 786

Note 7 Long-term liabilities

Debt that falls due more than five years after the balance sheet date

	2021	2020
Other long-term debt	68 000 000	50 000 000
Total	68 000 000	50 000 000

All the company's non-current liabilities per 31.12.2021 is debt to Catella Real Estate AG. All non-current liabilities is secured by mortgage. NOK 50 000 000 is due more than 5 years after the balance date.

Interest is calculated based on market terms on all non-current intercompany liabilities and receivables.

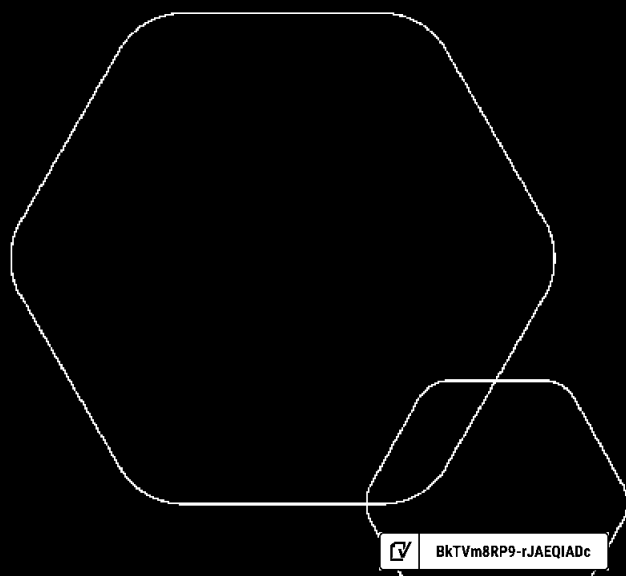
Note 8 Pledges, secured borrowings and guarantees

The parent company Kirkegaten 17 Holding AS has used the property Kirkegaten 17 as collateral for the external mortgage loan Nordea Bank ASA. The mortgage claim amounts to NOK 98 285 000.



Annual Report 2021
Kirkegaten 17 Invest AS

Revenue statement
Balance sheet
Notes to the Accounts



Org.no.: 992 822 767

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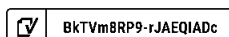
REVENUE STATEMENT

KIRKEGATEN 17 INVEST AS

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Net profit or loss		2 605 818	988 890
ATTRIBUTABLE TO			
Ordinary dividend	4, 6	0	2 000 000
Intra-group contribution given	4, 6	4 544 949	2 954 586
From share premium	6	1 939 131	3 965 696
Total		2 605 818	988 890

KIRKEGATEN 17 INVEST AS

SIDE 2





BALANCE SHEET

KIRKEGATEN 17 INVEST AS

ASSETS	Note	31.12.2021	31.12.2020
NON-CURRENT ASSETS			
PROPERTY, PLANT AND EQUIPMENT			
Buildings and land	3, 8	128 124 779	130 855 769
Construction in progress	8	12 980 040	0
Total property, plant and equipment		141 104 819	130 855 769
Other long-term receivables	1	4 509 693	0
Total non-current financial assets		4 509 693	0
Total non-current assets		145 614 512	130 855 769
CURRENT ASSETS			
DEBTORS			
Accounts receivables		577 155	0
Other short-term receivables		2 519 375	2 400 709
Total receivables		3 096 530	2 400 709
Cash and cash equivalents		1 271 343	597 317
Total current assets		4 367 873	2 998 025
Total assets		149 982 385	133 853 794



BALANCE SHEET

KIRKEGATEN 17 INVEST AS

EQUITY AND LIABILITIES	Note	31.12.2021	31.12.2020
PAID-IN CAPITAL			
Share capital	6	20 000 000	20 000 000
Share premium	6	30 688 786	32 627 918
Total paid-in capital		50 688 786	52 627 918
Total equity		50 688 786	52 627 918
LIABILITIES			
PROVISIONS			
Deferred tax	5	21 899 334	22 446 268
Total provisions		21 899 334	22 446 268
OTHER NON-CURRENT LIABILITIES			
Other non-current liabilities	4, 7	68 000 000	50 000 000
Total non-current liabilities		68 000 000	50 000 000
CURRENT LIABILITIES			
Trade payables		90 876	450 337
Public duties payable		788 813	0
Dividends	4	0	2 000 000
Other current liabilities	4	8 514 575	6 329 271
Total current liabilities		9 394 264	8 779 609
Total liabilities		99 293 598	81 225 877
Total equity and liabilities		149 982 385	133 853 794

Oslo

The board of Kirkegaten 17 Invest AS

Håvard Reigstad Skogvoll
chairman of the board



KIRKEGATEN 17 INVEST AS

992 822 767

Accounting principles

The annual accounts have been prepared in conformity with the Accounting Act and NRS 8 - Good accounting practice for small companies.

OPERATING REVENUES

Income from the sale of goods is recognised on the date of delivery. Services are posted to income as they are delivered.

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 FIXED ASSETS

Fixed assets include assets included for long-term ownership and use. Fixed assets are valued at acquisition cost. Property, plant and equipment are entered in the balance sheet and depreciated over the asset's economic lifetime. The depreciation period for real property acquired after 2009 is divided into the part that represents the building and the part that represents fixed technical installations. Property, plant and equipment are written down to a recoverable amount in the case of fall in value which is expected not to be temporary. The recoverable amount is the higher of the net sale value and value in use. Value in use is the present value of future cash flows related to the asset. Write-downs are reversed when the basis for the write-down is no longer present.

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.

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.



KIRKEGATEN 17 INVEST AS

992 822 767

Note 1 Receivables with a maturity later than one year

	2021	2020
Receivables from private shareholders, board members etc.	0	0
Loans to associated companies/ joint ventures	0	0
Loans to companies in the same group	0	0
Loans to employees	0	0
Other receivables (fixed assets)	4 509 693	0
Total long-term receivables	4 509 693	0

In 2021 tenants are given rental exemption of total NOK 4 509 693 accrued over the tenants rent period.

Note 2 Salary costs and benefits, remuneration to the chief executive, board and auditor

SALARY COSTS

	2021	2020
Board of Directors remuneration	25 000	25 000
Employment tax (Reduction 2020 due to Covid-19 related measures from the Tax Authorities)	3 525	2 525
Total	28 525	27 525

In 2021 the company employed 0 full-time equivalent. The company has no employees and does not need OTP.



KIRKEGATEN 17 INVEST AS

992 822 767

Note 3 Fixed assets

	Plant and equipment	Technical installations	Land Tenant improvements	Construction in Progress	Total	
Acquisition cost 01.01.2021	136 429 201	15 179 429	10 600 000	1 901 143	0	164 109 773
Addition of plant and equipment	310 323	465 484	0	0	12 980 040	13 755 847
Disposal of plant and equipment	0	0	0	0	0	0
Acquisition cost 31.12.2021	136 739 524	15 644 913	10 600 000	1 901 143	12 980 040	177 865 620
Capitalised borrowing costs	0	0	0	0	0	0
Accumulated depreciation	28 680 101	6 319 533	0	1 761 176	0	36 760 810
Accumulated write-downs	0	0	0	0	0	0
Reversed write- downs	0	0	0	0	0	0
Book value as at 31.12.2021	108 059 423	9 325 380	10 600 000	139 967	12 980 040	141 104 810
The year's depreciation	2 728 800	721 200	0	56 796	0	3 506 796
The year's write- downs	0	0	0	0	0	0
The year's reversed write- downs	0	0	0	0	0	0
Expected economic life time	50	20	N/A	5	N/A	
	linear	linear	none	linear	none	



KIRKEGATEN 17 INVEST AS

992 822 767

Note 4 Inter-company items between companies in the same group

	2021	2020
Receivables		
Loans to companies in the same group	0	0
Customer receivables within the group	0	0
Other short-term receivables within the group	0	0
Total	0	0
Liabilities		
Loans from companies in the same group	68 000 000	50 000 000
Debt to suppliers within the group	0	0
Other short-term liabilities within the group	7 826 858	5 287 931
Total	75 826 858	55 287 931

All the company's non-current liabilities per 31.12.2021 is debt to Catella Real Estate AG. All non-current liabilities is secured by mortgage. NOK 68 000 000 is due more than 5 years after the balance date.

Interest is calculated based on market terms on all non-current intercompany liabilities and receivables.



KIRKEGATEN 17 INVEST AS

992 822 767

Note 5 Tax

This year's tax expense	2021	2020
Entered tax on ordinary profit/loss:		
Payable tax	1 281 909	833 345
Changes in deferred tax	-546 934	-551 589
Tax expense on ordinary profit/loss	734 975	281 756
Taxable income:		
Ordinary result before tax	3 340 793	1 270 646
Permanent differences	0	10 066
Changes in temporary differences	2 486 065	2 507 220
Provided intra-group contribution	-5 826 858	-3 787 931
Taxable income	0	0
Payable tax in the balance:		
Payable tax on this year's result	1 281 909	833 345
Payable tax on provided Group contribution	-1 281 909	-833 345
Total payable tax in the balance	0	0

The tax effect of temporary differences that has formed the basis for deferred tax and deferred tax advantages, specified on type of temporary differences

	2021	2020	Difference
Tangible assets	99 542 427	102 028 492	2 486 065
Total	99 542 427	102 028 492	2 486 065
Basis for deferred tax	99 542 427	102 028 492	2 486 065
Deferred tax (22 %)	21 899 334	22 446 268	546 934



KIRKEGATEN 17 INVEST AS

992 822 767

Note 6 Equity

	Share capital	Share premium	Other equity	Total equity capital
Pr. 31.12.2020	20 000 000	32 627 918	0	52 627 918
Result of the year			2 605 818	2 605 818
Group contributions made		-1 939 131	-2 605 818	-4 544 949
Pr 31.12.2021	20 000 000	30 688 787	0	50 688 786

Note 7 Long-term liabilities

Debt that falls due more than five years after the balance sheet date

	2021	2020
Other long-term debt	68 000 000	50 000 000
Total	68 000 000	50 000 000

All the company's non-current liabilities per 31.12.2021 is debt to Catella Real Estate AG. All non-current liabilities is secured by mortgage. NOK 50 000 000 is due more than 5 years after the balance date.

Interest is calculated based on market terms on all non-current intercompany liabilities and receivables.

Note 8 Pledges, secured borrowings and guarantees

The parent company Kirkegaten 17 Holding AS has used the property Kirkegaten 17 as collateral for the external mortgage loan Nordea Bank ASA. The mortgage claim amounts to NOK 98 285 000.



Document history

COMPLETED BY ALL:
27.05.2022 15:37

SENT BY OWNER:
Martine Røst Skjerve · 27.05.2022 15:33

DOCUMENT ID:
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ENVELOPE ID:
BkTVm8RP9-rJAEQIADc

DOCUMENT NAME:
Kirkegaten 17 Invest AS 27.05.22.pdf
10 pages

ALL ATTACHMENTS APPROVED:
Kirkegaten 17 Invest AS 27.05.22.pdf-pAdES-Bke8Q8RD5.pdf

🕒 Activity log

RECIPIENT	ACTION*	TIMESTAMP (CET)	METHOD	DETAILS
1. Håvard Reigstad Skogvoll hsk@clp.no	Signed Authenticated	27.05.2022 15:37 27.05.2022 15:35	eID Low	Norwegian BankID (DOB: 1972/01/20) IP: 188.95.247.249

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Skattedirektoratet

Saksbehandler Torstein Kinden Helleland	Deres dato 09.01.2013	Vår dato 19.02.2013
Telefon 22078139	Deres referanse 335839/EFO	Vår referanse 2013/34070

BASALE AS
Postboks 5666, Sluppen
7484 TRONDHEIM

Tillatelse til å utarbeide årsregnskap og årsberetning på engelsk språk for Kirkegaten 17 Holding AS, org. nr. 999 018 254

Det vises til deres brev av 9. januar 2013 der det søkes om dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk språk for Kirkegaten 17 Holding AS.

Skattedirektoratet gir på bakgrunn av en konkret helhetsvurdering Kirkegaten 17 Holding 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.

Bakgrunn

Kirkegaten 17 Holding AS er et 100 % eid datterselskap av Catella Real Estate Ag Kapitalanlagegesellschaft som er et tysk Public Limited Company. Eierne behersker ikke norsk og selskapets arbeidsspråk er engelsk. 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. 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 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

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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 datterselskap til et tysk selskap. Eierkretsen er således begrenset. Selskapets arbeidsspråk er engelsk og all kommunikasjon skjer på engelsk. Videre er det vektlagt at forvaltning av eiendom samt dialog mot kunder er delegert til norsk eiendomsforvalter.

Vennligst oppgi vår referanse ved henvendelser i saken.

Med hilsen

Inger Johanne Stolt-Nielsen
underdirektør
Rettsavdelingen, foretaksskatt
Skattedirektoratet

Torstein Kinden Helleland



<p>Dette dokumentet er utarbeidet både på norsk og engelsk. Dersom det skulle vise seg å være uoverensstemmelser mellom de to versjonene skal den norske versjonen ha forrang.</p>	<p>This document Has been prepared in both Norwegian and English. In case of any discrepancy between the two versions, the Norwegian version shall prevail.</p>
<p>FULLMAKT</p>	<p>POWER OF ATTORNEY</p>
<p>Undertegnede representerer Catella Real Estate AG som er eneaksjonær i det norske aksjeselskapet Kirkegaten 17 Holding AS (org.nr. 999 018 254) og gir herved fullmakt til styreleder Håvard Skogvoll i Kirkegaten 17 Holding AS til å representere eier av samtlige aksjer på selskapets ordinære generalforsamling i 2022 i Oslo.</p>	<p>The undersigned represents Catella Real Estate AG, which is the sole owner of the Norwegian Company Kirkegaten 17 Holding AS (org. nr. 999 018 254) and hereby grants the power of attorney to the Chairman of the Board, Mr. Håvard Skogvoll in Kirkegaten 17 Holding AS, to represent the sole owner of all shares in the general meeting to be held in 2022 in Oslo.</p>

München, 30. May/30 May 2022

Dr. Bernd Thalmeier

Olena Posiko



To the General Meeting of Kirkegaten 17 Invest AS

Independent Auditor's Report

Opinion

We have audited the financial statements of Kirkegaten 17 Invest 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 statutory requirements, and
- the financial statements 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 as required by laws and regulations 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 the Board of Directors for the Financial Statements

The Board of Directors (management) is responsible for the preparation of financial statements that give a true and fair view 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.

PricewaterhouseCoopers AS, Brattørkaia 17B, Postboks 6365 Torgard, NO-7492 Trondheim
T: 02316, org. no.: 987 009 713 MVA, www.pwc.no
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Independent Auditor's Report - Kirkegaten 17 Invest 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 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>

Trondheim, 27 May 2022
PricewaterhouseCoopers AS

Henrik Granbo
State Authorised Public Accountant

(This document is signed electronically)



 Securely signed with Brevio

Revisjonsberetning

Signers:

Name	Method	Date
Granbo, Henrik	BANKID_MOBILE	2022-05-27 15:09

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REFERAT FRA STYREMØTE I Kirkegaten 17 Invest AS

Dette referatet er utarbeidet både på norsk og engelsk. Dersom det skulle vise seg å være uoverensstemmelser mellom de to versjonene, skal den norske versjonen ha forrang.

Den 27.05.2022 ble det avholdt styremøte i Kirkegaten 17 Invest AS via sirkulasjon av denne protokollen.

Til stede var:

- Styreleder, Håvard Reigstad Skogvoll

Det var ingen innvendinger til innkalling eller agenda.

Følgende saker ble behandlet:

1. Regnskap 2021

Selskapets årsregnskap for 2021 ble godkjent.

2. Disponering av årets resultat

Styret diskuterte administrasjonens forslag til disponering av årets resultat og godkjente dette enstemmig.

3. Godtgjørelse til styrets medlemmer

Styret godkjente styreleders årlige honorar i henhold til slik avtale av 29. September 2015.

4. Revisors godtgjørelse

Godtgjørelse til Selskapets revisor for regnskapsåret 2021 godkjennes i henhold til regning.

5. Innkalling til ordinær generalforsamling

MINUTES FROM THE DIRECTORS' MEETING IN Kirkegaten 17 Invest AS

These minutes have been prepared in both Norwegian and English. In case of any discrepancies between the versions, the Norwegian version shall prevail.

On 27.05.2022, a meeting of the Board of Directors was held in Kirkegaten 17 Invest AS by circulating this minutes.

Present:

- Chairman of the Board Håvard Reigstad Skogvoll

There were no objections to the summoning or the agenda.

The following agenda were process:

1. Annual accounts for 2021

The annual accounts for the company for 2021 was approved.

2. Allocation result for the year

The board discussed the administration's motion for allocating the result for the year and approved this unanimously.

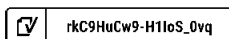
3. Remuneration to the members of the board

The board of directors approved the annual fee in accordance with the signed Agreement of 29th of September 2015.

4. Auditor fee

The fee to the Company's auditor for the financial year 2021 is approved according to the received invoice.

5. Summoning of the Ordinary General Meeting





Styret vedtok innkalling til ordinær generalforsamling den 27.05.2022 for behandling av styrets forslag.

The Board decided to summon the Ordinary General Meeting on 27.05.2022 to process the motion of the board.

* * *

* * *

Samtlige beslutninger var enstemmige.


All decisions were unanimous.

Ingen flere saker forelå til behandling og møtet ble hevet.

No further matters were discussed, and the meeting was adjourned.

Oslo 27.05.2022

Håvard Reigstad Skogvoll
(Styreleder/Chairman of the Board)

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Document history

COMPLETED BY ALL:
27.05.2022 20:05

SENT BY OWNER:

Martine Røst Skjerve · 27.05.2022 18:00

DOCUMENT ID:
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ENVELOPE ID:
rkC9HuCw9-H11oS_0vq

DOCUMENT NAME:

2022-05-27 BOARD MEETING_Kirkegaten 17 Invest AS.pdf
2 pages

ALL ATTACHMENTS APPROVED:

2022-05-27 BOARD MEETING_Kirkegaten 17 Invest AS.pdf-pAdES-SknnHdRP9.pdf

🕒 Activity log

RECIPIENT	ACTION*	TIMESTAMP (CET)	METHOD	DETAILS
1. Håvard Reigstad Skogvoll hsk@clp.no	Signed	27.05.2022 20:05	eID	Norwegian BankID (DOB: 1972/01/20)
	Authenticated	27.05.2022 20:05	Medium	+4748012328

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
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<p>PROTOKOLL FRA ORDINÆR GENERALFORSAMLING I KIRKEGATEN 17 INVEST AS (ORG.NR. 992 822 767)</p>	<p>MINUTES FROM GENERAL MEETING IN KIRKEGATEN 17 INVEST AS (ORG.NO. 992 822 767)</p>
<p>Den 31. mai 2022 ble det avholdt generalforsamling i Kirkegaten 17 Invest AS ("Selskapet") i Oslo.</p> <p>Til stede var eneksjonær Kirkegaten 17 Holding AS representert ved Håvard Skogvoll.</p> <p>Samtlige aksjer og stemmer var dermed representert.</p>	<p>On 31th May 2022 a General Meeting was held in Kirkegaten 17 Invest AS ("The Company") in Oslo.</p> <p>The sole shareholder, Kirkegaten 17 Holding AS, was present, represented by Mr. Håvard Skogvoll.</p> <p>All the shares and votes were thus present.</p>
<p>Til behandling forelå:</p> <p>Åpning av generalforsamlingen ved styreleder Håvard Skogvoll.</p> <p>Håvard Skogvoll ble valgt til møteleder.</p> <p>Aksjeloven § 5-7 gir anledning til å avholde forenklet generalforsamling dersom samtlige aksjeeiere samtykker. Kirkegaten 17 Holding AS er eneksjonær i Selskapet og samtykker til at det avholdes forenklet generalforsamling etter aksjeloven § 5-7.</p> <p>Generalforsamlingen vedtok at bestemmelsene om forenklet generalforsamlingsbehandling i aksjeloven § 5-7 benyttes.</p> <p>Det fremkom ingen ytterligere merknader til innkallingen eller dagsorden som begge ble godkjent.</p> <p>Agenda:</p>	<p>The following matters were discussed:</p> <p>Chairman of the Board Mr. Håvard Skogvoll opened the General Meeting.</p> <p>Mr. Håvard Skogvoll was elected to chair the meeting.</p> <p>The Norwegian private limited liability companies act section 5-7 gives the Company opportunity to choose a simplified process at the General Meeting if all shareholders approve. Kirkegaten 17 Holding AS is the sole shareholder of the Company and approves hereby a simplified process at det General Meeting in accordance with the Norwegian private limited liability companies act section 5-7.</p> <p>The General Meeting approved the application of a simplified process at the General Meeting in accordance with the Norwegian private limited liability companies act section 5-7.</p> <p>There were no further comments to the notice to the General Meeting or the agenda which were both approved.</p> <p>Agenda:</p>



<p>1. Årsregnskap for regnskapsåret 2021</p> <p>Årsregnskapet ble fremlagt og gjennomgått.</p> <p>Årsregnskapet ble godkjent, herunder forslaget til disponering av årets resultat.</p> <p>Årets overskudd på NOK 2 605 818 er disponert på følgende måte:</p> <p>NOK 1 939 131 tas fra selskapets overkurs. NOK 5 826 858 overføres til konsernbidrag.</p> <p>Dette er i tråd med styrets forslag.</p> <p>2. Honorar til styret</p> <p>Generalforsamlingen godkjente styreleders årlige honorar i henhold til slik avtale av 29. september 2015.</p> <p>3. Honorar til Selskapets revisor</p> <p>Generalforsamlingen godkjente styrets forslag om honorar til revisor etter regning.</p> <p>4. Valg av styre</p> <p>Følgende styre ble valgt: Styreleder Håvard Skogvoll</p> <p>5. Valg av revisor</p> <p>PriceWaterhouseCoopers ble gjenvalgt som Selskapets revisor.</p> <p>***</p> <p>Alle vedtak var enstemmige.</p>	<p>1. Annual accounts for the financial year 2021</p> <p>The annual accounts were presented.</p> <p>The annual accounts were approved thereunder the proposed disposition of the annual result.</p> <p>This year's net profit of NOK 2 605 818 is distributed as follows:</p> <p>NOK 1 939 131 is transferred from share premium. NOK 5 826 858 is transferred to group contribution.</p> <p>This is in accordance with the proposal from the board of directors.</p> <p>2. Determination of the director's fees</p> <p>The General Meeting approved the board of director's annual fee in accordance with the signed Agreement of 29th of September 2015.</p> <p>3. Approval of the Company auditor's fee</p> <p>The General Meeting approved the auditor's fee to be invoiced based on hourly rates as proposed by the Board of Directors.</p> <p>4. Election of board of directors</p> <p>The following board of directors was elected: Mr. Håvard Skogvoll, chairperson of the board.</p> <p>5. Election of auditor</p> <p>PriceWaterhouseCoopers was re-elected as the Company's auditor.</p> <p>***</p> <p>All decisions were unanimous.</p>
<p>Oslo, 31. mai/May 31th 2022</p> <p>_____ Chairman of the Board Håvard Skogvoll</p>	

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DOCUMENT ID:
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ENVELOPE ID:
B1uavoQ_5-HytTDjm_c

DOCUMENT NAME:
GF 31.05.2022 K17 Invest AS.pdf
2 pages

ALL ATTACHMENTS APPROVED:
GF 31.05.2022 K17 Invest AS.pdf-pAdES-ByRCvj7dq.pdf

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