



ÅRSREGNSKAPET FOR REGNSKAPSÅRET 2023 - GENERELL INFORMASJON

Enheten

Organisasjonsnummer: 921 351 305
Organisasjonsform: Aksjeselskap
Foretaksnavn: CCP 5 GLASSES AS
Forretningsadresse: c/o Newsec PAM AS
Beddingen 10
7042 TRONDHEIM

Regnskapsår

Årsregnskapets periode: 01.01.2023 - 31.12.2023

Konsern

Morselskap i konsern: Ja
Konsernregnskap lagt ved: Nei

Regnskapsregler

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

Årsregnskapet fastsatt av kompetent organ

Bekreftet av representant for selskapet: Renate Nygård
Dato for fastsettelse av årsregnskapet: 27.06.2024

Grunnlag for avgivelse

År 2023: Årsregnskapet er elektronisk innlevert
År 2022: Tall er hentet fra elektronisk innlevert årsregnskap fra 2023

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, 01.07.2025



Resultatregnskap

Beløp i: NOK	Note	2023	2022
RESULTATREGNSKAP			
Kostnader			
Employee benefits expense	2		
Other expenses	2	4 523 845	3 788 293
Sum kostnader		4 523 845	3 788 293
Driftsresultat		-4 523 845	-3 788 293
Finansinntekter og finanskostnader			
Income from subsidiaries	3	48 717 363	36 468 041
Renteinntekt fra foretak i samme konsern	3		
Annen renteinntekt	3, 4	111 493	
Other financial income	4	2 991	394
Sum finansinntekter		48 831 847	36 468 435
Rentekostnad til foretak i samme konsern	3	39 770	39 770
Annen rentekostnad	3, 4	25 249 778	23 945 248
Other financial expenses		270 401	271 872
Sum finanskostnader		25 559 949	24 256 890
Netto finans	4	23 271 898	12 211 545
Ordinært resultat før skattekostnad		18 748 054	8 423 252
Income tax expense	5	4 124 571	3 047 628
Ordinært resultat etter skattekostnad		14 623 483	5 375 624
Årsresultat	6	14 623 483	5 375 624
Årsresultat etter minoritetsinteresser		14 623 483	5 375 624
Totalresultat		14 623 483	5 375 624
Overføringer og disponeringer			
Other equity		14 623 483	5 375 624
Sum overføringer og disponeringer		14 623 483	5 375 624



Balanse

Beløp i: NOK	Note	2023	2022
BALANSE - EIENDELER			
Anleggsmidler			
Immaterielle eiendeler			
Utsatt skattefordel	5		
Finansielle anleggsmidler			
Investering i datterselskap	7	1 040 711 179	1 065 711 179
Lån til foretak i samme konsern	3		
Other long-term receivables	8	508 302	776 794
Sum finansielle anleggsmidler		1 041 219 481	1 066 487 973
Sum anleggsmidler		1 041 219 481	1 066 487 973
Omløpsmidler			
Varer			
Fordringer			
Other short-term receivables		26 253	
Konsernfordringer	3, 3	48 717 363	36 468 041
Sum fordringer		48 743 616	36 468 041
Bankinnskudd, kontanter og lignende			
Cash and cash equivalents		23 112 327	289 459
Sum bankinnskudd, kontanter og lignende		23 112 327	289 459
Sum omløpsmidler		71 855 943	36 757 500
SUM EIENDELER		1 113 075 424	1 103 245 473
BALANSE - EGENKAPITAL OG GJELD			
Egenkapital			
Innskutt egenkapital			
Share capital	6, 9	40 000	40 000
Beholdning av egne aksjer	9		



Balanse

Beløp i: NOK	Note	2023	2022
Overkurs	6	448 565 794	473 565 794
Annen innskutt egenkapital	6		
Sum innskutt egenkapital		448 605 794	473 605 794
Opptjent egenkapital			
Other equity	6	19 999 107	5 375 624
Udekket tap	6		
Sum opptjent egenkapital		19 999 107	5 375 624
Sum egenkapital	6	468 604 901	478 981 418
Gjeld			
Langsiktig gjeld			
Utsatt skatt	5	111 826	170 895
Sum avsetninger for forpliktelser		111 826	170 895
Annen langsiktig gjeld			
Gjeld til kredittinstitusjoner	8, 10	626 700 000	591 700 000
Langsiktig konserngjeld	3	1 988 508	1 988 508
Other non-current liabilities	8, 10	24 489	24 489
Sum annen langsiktig gjeld		628 712 998	593 712 998
Sum langsiktig gjeld		628 824 824	593 883 893
Kortsiktig gjeld			
Tax payable	5	4 183 640	3 106 696
Public duties payable			2 300
Utbytte			6 000 000
Kortsiktig konserngjeld	3	10 674 989	20 103 260
Other current liabilities		787 070	1 167 907
Sum kortsiktig gjeld		15 645 699	30 380 162
Sum gjeld		644 470 523	624 264 055
SUM EGENKAPITAL OG GJELD		1 113 075 424	1 103 245 473



Brønnøysundregistrene

ÅRSREGNSKAP FOR REGNSKAPSÅRET 2023 - GENERELL INFORMASJON

Journalnummer: 2024 655920

Enheten

Organisasjonsnummer: 921 351 305
Organisasjonsform: Aksjeselskap
Foretaksnavn: CCP 5 GLASSES AS
Forretningsadresse: c/o Newsec Basale AS
Beddingen 10
7042 TRONDHEIM

Regnskapsår

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Konsern

Mørselskap i konsern: Ja
Konsernregnskap lagt ved: Nei

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Årsregnskapet fastsatt av kompetent organ

Bekreftet av representant for selskapet: Renate Nygård
Dato for fastsettelse av årsregnskapet: 27.06.2024

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

År 2023: Årsregnskap er elektronisk innlevert.
År 2022: Tall er hentet fra elektronisk innlevert årsregnskap fra 2023.

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, 22.07.2024

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: 921 351 305
CCP 5 GLASSES AS

RESULTATREGNSKAP

Beløp i: NOK	Note	2023	2022
RESULTATREGNSKAP			
Kostnader			
Employee benefits expense	2		
Other expenses	2	4 523 845	3 788 293
Sum kostnader		4 523 845	3 788 293
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Finansinntekter og finanskostnader			
Income from subsidiaries	3	48 717 363	36 468 041
Renteinntekt fra foretak i samme konsern	3		
Annen renteinntekt	3, 4	111 493	
Other financial income	4	2 991	394
Sum finansinntekter		48 831 847	36 468 435
Rentekostnad til foretak i samme konsern	3	39 770	39 770
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Årsresultat etter minoritetsinteresser		14 623 483	5 375 624
Totalresultat		14 623 483	5 375 624
Overføringer og disponeringer			
Other equity		14 623 483	5 375 624
Sum overføringer og disponeringer		14 623 483	5 375 624



Organisasjonsnr: 921 351 305
CCP 5 GLASSES AS

BALANSE

Beløp i: NOK Note 2023 2022

BALANSE - EIENDELER

Anleggsmidler

Immaterielle eiendeler

Utsatt skattefordel 5

Finansielle anleggsmidler

Investering i datterselskap 7 1 040 711 179 1 065 711 179

Lån til foretak i samme
konsern 3

Other long-term receivables 8 508 302 776 794

Sum finansielle
anleggsmidler 1 041 219 481 1 066 487 973

Sum anleggsmidler 1 041 219 481 1 066 487 973

Omløpsmidler

Varer

Fordringer

Other short-term
receivables 26 253

Konsernfordringer 3, 3 48 717 363 36 468 041

Sum fordringer 48 743 616 36 468 041

Bankinnskudd, kontanter

og lignende

Cash and cash equivalents 23 112 327 289 459

Sum bankinnskudd,
kontanter og lignende 23 112 327 289 459

Sum omløpsmidler 71 855 943 36 757 500

SUM EIENDELER 1 113 075 424 1 103 245 473

BALANSE - EGENKAPITAL OG GJELD

Egenkapital

Innskutt egenkapital

Share capital 6, 9 40 000 40 000

Beholdning av egne aksjer 9

Overkurs 6 448 565 794 473 565 794

Annen innskutt egenkapital 6

Sum innskutt egenkapital 448 605 794 473 605 794

Opptjent egenkapital

Other equity 6 19 999 107 5 375 624

Udekket tap 6



Sum opptjent egenkapital		19 999 107	5 375 624
Sum egenkapital	6	468 604 901	478 981 418
Gjeld			
Langsiktig gjeld			
Utsatt skatt	5	111 826	170 895
Sum avsetninger for forpliktelseser		111 826	170 895
Annen langsiktig gjeld			
Gjeld til kredittinstitusjoner	8, 10	626 700 000	591 700 000
Langsiktig konserngjeld	3	1 988 508	1 988 508
Other non-current liabilities	8, 10	24 489	24 489
Sum annen langsiktig gjeld		628 712 998	593 712 998
Sum langsiktig gjeld		628 824 824	593 883 893
Kortsiktig gjeld			
Tax payable	5	4 183 640	3 106 696
Public duties payable			2 300
Utbytte			6 000 000
Kortsiktig konserngjeld	3	10 674 989	20 103 260
Other current liabilities		787 070	1 167 907
Sum kortsiktig gjeld		15 645 699	30 380 162
Sum gjeld		644 470 523	624 264 055
SUM EGENKAPITAL OG GJELD		1 113 075 424	1 103 245 473



Organisasjonsnr: 921 351 305
CCP 5 GLASSES AS

NOTEOPPLYSNINGER - SELSKAP - alle poster oppgitt i hele tall

Note

Antall årsverk i regnskapsåret
0.00

Sum Beløp

Balanseført verdi 31.12. Varige driftsmidler Immaterielle eiend.

Konsernregnskap

Morselskapet sitt navn

Forretningskontor for morselskapet

Begrunnelse for at datterselskap er utelatt fra konsolideringen

Samlet beløp - tilknyttet selskap Årets Fjorårets

Samlet beløp - foretak i samme konsern Årets Fjorårets

Samlet beløp - foretak i samme konsern Årets Fjorårets

Samlet beløp - felles kontrollert virksomhet Årets Fjorårets

Pantstillelse Beløp

Beholdning av egne aksjer Antall Pålydende Andel av aksjek.



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Annual Report 2023

Ccp 5 Glasses AS

Org. no: 921 351 305

The annual report is prepared by:

newsec 



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Annual report 2023 for Ccp 5 Glasses AS

The type and location of the business

Ccp 5 Glasses AS is a company whose business consists of investing in property owning companies. The company's business address is c/o Newsec Basale AS Postboks 5666 , 7484 TRONDHEIM.

Going concern

In accordance with § 3-3a of the Accounting Act it is confirmed that the going concern assumption is satisfied and this assumption has been applied in the preparation of the accounts.

Future development

The Group's development is according to the Group's long term plans. The Group has a sound financial position, and most of the Group's properties are fully leased. The Group is expecting positive results in the years to come.

Report on the annual accounts

The board is not aware of any matters that are important for an assessment of the company's position and result that are not set out in the annual accounts. Similarly no matters have occurred after the end of the financial year that in the opinion of the board are material to an assessment of the accounts.

Financial risk

The company is financed with an external loan. The company is exposed to credit risk and interest rate risk in its ordinary business activities and manages towards an acceptable risk within these areas.

The company and the group has sufficient liquidity and holds stable tenants with long term lease contracts. The property portfolio is generally let to a diverse mix of tenants with strong credit worthiness. The group monitors and continuously follows up tenants and has previously experienced limited losses.

The company and the group are exposed to market risk in the form of changes in the market value of properties, as well as general macroeconomic fluctuations and changes in the interest rate level.

Working environment, equal opportunity and discrimination

The company has no employees. The board consists of 3 persons, of whom 1 are women. The Board supports equal opportunity and diversity, and seeks equal treatment regardless of gender, age, ethnic origin and functional ability.

Environment reporting

The company does not engage in operations that result in pollution of the external environment, and works systematically to reduce the impact on the natural environment from its property portfolio.

Research and development activities

Ccp 5 Glasses AS does not engage in research and development activities.

Insurance for board members and managing director

Insurance has been taken out for the members of the board for their possible responsibility to the company and third parties. The insurance covers the legal liability of the board or board member incurred during exercise of directorship

The Transparency Act

The company will publish its account of the due diligence assessment according to the Transparency Act section 5 on its website www.helsfyatrium.no within the deadline of 30th of June 2024.



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Annual result and allocations

In 2023 the company had a result of after tax of NOK 14 623 483 which is proposed to be allocated as follows:

Disposition	Amount
Allocation to dividend	0
Allocation to group contribution	0
To other equity	14 623 483

27.06.2024

The board of Ccp 5 Glasses AS

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Agnieszka Markiewicz
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Agnieszka Markiewicz

chairman of the board

DocuSigned by:
N.B.L.
0074653853F3433

Nicholas Buchanan Laird

member of the board

DocuSigned by:
Jean-Philippe Blangy
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Jean-Philippe Jean Jacques Blangy

member of the board



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Revenue statement Ccp 5 Glasses AS

	Note	2023	2022
Operating income and operating expenses			
Other expenses	2	4 523 845	3 788 293
Total expenses		4 523 845	3 788 293
Operating profit		-4 523 845	-3 788 293
Financial income and expenses			
Income from subsidiaries	3	48 717 363	36 468 041
Other interest income	4	111 493	0
Other financial income	4	2 991	394
Interest expense to group companies	3	39 770	39 770
Other interest expenses	4	25 249 778	23 945 248
Other financial expenses		270 401	271 872
Net financial items	4	23 271 898	12 211 545
Net profit before tax		18 748 054	8 423 252
Income tax expense	5	4 124 571	3 047 628
Net profit after tax		14 623 483	5 375 624
Net profit or loss	6	14 623 483	5 375 624
Attributable to			
Other equity		14 623 483	5 375 624
Total		14 623 483	5 375 624



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Balance sheet Ccp 5 Glasses AS

	Note	2023	2022
Assets			
Non-current assets			
Non-current financial assets			
Investments in subsidiaries	7	1 040 711 179	1 065 711 179
Other long-term receivables	8	508 302	776 794
Total non-current financial assets		1 041 219 481	1 066 487 973
Total non-current assets		1 041 219 481	1 066 487 973
Current assets			
Debtors			
Other short-term receivables		26 253	0
Receivables from group companies	3	48 717 363	36 468 041
Total receivables		48 743 616	36 468 041
Investments			
Cash and cash equivalents		23 112 327	289 459
Total current assets		71 855 943	36 757 500
Total assets		1 113 075 424	1 103 245 473



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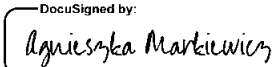
Balance sheet Ccp 5 Glasses AS

	Note	2023	2022
Equity and liabilities			
Equity			
Paid-in capital			
Share capital	6, 9	40 000	40 000
Share premium reserve	6	448 565 794	473 565 794
Total paid-up equity		448 605 794	473 605 794
Retained earnings			
Other equity	6	19 999 107	5 375 624
Total retained earnings		19 999 107	5 375 624
Total equity	6	468 604 901	478 981 418
Liabilities			
Provisions			
Deferred tax	5	111 826	170 895
Other non-current liabilities			
Liabilities to financial institutions	8, 10	626 700 000	591 700 000
Non-current liabilities to group companies	3	1 988 508	1 988 508
Other non-current liabilities	8, 10	24 489	24 489
Total non-current liabilities		628 712 998	593 712 998
Current liabilities			
Tax payable	5	4 183 640	3 106 696
Public duties payable		0	2 300
Dividends		0	6 000 000
Liabilities to group companies	3	10 674 989	20 103 260
Other current liabilities		787 070	1 167 907
Total current liabilities		15 645 699	30 380 162
Total liabilities		644 470 523	624 264 055
Total equity and liabilities		1 113 075 424	1 103 245 473

27.06.2024

The board of Ccp 5 Glasses AS

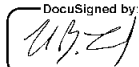
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Agnieszka Markiewicz
chairman of the board

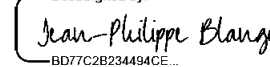
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Nicholas Buchanan Laird
member of the board

DocuSigned by:



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Jean-Philippe Jean Jacques Blangy
member of the board



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Indirect cash flow

Ccp 5 Glasses AS

	Note	2023	2022
Cash flows from operating activities			
Profit/loss before tax		18 748 054	8 423 252
Received dividend from subsidiaries		25 000 000	31 000 000
Taxation paid	5	-3 106 696	0
Change in other accrual items		-140 896	701 862
Net cash flows from operating activities		<u>40 500 462</u>	<u>40 125 114</u>
Cash flows from financing activities			
Proceeds from the issuance of new long-term liabilities	8	35 000 000	14 000 000
Payment of dividend	6	-31 000 000	-30 000 000
Net changes in intercompany/group contribution balance		-21 677 593	-30 290 271
Net cash flows from financing activities		<u>-17 677 593</u>	<u>-46 290 271</u>
Net change in cash and cash equivalents		22 822 869	-6 165 157
Cash and cash equivalents at the start of the period		289 459	6 454 617
Cash and cash equivalents at the end of the period		<u>23 112 327</u>	<u>289 459</u>



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Ccp 5 Glasses AS

Notes to the accounts, year ended 31. December 2023

Accounting principles

The annual accounts have been prepared in conformity with the provisions of the Accounting Act and good accounting practice.

Valuation and classification of assets and liabilities

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

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

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

Borrowing costs

Borrowing costs calculated from the financial institute are capitalised and depreciated over the lifetime of the loans.

Shares in subsidiaries

Shares in subsidiaries are carried at cost. A write-down to fair value will be performed if the impairment is not considered to be temporary, and an impairment charge is deemed necessary according to generally accepted accounting principles. Received dividends and group contributions are recognised as other financial income when the subsidiary have earned profit. When received dividends and group contributions exceeds earned profit it is recognised as a reduction of shares in subsidiary.

Receivables

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

Cash and cash equivalents

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

Foreign currency

Foreign currency transactions are translated into NOK using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the income statement.

Cost of sales and other expenses

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

Income taxes

Tax expenses are matched with operating income before tax. Tax related to equity transactions e.g. group contribution, is recognised directly in equity.

Tax expense consists of current income tax expense and change in net deferred tax. Deferred tax liabilities and deferred tax assets are presented net in the balance sheet.

Financial derivatives

Financial instruments, including swap agreements, are recognised at the lower of average acquisition cost and fair value at the balance sheet date.



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Ccp 5 Glasses AS

Notes to the accounts, year ended 31. December 2023

Group

CCP 5 Long-Life LP is the parent company of a group of companies. The consolidated accounts can be obtained by writing to Tristan Capital Partners, Berkeley Square House, 8th Floor, Berkeley Square, London, W1J 6DB.



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Ccp 5 Glasses AS

Notes to the accounts, year ended 31. December 2023

Note 1 Group

The company's accounts are included in the consolidated accounts to group parent Curzon Capital Partners 5 Long-Life LP with business address 8th Floor Berkeley Square House, London.

Note 2 Salary costs and benefits

Ccp 5 Glasses AS hasn't had any salary costs or benefits in 2023 and there are no such obligations.

The Board of Directors are not entitled to bonuses or pay after termination of employment.

The Board members receives no compensation for their duty in 2023. There are no loans or guarantees to Managing Directors, members of the Board and general assembly, employees or other related parties.

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

Audit fees expensed for 2023 amount to NOK 31 988 incl. VAT not deductible.
In addition there is a fee for other services of NOK 26 238 incl. VAT not deductible.

Note 3 Inter-company items between companies in the same group

	2023	2022
Receivables		
Group contribution from subsidiary, Helsfyr Atrium AS	48 717 363	36 468 041
Total	48 717 363	36 468 041
Liabilities		
Loans from parent company, CCP 5 Glasses Holding S.A.R.L.	2 163 497	2 123 727
Other short-term liabilities to Helsfyr Atrium AS	10 500 000	19 968 041
Total	12 663 497	22 091 768
Income from related parties		
Group contribution from subsidiary, Helsfyr Atrium AS	48 717 363	36 468 041
Total	48 717 363	36 468 041
Expenses to related parties		
Interest expenses to parent, CCP 5 Glasses Holding S.A.R.L.	39 770	39 770
Asset management fee, Anvil Asset Advisors AS	2 890 561	3 208 159
Total	2 930 331	3 247 929



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Ccp 5 Glasses AS

Notes to the accounts, year ended 31. December 2023

Note 4 Other financial expenses

	2023	2022
Other financial expenses		
Disagio (income)	-1 082	3 380
Interest loan Nordea	32 177 668	20 168 229
Interest swap expenses (income)	-10 462 983	1 858 456
Interest capex facility Nordea	3 080 148	1 918 073
Other interests	342 962	0
IBL Anvil	490	490
Establishment fee bank loan	268 492	268 492
Total	25 405 694	24 217 120

Note 5 Tax

This year's tax expense	2023	2022
Entered tax on ordinary profit/loss:		
Payable tax	4 183 640	3 106 696
Changes in deferred tax assets	-59 069	-59 068
Tax expense on ordinary profit/loss	4 124 571	3 047 628

Taxable income:		
Ordinary result before tax	18 748 054	8 423 252
Permanent differences	0	5 429 603
Changes in temporary differences	268 492	268 492
Taxable income	19 016 546	14 121 347

Payable tax in the balance:		
Payable tax on this year's result	-6 534 180	-4 916 273
Payable tax on received Group contribution	10 717 820	8 022 969
Total payable tax in the balance	4 183 640	3 106 696

Calculation of effective tax rate		
Profit before tax	18 748 054	8 423 252
Calculated tax on profit before tax	4 124 572	1 853 115
Tax effect of permanent differences	0	1 194 513
Total	4 124 572	3 047 628
Effective tax rate	22,0 %	36,2 %

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

	2023	2022	Difference
Accounts receivable	508 302	776 794	268 492
Total	508 302	776 794	268 492
Basis for deferred tax	508 302	776 794	268 492
Deferred tax (22 %)	111 826	170 895	59 068



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Ccp 5 Glasses AS

Notes to the accounts, year ended 31. December 2023

Note 6 Equity capital

	Share capital	Share premium	Other equity capital	Total equity capital
Pr. 31.12.2022	40 000	473 565 794	5 375 624	478 981 418
Result of the year			14 623 483	14 623 483
Additional dividends based on 2022 - accounts		-25 000 000	0	-25 000 000
Pr 31.12.2023	40 000	448 565 794	19 999 107	468 604 901

Note 7 Shares and interests in other companies etc.

	Ownership interest	Date of Acquisition	Registered office	Equity latest financial statement	P/L latest financial statement	Book value
Fixed assets						
Helsfyr Atrium AS	100 %	17.10.2018	Trondheim	462 200 619	26 212 633	1 040 711 179
Sum	100			462 200 619	26 212 633	1 040 711 179

Note 8 Receivables and liabilities

	2023	2022
Receivables with a maturity later than one year		
Other long-term receivables (borrowing costs)	508 302	776 794
Total	508 302	776 794
Long-term debt that mature November 2025:		
Debt to credit institutions	626 700 000	591 700 000
Total	626 700 000	591 700 000

Carrying amount of the pledged assets are 474 898 164. The pledged assets are all in the Norwegian subsidiary Helsfyr Atrium AS.



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Ccp 5 Glasses AS

Notes to the accounts, year ended 31. December 2023

Note 9 Shareholders

The share capital in Ccp 5 Glasses AS as of 31.12 consists of the following share classes:

	Total	Face value	Entered
A-shares	98 783	0,4	39 513
B-shares	1 217	0,4	487
Total	100 000		40 000

Ownership structure

The largest shareholders in % at year end:

	A-shares	B-shares	Total	Owner interest	Share of votes
CCP 5 Glasses Holding S.A.R.L	98 783		98 783	98,8	98,8
Anvil Glasses AS		1 217	1 217	1,2	1,2
Total number of shares	98 783	1 217	100 000	100,0	100,0

Note 10 Financial risk

Interest rate risk

Interest rate risk arises from the loan's exposure to changes in market interest rates. Interest rate risk affects the Company's cash flows and the market value of the Company's hedging instruments. The Company's interest rate risk is managed through interest rate swap instruments.

The Company entered into a loan agreement with Nordea Bank Abp in 2020 - a capex facility agreement. The borrowing limit shall be used to finance capex projects in Helsefy Atrium AS. Available amount is NOK 60m - as of 31.12.2023 NOK 60m is drawn down. A new loan agreement of 30m was entered into in 2023.

Loan agreements	Term to maturity	2023	2022
Nordea Bank Abp	21.11.2025	536 700 000	536 700 000
Nordea Bank Abp, capex facility	21.11.2025	60 000 000	55 000 000
Nordea Bank Abp, new capex facility	28.02.2024	30 000 000	0
Total		626 700 000	591 700 000

Interest swap agreement	2023	2022
Market value (excl. accrued interest)	16 450 512	16 382 035
Total book value	16 450 512	16 382 035

Interest rent swap agreement

Payable	11 284 250	11 284 250
Receivable	21 747 233	9 425 794
Total	-10 462 983	1 858 456

Issuer	Term to maturity	Face value	MTM value 2023 excl interest rates
Swap Nordea Bank Abp	21.11.2025	536 700 000	16 450 512



BDO AS
Munkedamsveien 45
Postboks 1704 Vika
0121 Oslo

Independent Auditor's Report

To the General meeting of Ccp 5 Glasses AS

Opinion

We have audited the financial statements of Ccp 5 Glasses AS.

The financial statements comprise:

- The balance sheet as at 31 December 2023
- The income statement for 2023
- Statement of cash flows for the year that ended 31 December 2023
- 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 2023, and its financial performance and its cash flows 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 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.

Other information

The Board of Directors (management) is responsible for the other information. The other information comprises the Board of Directors' report. Our opinion on the financial statements does not cover the other information.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinion on the Board of Directors' report

Based on our knowledge obtained in the audit, in our opinion the Board of Directors' report



- is consistent with the financial statements and
- contains the information required by applicable statutory requirements.

Responsibilities of the Board of Directors for the Financial Statements

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 and using the going concern basis of accounting insofar as it is not likely that the enterprise will cease operations.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with 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.

For further description of Auditor's Responsibilities for the Audit of the Financial Statements reference is made to:

<https://revisorforeningen.no/revisjonsberetninger>

BDO AS

Fredrik Bratt Rebne
State Authorised Public Accountant
(This document is signed electronically)

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Rebne, Fredrik Bratt

Partner

På vegne av: BDO AS

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Skatteetaten

Vår dato
20.03.2019

Din/Deres dato
02.01.2019

Saksbehandler
Henning Stokke

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Skatteetaten.no

Din/Deres referanse
Kjersti Hasfjord

Telefon
800 80 000

Org.nr
974761076

Vår referanse
2019/5205246

Postadresse
Postboks 9200 Grønland
0134 OSLO

NEWSEC BASALE AS
Postboks 5666 Torgarden
7484 TRONDHEIM

Tillatelse til å utarbeide årsberetning og årsregnskap på engelsk språk

Vi viser til deres brev av 2. januar 2019 der det søkes om dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk språk for følgende selskaper:

- CCP Glasses AS org.nr. 921 351 305
- Helsefy Atrium AS org.nr. 968 230 212
- Helsefy Atrium Drift AS org.nr. 990 650 330

Skattedirektoratet gir på bakgrunn av en konkret helhetsvurdering selskapene nevnt ovenfor dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk språk, jf. regnskapsloven § 3-4 tredje ledd. Dispensasjonen gjelder så lenge 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

Fra søknaden gjengis:

Bakgrunnen for søknaden er at CCP Glasses AS er heleid av Tristan Capital Partners som er registrert i Storbritannia. All korrespondanse mellom selskapene i konsernet er på engelsk. Selskapet må følgelig bruke engelsk for at eierne skal forstå regnskapet og årsrapporten. CCP Glasses AS og datterselskapenes virksomhet består i å eie og drive fast eiendom og naturlig tilhørende virksomhet, utelukkende på bedriftsmarkedet. Forvaltning av eiendom samt dialog mot kunder er delegert til eiendomsforvalter Newsec Basale AS. Arbeidsspråket mellom forvalter og selskapet er engelsk.

Skattedirektoratets vurdering

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

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



”Regjeringen har som siktemål at regnskapsloven skal bidra til informative regnskaper for ulike grupper av regnskapsbrukere. Regnskapsbrukerne er dels investorer og kreditorer som tilfører kapital til foretakene, og dels andre grupper som har interesse av å vite hvordan foretaket drives, f.eks. de ansatte og lokalsamfunnet. Informasjonen til kapitalmarkedet skal gi grunnlag for riktig prising av finansielle objekter. Riktig prisdannelse på aksjer er en forutsetning for at ressursbruken i samfunnsøkonomien skal bli best mulig. Gode regnskaper vil også gjøre det vanskeligere for markedsdeltakere å ta ut spekulasjonsgevinster med basis i skjevt fordelt informasjon.”

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

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

Som nevnt ovenfor er det er særlig hensynet til brukerne av regnskapsinformasjon som skal vurderes ved en dispensasjonssøknad. I denne vurderingen har Skattedirektoratet lagt vekt på at selskapene er hhv. heleid og indirekte eid av et utenlandsk selskap. I tillegg opererer selskapene i en internasjonal bransje, og arbeidsspråket i konsernet er engelsk. Videre er det vektlagt at alle sentrale aktører og samarbeidspartnere innen denne bransjen behersker og benytter engelsk.

Vennligst oppgi vår referanse ved henvendelse i saken.

Med hilsen

Inger Helene Iversen
seniorrådgiver
Juridisk avdeling
Skattedirektoratet

Henning Stokke

Dokumentet er elektronisk godkjent og har derfor ikke håndskrevne signaturer.



Skatteetaten

Vår dato 17.06.2024	Din/Deres dato 24.05.2024	Saksbehandler Lars Waalorp
800 80 000 Skatteetaten.no	Din/Deres referanse	Telefon 90833418
Org.nr 974761076	Vår referanse 2024/5261407	Postadresse Postboks 9200 Grønland 0134 OSLO

CCP 5 GLASSES AS
Att.Hilke Rognes
c/o Newsec Basale AS, Postboks 5666 Torgarden
7484 TRONDHEIM
Norge

Fritak for konsernregnskapsplikt for CCP 5 Glasses AS, org.nr. 921 351 305

Vi viser til deres brev sendt inn 24. mai 2024 hvor dere søker om fritak fra plikten til å utarbeide konsernregnskap for CCP 5 Glasses AS.

Skattekontoret finner med hjemmel i regnskapsloven § 3-7 fjerde ledd å kunne gi tillatelse til at det gjøres unntak for konsernregnskapsplikten for CCP 5 Glasses AS. Dispensasjonen gjelder så lenge opplysningene som danner grunnlaget for vedtaket ikke endres vesentlig.

Kopi av dette brev må sendes Regnskapsregisteret i Brønnøysund sammen med årsregnskapet mv. Det påligger den regnskapspliktige å dokumentere ved dette brev at tillatelsen er gitt.

Bakgrunn

CCP 5 Glasses AS er morselskap i et underkonsern hvor Curzon Capital Partners 5 Long-Life LP er det ultimate morselskapet. Curzon Capital Partners 5 Long-Life LP er hjemmehørende utenfor EØS. Konsernregnskap utarbeides av Curzon Capital Partners 5 Long-Life LP på engelsk språk etter IFRS, hvor CCP 5 Glasses AS med datterselskaper er omfattet.

Skattekontorets vurdering

Det forutsettes at Curzon Capital Partners 5 Long-Life LP utarbeider konsernregnskap som omfatter den regnskapspliktige og dennes datterselskaper. Det legges til grunn at dette konsernregnskapet er utarbeidet i samsvar med IFRS og at kravene i regnskapsloven § 3-7 med forskrifter for øvrig følges. Bestemmelsene i regnskapsloven kapittel 8 gjelder tilsvarende for dette konsernregnskapet.

Når det gjelder hvilket språk morselskapet skal utarbeide konsernregnskapet på, vises det til forskrift av 7. september 2006 nr. 1062 til utfylling og gjennomføring mv. av



regnskapsloven. Det følger av § 3-7-1 at konsernregnskapet foruten å være på norsk, kan være på svensk, dansk eller engelsk.

Skattekontoret gir etter en konkret helhetsvurdering tillatelse til at det gjøres unntak for konsernregnskapsplikten.

Vennligst oppgi vår referanse ved henvendelse i saken.

Med hilsen

Lars Waalorp
Skatteetaten

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