



## ÅRSREGNSKAPET FOR REGNSKAPSÅRET 2021 - GENERELL INFORMASJON

### Enheten

Organisasjonsnummer: 917 284 865  
Organisasjonsform: Aksjeselskap  
Foretaksnavn: CSC D44 HOLDING 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: 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: 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, 17.05.2023





### Resultatregnskap

Beløp i: NOK	Note	2021	2020
<b>RESULTATREGNSKAP</b>			
<b>Kostnader</b>			
Employee benefits expense	1	28 524	27 524
Other expenses	1	110 965	103 721
<b>Sum kostnader</b>		<b>139 489</b>	<b>131 245</b>
<b>Driftsresultat</b>		<b>-139 489</b>	<b>-131 245</b>
<b>Finansinntekter og finanskostnader</b>			
Income from other group companies	2	6 880 343	6 838 330
<b>Sum finansinntekter</b>		<b>6 880 343</b>	<b>6 838 330</b>
Annen rentekostnad		2 854 111	3 881 134
Other financial expenses		60 000	
<b>Sum finanskostnader</b>		<b>2 914 111</b>	<b>3 881 134</b>
<b>Netto finans</b>		<b>3 966 232</b>	<b>2 957 196</b>
<b>Ordinært resultat før skattekostnad</b>		<b>3 826 744</b>	<b>2 825 951</b>
Income tax expense	3	3 916 828	-243 185
<b>Ordinært resultat etter skattekostnad</b>		<b>-90 084</b>	<b>3 069 136</b>
<b>Årsresultat</b>		<b>-90 084</b>	<b>3 069 136</b>
<b>Årsresultat etter minoritetsinteresser</b>		<b>-90 084</b>	<b>3 069 136</b>
<b>Totalresultat</b>		<b>-90 084</b>	<b>3 069 136</b>
<b>Overføringer og disponeringer</b>			
Ordinært utbytte	4	15 000 000	
Udekket tap	4	-6 378 823	
Allocated to other equity			3 069 136
Allocated from share premium	4	-8 711 262	
<b>Sum overføringer og disponeringer</b>		<b>-90 084</b>	<b>3 069 136</b>



## Balanse

Beløp i: NOK	Note	2021	2020
<b>BALANSE - EIENDELER</b>			
<b>Anleggsmidler</b>			
<b>Immaterielle eiendeler</b>			
Utsatt skattefordel	3		3 916 828
<b>Sum immaterielle eiendeler</b>			<b>3 916 828</b>
<b>Varige driftsmidler</b>			
<b>Sum varige driftsmidler</b>	7		
<b>Finansielle anleggsmidler</b>			
Investering i datterselskap	5	164 333 931	175 087 247
Lån til foretak i samme konsern	2		
<b>Sum finansielle anleggsmidler</b>		<b>164 333 931</b>	<b>175 087 247</b>
<b>Sum anleggsmidler</b>		<b>164 333 931</b>	<b>179 004 075</b>
<b>Omløpsmidler</b>			
<b>Varer</b>			
<b>Fordringer</b>			
Other short-term receivables	2	15 013 045	22 015 900
Konsernfordringer	2	2 633 659	2 906 990
<b>Sum fordringer</b>		<b>17 646 704</b>	<b>24 922 890</b>
<b>Bankinnskudd, kontanter og lignende</b>			
Cash and cash equivalents		17 018 759	1 281 059
<b>Sum bankinnskudd, kontanter og lignende</b>		<b>17 018 759</b>	<b>1 281 059</b>
<b>Sum omløpsmidler</b>		<b>34 665 463</b>	<b>26 203 949</b>
<b>SUM EIENDELER</b>		<b>198 999 394</b>	<b>205 208 024</b>

## BALANSE - EGENKAPITAL OG GJELD

### Egenkapital



### Balanse

Beløp i: NOK	Note	2021	2020
<b>Innskutt egenkapital</b>			
Share capital	4	130 000	130 000
Overkurs	4	66 502 605	75 213 867
<b>Sum innskutt egenkapital</b>		<b>66 632 605</b>	<b>75 343 867</b>
<b>Opptjent egenkapital</b>			
Other equity	4		6 378 823
<b>Sum opptjent egenkapital</b>			<b>6 378 823</b>
<b>Sum egenkapital</b>		<b>66 632 605</b>	<b>81 722 690</b>
<b>Gjeld</b>			
<b>Langsiktig gjeld</b>			
<b>Annen langsiktig gjeld</b>			
Gjeld til kredittinstitusjoner	6, 7	117 356 250	120 356 250
Other non-current liabilities	2, 6		
<b>Sum annen langsiktig gjeld</b>		<b>117 356 250</b>	<b>120 356 250</b>
<b>Sum langsiktig gjeld</b>		<b>117 356 250</b>	<b>120 356 250</b>
<b>Kortsiktig gjeld</b>			
Leverandørgjeld		10 539	13 476
Utbytte	2	15 000 000	
Kortsiktig konserngjeld	2		3 000 000
Other current liabilities			115 609
<b>Sum kortsiktig gjeld</b>		<b>15 010 539</b>	<b>3 129 085</b>
<b>Sum gjeld</b>		<b>132 366 789</b>	<b>123 485 335</b>
<b>SUM EGENKAPITAL OG GJELD</b>		<b>198 999 394</b>	<b>205 208 024</b>
<b>POSTER UTENOM BALANSEN</b>			
Garantistillelser	7		
Pantstillelser	7		



## Brønnøysundregistrene

### ÅRSREGNSKAP FOR REGNSKAPSÅRET 2021 - GENERELL INFORMASJON

Journalnummer: 2022 616016

#### Enheten

Organisasjonsnummer: 917 284 865  
Organisasjonsform: Aksjeselskap  
Foretaksnavn: CSC D44 HOLDING AS  
Forretningsadresse: c/o Malling & Co Forvaltning AS  
Dronning Mauds gate 15  
0250 OSLO

#### Regnskapsår

Årsregnskapets periode: 01.01.2021 - 31.12.2021

#### Konsern

Mørselskap 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: 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

År 2021: Årsregnskap 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, 11.07.2022

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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: 917 284 865  
CSC D44 HOLDING AS

## RESULTATREGNSKAP

<b>Beløp i: NOK</b>	<b>Note</b>	<b>2021</b>	<b>2020</b>
<b>RESULTATREGNSKAP</b>			
<b>Kostnader</b>			
Employee benefits expense	1	28 524	27 524
Other expenses	1	110 965	103 721
<b>Sum kostnader</b>		<b>139 489</b>	<b>131 245</b>
<b>Driftsresultat</b>		<b>-139 489</b>	<b>-131 245</b>
<b>Finansinntekter og finanskostnader</b>			
Income from other group companies	2	6 880 343	6 838 330
<b>Sum finansinntekter</b>		<b>6 880 343</b>	<b>6 838 330</b>
Annen rentekostnad		2 854 111	3 881 134
Other financial expenses		60 000	
<b>Sum finanskostnader</b>		<b>2 914 111</b>	<b>3 881 134</b>
<b>Netto finans</b>		<b>3 966 232</b>	<b>2 957 196</b>
<b>Ordinært resultat før skattekostnad</b>		<b>3 826 744</b>	<b>2 825 951</b>
Income tax expense	3	3 916 828	-243 185
<b>Ordinært resultat etter skattekostnad</b>		<b>-90 084</b>	<b>3 069 136</b>
<b>Årsresultat</b>		<b>-90 084</b>	<b>3 069 136</b>
<b>Årsresultat etter minoritetsinteresser</b>		<b>-90 084</b>	<b>3 069 136</b>
<b>Totalresultat</b>		<b>-90 084</b>	<b>3 069 136</b>
<b>Overføringer og disponeringer</b>			
Ordinært utbytte	4	15 000 000	
Udekket tap	4	-6 378 823	
Allocated to other equity			3 069 136
Allocated from share premium	4	-8 711 262	
<b>Sum overføringer og disponeringer</b>		<b>-90 084</b>	<b>3 069 136</b>



Organisasjonsnr: 917 284 865  
CSC D44 HOLDING AS

## BALANSE

Beløp i: NOK Note 2021 2020

### BALANSE - EIENDELER

#### Anleggsmidler

##### Immaterielle eiendeler

Utsatt skattefordel 3 3 916 828  
Sum immaterielle eiendeler 3 916 828

##### Varige driftsmidler

Sum varige driftsmidler 7

##### Finansielle anleggsmidler

Investering i datterselskap 5 164 333 931 175 087 247  
Lån til foretak i samme  
konsern 2  
Sum finansielle  
anleggsmidler 164 333 931 175 087 247

Sum anleggsmidler 164 333 931 179 004 075

#### Omløpsmidler

##### Varer

##### Fordringer

Other short-term  
receivables 2 15 013 045 22 015 900  
Konsernfordringer 2 2 633 659 2 906 990  
Sum fordringer 17 646 704 24 922 890

##### Bankinnskudd, kontanter og lignende

Cash and cash equivalents 17 018 759 1 281 059  
Sum bankinnskudd,  
kontanter og lignende 17 018 759 1 281 059

Sum omløpsmidler 34 665 463 26 203 949

SUM EIENDELER 198 999 394 205 208 024

### BALANSE - EGENKAPITAL OG GJELD

#### Egenkapital

##### Innskutt egenkapital

Share capital 4 130 000 130 000  
Overkurs 4 66 502 605 75 213 867  
Sum innskutt egenkapital 66 632 605 75 343 867

##### Opptjent egenkapital

Other equity 4 6 378 823



<b>Sum opptjent egenkapital</b>			<b>6 378 823</b>
<b>Sum egenkapital</b>		<b>66 632 605</b>	<b>81 722 690</b>
<b>Gjeld</b>			
<b>Langsiktig gjeld</b>			
<b>Annen langsiktig gjeld</b>			
Gjeld til			
kredittinstitusjoner	6, 7	117 356 250	120 356 250
Other non-current liabilities	2, 6		
<b>Sum annen langsiktig gjeld</b>		<b>117 356 250</b>	<b>120 356 250</b>
<b>Sum langsiktig gjeld</b>		<b>117 356 250</b>	<b>120 356 250</b>
<b>Kortsiktig gjeld</b>			
Leverandørgjeld		10 539	13 476
Utbytte	2	15 000 000	
Kortsiktig konserngjeld	2		3 000 000
Other current liabilities			115 609
<b>Sum kortsiktig gjeld</b>		<b>15 010 539</b>	<b>3 129 085</b>
<b>Sum gjeld</b>		<b>132 366 789</b>	<b>123 485 335</b>
<b>SUM EGENKAPITAL OG GJELD</b>		<b>198 999 394</b>	<b>205 208 024</b>
<b>POSTER UTENOM BALANSEN</b>			
Garantistillelser	7		
Pantstillelser	7		



Organisasjonsnr: 917 284 865  
CSC D44 HOLDING 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



## Skattedirektoratet

Saksbehandler Rune Tystad	Deres dato 09.11.2016	Vår dato 20.12.2016
Telefon 977 59 464	Deres referanse Kjersti Hasljord	Vår referanse 2016/1115946

OBOS BASALE AS  
Postboks 5666, Sluppen  
7484 TRONDHEIM

## Tillatelse til å utarbeide årsregnskap og årsberetning på engelsk språk for CSC D44 Holding AS og D44 Eiendom AS

- Vi viser til brev av 9. november 2016 hvor dere søker om dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk språk for

CSC D44 Holding AS, org.nr. 917 284 865 og  
D44 Eiendom AS, org.nr. 917 263 787.

Skattedirektoratet gir på bakgrunn av en konkret helhetsvurdering de overnevnte selskapene tillatelse til å utarbeide årsregnskap og årsberetning på engelsk språk, jf. regnskapsloven § 3-4 tredje ledd. Dispensasjonen forutsetter at opplysninger 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

CSC D44 Holding AS er et heleid datterselskap av Catella Real Estate AG, som er et eiendomsfond registrert i Tyskland. D44 Eiendom AS er et datterselskap av CSC D44 Holding AS. All korrespondanse mellom selskapene i konsernet gjøres på engelsk. Selskapet må følgelig bruke engelsk for at eierne skal forstå regnskapet og årsrapporten. Selskapenes virksomhet består i å eie og drive fast eiendom og naturlig tilhørende virksomhet, utelukkende på bedriftsmarkedet. Forvaltning av eiendom samt dialog mot kunder er delegert til eiendomsforvalter Obos Basale AS. Arbeidsspråket mellom forvalter og selskapet er engelsk.

### Skattedirektoratets vurdering

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

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

Postadresse  
Postboks 9200 Grønland  
0134 Oslo

Besøksadresse:  
Se [www.skatteetaten.no](http://www.skatteetaten.no)  
Org.nr: 996250318  
E-post: [skatteetaten.no/sendepost](mailto:skatteetaten.no/sendepost)

Sentralbord  
800 80 000  
Telefaks  
22 17 08 60



*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 særlig hensynet til brukerne av regnskapsinformasjon som skal vurderes ved en dispensasjonssøknad. I denne vurderingen har Skattedirektoratet lagt vekt på at selskapene er eid av et utenlandsk eiendomsfond. Eierkretsen er således begrenset. Videre er det lagt vekt på at konsernets arbeidsspråk er engelsk og at arbeidsspråket mellom forvalter og selskapene er engelsk.

Vennligst oppgi vår referanse ved henvendelser i saken.

Med hilsen

Torstein Kinden Helleland  
*seniorrådgiver*  
Rettsavdelingen, foretaksskatt  
Skattedirektoratet

Rune Tystad

*Dokumentet er elektronisk godkjent og har derfor ikke håndskrevne signaturer*



# Annual Report 2021

## Csc D44 Holding AS

Revenue statement  
Balance sheet  
Notes to the Accounts



Org.no.: 917 284 865



## REVENUE STATEMENT

CSC D44 HOLDING AS

OPERATING INCOME AND OPERATING EXPENSES	Note	2021	2020
Employee benefits expense	1	28 524	27 524
Other expenses	1	110 965	103 721
<b>Total expenses</b>		<b>139 489</b>	<b>131 245</b>
<b>Operating profit</b>		<b>-139 489</b>	<b>-131 245</b>
<b>FINANCIAL INCOME AND EXPENSES</b>			
Income from other group companies	2	6 880 343	6 838 330
Other interest expenses		2 854 111	3 881 134
Other financial expenses		60 000	0
<b>Net financial items</b>		<b>3 966 232</b>	<b>2 957 196</b>
Net profit before tax		3 826 744	2 825 951
Income tax expense	3	3 916 828	-243 185
<b>Net profit after tax</b>		<b>-90 084</b>	<b>3 069 136</b>
<b>Net profit or loss</b>		<b>-90 084</b>	<b>3 069 136</b>
<b>ATTRIBUTABLE TO</b>			
Allocated from other equity	4	6 378 823	0
Ordinary dividend	4	15 000 000	0
Allocated to other equity		0	3 069 136
Allocated from share premium	4	8 711 262	0
<b>Total</b>		<b>-90 084</b>	<b>3 069 136</b>

CSC D44 HOLDING AS

SIDE 2



### BALANCE SHEET

CSC D44 HOLDING AS

ASSETS	Note	31/12/2021	31/12/2020
<b>NON-CURRENT ASSETS</b>			
<b>INTANGIBLE ASSETS</b>			
Deferred tax assets	3	0	3 916 828
<b>Total intangible assets</b>		<b>0</b>	<b>3 916 828</b>
<b>NON-CURRENT FINANCIAL ASSETS</b>			
Investments in subsidiaries	5	164 333 931	175 087 247
<b>Total non-current financial assets</b>		<b>164 333 931</b>	<b>175 087 247</b>
<b>Total non-current assets</b>		<b>164 333 931</b>	<b>179 004 075</b>
<b>CURRENT ASSETS</b>			
<b>DEBTORS</b>			
Other short-term receivables	2	15 013 045	22 015 900
Receivables from group companies	2	2 633 659	2 906 990
<b>Total receivables</b>		<b>17 646 704</b>	<b>24 922 890</b>
Cash and cash equivalents		17 018 759	1 281 059
<b>Total current assets</b>		<b>34 665 463</b>	<b>26 203 949</b>
<b>Total assets</b>		<b>198 999 394</b>	<b>205 208 024</b>



### BALANCE SHEET

#### CSC D44 HOLDING AS

EQUITY AND LIABILITIES	Note	31/12/2021	31/12/2020
<b>EQUITY</b>			
<b>PAID-IN CAPITAL</b>			
Share capital	4	130 000	130 000
Share premium reserve	4	66 502 605	75 213 867
<b>Total paid-up equity</b>		<b>66 632 605</b>	<b>75 343 867</b>
Other equity	4	0	6 378 823
<b>Total retained earnings</b>		<b>0</b>	<b>6 378 823</b>
<b>Total equity</b>		<b>66 632 605</b>	<b>81 722 690</b>
<b>LIABILITIES</b>			
<b>OTHER NON-CURRENT LIABILITIES</b>			
Liabilities to financial institutions	6, 7	117 356 250	120 356 250
<b>Total non-current liabilities</b>		<b>117 356 250</b>	<b>120 356 250</b>
<b>CURRENT LIABILITIES</b>			
Trade payables		10 539	13 476
Dividends	2	15 000 000	0
Liabilities to group companies	2	0	3 000 000
Other current liabilities		0	115 609
<b>Total current liabilities</b>		<b>15 010 539</b>	<b>3 129 085</b>
<b>Total liabilities</b>		<b>132 366 789</b>	<b>123 485 335</b>
<b>Total equity and liabilities</b>		<b>198 999 394</b>	<b>205 208 024</b>

Oslo

The board of Csc D44 Holding AS

Håvard Reigstad Skogvoll  
chairman of the board



**CSC D44 HOLDING AS**

**917 284 865**

## **Accounting principles**

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

## **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.



CSC D44 HOLDING AS

917 284 865

**Note 1 Salary costs and benefits, remuneration to the chief executive, board and auditor**

**SALARY COSTS**

	<b>2021</b>	<b>2020</b>
Board of Directors remuneration	25 000	24 996
Employment tax	3 524	2 528
<b>Total</b>	<b>28 524</b>	<b>27 524</b>

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

**Note 2 Inter-company items between companies in the same group**

	<b>2021</b>	<b>2020</b>
<b>Receivables</b>		
Loans to companies in the same group	0	0
Customer receivables within the group	0	0
Dividend	15 000 000	22 000 000
Other short-term receivables within the group	2 633 659	2 906 990
<b>Total</b>	<b>17 633 659</b>	<b>24 906 990</b>
<b>Liabilities</b>		
Loans from companies in the same group	0	0
Debt to suppliers within the group	0	0
Other short-term liabilities within the group	15 000 000	3 000 000
<b>Total</b>	<b>15 000 000</b>	<b>3 000 000</b>



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917 284 865

## Note 3 Tax

<b>This year's tax expense</b>	<b>2021</b>	<b>2020</b>
Entered tax on ordinary profit/loss:		
Payable tax	0	0
Changes in deferred tax assets	3 916 828	-243 185
<b>Tax expense on ordinary profit/loss</b>	<b>3 916 828</b>	<b>-243 185</b>
Taxable income:		
Ordinary result before tax	3 826 744	2 825 951
Permanent differences	-4 246 684	-3 931 340
<b>Taxable income</b>	<b>-419 940</b>	<b>-1 105 389</b>
Payable tax in the balance:		
Payable tax on this year's result	-579 405	-639 538
Payable tax on received Group contribution	579 405	639 538
<b>Total payable tax in the balance</b>	<b>0</b>	<b>0</b>

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

	<b>2021</b>	<b>2020</b>	<b>Difference</b>
Accumulated loss to be brought forward	-18 223 706	-17 803 765	419 940
Not included in the deferred tax calculation	18 223 706	0	-18 223 706
<b>Basis for deferred tax assets</b>	<b>0</b>	<b>-17 803 765</b>	<b>-17 803 766</b>
<b>Deferred tax assets (22 %)</b>	<b>0</b>	<b>-3 916 828</b>	<b>-3 916 828</b>



CSC D44 HOLDING AS 917 284 865

## Note 4 Equity capital

	Share capital	Share premium	Other equity	Total equity capital
Pr. 31.12.2020	130 000	75 213 867	6 378 823	81 722 690
Result of the year			-90 084	-90 084
Dividend		-8 711 262	-6 288 738	-15 000 000
<b>Pr 31.12.2021</b>	<b>130 000</b>	<b>66 502 605</b>	<b>0</b>	<b>66 632 605</b>

## Note 5 Shares and interests in other companies.

	Acquisition cost	Book value
<b>Current assets</b>		
Shares in D44 Eiendom AS, Oslo	214 696 487	164 333 931
<b>Total</b>	<b>214 696 487</b>	<b>164 333 931</b>

## Note 6 Long-term liabilities

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

	2021	2020
Debt to credit institutions	117 356 250	120 356 250
<b>Total</b>	<b>117 356 250</b>	<b>120 356 250</b>



CSC D44 HOLDING AS 917 284 865

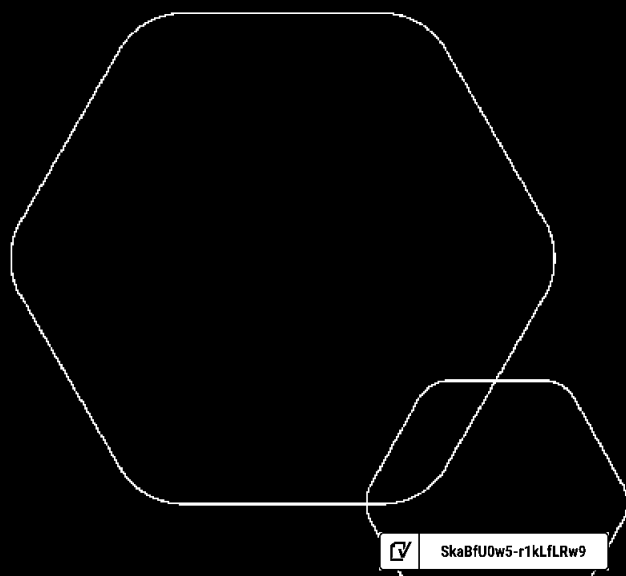
Note 7 Pledges, secured debt and guarantees

	31.12.2021	31.12.2020
<b>Debt secured by charges, mortgages and guarantees</b>		
Long-term debt to credit institutions	-117 356 250	-120 356 250
Guarantees	0	0
Accrued interest	0	-115 609
<b>Total</b>	<b>-117 356 250</b>	<b>-120 471 859</b>
<b>Book value of charged assets</b>		
1. pri. secured debt MNOK 150, gnr. 31 bnr 12, Ullensaker (Dyrskueveien 44, property owned by D44 Eiendom AS)	72 294 858	78 910 798
<b>Total</b>	<b>72 294 858</b>	<b>78 910 798</b>



**Annual Report 2021**  
**Csc D44 Holding AS**

Revenue statement  
Balance sheet  
Notes to the Accounts



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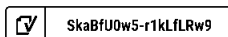
## REVENUE STATEMENT

CSC D44 HOLDING AS

OPERATING INCOME AND OPERATING EXPENSES	Note	2021	2020
Employee benefits expense	1	28 524	27 524
Other expenses	1	110 965	103 721
<b>Total expenses</b>		<b>139 489</b>	<b>131 245</b>
<b>Operating profit</b>		<b>-139 489</b>	<b>-131 245</b>
<b>FINANCIAL INCOME AND EXPENSES</b>			
Income from other group companies	2	6 880 343	6 838 330
Other interest expenses		2 854 111	3 881 134
Other financial expenses		60 000	0
<b>Net financial items</b>		<b>3 966 232</b>	<b>2 957 196</b>
Net profit before tax		3 826 744	2 825 951
Income tax expense	3	3 916 828	-243 185
<b>Net profit after tax</b>		<b>-90 084</b>	<b>3 069 136</b>
<b>Net profit or loss</b>		<b>-90 084</b>	<b>3 069 136</b>
<b>ATTRIBUTABLE TO</b>			
Allocated from other equity	4	6 378 823	0
Ordinary dividend	4	15 000 000	0
Allocated to other equity		0	3 069 136
Allocated from share premium	4	8 711 262	0
<b>Total</b>		<b>-90 084</b>	<b>3 069 136</b>

CSC D44 HOLDING AS

SIDE 2





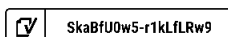
### BALANCE SHEET

CSC D44 HOLDING AS

ASSETS	Note	31/12/2021	31/12/2020
<b>NON-CURRENT ASSETS</b>			
<b>INTANGIBLE ASSETS</b>			
Deferred tax assets	3	0	3 916 828
<b>Total intangible assets</b>		<b>0</b>	<b>3 916 828</b>
<b>NON-CURRENT FINANCIAL ASSETS</b>			
Investments in subsidiaries	5	164 333 931	175 087 247
<b>Total non-current financial assets</b>		<b>164 333 931</b>	<b>175 087 247</b>
<b>Total non-current assets</b>		<b>164 333 931</b>	<b>179 004 075</b>
<b>CURRENT ASSETS</b>			
<b>DEBTORS</b>			
Other short-term receivables	2	15 013 045	22 015 900
Receivables from group companies	2	2 633 659	2 906 990
<b>Total receivables</b>		<b>17 646 704</b>	<b>24 922 890</b>
Cash and cash equivalents		17 018 759	1 281 059
<b>Total current assets</b>		<b>34 665 463</b>	<b>26 203 949</b>
<b>Total assets</b>		<b>198 999 394</b>	<b>205 208 024</b>

CSC D44 HOLDING AS

PAGE 3





### BALANCE SHEET

#### CSC D44 HOLDING AS

EQUITY AND LIABILITIES	Note	31/12/2021	31/12/2020
<b>EQUITY</b>			
<b>PAID-IN CAPITAL</b>			
Share capital	4	130 000	130 000
Share premium reserve	4	66 502 605	75 213 867
<b>Total paid-up equity</b>		<b>66 632 605</b>	<b>75 343 867</b>
Other equity	4	0	6 378 823
<b>Total retained earnings</b>		<b>0</b>	<b>6 378 823</b>
<b>Total equity</b>		<b>66 632 605</b>	<b>81 722 690</b>
<b>LIABILITIES</b>			
<b>OTHER NON-CURRENT LIABILITIES</b>			
Liabilities to financial institutions	6, 7	117 356 250	120 356 250
<b>Total non-current liabilities</b>		<b>117 356 250</b>	<b>120 356 250</b>
<b>CURRENT LIABILITIES</b>			
Trade payables		10 539	13 476
Dividends	2	15 000 000	0
Liabilities to group companies	2	0	3 000 000
Other current liabilities		0	115 609
<b>Total current liabilities</b>		<b>15 010 539</b>	<b>3 129 085</b>
<b>Total liabilities</b>		<b>132 366 789</b>	<b>123 485 335</b>
<b>Total equity and liabilities</b>		<b>198 999 394</b>	<b>205 208 024</b>

Oslo

The board of Csc D44 Holding AS

Håvard Reigstad Skogvoll  
chairman of the board



CSC D44 HOLDING AS

917 284 865

## Accounting principles

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

## 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.

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## 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.



CSC D44 HOLDING AS

917 284 865

**Note 1 Salary costs and benefits, remuneration to the chief executive, board and auditor**

**SALARY COSTS**

	2021	2020
Board of Directors remuneration	25 000	24 996
Employment tax	3 524	2 528
<b>Total</b>	<b>28 524</b>	<b>27 524</b>

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

**Note 2 Inter-company items between companies in the same group**

	2021	2020
<b>Receivables</b>		
Loans to companies in the same group	0	0
Customer receivables within the group	0	0
Dividend	15 000 000	22 000 000
Other short-term receivables within the group	2 633 659	2 906 990
<b>Total</b>	<b>17 633 659</b>	<b>24 906 990</b>
<b>Liabilities</b>		
Loans from companies in the same group	0	0
Debt to suppliers within the group	0	0
Other short-term liabilities within the group	15 000 000	3 000 000
<b>Total</b>	<b>15 000 000</b>	<b>3 000 000</b>



CSC D44 HOLDING AS

917 284 865

## Note 3 Tax

<b>This year's tax expense</b>	<b>2021</b>	<b>2020</b>
Entered tax on ordinary profit/loss:		
Payable tax	0	0
Changes in deferred tax assets	3 916 828	-243 185
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Ordinary result before tax	3 826 744	2 825 951
Permanent differences	-4 246 684	-3 931 340
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Payable tax in the balance:		
Payable tax on this year's result	-579 405	-639 538
Payable tax on received Group contribution	579 405	639 538
<b>Total payable tax in the balance</b>	<b>0</b>	<b>0</b>

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

	<b>2021</b>	<b>2020</b>	<b>Difference</b>
Accumulated loss to be brought forward	-18 223 706	-17 803 765	419 940
Not included in the deferred tax calculation	18 223 706	0	-18 223 706
<b>Basis for deferred tax assets</b>	<b>0</b>	<b>-17 803 765</b>	<b>-17 803 766</b>
<b>Deferred tax assets (22 %)</b>	<b>0</b>	<b>-3 916 828</b>	<b>-3 916 828</b>



CSC D44 HOLDING AS

917 284 865

## Note 4 Equity capital

	Share capital	Share premium	Other equity	Total equity capital
Pr. 31.12.2020	130 000	75 213 867	6 378 823	81 722 690
Result of the year			-90 084	-90 084
Dividend		-8 711 262	-6 288 738	-15 000 000
<b>Pr 31.12.2021</b>	<b>130 000</b>	<b>66 502 605</b>	<b>0</b>	<b>66 632 605</b>

## Note 5 Shares and interests in other companies.

	Acquisition cost	Book value
<b>Current assets</b>		
Shares in D44 Eiendom AS, Oslo	214 696 487	164 333 931
<b>Total</b>	<b>214 696 487</b>	<b>164 333 931</b>

## Note 6 Long-term liabilities

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

	2021	2020
Debt to credit institutions	117 356 250	120 356 250
<b>Total</b>	<b>117 356 250</b>	<b>120 356 250</b>



CSC D44 HOLDING AS 917 284 865

Note 7 Pledges, secured debt and guarantees

	31.12.2021	31.12.2020
<b>Debt secured by charges, mortgages and guarantees</b>		
Long-term debt to credit institutions	-117 356 250	-120 356 250
Guarantees	0	0
Accrued interest	0	-115 609
<b>Total</b>	<b>-117 356 250</b>	<b>-120 471 859</b>
<b>Book value of charged assets</b>		
1. pri. secured debt MNOK 150, gnr. 31 bnr 12, Ullensaker (Dyrskueveien 44, property owned by D44 Eiendom AS)	72 294 858	78 910 798
<b>Total</b>	<b>72 294 858</b>	<b>78 910 798</b>



COMPLETED BY ALL:  
30.05.2022 08:45

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Martine Røst Skjerve · 27.05.2022 15:29

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9 pages

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### 🕒 Activity log

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1. Håvard Reigstad Skogvoll hsk@clp.no	Signed Authenticated	30.05.2022 08:45 30.05.2022 08:44	eID Medium	Norwegian BankID (DOB: 1972/01/20) +4748012328

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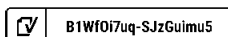
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PAdES sealed




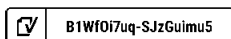
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<p><b>PROTOKOLL FRA ORDINÆR GENERALFORSAMLING I CSC D44 HOLDING AS (ORG.NR. 917 284 865)</b></p>	<p><b>MINUTES FROM GENERAL MEETING IN CSC D44 HOLDING AS (ORG.NO. 917 284 865)</b></p>
<p>Den 31. mai 2022 ble det avholdt generalforsamling i CSC D44 Holding AS ("Selskapet") i Oslo.</p> <p>Til stede var eneksjonær Catella Real Estate AG representert ved Håvard Skogvoll i henhold til fullmakt.</p> <p>Samtlige aksjer og stemmer var dermed representert.</p>	<p>On 31th May 2022 a General Meeting was held in CSC D44 Holding AS ("The Company") in Oslo.</p> <p>The sole shareholder, Catella Real Estate AG, was present, represented by Mr. Håvard Skogvoll by proxy.</p> <p>All the shares and votes were thus present.</p>
<p><b>Til behandling forelå:</b></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. Catella Real Estate AG 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><b>The following matters were discussed:</b></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. Catella Real Estate AG 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><b>Agenda:</b> <b>Agenda:</b></p> <p><b>1. Årsregnskap for regnskapsåret 2021</b></p> <p>Årsregnskapet ble fremlagt og gjennomgått.</p> <p>Årsregnskapet ble godkjent, herunder forslaget til disponering av årets resultat.</p> <p>Årets underskudd på 90 084,12 er allokert på følgende måte:</p> <p>NOK 15 000 000 avsettes til utbytte. NOK 6 378 822 overføres fra annen egenkapital. NOK 8 711 261 overføres fra overkurs.</p> <p>Dette er i tråd med styrets forslag.</p> <p><b>2. Honorar til styret</b></p> <p>Generalforsamlingen godkjente styreleders årlige honorar i henhold til slik avtale av 29. september 2015.</p> <p><b>3. Honorar til Selskapets revisor</b></p> <p>Generalforsamlingen godkjente styrets forslag om honorar til revisor etter regning.</p> <p><b>4. Valg av styre</b></p> <p>Følgende styre ble valgt: Styreleder Håvard Skogvoll</p> <p><b>5. Valg av revisor</b></p> <p>PriceWaterhouseCoopers ble gjenvalgt som Selskapets revisor.</p> <p>***</p> <p>Alle vedtak var enstemmige.</p>	<p><b>Agenda:</b></p> <p><b>1. Annual accounts for the financial year 2021</b></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 loss of 90 084,42 is allocated as follows:</p> <p>NOK 15 000 000 is allocated to dividend. NOK 6 378 822 is transferred from other equity. NOK 8 711 261 is transferred from share premium.</p> <p>This is in accordance with the proposal from the board of directors.</p> <p><b>2. Determination of the director's fees</b></p> <p>The General Meeting approved the board of director's annual fee in accordance with the signed Agreement of 29<sup>th</sup> of September 2015.</p> <p><b>3. Approval of the Company auditor's fee</b></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><b>4. Election of board of directors</b></p> <p>The following board of directors was elected: Mr. Håvard Skogvoll, chairperson of the board.</p> <p><b>5. Election of auditor</b></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> <hr/> <p>Chairman of the Board Håvard Skogvoll</p>	

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## Document history

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## REFERAT FRA STYREMØTE I CSC D44 HOLDING 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 CSC D44 HOLDING 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 CSC D44 HOLDING 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 CSC D44 HOLDING 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 29<sup>th</sup> 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

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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

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Håvard Reigstad Skogvoll  
(Styreleder/Chairman of the Board)

 ryD1HORdq-HJujrOCv5



# Document history

COMPLETED BY ALL:  
27.05.2022 20:00

SENT BY OWNER:  
Martine Røst Skjerve · 27.05.2022 17:57

DOCUMENT ID:  
HJuJrOCv5

ENVELOPE ID:  
ryD1HORDq-HJuJrOCv5

DOCUMENT NAME:  
2022-05-27 BOARD MEETING\_CSC D44 Holding AS.pdf  
2 pages

ALL ATTACHMENTS APPROVED:  
2022-05-27 BOARD MEETING\_CSC D44 Holding AS.pdf-pAdES-Hk9  
Iru0w5.pdf

## Activity log

RECIPIENT	ACTION*	TIMESTAMP (CET)	METHOD	DETAILS
1. Håvard Reigstad Skogvoll hsk@clp.no	Signed Authenticated	27.05.2022 20:00 27.05.2022 19:59	eID Medium	Norwegian BankID (DOB: 1972/01/20) +4748012328

\* Action describes both the signing and authentication performed by each recipient. Authentication refers to the ID method used to access the document.

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No custom events related to this document

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To the General Meeting of CSC D44 Holding AS

## *Independent Auditor's Report*

### *Opinion*

We have audited the financial statements of CSC D44 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 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.

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PricewaterhouseCoopers AS, Brattørkaia 17B, Postboks 6365 Torgard, NO-7492 Trondheim  
T: 02316, org. no.: 987 009 713 MVA, www.pwc.no  
Statsautoriserte revisorer, medlemmer av Den norske Revisorforening og autorisert regnskapsførerselskap



Independent Auditor's Report - CSC D44 Holding 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)

(2)



 Securely signed with Brevio

Revisjonsberetning

**Signers:**

<b>Name</b>	<b>Method</b>	<b>Date</b>
Granbo, Henrik	BANKID_MOBILE	2022-05-27 15:09

**This document package contains:**

- Closing page (this page)
- The original document(s)
- The electronic signatures. These are not visible in the document, but are electronically integrated.



This file is sealed with a digital signature.  
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<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><b>FULLMAKT</b></p>	<p><b>POWER OF ATTORNEY</b></p>
<p>Undertegnede representerer Catella Real Estate AG som er eneaksjonær i det norske aksjeselskapet CSC D44 Holding AS (org.nr. 917 284 965) og gir herved fullmakt til styreleder Håvard Skogvoll i SCS D44 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 CSC D44 Holding AS (org. nr. 917 284 865) and herby grants the power of attorney to the Chairman of the Board, Mr. Håvard Skogvoll in SCC D44 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/May 2022

Olena Posiko

Dr. Bernd Thalmeier