



ÅRSREGNSKAPET FOR REGNSKAPSÅRET 2021 - GENERELL INFORMASJON

Enheten

Organisasjonsnummer: 990 298 661
Organisasjonsform: Aksjeselskap
Foretaksnavn: SØRLANDSINVEST I AS
Forretningsadresse: c/o Bratsberg AS
Ferjegata 5
3921 PORSGRUNN

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: Henrik Hjelman
Dato for fastsettelse av årsregnskapet: 28.06.2022

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, 18.07.2023



Resultatregnskap

Beløp i: NOK	Note	2021	2020
RESULTATREGNSKAP			
Inntekter			
Rental income	2	4 915 294	2 823 057
Sum inntekter		4 915 294	2 823 057
Kostnader			
Depreciation and amortisation expense	4	1 510 800	1 498 800
Other expenses	3, 7	1 243 091	1 294 653
Sum kostnader		2 753 891	2 793 453
Driftsresultat		2 161 403	29 604
Rentekostnad til foretak i samme konsern	7	582 913	713 167
Annen rentekostnad			1 978
Sum finanskostnader		582 913	715 145
Netto finans		-582 913	-715 145
Ordinært resultat før skattekostnad		1 578 490	-685 541
Tax on ordinary result	8	347 268	-150 819
Ordinært resultat etter skattekostnad		1 231 222	-534 722
Årsresultat		1 231 222	-534 722
Årsresultat etter minoritetsinteresser		1 231 222	-534 722
Totalresultat		1 231 222	-534 722
Overføringer og disponeringer			
Udekket tap	6		



Balanse

Beløp i: NOK	Note	2021	2020
BALANSE - EIENDELER			
Anleggsmidler			
Immaterielle eiendeler			
Varige driftsmidler			
Buildings	4, 9	48 239 932	49 750 732
Land	4, 9	251 102	251 102
Bygningsmessig anlegg	4, 9		
Equipment and other movables	4, 9	44 965	44 965
Sum varige driftsmidler		48 535 999	50 046 799
Sum anleggsmidler		48 535 999	50 046 799
Omløpsmidler			
Varer			
Fordringer			
Accounts receivables	9		
Other short-term receivables		136 029	503 794
Sum fordringer		136 029	503 794
Sum omløpsmidler		136 029	503 794
SUM EIENDELER		48 672 028	50 550 593
BALANSE - EGENKAPITAL OG GJELD			
Egenkapital			
Innskutt egenkapital			
Share capital	5, 6	2 250 000	2 250 000
Sum innskutt egenkapital		2 250 000	2 250 000
Opptjent egenkapital			
Result brought forward (aut)			
Udekket tap	6	326 994	1 558 216



Balanse

Beløp i: NOK	Note	2021	2020
Sum opptjent egenkapital		-326 994	-1 558 216
Sum egenkapital		1 923 006	691 784
Gjeld			
Langsiktig gjeld			
Utsatt skatt	8	3 950 666	3 603 398
Sum avsetninger for forpliktelser		3 950 666	3 603 398
Annen langsiktig gjeld			
Sum langsiktig gjeld		3 950 666	3 603 398
Kortsiktig gjeld			
Leverandørgjeld		36 849	
Public duties payable		142 268	
Liabilities to group companies	7	42 619 238	46 154 260
Other current liabilities			101 151
Sum kortsiktig gjeld		42 798 355	46 255 410
Sum gjeld		46 749 022	49 858 809
SUM EGENKAPITAL OG GJELD		48 672 028	50 550 593



Brønnøysundregistrene

ÅRSREGNSKAP FOR REGNSKAPSÅRET 2021 - GENERELL INFORMASJON

Journalnummer: 2022 650776

Enheten

Organisasjonsnummer: 990 298 661
Organisasjonsform: Aksjeselskap
Foretaksnavn: SØRLANDSINVEST I AS
Forretningsadresse: c/o Newsec Basale AS
Beddingen 10
7042 TRONDHEIM

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: Henrik Hjelmen
Dato for fastsettelse av årsregnskapet: 28.06.2022

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, 21.07.2022

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: 990 298 661
SØRLANDSINVEST I AS

RESULTATREGNSKAP

Beløp i: NOK	Note	2021	2020
RESULTATREGNSKAP			
Inntekter			
Rental income	2	4 915 294	2 823 057
Sum inntekter		4 915 294	2 823 057
Kostnader			
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Totalresultat		1 231 222	-534 722
Overføringer og disponeringer			
Udekket tap	6		



Organisasjonsnr: 990 298 661
SØRLANDSINVEST I AS

BALANSE

Beløp i: NOK	Note	2021	2020
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BALANSE - EIENDELER

Anleggsmidler Immaterielle eiendeler

Varige driftsmidler

Buildings	4, 9	48 239 932	49 750 732
Land	4, 9	251 102	251 102
Bygningsmessig anlegg	4, 9		
Equipment and other movables	4, 9	44 965	44 965
Sum varige driftsmidler		48 535 999	50 046 799

Sum anleggsmidler

		48 535 999	50 046 799
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Omløpsmidler

Varer

Fordringer

Accounts receivables	9		
Other short-term receivables		136 029	503 794
Sum fordringer		136 029	503 794

Sum omløpsmidler

		136 029	503 794
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SUM EIENDELER

		48 672 028	50 550 593
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BALANSE - EGENKAPITAL OG GJELD

Egenkapital

Innskutt egenkapital

Share capital	5, 6	2 250 000	2 250 000
Sum innskutt egenkapital		2 250 000	2 250 000

Opptjent egenkapital

Result brought forward (aut)

Udekket tap	6	326 994	1 558 216
Sum opptjent egenkapital		-326 994	-1 558 216

Sum egenkapital

		1 923 006	691 784
--	--	------------------	----------------

Gjeld

Langsiktig gjeld

Utsatt skatt	8	3 950 666	3 603 398
Sum avsetninger for forpliktelser		3 950 666	3 603 398



Annen langsiktig gjeld		
Sum langsiktig gjeld	3 950 666	3 603 398
Kortsiktig gjeld		
Leverandørgjeld	36 849	
Public duties payable	142 268	
Liabilities to group companies	42 619 238	46 154 260
Other current liabilities		101 151
Sum kortsiktig gjeld	42 798 355	46 255 410
Sum gjeld	46 749 022	49 858 809
SUM EGENKAPITAL OG GJELD	48 672 028	50 550 593



Organisasjonsnr: 990 298 661
SØRLANDSINVEST I AS

NOTEOPPLYSNINGER - SELSKAP - alle poster oppgitt i hele tall

Note

Antall aksjer og aksjeeiere

Note

Antall årsverk i regnskapsåret

Virksomheten har hatt følgende antall årsverk:
0.00

Omløpsmidler Startdato Sluttdato Endring

Skattemessig fremf.undersk. Startdato Sluttdato Endring

Kortsiktig gjeld Startdato Sluttdato Endring



Income Statement			
Sørlandsinvest I AS			
Operating income and operating expenses	Note	2021	2020
Rental income	2	4 915 294	2 823 057
Total income		<u>4 915 294</u>	<u>2 823 057</u>
Depreciation and amortisation expense	4	1 510 800	1 498 800
Other expenses	3, 7	1 243 091	1 294 653
Total expenses		<u>2 753 891</u>	<u>2 793 453</u>
Operating profit		<u>2 161 403</u>	<u>29 604</u>
Financial income and expenses			
Interest paid to group entities	7	582 913	713 167
Interest expense		0	1 978
Net financial items		<u>-582 913</u>	<u>-715 145</u>
Profit/loss before tax		<u>1 578 490</u>	<u>-685 541</u>
Tax on ordinary result	8	347 268	-150 819
Profit/loss		<u>1 231 222</u>	<u>-534 722</u>



Balance Sheet as of 31.12			
Sørlandsinvest I AS			
Assets	Note	2021	2020
Non-current assets			
Property, plant and equipment			
Buildings	4, 9	48 239 932	49 750 732
Land	4, 9	251 102	251 102
Equipment and other movables	4, 9	44 965	44 965
Total property, plant and equipment		<u>48 535 999</u>	<u>50 046 799</u>
Total non-current assets		<u>48 535 999</u>	<u>50 046 799</u>
Current assets			
Debtors			
Other short-term receivables		136 029	503 794
Total receivables		<u>136 029</u>	<u>503 794</u>
Total current assets		<u>136 029</u>	<u>503 794</u>
Total assets		<u>48 672 028</u>	<u>50 550 593</u>

Sørlandsinvest I AS

Side 2

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Balance Sheet as of 31.12			
Sørlandsinvest I AS			
Equity and liabilities	Note	2021	2020
Paid-in equity			
Share capital	5, 6	2 250 000	2 250 000
Total paid-in equity		<u>2 250 000</u>	<u>2 250 000</u>
Retained earnings			
Uncovered loss	6	-326 994	-1 558 216
Total retained earnings		<u>-326 994</u>	<u>-1 558 216</u>
Total equity		<u>1 923 006</u>	<u>691 784</u>
Liabilities			
Provisions			
Deferred tax	8	3 950 666	3 603 398
Total provisions		<u>3 950 666</u>	<u>3 603 398</u>
Current liabilities			
Trade payables		36 849	0
Public duties payable		142 268	0
Liabilities to group companies	7	42 619 238	46 154 260
Other current liabilities		0	101 151
Total current liabilities		<u>42 798 355</u>	<u>46 255 410</u>
Total liabilities		<u>46 749 022</u>	<u>49 858 809</u>
Total equity and liabilities		<u>48 672 028</u>	<u>50 550 593</u>
Oslo, 28.06.2022			
The board of Sørlandsinvest I AS			
_____ Nicholas Buchanan Laird Chairman of the board/General Manager		_____ Fredrik Haug Andersen Member of the board	
Sørlandsinvest I AS		Side 3	

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Sørlandsinvest I AS

Notes to the accounts, year ended 31 December 2021

Note 1 Accounting policies

The financial statements have been prepared in accordance with the Norwegian Accounting Act of 1998 and generally accepted accounting principles for small entities in Norway.

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.

Fixed assets are carried at historical cost, but are written down to their recoverable amount if this is lower than the carrying amount and the decline is expected to be permanent. Fixed assets with a limited economic life are depreciated in accordance with a reasonable depreciation schedule.

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

Revenue

Rental income

Operating revenue consists of rental income and operating revenue.

Rental income encompasses the fair value of the payment received for services that fall within the ordinary activities of the company.

Rental income is presented net of VAT, rebates and discounts.

Plant under construction

Construction is a process of constructing a building or infrastructure. Construction contracts are recognised at historical cost.

The costs is added to the asset's carrying amount when it is probable that the future financial benefits attributable to the expenditures will flow to the company and the expenses can be measured reliable. Other maintenance costs are recognised through the income statement in the period in which they are incurred.

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.

The company has an account in Fortin AS's cash pooling arrangement. The cash account amount is recognised at the balance sheet date as either short-term receivables or short-term debt to Group companies.

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.

Group

Salmon Topco AS is the parent company of a group of companies.

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Note 2 Operating income

Per area of operation:	2 021	2 020
Rental income	4 915 294	2 823 057
Total	4 915 294	2 823 057

Note 3 Payroll costs, number of employees, benefits, loans to employees etc.

	2 021	2 020
Average number of employees during the year	-	-

The Managing Director is employed in Anvil Asset Advisors AS. The Company pays a management fee to Fortin AS where payment for his work is included among other services provided on behalf of Fortin A. See note 7 for more details about the management fee. The Board of Directors and Managing Director are not entitled to bonuses or pay after termination of employment.

The Board members receives no compensation for their duty in 2021.

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").

Auditor

Remuneration to Deloitte AS and their associates is as follows (excluding VAT):

	2 021	2 020
Statutory audit	10 500	21 000
Other assurance services	-	-
Tax counselling	-	-

Note 4 Property, plant and equipment

	Land	Buildings	Tenant improvements
Cost at 1 January 2021	251 102	73 679 644	5 862 736
Additions, purchased	-	-	-
Disposals	-	-	-
Cost at 31 December 2021	251 102	73 679 644	5 862 736
Acc. depreciation at 31 Dec 2021	-	25 642 721	5 862 736
Net accumulated and reserved impairment at 31 December 2021	-	-	-
Accumulated depreciation and impairment at 31 Dec. 2021	-	25 642 721	5 862 736
Balance at 31 December 2021	251 102	48 036 923	-
Current year amortisation charge	-	1 473 600	-
Current year impairment charge	-	-	-
Current year reversal of impairment charges	-	-	-
Economic life	0 years	50 years	10 years
Depreciation method	-	straight-line	straight-line
	Fixed technical installations	Equipments and other movables	Total
Cost at 1 January 2021	410 655	4 280 470	84 484 607
Additions, purchased	-	-	-
Disposals	-	-	-
Cost at 31 December 2021	410 655	4 280 470	84 484 607
Acc. depreciation at 31 Dec 2021	211 401	4 231 750	35 948 608
Net accumulated and reserved impairment at 31 December 2021	-	-	-
Accumulated depreciation and impairment at 31 Dec. 2021	211 401	4 231 750	35 948 608
Balance at 31 December 2021	199 254	48 720	48 535 999
Current year amortisation charge	37 200	-	1 510 800
Current year impairment charge	-	-	-
Current year reversal of impairment charges	-	-	-
Economic life	10 years	0 years	
Depreciation method	straight-line	-	
Equipments and other movables contains art with a book value of NOK	44 965		
Art is a non-depreciable asset.			

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Note 5 Share capital and shareholder information

The share capital in the company at 31 December 2021 consists of the following classes:

	Number	Nominal amount	Carrying value
Ordinary shares	2 250 000	1	2 250 000
Total	2 250 000	1	2 250 000

Ownership structure

Largest shareholders as of 31 December 2021:

	Ordinary shares	Ownership and voting share
<i>Fortin AS</i>	2 250 000	100 %
Total number of shares	2 250 000	100 %

Note 6 Equity

Total equity	Share capital	Loss brought forward	Total equity
Equity at 1 January 2021	2 250 000	-1 558 216	691 784
This year's change in equity:			
Profit/(loss) for the year	-	1 231 222	1 231 222
Equity at 31 December 2021	2 250 000	-326 994	1 923 006

Note 7 Related party transactions and balances

Related party transactions, profit and loss

Transaction/transaction type	Belongs to P&L line	Counterpart	Relationship to the counterpart	2 021	2 020
<i>Management fee</i>	<i>Operating expenses</i>	<i>Fortin AS</i>	Subsidiary	145 000	168 000
<i>Interest expenses - cash pooling agreement</i>	<i>Interest expenses</i>	<i>Fortin AS</i>	Subsidiary	582 913	713 167
<i>Total expenses</i>				727 913	881 167

Fortin AS and its subsidiaries is part of a cash pooling agreement.

Fortin AS is the contracting party and finances its subsidiaries' liquidity requirements. All companies are jointly responsible to fulfill the obligations under the agreement. There are no credit limits for the companies under the agreement, and the subsidiaries total risk is limited to their outstanding balance to Fortin AS.

Related party balance items

Counterpart	Relationship to the counterpart	2 021	Other current liabilities	2 020
<i>Fortin AS</i>	Subsidiary	42 619 238	46 154 260	
Total		42 619 238	46 154 260	

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Note 8 Income tax expense

Specification of income tax expense:	2 021	2 020
Current income tax payable	-	-
Changes in deferred tax	347 268	-150 819
Effect of changes in tax rules	-	-
Income tax expense	347 268	-150 819

Reconciliation from nominal to real income tax rate:	2 021	2 020	
Profit/(loss) before taxation	1 578 490	-685 541	
Estimated income tax according to nominal tax rate	22 %	347 268	-150 819
Income tax expense	347 268	-150 819	
Difference	-	-0	
The tax effect of the following items:			
Permanent differences	-	-	
Effect of changes in tax rules and rates	-	-	
Other items	-	0	
Total tax effects	-	0	
Effective income tax rate	22 %	22 %	

Calculation of income tax payable:	2 021	2 020
Profit before tax	1 578 490	-685 541
Permanent differences	-	-
Calculation basis of income tax expense	1 578 490	-685 541
Changes in temporary differences	328 305	219 521
Calculation basis of income tax payable	1 906 795	-466 020
+/- Give/recvied group contribution	-	-
Cut off from deduction of interest rate expenses	-	-
Profit for tax purposes before loss of carry-forwards	1 906 795	-466 020
This year's use of carry forwards	-1 906 795	-
Profit for tax purposes	-	-466 020
Tax rate	22 %	22 %
Tax payable on the balance sheet	-	-

Specification of the tax effect of temporary differences and losses carried forward:

	2 021	2 020	Changes
Fixed assets	28 701 155	29 029 460	328 305
Net temporary difference	28 701 155	29 029 460	328 305
Losses carried forward	-10 743 582	-12 650 377	-1 906 795
Cut off from deduction of interest rate expenses carried forward	-	-	-
Total	17 957 573	16 379 083	-1 578 490
Deferred benefit/liability	3 950 666	3 603 398	-347 268
Deferred benefit not accounted for in the balance sheet	-	-	-
Net deferred benefit/liability in the balance sheet	3 950 666	3 603 398	-347 268

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Note 9 Secured borrowings and guarantees

Secured borrowings etc:	2 021	2 020
Borrowings from financial institutions	-	-
Total	-	-
Carrying amount of pledged assets	2 021	2 020
Buildings and land	48 487 279	49 998 079
Equipments and other movables	48 720	48 720
Recoverable receivables	37 058	299 967
Total	48 573 056	50 346 766
Guarantees	2 021	2 020
Guarantees	-	-
Unused credit facilities	-	-

The company is jointly and severally responsible for the groups debt to financial institutions. The debt equals MNOK 33,598 as of 31.12.21.

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Dette dokumentet er underskrevet av partene nedenfor, som med sin underskrift bekrefter dokumentets innhold.

This document is signed by the following parties with their signatures confirming the documents content and all dates in the document.

Laird, Nicholas Buchanan

ID: 9578-5999-4-4368974
Tidspunkt for underskrift: 28-06-2022 kl.: 16:46:11
Signeret med BankID (NO)



Andersen, Fredrik Haug

ID: 9578-5999-4-1241636
Tidspunkt for underskrift: 28-06-2022 kl.: 16:55:39
Signeret med BankID (NO)



This document has esignatur Agreement-ID: 0885e6YqSwP247934097

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www.deloitte.no

To the General Meeting of Sørlandsinvest I AS

INDEPENDENT AUDITOR'S REPORT

Opinion

We have audited the financial statements of Sørlandsinvest I 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 and the Managing Director for the Financial Statements

The Board of Directors and the Managing Director (management) are 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.

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.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

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Organisasjonsnummer: 980 211 282

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Sørlandsinvest I AS

- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error. We design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- conclude on the appropriateness of management's use of the going concern basis of accounting, and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a true and fair view.

We communicate with the Board of Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Oslo, 28 June 2022
Deloitte AS

Sylvi Bjørnslett
State Authorised Public Accountant

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Sylvi Annie Bjørnslett

Statsautorisert revisor

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Skattedirektoratet

Saksbehandler Torstein Kinden Helleland	Deres dato 05.09.2016	Vår dato 08.09.2016
Telefon 22078139	Deres referanse 433328/haskj	Vår referanse 2016/899084

OBOS BASALE AS
Postboks 5666 Sluppen
7484 TRONDHEIM

Tillatelse til å utarbeide årsregnskap og årsberetning på engelsk språk

Vi viser til deres brev av 5.september 2016 der det søkes om dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk språk for følgende selskaper;

Salmon Topco AS	org.nr. 999 178 332
Fortin Porperities	org.nr. 999 328 687
Salmon Midco AS	org.nr. 999 178 391
Salmon Holdco AS	org.nr. 999 178 367
Salmon Bidco AS	org.nr. 914 148 332
Fortin AS	org.nr. 989 275 186
DnbNor Eiendomsfond I Deltager AS	org.nr. 990 298 726
Handelsinvest I AS	org.nr. 889 275 502
Bjølshallen DA	org.nr. 984 048 491
Fossegrenda Senter AS	org.nr. 987 656 824
Solheimsveien 10 AS	org.nr. 976 912 799
Østre Rosten 4B AS	org.nr. 888 823 492
High Street Invest AS	org.nr. 990 612 013
Bogstadveien 3-5 DA	org.nr. 985 963 126
Midt Norge Invest AS	org.nr. 990 650 543
Nord-Vest Invest I AS	org.nr. 989 990 896
Nord-Norge Invest I AS	org.nr. 990 650 314
Oslo Invest AS	org.nr. 989 275 402
Bragernes Torg 2A AS	org.nr. 991 750 053
Dronningens gate 13 Oslo AS	org.nr. 982 422 116
Dyrskueveien 44 AS	org.nr. 987 548 800
Helsfyr Atrium AS	org.nr. 968 230 212
Helsfyr Atrium Drift AS	org.nr. 990 650 330
Sommerogaten 13-15 AS	org.nr. 990 651 213
Stavangerinvest I AS	org.nr. 989 821 504
Austbøgården AS	org.nr. 985 765 758
Badehusgaten 41 AS	org.nr. 991 903 682
Forusinvest I AS	org.nr. 989 425 870

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Sentralbord
800 80 000
Telefaks
22 17 08 60



JAB Eiendom AS	org.nr. 883 900 642
Verven 4 Komplementar	org.nr. 980 649 105
Stålfjæra 24 Eiendom AS	org.nr. 990 611 939
Sørlandsinvest I AS	org.nr. 990 298 661
Telemarksporten AS	org.nr. 990 611 998
Verven 4 AS	org.nr. 917 335 079

Skattedirektoratet gir på bakgrunn av en konkret helhetsvurdering de overnevnte selskaper dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk språk, jf. regnskapsloven § 3-4 tredje ledd. Dispensasjonen forutsetter at opplysningene som vedtaket baserer seg på ikke endres vesentlig.

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

Bakgrunn

Salmon Topco AS er morselskap. Salmon Topco AS er heleid av SOF-10 Salmon Investments LUX SARL som er registrert i Luxemburg. Dette selskapet er en del av Stawood Capital Funds som er registrert i USA. All korrespondanse går på engelsk. Selskapet må følgelig benytte engelsk for at eierne skal forstå regnskapet. Salmon Topco 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 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:

"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.

Det er særlig hensynet til brukerne av regnskapsinformasjon som skal vurderes ved en dispensasjonssøknad. I denne vurderingen har Skattedirektoratet lagt særlig vekt på at selskapene er eid av et utenlandsk selskap. Eierkretsen er begrenset. Videre er det vektlagt at forvaltningen av selskapet er satt bort til et annet selskap og at konsernspråket er engelsk.

Vennligst oppgi vår referanse ved henvendelser i saken.

Med hilsen

Rune Tystad
seniorrådgiver
Rettsavdelingen, foretaksskatt
Skattedirektoratet

Torstein Kinden Helleland

Dokumentet er elektronisk godkjent og har derfor ikke håndskrevne signaturer