



ÅRSREGNSKAPET FOR REGNSKAPSÅRET 2020 - GENERELL INFORMASJON

Enheten

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

Regnskapsår

Årsregnskapets periode: 01.01.2020 - 31.12.2020

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: Kristine Otre
Dato for fastsettelse av årsregnskapet: 08.09.2021

Grunnlag for avgivelse

År 2020: Årsregnskapet er elektronisk innlevert
År 2019: Tall er hentet fra elektronisk innlevert årsregnskap fra 2020

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, 15.07.2022



Resultatregnskap

Beløp i: NOK	Note	2020	2019
RESULTATREGNSKAP			
Kostnader			
Other operating expenses	2	3 849 934	4 033 732
Sum kostnader		3 849 934	4 033 732
Driftsresultat		-3 849 934	-4 033 732
Finansinntekter og finanskostnader			
Income from subsidiaries	8	26 082 836	25 782 066
Renteinntekt fra foretak i samme konsern			164 420
Annen renteinntekt			2 448
Other financial income		56 607	5 302
Sum finansinntekter		26 139 444	25 954 236
Rentekostnad til foretak i samme konsern	8	43 014	39 085
Annen rentekostnad	10	22 180 237	21 881 419
Other financial expenses	10	334 751	268 492
Sum finanskostnader		22 558 002	22 188 996
Netto finans		3 581 442	3 765 240
Ordinært resultat før skattekostnad		-268 492	-268 493
Tax on ordinary result	9	-59 068	-59 069
Ordinært resultat etter skattekostnad		-209 424	-209 424
Årsresultat		-209 424	-209 424
Årsresultat etter minoritetsinteresser		-209 424	-209 424
Totalresultat		-209 424	-209 424
Overføringer og disponeringer			
To other equity		-209 424	-209 424
Sum overføringer og disponeringer	6	-209 424	-209 424



Balanse

Beløp i: NOK	Note	2020	2019
BALANSE - EIENDELER			
Anleggsmidler			
Immaterielle eiendeler			
Utsatt skattefordel	9		
Finansielle anleggsmidler			
Investering i datterselskap	3	1 086 532 090	1 079 677 378
Other long term receivables	4	1 313 778	1 582 270
Sum finansielle anleggsmidler		1 087 845 868	1 081 259 648
Sum anleggsmidler		1 087 845 868	1 081 259 648
Omløpsmidler			
Varer			
Fordringer			
Other short term receivables			216 920
Konsernfordringer	8	26 247 257	45 782 066
Sum fordringer		26 247 257	45 998 986
Bankinnskudd, kontanter og lignende			
Cash and bank deposits		12 443 959	2 274 529
Sum bankinnskudd, kontanter og lignende		12 443 959	2 274 529
Sum omløpsmidler		38 691 216	48 273 516
SUM EIENDELER		1 126 537 082	1 129 533 163
BALANSE - EGENKAPITAL OG GJELD			
Egenkapital			
Innskutt egenkapital			
Share capital	5, 6	40 000	32 000
Overkurs		515 775 218	551 992 042
Sum innskutt egenkapital		515 815 218	552 024 042



Balanse

Beløp i: NOK	Note	2020	2019
Sum egenkapital	6	515 815 218	552 024 042
Gjeld			
Langsiktig gjeld			
Utsatt skatt	9	289 031	348 099
Sum avsetninger for forpliktelser		289 031	348 099
Annen langsiktig gjeld			
Gjeld til kredittinstitusjoner	7, 11	553 700 000	536 700 000
Langsiktig konserngjeld	8	1 988 508	1 988 508
Other long term liabilities		24 489	24 489
Sum annen langsiktig gjeld		555 712 997	538 712 997
Sum langsiktig gjeld		556 002 029	539 061 097
Kortsiktig gjeld			
Leverandørgjeld		121 986	
Public duties payable		419 712	
Utbytte	8	26 999 400	10 000 000
Kortsiktig konserngjeld	8	26 164 935	25 821 151
Other short term liabilities		1 013 803	2 626 874
Sum kortsiktig gjeld		54 719 837	38 448 025
Sum gjeld		610 721 864	577 509 121
SUM EGENKAPITAL OG GJELD		1 126 537 082	1 129 533 163



Brønnøysundregistrene

ÅRSREGNSKAP FOR REGNSKAPSÅRET 2020 - GENERELL INFORMASJON

Journalnummer: 2021 826510

Enheten

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Beddingen 10
7042 TRONDHEIM

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Konsernregnskap lagt ved: Nei

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Benyttet ved utarbeidelsen av
årsregnskapet til selskapet: Regnskapslovens alminnelige regler

Årsregnskapet fastsatt av kompetent organ

Bekreftet av representant for selskapet: Kristine Otre
Dato for fastsettelse av årsregnskapet: 08.09.2021

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 2020: Årsregnskap er elektronisk innlevert.
År 2019: Tall er hentet fra elektronisk innlevert årsregnskap fra 2020.

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Brønnøysundregistrene, 16.10.2021

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	2020	2019
RESULTATREGNSKAP			
Kostnader			
Other operating expenses	2	3 849 934	4 033 732
Sum kostnader		3 849 934	4 033 732
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Organisasjonsnr: 921 351 305
CCP 5 GLASSES AS

BALANSE

Beløp i: NOK Note 2020 2019

BALANSE - EIENDELER

Anleggsmidler

Immaterielle eiendeler

Utsatt skattefordel 9

Finansielle anleggsmidler

Investering i datterselskap 3 1 086 532 090 1 079 677 378

Other long term receivables 4 1 313 778 1 582 270

Sum finansielle anleggsmidler **1 087 845 868** **1 081 259 648**

Sum anleggsmidler **1 087 845 868** **1 081 259 648**

Omløpsmidler

Varer

Fordringer

Other short term receivables 216 920

Konsernfordringer 8 26 247 257 45 782 066

Sum fordringer **26 247 257** **45 998 986**

Bankinnskudd, kontanter og lignende

Cash and bank deposits 12 443 959 2 274 529

Sum bankinnskudd, kontanter og lignende **12 443 959** **2 274 529**

Sum omløpsmidler **38 691 216** **48 273 516**

SUM EIENDELER **1 126 537 082** **1 129 533 163**

BALANSE - EGENKAPITAL OG GJELD

Egenkapital

Innskutt egenkapital

Share capital 5, 6 40 000 32 000

Overkurs 515 775 218 551 992 042

Sum innskutt egenkapital **515 815 218** **552 024 042**

Sum egenkapital **6** **515 815 218** **552 024 042**

Gjeld

Langsiktig gjeld

Utsatt skatt 9 289 031 348 099

Sum avsetninger for forpliktelser **289 031** **348 099**



Organisasjonsnr: 921 351 305
CCP 5 GLASSES AS

NOTEOPPLYSNINGER - SELSKAP - alle poster oppgitt i hele tall

Note

Antall årsverk i regnskapsåret

Virksomheten har hatt følgende antall årsverk:
0.00



To the General Meeting of CCP 5 Glasses AS

Independent Auditor's Report

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of CCP 5 Glasses AS, which comprise the balance sheet as at 31 December 2020, the income statement and cash flow statement for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements are prepared in accordance with law and regulations and give a true and fair view of the financial position of the Company as at 31 December 2020, 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 laws, regulations, and auditing standards and practices generally accepted in Norway, including 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 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 Matters

The company's financial statements have been submitted after the expiry of the statutory time limit for preparation of financial statements.

Other information

Management is responsible for the other information. The other information comprises information in the annual report, except the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

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

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T: 02316, org. no.: 987 009 713 VAT, www.pwc.no
State authorised public accountants, members of The Norwegian Institute of Public Accountants, and
authorised accounting firm*



Independent Auditor's Report - CCP 5 Glasses AS



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.

Responsibilities of the Board of Directors for the Financial Statements

The Board of Directors (management) is responsible for the preparation in accordance with law and regulations, including a true and fair view of the financial statements in accordance with the Norwegian Accounting Act and accounting standards and practices generally accepted in Norway, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern. 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 laws, regulations, and auditing standards and practices generally accepted in Norway, including 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>

Report on Other Legal and Regulatory Requirements

Opinion on the Board of Directors' report

Based on our audit of the financial statements as described above, it is our opinion that the information presented in the Board of Directors' report concerning the financial statements, the going concern assumption and the proposed allocation of the result is consistent with the financial statements and complies with the law and regulations.

Opinion on Registration and Documentation

Based on our audit of the financial statements as described above, and control procedures we have considered necessary in accordance with the International Standard on Assurance Engagements (ISAE) 3000, Assurance Engagements Other than Audits or Reviews of Historical Financial Information, it is our opinion that management has fulfilled its duty to produce a proper and clearly

(2)



Independent Auditor's Report - CCP 5 Glasses AS



set out registration and documentation of the Company's accounting information in accordance with the law and bookkeeping standards and practices generally accepted in Norway.

Oslo, 8 September 2021
PricewaterhouseCoopers AS

Anne Kristin Huuse
State Authorised Public Accountant

(This document is signed electronically)

(3)



 Securely signed with Brevio

Auditor's report

Signers:

Name	Method	Date
Huuse, Anne Kristin	BANKID_MOBILE	2021-09-10 23:41

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.



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2020 CCP 5 Glasses AS Report of the Board of Directors

Operations and Location

The company invests in property owning companies. The company's business address is Beddingen 10 in Trondheim. The company was founded 23. August 2018

Going Concern

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

Work Environment

The company has no employees. The Board supports equal opportunity and diversity, and seeks equal treatment regardless of gender, age, ethnic origin and functional ability.

	Women	Men
Board members	0	3

External Environment

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.

Operations do not include research and development.

Income Statement, Balance Sheet and Cash Flow

The Board declares to the best of its knowledge that the information presented in the financial statement gives a true and fair view of the of the assets, liabilities, financial position and results of the company.

The Company's cash flow comes from activities related to operation, investment and financing.

The Company has a sound financial position, and sufficient liquidity. It is primarily financed by equity.

	2020	2019
Profit/Loss	-209 424	-209 424
	2 020	2 019
Total Capital	1 126 537 082	1 129 533 164
Equity (NOK)	515 815 218	552 024 042
Equity-Capital Ratio (%)	45,8 %	48,9 %

Risk Factors and Future Development

The Company owns and manages real estate. The Company is part of a Group, and is subject to the Group's main risk factors, which are mainly financial, related to changes in interest rates, counterparty credit and liquidity, and market related factors.

Interest rate development: Changes in the interest rate impact the Group's cash flow, financial result and equity. To counteract risk related to changes in the interest rate, swap agreements have been entered into.

Counterparty credit risk: The risk that tenants are unable to pay the contractual rent. The property portfolio is generally let to a diverse mix of tenants with strong credit. The Group monitors and continuously follows up tenants, and has previously experienced limited losses.

Liquidity risk: The Board are considering the company's liquidity as satisfactory. The Group has a moderate debt level, and has entered into long-term loan agreements.

Market values: The Company's financial performance is exposed to changes in the market value of its property portfolio. The Company achieves stable and predictable cash flows through long-term lease agreements.

Incidents after balance date: The Coronavirus (COVID-19) outbreak has caused extensive disruptions to businesses. While real estate also will be impacted in the short term, particularly retail, the overall outlooks remains positive.

Profit/Loss and Allocations

This Profit (Loss) for 2020 is NOK -209 424

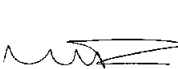
The Board of Directors proposes that the profit be distributed as follows:

Allocated to dividend	
To other equity	-209 424
Total brought forward	-209 424

Oslo, 8th. September 2021

The Board of CCP 5 Glasses AS


Yves Barthélemy
Chairman of the Board


Mark James Terry
Member of the board


Nicholas Buchanan Laird
Member of the board



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Income Statement			
CCP 5 Glasses AS			
Operating income and operating expenses	Note	2020	2019
Other operating expenses	2	3 849 934	4 033 732
Operating expenses		3 849 934	4 033 732
Operating profit		-3 849 934	-4 033 732
Financial income and expenses			
Income from subsidiaries	8	26 082 836	25 782 066
Interest income from group companies		0	164 420
Interest income		0	2 448
Other financial income		56 607	5 302
Interest expense to group companies	8	43 014	39 085
Interest expenses	10	22 180 237	21 881 419
Other financial expenses	10	334 751	268 492
Net financial income and expenses		3 581 442	3 765 240
Profit/loss before tax		-268 492	-268 493
Tax on ordinary result	9	-59 068	-59 069
Profit/loss		-209 424	-209 424
Brought forward			
To other equity		-209 424	-209 424
Net brought forward	6	-209 424	-209 424



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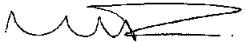
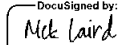
Balance Sheet as of 31.12			
CCP 5 Glasses AS			
Assets	Note	2020	2019
Fixed assets			
Financial fixed assets			
Investments in subsidiaries	3	1 086 532 090	1 079 677 378
Other long term receivables	4	<u>1 313 778</u>	<u>1 582 270</u>
Total financial fixed assets		<u>1 087 845 868</u>	<u>1 081 259 648</u>
Total fixed assets		<u>1 087 845 868</u>	<u>1 081 259 648</u>
Current assets			
Debtors			
Other short term receivables		0	216 920
Receivables from group entities	8	<u>26 247 257</u>	<u>45 782 066</u>
Total debtors		<u>26 247 257</u>	<u>45 998 986</u>
Cash and bank deposits		12 443 959	2 274 529
Total current assets		<u>38 691 216</u>	<u>48 273 516</u>
Total assets		<u>1 126 537 082</u>	<u>1 129 533 163</u>
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Balance Sheet as of 31.12			
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Equity and liabilities	Note	2020	2019
Paid-in equity			
Share capital	5, 6	40 000	32 000
Share premium reserve		515 775 218	551 992 042
Total paid-in equity		515 815 218	552 024 042
Total equity	6	515 815 218	552 024 042
Liabilities			
Deferred tax	9	289 031	348 099
Total provisions		289 031	348 099
Other long term liabilities			
Liabilities to financial institutions	7, 11	553 700 000	536 700 000
Long-term liabilities to group companies	8	1 988 508	1 988 508
Other long term liabilities		24 489	24 489
Total other long term liabilities		555 712 997	538 712 997
Current liabilities			
Trade creditors		121 986	0
Public duties payable		419 712	0
Dividend	8	26 999 400	10 000 000
Liabilities to group entities	8	26 164 935	25 821 151
Other short term liabilities		1 013 803	2 626 874
Total short term liabilities		54 719 837	38 448 025
Total liabilities		610 721 864	577 509 121
Total equity and liabilities		1 126 537 082	1 129 533 163

Oslo, 08.09.2021
The board of CCP 5 Glasses AS

 Yves Barthels chairman of the board	 Mark James Terry member of the board	 Nicholas Buchanan Laird member of the board
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CCP 5 Glasses AS

Statement of cash flows 1 January to 31 December

	2020	2019
Cash flow from operations		
Profit before income taxes	-268 492	-268 493
Change in other provisions	20 699 607	-6 555 462
Net cash flow from operations	20 431 115	-6 823 955
Cash flow from investments		
Purchase of shares	0	368 622
Net cash flow from investments	0	368 622
Cash flow from financing		
Capital contribution	-49 761 685	0
Payments of loans to group companies	-2 000 000	4 012 998
Repayment of short term debt	0	-7 795 346
Transfer of long term loan from credit institution	17 000 000	0
Repayment of equity	-9 000 000	-12 204 654
Settlement of dividends	31 500 000	44 000 000
Payment of group contribution	2 000 000	-20 195 844
Net cash flow from financing	-10 261 685	7 817 154
Exchange gains / (losses) on cash and cash equivalents		
Net change in cash and cash equivalents	10 169 430	1 361 820
Cash and cash equivalents at the end of the period	12 443 959	2 274 529
Bank 31.12.2020	12 443 959	



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CCP 5 Glasses AS

Notes to the accounts, year ended 31 December 2020

Note 1 Accounting policies

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

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.

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.

Cash flow statement

The statement of cash flows is prepared using the indirect method. This means that the statement is based on the company's profit before tax in order to present cash flows from operating, investing and financing activities respectively. Dividends paid to shareholders are presented under financing activities.

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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Note 2 Payroll costs, number of employees, benefits, loans to employees etc.

	2 020	2 019
Average number of employees during the year	-	-
The Managing Director is employed in Anvil Asset Advisors AS. 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 2020. 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 PwC Norge and their associates is as follows (excluding VAT):		
	2 020	2 019
Statutory audit	35 700	70 000
Other assurance services	-	-
Tax counselling	26 255	10 000
Total	61 955	80 000

Note 3 Investments in subsidiaries

Company	Date of acquisition	Registered office	Voting and ownership share	Equity latest financial statements	Profit/loss latest financial statements	Book value
Heislyr Atrium AS	17.10.2018	Trondheim	100 %	501 753 223	19 606 314	1 086 532 090
Total						1 086 532 090

Note 4 Receivables; amounts due after more than one year

	2 020	2 019
Other receivables (borrowing costs)	1 313 778	1 582 270
Total	1 313 778	1 582 270

Note 5 Share capital and shareholder information

The share capital in the company at 31 December 2020 consists of the following classes:

	Number	Nominal amount	Carrying value
Ordinary shares	100 000	0,40	40 000
Total	100 000		40 000

Ownership structure

Largest shareholders as of 31 December 2020:

	Ordinary shares	Ownership and voting share
CCP 5 Glasses Holding S.A.R.L.	98 783	99 %
Anvil Glasses AS	1 217	1 %
Total number of shares	100 000	100 %

Note 6 Equity

	Share capital	Share premium	Total equity
Total equity			
Equity at 1 January 2020	32 000	551 992 042	552 024 042
<u>This year's change in equity:</u>			
Fund fee			
Capital increase/reduction	8 000	6 992 000	7 000 000
Profit/(loss) for the year		-209 424	-209 424
Additional dividends based on 2019 accounts given during 2020		-5 000 000	-5 000 000
Additional dividends based on 2019 accounts given during 2021		-26 999 400	-26 999 400
Additional dividends given during 2020 based on the 2018 accounts		-11 000 000	-11 000 000
Received/given group contribution		-	-
Equity at 31 December 2020	40 000	515 775 218	515 815 218

Note 7 Other long term liabilities

	2 020	2 019
Liabilities that mature more than five years after year end:		
Borrowings from financial institutions	553 700 000	536 700 000
Total other long term liabilities	553 700 000	536 700 000



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Note 8 Related party transactions and balances

Related party transactions, profit and loss

Transaction/transaction type	Belongs to P&L line	Counterpart	Relationship to the counterpart	2 020	2 019
Interest income - loans	Interest income	CCP 5 Glasses Holding S.A.R.L.	Subsidiary	-	-
Interest income - loans	Interest income	Heislyr Atrium AS	Parent company	-	164 420
Dividend	Dividend	Heislyr Atrium AS	Parent company	-	-
Group Contribution	Income from subsidiaries	Heislyr Atrium AS	Parent company	26 082 836	25 782 066
Total income				26 082 836	25 946 486
Interest expenses - borrowings	Interest expenses to group companies	Heislyr Atrium Drift AS	Parent company	-	23 286
Interest expenses - borrowings	Interest expenses to group companies	CCP 5 Glasses Holding S.A.R.L.	Subsidiary	43 014	15 799
Total expenses				43 014	39 085

Related party balance items

Counterpart	Relationship to the counterpart	Other receivables	Other liabilities
		2 020	2 020
Heislyr Atrium AS	Parent company	26 247 257	26 082 836
Heislyr Atrium Drift AS	Parent company	-	-
CCP 5 Glasses Holding S.A.R.L.	Subsidiary	-	2 070 607
Total		26 247 257	28 153 444

Counterpart	Relationship to the counterpart	Other receivables	Other liabilities
		2 019	2 019
Heislyr Atrium AS	Parent company	45 782 066	25 782 066
Heislyr Atrium Drift AS	Parent company	-	23 286
CCP 5 Glasses Holding S.A.R.L.	Subsidiary	-	12 004 307
Total		45 782 066	37 809 659

Note 9 Income tax expense

Specification of income tax expense:	2 020	2 019
Current income tax payable	-	-
Changes in deferred tax	-59 068	-59 069
Effect of changes in tax rules	-	-
Income tax expense	-59 068	-59 069

Reconciliation from nominal to real income tax rate:

	2 020	2 019
Profit/(loss) before taxation	-268 492	-268 493
Estimated income tax according to nominal tax rate	22 %	22 %
Income tax expense	-59 068	-59 069
Differences	-	-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:

	2 020	2 019
Profit before tax	-268 492	-268 493
Permanent differences	-	-
Calculation basis of income tax expense	-268 492	-268 493
Changes in temporary differences	268 492	268 493
Calculation basis of income tax payable	-	-
4/5 Given/received group contribution	-26 082 836	-25 782 066
Cut off from deduction of interest rate expenses	-	-
Profit for tax purposes before loss of carry-forwards	-26 082 836	-25 782 066
This year's use of carry forwards	-	-
Profit for tax purposes	-26 082 836	-25 782 066
Tax rate	22 %	22 %
Tax payable on the balance sheet	-	-

Specification of current income tax payable:

	2 020	2 019
This year's payable income tax expense	-5 738 224	-5 672 055
Income tax on given group contribution	5 738 224	5 672 055
Current income tax payable in the balance sheet	-	-

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

	2 020	2 019	Changes
Receivables	1 313 778	1 582 270	268 492
Net temporary differences	1 313 778	1 582 270	268 492
Losses carried forward	-	-	-
Total	1 313 778	1 582 270	268 492
Deferred benefit/liability	289 031	348 089	-59 068
Deferred benefit not accounted for in the balance sheet	-	-	-
Net deferred benefit/liability in the balance sheet	289 031	348 089	-59 068



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Note 10 Other financial expenses

Other financial expenses	2 020	2 019
Disagio	3 759	-
Interest loan Nordea	15 510 754	18 634 391
Interest swap expenses	6 479 575	3 246 711
Interest capex facility Nordea	189 417	-
Write-downs of shares	-	-
IBL Anvil	491	188
Establishment fee bank loan	330 992	268 492
Total other financial expenses	22 514 988	22 149 783

Note 11 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 25m - as of 31.12.2020 NOK 17m is drawn down.

Company	Issuer	Term to maturity	Face value	MTM value 2020 excl interest rates
CCP 5 Glasses AS	Nordea Bank Abp	21.11.2025	536 700 000	-31 462 988
CCP 5 Glasses AS	Nordea Bank Abp	21.11.2025	17 000 000	

Loan agreements	Issuer	Term to maturity	Book value	Hedge rate for the company
CCP 5 Glasses AS	Nordea Bank Abp	21.11.2025	536 700 000	
CCP 5 Glasses AS, capex facility	Nordea Bank Abp	21.11.2025	17 000 000	
Total			553 700 000	100 %

Interest swap agreement	2 020	2 019
Marked value (excl. accrued interest)	-31 462 988	-5 726 097
Total book value	-	-

Interest rent swap agreement	2 020	2 019
Payable	11 346 251	11 315 251
Receivable	4 866 676	8 068 539
Total book value	6 479 575	3 246 711

Note 12 Incidents after balance date

Through 2020 there was restless times in the market due to the spread of the corona virus (COVID 19) in several countries. During the finalization of this financial statement the situation is somewhat more stabilized. The health authorities through the whole world is focused on mass vaccination. But in general the measures to counteract the virus affects the market and the economy negatively.

The companies subsidiaries has been affected somewhat by a reduction in rental income but the overall outlook remains positive for the group as a whole.

This financial statement is made under the assumption that the company will keep operating.



Skatteetaten

Vår dato
20.03.2019

Din/Deres dato
02.01.2019

Saksbehandler
Henning Stokke

800 80 000
Skatteetaten.no

Din/Deres referanse
Kjersti Hasfjord

Telefon
800 80 000

Org.nr
974761076

Vår referanse
2019/5205246

Postadresse
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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.