



## ÅRSREGNSKAPET FOR REGNSKAPSÅRET 2020 - GENERELL INFORMASJON

### Enheten

Organisasjonsnummer: 918 753 621  
Organisasjonsform: Aksjeselskap  
Foretaksnavn: HFS ØVRE SLOTTSGATE 18/20 AS  
Forretningsadresse: c/o Promenaden Management AS  
Nedre Slottsgate 8  
0157 OSLO

### Regnskapsår

Årsregnskapets periode: 01.01.2020 - 31.12.2020

### 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: Haron Ascanio Cazzaniga  
Dato for fastsettelse av årsregnskapet: 08.06.2021

### 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, 24.06.2022



### Resultatregnskap

Beløp i: NOK	Note	2020	2019
<b>RESULTATREGNSKAP</b>			
<b>Inntekter</b>			
Rental Income		6 017 959	6 243 823
<b>Sum inntekter</b>		<b>6 017 959</b>	<b>6 243 823</b>
<b>Kostnader</b>			
Service charge cost/income		128 082	
Depreciation of operating and intangible assets	2	3 658 044	3 717 660
Other operating expenses	1	2 955 601	6 854 604
<b>Sum kostnader</b>		<b>6 741 727</b>	<b>10 572 263</b>
<b>Driftsresultat</b>		<b>-723 768</b>	<b>-4 328 440</b>
<b>Finansinntekter og finanskostnader</b>			
Renteinntekt fra foretak i samme konsern	3		129 015
Annen renteinntekt		40 263	89 492
Other financial income		-25	
<b>Sum finansinntekter</b>		<b>40 238</b>	<b>218 507</b>
Rentekostnad til foretak i samme konsern	3	1 858 953	1 986 257
Annen rentekostnad		2 512	1 237
<b>Sum finanskostnader</b>		<b>1 861 465</b>	<b>1 987 494</b>
<b>Netto finans</b>		<b>-1 821 227</b>	<b>-1 768 987</b>
<b>Ordinært resultat før skattekostnad</b>		<b>-2 544 995</b>	<b>-6 097 428</b>
Tax on ordinary result	5	-559 900	-140 364
<b>Ordinært resultat etter skattekostnad</b>		<b>-1 985 095</b>	<b>-5 957 064</b>
<b>Årsresultat</b>		<b>-1 985 095</b>	<b>-5 957 064</b>
<b>Årsresultat etter minoritetsinteresser</b>		<b>-1 985 095</b>	<b>-5 957 064</b>
<b>Totalresultat</b>		<b>-1 985 095</b>	<b>-5 957 064</b>
<b>Overføringer og disponeringer</b>			



## Resultatregnskap

<b>Beløp i: NOK</b>	<b>Note</b>	<b>2020</b>	<b>2019</b>
Allocated to/from other equity		-1 985 095	-5 957 064
<b>Sum overføringer og disponeringer</b>		<b>-1 985 095</b>	<b>-5 957 064</b>



## Balanse

Beløp i: NOK	Note	2020	2019
<b>BALANSE - EIENDELER</b>			
<b>Anleggsmidler</b>			
<b>Immaterielle eiendeler</b>			
Utsatt skattefordel	5	427 132	691 666
<b>Sum immaterielle eiendeler</b>		<b>427 132</b>	<b>691 666</b>
<b>Varige driftsmidler</b>			
Buildings and land	2	56 896 994	59 126 548
Machinery and equipment	2		
Ships	2		
Equipment and other movables	2		
<b>Sum varige driftsmidler</b>	<b>2</b>	<b>56 896 994</b>	<b>59 126 548</b>
<b>Finansielle anleggsmidler</b>			
Other long-term receivables			83 109
<b>Sum finansielle anleggsmidler</b>			<b>83 109</b>
<b>Sum anleggsmidler</b>		<b>57 324 126</b>	<b>59 901 323</b>
<b>Omløpsmidler</b>			
<b>Varer</b>			
<b>Fordringer</b>			
Accounts receivables		408 373	526 408
Other short-term receivables		1 070 676	671 278
Konsernfordringer	3	4 647 462	
<b>Sum fordringer</b>		<b>6 126 511</b>	<b>1 197 687</b>
<b>Sum omløpsmidler</b>		<b>6 126 511</b>	<b>1 197 687</b>
<b>SUM EIENDELER</b>		<b>63 450 637</b>	<b>61 099 010</b>

## BALANSE - EGENKAPITAL OG GJELD

### Egenkapital



### Balanse

Beløp i: NOK	Note	2020	2019
<b>Innskutt egenkapital</b>			
Share capital	4, 6	300 000	300 000
Overkurs	6	8 097 076	8 097 076
<b>Sum innskutt egenkapital</b>		<b>8 397 076</b>	<b>8 397 076</b>
<b>Opptjent egenkapital</b>			
Other equity	6	1 435 394	497 498
Result brought forward (aut)	6		
Udekket tap	6		
<b>Sum opptjent egenkapital</b>		<b>1 435 394</b>	<b>497 499</b>
<b>Sum egenkapital</b>		<b>9 832 470</b>	<b>8 894 575</b>
<b>Gjeld</b>			
<b>Langsiktig gjeld</b>			
Utsatt skatt	5		
<b>Annen langsiktig gjeld</b>			
Liabilities to group companies	3	53 328 031	51 007 376
<b>Sum annen langsiktig gjeld</b>		<b>53 328 031</b>	<b>51 007 376</b>
<b>Sum langsiktig gjeld</b>		<b>53 328 031</b>	<b>51 007 376</b>
<b>Kortsiktig gjeld</b>			
Leverandørgjeld		199 870	-57 610
Tax payable	5		
Public duties payable		8 560	102 330
Kortsiktig konserngjeld			609 658
Other current debt		81 706	542 681
<b>Sum kortsiktig gjeld</b>		<b>290 135</b>	<b>1 197 059</b>
<b>Sum gjeld</b>		<b>53 618 166</b>	<b>52 204 435</b>
<b>SUM EGENKAPITAL OG GJELD</b>		<b>63 450 637</b>	<b>61 099 010</b>



## Brønnøysundregistrene

### ÅRSREGNSKAP FOR REGNSKAPSÅRET 2020 - GENERELL INFORMASJON

Journalnummer: 2021 621650

#### Enheten

Organisasjonsnummer: 918 753 621  
Organisasjonsform: Aksjeselskap  
Foretaksnavn: HFS ØVRE SLOTTSGATE 18/20 AS  
Forretningsadresse: c/o Promenaden Management AS  
Nedre Slottsgate 8  
0157 OSLO

#### Regnskapsår

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#### 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: Haron Ascanio Cazzaniga  
Dato for fastsettelse av årsregnskapet: 08.06.2021

#### Revisjon

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.

*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, 17.08.2021



Organisasjonsnr: 918 753 621  
HFS ØVRE SLOTTSGATE 18/20 AS

## RESULTATREGNSKAP

<b>Beløp i: NOK</b>	<b>Note</b>	<b>2020</b>	<b>2019</b>
<b>RESULTATREGNSKAP</b>			
<b>Inntekter</b>			
Rental Income		6 017 959	6 243 823
<b>Sum inntekter</b>		<b>6 017 959</b>	<b>6 243 823</b>
<b>Kostnader</b>			
Service charge cost/income		128 082	
Depreciation of operating and intangible assets	2	3 658 044	3 717 660
Other operating expenses	1	2 955 601	6 854 604
<b>Sum kostnader</b>		<b>6 741 727</b>	<b>10 572 263</b>
<b>Driftsresultat</b>		<b>-723 768</b>	<b>-4 328 440</b>
<b>Finansinntekter og finanskostnader</b>			
Renteinntekt fra foretak i samme konsern	3		129 015
Annen renteinntekt		40 263	89 492
Other financial income		-25	
<b>Sum finansinntekter</b>		<b>40 238</b>	<b>218 507</b>
Rentekostnad til foretak i samme konsern	3	1 858 953	1 986 257
Annen rentekostnad		2 512	1 237
<b>Sum finanskostnader</b>		<b>1 861 465</b>	<b>1 987 494</b>
<b>Netto finans</b>		<b>-1 821 227</b>	<b>-1 768 987</b>
<b>Ordinært resultat før skattekostnad</b>		<b>-2 544 995</b>	<b>-6 097 428</b>
Tax on ordinary result	5	-559 900	-140 364
<b>Ordinært resultat etter skattekostnad</b>		<b>-1 985 095</b>	<b>-5 957 064</b>
<b>Årsresultat</b>		<b>-1 985 095</b>	<b>-5 957 064</b>
<b>Årsresultat etter minoritetsinteresser</b>		<b>-1 985 095</b>	<b>-5 957 064</b>
<b>Totalresultat</b>		<b>-1 985 095</b>	<b>-5 957 064</b>
<b>Overføringer og disponeringer</b>			
Allocated to/from other equity		-1 985 095	-5 957 064
<b>Sum overføringer og disponeringer</b>		<b>-1 985 095</b>	<b>-5 957 064</b>



Organisasjonsnr: 918 753 621  
HFS ØVRE SLOTTSGATE 18/20 AS

## BALANSE

Beløp i: NOK Note 2020 2019

### BALANSE - EIENDELER

#### Anleggsmidler

##### Immaterielle eiendeler

Utsatt skattefordel	5	427 132	691 666
<b>Sum immaterielle eiendeler</b>		<b>427 132</b>	<b>691 666</b>

##### Varige driftsmidler

Buildings and land	2	56 896 994	59 126 548
Machinery and equipment	2		
Ships	2		
Equipment and other movables	2		
<b>Sum varige driftsmidler</b>	<b>2</b>	<b>56 896 994</b>	<b>59 126 548</b>

##### Finansielle anleggsmidler

Other long-term receivables			83 109
<b>Sum finansielle anleggsmidler</b>			<b>83 109</b>

<b>Sum anleggsmidler</b>		<b>57 324 126</b>	<b>59 901 323</b>
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#### Omløpsmidler

##### Varer

##### Fordringer

Accounts receivables		408 373	526 408
Other short-term receivables		1 070 676	671 278
Konsernfordringer	3	4 647 462	
<b>Sum fordringer</b>		<b>6 126 511</b>	<b>1 197 687</b>

<b>Sum omløpsmidler</b>		<b>6 126 511</b>	<b>1 197 687</b>
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<b>SUM EIENDELER</b>		<b>63 450 637</b>	<b>61 099 010</b>
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### BALANSE - EGENKAPITAL OG GJELD

#### Egenkapital

##### Innskutt egenkapital

Share capital	4, 6	300 000	300 000
Overkurs	6	8 097 076	8 097 076
<b>Sum innskutt egenkapital</b>		<b>8 397 076</b>	<b>8 397 076</b>

##### Opptjent egenkapital

Other equity	6	1 435 394	497 498
Result brought forward (aut)	6		



Udekket tap	6		
<b>Sum opptjent egenkapital</b>		<b>1 435 394</b>	<b>497 499</b>
<b>Sum egenkapital</b>		<b>9 832 470</b>	<b>8 894 575</b>
<b>Gjeld</b>			
<b>Langsiktig gjeld</b>			
Utsatt skatt	5		
<b>Annen langsiktig gjeld</b>			
Liabilities to group			
companies	3	53 328 031	51 007 376
<b>Sum annen langsiktig gjeld</b>		<b>53 328 031</b>	<b>51 007 376</b>
<b>Sum langsiktig gjeld</b>		<b>53 328 031</b>	<b>51 007 376</b>
<b>Kortsiktig gjeld</b>			
Leverandørgjeld		199 870	-57 610
Tax payable	5		
Public duties payable		8 560	102 330
Kortsiktig konserngjeld			609 658
Other current debt		81 706	542 681
<b>Sum kortsiktig gjeld</b>		<b>290 135</b>	<b>1 197 059</b>
<b>Sum gjeld</b>		<b>53 618 166</b>	<b>52 204 435</b>
<b>SUM EGENKAPITAL OG GJELD</b>		<b>63 450 637</b>	<b>61 099 010</b>



Organisasjonsnr: 918 753 621  
HFS ØVRE SLOTTSGATE 18/20 AS

NOTEOPPLYSNINGER - SELSKAP - alle poster oppgitt i hele tall

Note

Antall årsverk i regnskapsåret

Virksomheten har hatt følgende antall årsverk:  
0.00



# Annual Report 2020

## Hfs Øvre Slottsgate 18/20 AS

Revenue statement  
Balance sheet  
Notes to the Accounts

Org.no.: 918 753 621



### Revenue statement

Hfs Øvre Slottsgate 18/20 AS

<b>Operating income and operating expenses</b>	<b>Note</b>	<b>2020</b>	<b>2019</b>
Rental Income		6 017 959	6 243 823
<b>Total operating income</b>		<b>6 017 959</b>	<b>6 243 823</b>
Service charge cost/income		128 082	0
Depreciation of operating and intangible assets	2	3 658 044	3 717 660
Other operating expenses	1	2 955 601	6 854 604
<b>Total operating expenses</b>		<b>6 741 727</b>	<b>10 572 263</b>
<b>Operating profit</b>		<b>-723 768</b>	<b>-4 328 440</b>
<b>Financial income and expenses</b>			
Interest income from group companies	3	0	129 015
Other interest income		40 263	89 492
Other financial income		-25	0
Interest expense to group companies	3	1 858 953	1 986 257
Other interest expenses		2 512	1 237
<b>Net financial items</b>		<b>-1 821 227</b>	<b>-1 768 987</b>
Operating result before tax		-2 544 995	-6 097 428
Tax on ordinary result	5	-559 900	-140 364
<b>Ordinary result after tax</b>		<b>-1 985 095</b>	<b>-5 957 064</b>
<b>Extraordinary income and expenses</b>			
<b>Annual net profit</b>		<b>-1 985 095</b>	<b>-5 957 064</b>
<b>Brought forward</b>			
Allocated to/from other equity		-1 985 095	-5 957 064
<b>Net brought forward</b>		<b>-1 985 095</b>	<b>-5 957 064</b>



### Balance sheet

Hfs Øvre Slottsgate 18/20 AS

<b>Assets</b>	<b>Note</b>	<b>2020</b>	<b>2019</b>
<b>Fixed assets</b>			
<b>Intangible assets</b>			
Deferred tax assets	5	427 132	691 666
<b>Total intangible assets</b>		<b>427 132</b>	<b>691 666</b>
<b>Tangible assets</b>			
Buildings and land	2	56 896 994	59 126 548
<b>Total tangible assets</b>	<b>2</b>	<b>56 896 994</b>	<b>59 126 548</b>
<b>Financial fixed assets</b>			
Other long-term receivables		0	83 109
<b>Total financial fixed assets</b>		<b>0</b>	<b>83 109</b>
<b>Total fixed assets</b>		<b>57 324 126</b>	<b>59 901 323</b>
<b>Current assets</b>			
<b>Debtors</b>			
Accounts receivables		408 373	526 408
Other short-term receivables		1 070 676	671 278
Receivables from group companies	3	4 647 462	0
<b>Total receivables</b>		<b>6 126 511</b>	<b>1 197 687</b>
<b>Total current assets</b>		<b>6 126 511</b>	<b>1 197 687</b>
<b>Total assets</b>		<b>63 450 637</b>	<b>61 099 010</b>



## Balance sheet

Hfs Øvre Slottsgate 18/20 AS

Equity and liabilities	Note	2020	2019
<b>Equity</b>			
<b>Paid-up equity</b>			
Share capital	4, 6	300 000	300 000
Share premium reserve	6	8 097 076	8 097 076
<b>Total paid-up equity</b>		<b>8 397 076</b>	<b>8 397 076</b>
<b>Retained earnings</b>			
Other equity	6	1 435 394	497 498
<b>Total retained earnings</b>		<b>1 435 394</b>	<b>497 499</b>
<b>Total equity</b>		<b>9 832 470</b>	<b>8 894 575</b>
<b>Liabilities</b>			
<b>Other long-term liabilities</b>			
Liabilities to group companies	3	53 328 031	51 007 376
<b>Total of other long term liabilities</b>		<b>53 328 031</b>	<b>51 007 376</b>
<b>Current debt</b>			
Trade creditors		199 870	-57 610
Public duties payable		8 560	102 330
Liabilities to group companies		0	-609 658
Other current debt		81 706	542 681
<b>Total current debt</b>		<b>290 135</b>	<b>1 197 059</b>
<b>Total liabilities</b>		<b>53 618 166</b>	<b>52 204 435</b>
<b>Total equity and liabilities</b>		<b>63 450 637</b>	<b>61 099 010</b>

Oslo, \_\_\_\_\_, 08.06.2021  
The board of Hfs Øvre Slottsgate 18/20 AS

\_\_\_\_\_  
Annette Eriksrud Lund  
member of the board

\_\_\_\_\_  
Mark Peter Gamble  
chairman of the board



Hfs Øvre Slottsgate 18/20 AS

Notes to the financial statements for the year ended 31.12.2020

## Accounting principles

The annual accounts have been prepared in accordance with the Accounting Act and Norwegian generally accepted accounting principles.

### Taxes

The tax charge in the income statement includes both payable taxes for the period and changes in deferred tax. Deferred tax is calculated at relevant tax rates on the basis of the temporary differences which exist between accounting and tax values, and any carryforward losses for tax purposes at the year-end. Tax enhancing or tax reducing temporary differences, which are reversed or may be reversed in the same period, have been eliminated. The disclosure of deferred tax benefits on net tax reducing differences which have not been eliminated, and carryforward losses, is based on estimated future earnings. Deferred tax and tax benefits which may be shown in the balance sheet are presented net.

### Classification of balance sheet items

Assets intended for long term ownership or use have been classified as fixed assets. Fixed assets are stated at acquisition cost, net of accumulated depreciation. The depreciation period depends on the expected useful life of the respective item. The straight-line method of depreciation is applied. Fixed assets are written down to recoverable value in the event of impairment that is not expected to be temporary. The recoverable amount is the higher of net realizable value and value in use.

Current assets and current liabilities include items falling due within one year of the balance sheet date, and items related to the business cycle. Current assets are valued at the lower of cost and net realizable value.

### Revenue and expenses

Rental income is recognised on the accruals basis. Operating and interest expenses are also recognised when they are incurred.



Hfs Øvre Slottsgate 18/20 AS

Notes to the financial statements for the year ended 31.12.2020

Note 1 Payroll expenses, number of employees, remuneration, loans to employees etc.

The company had no employees in 2020. There have been no directors' fees accrued or paid.

The company is not required to follow the Act on Mandatory Occupational Pensions.

<b>Auditor's fees (ex. VAT)</b>	<b>2020</b>	<b>2019</b>
Audit	17 800	17 000
Other services	33 757	39 269
<b>Total auditor's fees</b>	<b>51 557</b>	<b>56 269</b>

Note 2 Fixed assets

	<b>Buildings</b>	<b>Fixed technical installation</b>	<b>Land</b>	<b>Work in progress</b>
Purchase cost as of 01.01.20	72 943 793	245 938	5 275 000	494 745
+ Inflow purchased fixed assets				1 428 490
<b>= Acquisition cost 31.12.20</b>	<b>72 943 793</b>	<b>245 938</b>	<b>5 275 000</b>	<b>1 923 235</b>
Accumulated depreciation 31.12.20	27 944 792	161 697		
<b>= Book value 31.12.20</b>	<b>44 999 001</b>	<b>84 241</b>	<b>5 275 000</b>	<b>1 923 235</b>
This year's ordinary depreciations	1 510 772	9 447		

	<b>Tenant improvements</b>	<b>Capital contributions</b>	<b>Total</b>
Purchase cost as of 01.01.20	10 021 112	1 860 450	90 841 038
+ Inflow purchased fixed assets			1 428 490
<b>= Acquisition cost 31.12.20</b>	<b>10 021 112</b>	<b>1 860 450</b>	<b>92 269 528</b>
Accumulated depreciation 31.12.20	5 642 380	1 623 666	35 372 534
<b>= Book value 31.12.20</b>	<b>4 378 733</b>	<b>236 785</b>	<b>56 896 994</b>
This year's ordinary depreciations	1 731 908	405 918	3 658 044



## Hfs Øvre Slottsgate 18/20 AS

### Notes to the financial statements for the year ended 31.12.2020

#### Note 3 Long term liabilities / assets pledged as security, guarantees etc.

	<b>2020</b>	<b>2019</b>
Short term receivables from Group companies	3 747 425	0
Long term liabilities to Group companies	53 328 031	51 007 376
Short term liabilities to Group companies	0	-609 658

The company's property is used as security for a loan of NOK 1 825 000 000 owed by Group company Promenaden High Street AS to it's bank. The security is limited at a value of NOK 330 000 000.

The net book value of assets pledged as security is NOK 56 896 994

The company has access to the Promenaden Property cash pool. The net balance of the cash pool cannot be negative. Each company in the cash pool has access to an overdraft facility. Any positive cash balances accruing to companies in the cash pool arrangement are used as security for overdrawn positions.

#### Note 4 Share capital, shareholders etc.

The company's share capital is NOK 300 000 consisting of 1 000 shares each with a par value of NOK 300

<b>Company shareholders:</b>	<b>Ownership (%)</b>	<b>Numbers of shares</b>
Promenaden High Street AS	100 %	100

Consolidated financial statements have been prepared by MARK Tomahawk AS.  
These are available at the company's premises at Nedre Slottsgate 8, 0157 Oslo.



Hfs Øvre Slottsgate 18/20 AS

Notes to the financial statements for the year ended 31.12.2020

## Note 5 Tax

<b>This year's tax expense</b>	<b>2020</b>	<b>2019</b>
Entered tax on ordinary profit/loss:		
Payable tax	0	0
Changes in deferred tax assets	-559 900	-140 364
<b>Tax expense on ordinary profit/loss</b>	<b>-559 900</b>	<b>-140 364</b>
Taxable income:		
Ordinary result before tax	-2 544 995	-6 097 428
Permanent differences	0	3 163
Changes in temporary differences	-1 202 430	3 974 845
Received intra-group contribution	3 747 425	0
<b>Taxable income</b>	<b>-1</b>	<b>-2 119 420</b>
Payable tax in the balance:		
Payable tax on this year's result	-824 434	0
Payable tax on received Group contribution	824 434	0
<b>Total payable tax in the balance</b>	<b>0</b>	<b>0</b>
Calculation of effective tax rate		
Profit before tax	-2 544 995	-6 097 428
Calculated tax on profit before tax	-559 899	-1 341 434
Tax effect of permanent differences	0	696
<b>Total</b>	<b>-559 899</b>	<b>-1 340 738</b>
Effective tax rate	22,0 %	22,0 %

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>2020</b>	<b>2019</b>	<b>Difference</b>
Tangible assets	4 214 447	5 486 141	1 271 694
Accounts receivable	-1 609 089	-4 083 213	-2 474 124
<b>Total</b>	<b>2 605 358</b>	<b>1 402 928</b>	<b>-1 202 430</b>
Accumulated loss to be brought forward	-10 003 112	-10 003 112	1
Not included in the deferred tax calculation	5 456 244	5 456 244	0
<b>Basis for deferred tax assets</b>	<b>-1 941 511</b>	<b>-3 143 940</b>	<b>-1 202 430</b>
<b>Deferred tax assets (22 %)</b>	<b>-427 132</b>	<b>-691 667</b>	<b>-264 534</b>



Hfs Øvre Slottsgate 18/20 AS

Notes to the financial statements for the year ended 31.12.2020

Note 6 Shareholders' equity

	Share capital	Share Premium	Other equity	Total
Equity 01.01	300 000	8 097 076	497 498	8 894 574
Profit for the year		0	-1 985 095	-1 985 095
Group contribution		2 922 992		2 922 992
<b>Equity 31.12</b>	<b>300 000</b>	<b>11 020 068</b>	<b>-1 487 597</b>	<b>9 832 471</b>

Note 7 Continued operations / events after the balance sheet date

The World Health Organization declared corona outbreaks a global pandemic on March 11, 2020. The authorities have implemented comprehensive measures to prevent the spread.

At the same time, the authorities have implemented cost- and liquidity-saving measures to alleviate business and employees in relation to the challenges that arise as a consequence of the spread of infection measures.

The management of the company has implemented measures to limit the financial consequences on the company's assets, revenues, costs and financing, in order to ensure the company's continued operations.

To prevent the spread and disease-related costs, the management has implemented internal routines in accordance with the authorities' requirements.

As the board assesses the consequences of the situation and the effects of the measures now, there is a basis for basing continued operations on the presentation of the annual accounts for 2020.

In accordance with the Accounting Act § 3-3a, it is confirmed that the preconditions for continued operations are present.



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Enterprise 935 174 627 MVA

To the General Meeting of HFS Øvre Slottsgate 18- 20 AS

## Independent auditor's report

### Report on the Audit of the Financial Statements

#### Opinion

We have audited the financial statements of HFS Øvre Slottsgate 18- 20 AS showing a loss of NOK 1 985 095. The financial statements comprise the balance sheet as at 31 December 2020, 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 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 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.

#### 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.

As part of an audit in accordance with laws, regulations, and auditing standards and practices generally accepted in Norway, including ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- 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

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Statsautoriserte revisorer - medlemmer av Den norske Revisorforening

#### Offices in:

Oslo	Elverum	Mo i Rana	Stord
Alta	Finnsnes	Molde	Straume
Arendal	Hamar	Skien	Tromsø
Bergen	Haugesund	Sandefjord	Trondheim
Bodo	Knarvik	Sandnessjøen	Tynset
Drammen	Kristiansand	Stavanger	Alesund

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HFS Øvre Slottsgate 18- 20 AS

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.

## Report on Other Legal and Regulatory Requirements

### 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 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, 10 June 2021  
KPMG AS

Ole Christian Fongaard  
*State Authorised Public Accountant*  
(This document is signed electronically)

Penneo Dokumentnr: WC8UX-IEWXG-QL3IU-6XXT6-7AG5A-EDT10



# PENNEO

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De signerende parter sin identitet er registrert, og er listet nedenfor.

"Med min signatur bekrefter jeg alle datoer og innholdet i dette dokument."

## Ole Christian Fongaard

Partner

På vegne av: KPMG AS

Serienummer: 9578-5997-4-274114

IP: 80.232.xxx.xxx

2021-06-10 12:44:39Z



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# **Annual Report 2020**

## **Hfs Øvre Slottsgate 18/20 AS**

**Revenue statement**  
**Balance sheet**  
**Notes to the Accounts**

**Org.no.: 918 753 621**



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## Revenue statement

Hfs Øvre Slottsgate 18/20 AS

<b>Operating income and operating expenses</b>	<b>Note</b>	<b>2020</b>	<b>2019</b>
Rental Income		6 017 959	6 243 823
<b>Total operating income</b>		<b>6 017 959</b>	<b>6 243 823</b>
Service charge cost/income		128 082	0
Depreciation of operating and intangible assets	2	3 658 044	3 717 660
Other operating expenses	1	2 955 601	6 854 604
<b>Total operating expenses</b>		<b>6 741 727</b>	<b>10 572 263</b>
<b>Operating profit</b>		<b>-723 768</b>	<b>-4 328 440</b>
<b>Financial income and expenses</b>			
Interest income from group companies	3	0	129 015
Other interest income		40 263	89 492
Other financial income		-25	0
Interest expense to group companies	3	1 858 953	1 986 257
Other interest expenses		2 512	1 237
<b>Net financial items</b>		<b>-1 821 227</b>	<b>-1 768 987</b>
Operating result before tax		-2 544 995	-6 097 428
Tax on ordinary result	5	-559 900	-140 364
<b>Ordinary result after tax</b>		<b>-1 985 095</b>	<b>-5 957 064</b>
<b>Extraordinary income and expenses</b>			
<b>Annual net profit</b>		<b>-1 985 095</b>	<b>-5 957 064</b>
<b>Brought forward</b>			
Allocated to/from other equity		-1 985 095	-5 957 064
<b>Net brought forward</b>		<b>-1 985 095</b>	<b>-5 957 064</b>

Hfs Øvre Slottsgate 18/20 AS

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## Balance sheet

Hfs Øvre Slottsgate 18/20 AS

<b>Assets</b>	<b>Note</b>	<b>2020</b>	<b>2019</b>
<b>Fixed assets</b>			
<b>Intangible assets</b>			
Deferred tax assets	5	427 132	691 666
<b>Total intangible assets</b>		<b>427 132</b>	<b>691 666</b>
<b>Tangible assets</b>			
Buildings and land	2	56 896 994	59 126 548
<b>Total tangible assets</b>	<b>2</b>	<b>56 896 994</b>	<b>59 126 548</b>
<b>Financial fixed assets</b>			
Other long-term receivables		0	83 109
<b>Total financial fixed assets</b>		<b>0</b>	<b>83 109</b>
<b>Total fixed assets</b>		<b>57 324 126</b>	<b>59 901 323</b>
<b>Current assets</b>			
<b>Debtors</b>			
Accounts receivables		408 373	526 408
Other short-term receivables		1 070 676	671 278
Receivables from group companies	3	4 647 462	0
<b>Total receivables</b>		<b>6 126 511</b>	<b>1 197 687</b>
<b>Total current assets</b>		<b>6 126 511</b>	<b>1 197 687</b>
<b>Total assets</b>		<b>63 450 637</b>	<b>61 099 010</b>



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## Balance sheet

Hfs Øvre Slottsgate 18/20 AS

Equity and liabilities	Note	2020	2019
<b>Equity</b>			
<b>Paid-up equity</b>			
Share capital	4, 6	300 000	300 000
Share premium reserve	6	8 097 076	8 097 076
<b>Total paid-up equity</b>		<b>8 397 076</b>	<b>8 397 076</b>
<b>Retained earnings</b>			
Other equity	6	1 435 394	497 498
<b>Total retained earnings</b>		<b>1 435 394</b>	<b>497 498</b>
<b>Total equity</b>		<b>9 832 470</b>	<b>8 894 575</b>
<b>Liabilities</b>			
<b>Other long-term liabilities</b>			
Liabilities to group companies	3	53 328 031	51 007 376
<b>Total of other long term liabilities</b>		<b>53 328 031</b>	<b>51 007 376</b>
<b>Current debt</b>			
Trade creditors		199 870	-57 610
Public duties payable		8 560	102 330
Liabilities to group companies		0	-609 658
Other current debt		81 706	542 681
<b>Total current debt</b>		<b>290 135</b>	<b>1 197 059</b>
<b>Total liabilities</b>		<b>53 618 166</b>	<b>52 204 435</b>
<b>Total equity and liabilities</b>		<b>63 450 637</b>	<b>61 099 010</b>

Oslo, 08.06.2021

DocuSigned by: The board of Hfs Øvre Slottsgate 18/20 AS

Annette Lund

EDAEDDA188054B2

Annette Eriksrud Lund  
member of the board

DocuSigned by:

Mark Gamble

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Mark Peter Gamble  
chairman of the board



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## Hfs Øvre Slottsgate 18/20 AS

### Notes to the financial statements for the year ended 31.12.2020

#### Accounting principles

The annual accounts have been prepared in accordance with the Accounting Act and Norwegian generally accepted accounting principles.

#### Taxes

The tax charge in the income statement includes both payable taxes for the period and changes in deferred tax. Deferred tax is calculated at relevant tax rates on the basis of the temporary differences which exist between accounting and tax values, and any carryforward losses for tax purposes at the year-end. Tax enhancing or tax reducing temporary differences, which are reversed or may be reversed in the same period, have been eliminated. The disclosure of deferred tax benefits on net tax reducing differences which have not been eliminated, and carryforward losses, is based on estimated future earnings. Deferred tax and tax benefits which may be shown in the balance sheet are presented net.

#### Classification of balance sheet items

Assets intended for long term ownership or use have been classified as fixed assets. Fixed assets are stated at acquisition cost, net of accumulated depreciation. The depreciation period depends on the expected useful life of the respective item. The straight-line method of depreciation is applied. Fixed assets are written down to recoverable value in the event of impairment that is not expected to be temporary. The recoverable amount is the higher of net realizable value and value in use.

Current assets and current liabilities include items falling due within one year of the balance sheet date, and items related to the business cycle. Current assets are valued at the lower of cost and net realizable value.

#### Revenue and expenses

Rental income is recognised on the accruals basis. Operating and interest expenses are also recognised when they are incurred.



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## Hfs Øvre Slottsgate 18/20 AS

### Notes to the financial statements for the year ended 31.12.2020

#### Note 1 Payroll expenses, number of employees, remuneration, loans to employees etc.

The company had no employees in 2020. There have been no directors' fees accrued or paid.

The company is not required to follow the Act on Mandatory Occupational Pensions.

<b>Auditor's fees (ex. VAT)</b>	<b>2020</b>	<b>2019</b>
Audit	17 800	17 000
Other services	33 757	39 269
<b>Total auditor's fees</b>	<b>51 557</b>	<b>56 269</b>

#### Note 2 Fixed assets

	<b>Buildings</b>	<b>Fixed technical installation</b>	<b>Land</b>	<b>Work in progress</b>
Purchase cost as of 01.01.20	72 943 793	245 938	5 275 000	494 745
+ Inflow purchased fixed assets				1 428 490
<b>= Acquisition cost 31.12.20</b>	<b>72 943 793</b>	<b>245 938</b>	<b>5 275 000</b>	<b>1 923 235</b>
Accumulated depreciation 31.12.20	27 944 792	161 697		
<b>= Book value 31.12.20</b>	<b>44 999 001</b>	<b>84 241</b>	<b>5 275 000</b>	<b>1 923 235</b>
This year's ordinary depreciations	1 510 772	9 447		

	<b>Tenant improvements</b>	<b>Capital contributions</b>	<b>Total</b>
Purchase cost as of 01.01.20	10 021 112	1 860 450	90 841 038
+ Inflow purchased fixed assets			1 428 490
<b>= Acquisition cost 31.12.20</b>	<b>10 021 112</b>	<b>1 860 450</b>	<b>92 269 528</b>
Accumulated depreciation 31.12.20	5 642 380	1 623 666	35 372 534
<b>= Book value 31.12.20</b>	<b>4 378 733</b>	<b>236 785</b>	<b>56 896 994</b>
This year's ordinary depreciations	1 731 908	405 918	3 658 044



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## Hfs Øvre Slottsgate 18/20 AS

### Notes to the financial statements for the year ended 31.12.2020

#### Note 3 Long term liabilities / assets pledged as security, guarantees etc.

	2020	2019
Short term receivables from Group companies	3 747 425	0
Long term liabilities to Group companies	53 328 031	51 007 376
Short term liabilities to Group companies	0	-609 658

The company's property is used as security for a loan of NOK 1 825 000 000 owed by Group company Promenaden High Street AS to it's bank. The security is limited at a value of NOK 330 000 000.

The net book value of assets pledged as security is NOK 56 896 994

The company has access to the Promenaden Property cash pool. The net balance of the cash pool cannot be negative. Each company in the cash pool has access to an overdraft facility. Any positive cash balances accruing to companies in the cash pool arrangement are used as security for overdrawn positions.

#### Note 4 Share capital, shareholders etc.

The company's share capital is NOK 300 000 consisting of 1 000 shares each with a par value of NOK 300

<b>Company shareholders:</b>	<b>Ownership (%)</b>	<b>Numbers of shares</b>
Promenaden High Street AS	100 %	100

Consolidated financial statements have been prepared by MARK Tomahawk AS.  
These are available at the company's premises at Nedre Slottsgate 8, 0157 Oslo.



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## Hfs Øvre Slottsgate 18/20 AS

### Notes to the financial statements for the year ended 31.12.2020

#### Note 5 Tax

<b>This year's tax expense</b>	<b>2020</b>	<b>2019</b>
Entered tax on ordinary profit/loss:		
Payable tax	0	0
Changes in deferred tax assets	-559 900	-140 364
<b>Tax expense on ordinary profit/loss</b>	<b>-559 900</b>	<b>-140 364</b>
Taxable income:		
Ordinary result before tax	-2 544 995	-6 097 428
Permanent differences	0	3 163
Changes in temporary differences	-1 202 430	3 974 845
Received intra-group contribution	3 747 425	0
<b>Taxable income</b>	<b>-1</b>	<b>-2 119 420</b>
Payable tax in the balance:		
Payable tax on this year's result	-824 434	0
Payable tax on received Group contribution	824 434	0
<b>Total payable tax in the balance</b>	<b>0</b>	<b>0</b>
Calculation of effective tax rate		
Profit before tax	-2 544 995	-6 097 428
Calculated tax on profit before tax	-559 899	-1 341 434
Tax effect of permanent differences	0	696
<b>Total</b>	<b>-559 899</b>	<b>-1 340 738</b>
Effective tax rate	22,0 %	22,0 %

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>2020</b>	<b>2019</b>	<b>Difference</b>
Tangible assets	4 214 447	5 486 141	1 271 694
Accounts receivable	-1 609 089	-4 083 213	-2 474 124
<b>Total</b>	<b>2 605 358</b>	<b>1 402 928</b>	<b>-1 202 430</b>
Accumulated loss to be brought forward	-10 003 112	-10 003 112	1
Not included in the deferred tax calculation	5 456 244	5 456 244	0
<b>Basis for deferred tax assets</b>	<b>-1 941 511</b>	<b>-3 143 940</b>	<b>-1 202 430</b>
<b>Deferred tax assets (22 %)</b>	<b>-427 132</b>	<b>-691 667</b>	<b>-264 534</b>



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## Hfs Øvre Slottsgate 18/20 AS

### Notes to the financial statements for the year ended 31.12.2020

#### Note 6 Shareholders' equity

	Share capital	Share Premium	Other equity	Total
Equity 01.01	300 000	8 097 076	497 498	8 894 574
Profit for the year		0	-1 985 095	-1 985 095
Group contribution		2 922 992		2 922 992
<b>Equity 31.12</b>	<b>300 000</b>	<b>11 020 068</b>	<b>-1 487 597</b>	<b>9 832 471</b>

#### Note 7 Continued operations / events after the balance sheet date

The World Health Organization declared corona outbreaks a global pandemic on March 11, 2020. The authorities have implemented comprehensive measures to prevent the spread.

At the same time, the authorities have implemented cost- and liquidity-saving measures to alleviate business and employees in relation to the challenges that arise as a consequence of the spread of infection measures.

The management of the company has implemented measures to limit the financial consequences on the company's assets, revenues, costs and financing, in order to ensure the company's continued operations.

To prevent the spread and disease-related costs, the management has implemented internal routines in accordance with the authorities' requirements.

As the board assesses the consequences of the situation and the effects of the measures now, there is a basis for basing continued operations on the presentation of the annual accounts for 2020.

In accordance with the Accounting Act § 3-3a, it is confirmed that the preconditions for continued operations are present.



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Enterprise 935 174 627 MVA

To the General Meeting of HFS Øvre Slottsgate 18- 20 AS

## Independent auditor's report

### Report on the Audit of the Financial Statements

#### Opinion

We have audited the financial statements of HFS Øvre Slottsgate 18- 20 AS showing a loss of NOK 1 985 095. The financial statements comprise the balance sheet as at 31 December 2020, 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 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 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.

#### 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.

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#### 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.

As part of an audit in accordance with laws, regulations, and auditing standards and practices generally accepted in Norway, including ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- 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

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Statsautoriserte revisorer - medlemmer av Den norske Revisorforening

#### Offices in:

Oslo	Elverum	Mo i Rana	Stord
Alta	Finnsnes	Molde	Straume
Arendal	Hamar	Skien	Tromsø
Bergen	Haugesund	Sandefjord	Trondheim
Bodo	Knarvik	Sandnessjøen	Tynset
Drammen	Kristiansand	Stavanger	Ålesund

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HFS Øvre Slottsgate 18- 20 AS

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.

## Report on Other Legal and Regulatory Requirements

### 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 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, 10 June 2021  
KPMG AS

Ole Christian Fongaard  
*State Authorised Public Accountant*  
(This document is signed electronically)

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"Med min signatur bekrefter jeg alle datoer og innholdet i dette dokument."

## Ole Christian Fongaard

Partner

På vegne av: KPMG AS

Serienummer: 9578-5997-4-274114

IP: 80.232.xxx.xxx

2021-06-10 12:44:39Z



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Skatteetaten

Vår dato  
09.08.2018

Din dato  
23.07.2018

Saksbehandler  
Jeanette Munkvold  
Skovholt

800 80 000  
Skatteetaten.no

Din referanse  
Henrik Plaum

Telefon  
90076012

Org.nr  
996250318

Vår referanse  
2018/945162

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0134 Oslo

MB TOMAHAWK AS  
Nedre Slottsgate 8  
0157 OSLO

## Tillatelse til å utarbeide årsregnskap og årsberetning på engelsk språk

Det vises til deres brev av 23. juli 2018 der det søkes om dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk språk for følgende selskaper;

- **HFS Øvre Slottsgate 18/20 AS** org.nr. **918 753 621**
- **Akersgata 16 Eiendom AS** org.nr. **918 753 524**
- **Promenaden High Street AS** org.nr. **918 538 488**
- **High Street Shopping AS** org.nr. **918 753 664**

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 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

Selskapene som søker inngår i MB Tomahawk konsernet. Alle selskapene i konsernet har hatt dispensasjon fra kravet om å utarbeide årsregnskap og årsberetning på norsk språk i vedtak (2016/52646) datert 21. januar 2016. Konsernet har vært gjennom en omstrukturering, og som resultat av dette er det etablert nye organisasjonsnummer på enkelte selskaper. Det søkes derfor om dispensasjon for disse nye selskapene. Øvrige forhold som ble lagt til grunn i det tidligere vedtaket er fortsatt gjeldende.

### 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 særlig hensynet til brukerne av regnskapsinformasjon som skal vurderes ved en dispensasjonssøknad. I denne vurderingen har Skattedirektoratet lagt vekt på at selskapene som søker om dispensasjon er nye selskaper som inngår i et konsern som tidligere er gitt dispensasjon.

Vennligst oppgi vår referanse ved henvendelse i saken.

Med hilsen

Torstein Kinden Helleland  
seniorrådgiver  
Rettsavdelingen, foretaksskatt  
Skattedirektoratet

Jeanette Munkvold Skovholt

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