



ÅRSREGNSKAPET FOR REGNSKAPSÅRET 2020 - GENERELL INFORMASJON

Enheten

Organisasjonsnummer: 896 713 132
Organisasjonsform: Aksjeselskap
Foretaksnavn: KLAVENESS MARINE HOLDING AS
Forretningsadresse: Harbitzalléen 2A
0275 OSLO

Regnskapsår

Årsregnskapets periode: 01.01.2020 - 31.12.2020

Konsern

Mørselskap i konsern: Ja
Konsernregnskap lagt ved: Ja

Regnskapsregler

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

Årsregnskapet fastsatt av kompetent organ

Bekreftet av representant for selskapet: Asgeir Elvebakk
Dato for fastsettelse av årsregnskapet: 29.04.2021

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, 26.06.2022



Resultatregnskap

Beløp i: NOK	Note	2020	2019
RESULTATREGNSKAP			
Inntekter			
Salgsinntekt		34 547 854	35 457 374
Annen driftsinntekt		-28 177 898	84 169 301
Sum inntekter		6 369 956	119 626 675
Kostnader			
Lønnskostnad		60 872 360	56 573 058
Avskrivning på varige driftsmidler		524 898	522 047
Annen driftskostnad		14 605 869	14 860 266
Sum kostnader		76 003 127	71 955 372
Driftsresultat		-69 633 170	47 671 303
Finansinntekter og finanskostnader			
Renteinntekt fra foretak i samme konsern		15 937	26 047
Annen renteinntekt		17 301	19 139
Annen finansinntekt		7 066 885	-682 159
Sum finansinntekter		7 100 124	-636 973
Rentekostnad til foretak i samme konsern		7 843 307	12 175 024
Annen rentekostnad			118
Annen finanskostnad		12 110	
Sum finanskostnader		7 855 417	12 175 142
Netto finans		-755 293	-12 812 114
Ordinært resultat før skattekostnad		-70 388 463	34 859 189
Skattekostnad på ordinært resultat		3 622 188	-5 732 135
Ordinært resultat etter skattekostnad		-74 010 651	40 591 324
Årsresultat		-74 010 651	40 591 324
Årsresultat etter minoritetsinteresser		-74 010 651	40 591 324
Overføringer og disponeringer			



Resultatregnskap

Beløp i: NOK	Note	2020	2019
Ordinært utbytte		66 000 000	49 861 662
Overføringer annen innskutt egenkapital			-49 861 662
Overføringer annen egenkapital		-140 010 651	40 591 324
Sum overføringer og disponeringer		-74 010 651	40 591 324



Balanse

Beløp i: NOK	Note	2020	2019
BALANSE - EIENDELER			
Anleggsmidler			
Immaterielle eiendeler			
Utsatt skattefordel		9 446 413	13 068 601
Sum immaterielle eiendeler		9 446 413	13 068 601
Varige driftsmidler			
Driftsløsøre, inventar, verktøy, kontorm.		1 160 237	1 283 800
Sum varige driftsmidler		1 160 237	1 283 800
Finansielle anleggsmidler			
Investering i datterselskap		2 018 300 790	2 101 125 813
Sum finansielle anleggsmidler		2 018 300 790	2 101 125 813
Sum anleggsmidler		2 028 907 440	2 115 478 214
Omløpsmidler			
Varer			
Fordringer			
Kundefordringer		258 140	315 266
Andre kortsiktige fordringer		345 708	1 636 437
Konsernfordringer		64 804 536	55 025 234
Sum fordringer		65 408 384	56 976 937
Bankinnskudd, kontanter og lignende			
Bankinnskudd, kontanter o.l.		1 303 509	1 676 173
Sum bankinnskudd, kontanter og lignende		1 303 509	1 676 173
Sum omløpsmidler		66 711 892	58 653 111
SUM EIENDELER		2 095 619 332	2 174 131 324

BALANSE - EGENKAPITAL OG GJELD



Balanse

Beløp i: NOK	Note	2020	2019
Egenkapital			
Innskutt egenkapital			
Selskapskapital		54 001 800	54 001 800
Annen innskutt egenkapital		1 340 377 037	1 340 377 375
Sum innskutt egenkapital		1 394 378 837	1 394 379 175
Opptjent egenkapital			
Annen egenkapital		64 589 524	204 600 175
Sum opptjent egenkapital		64 589 524	204 600 175
Sum egenkapital		1 458 968 361	1 598 979 350
Gjeld			
Langsiktig gjeld			
Pensjonsforpliktelser		30 371 466	30 743 073
Sum avsetninger for forpliktelser		30 371 466	30 743 073
Annen langsiktig gjeld			
Langsiktig konserngjeld		190 589 682	190 378 968
Sum annen langsiktig gjeld		190 589 682	190 378 968
Sum langsiktig gjeld		220 961 148	221 122 041
Kortsiktig gjeld			
Leverandørgjeld		800 644	1 008 986
Skyldig offentlige avgifter		2 063 337	1 812 603
Utbytte		66 000 000	49 861 662
Kortsiktig konserngjeld		291 709 718	253 574 342
Annen kortsiktig gjeld		55 116 124	47 772 340
Sum kortsiktig gjeld		415 689 823	354 029 934
Sum gjeld		636 650 971	575 151 975
SUM EGENKAPITAL OG GJELD		2 095 619 332	2 174 131 324



Konsernets resultatregnskap

Beløp i: NOK	Note	2020	2019
RESULTATREGNSKAP			
Inntekter			
Income/ loss (-) from financial investments		282 164 000	315 550 000
Income from real estate		111 997 000	112 880 000
Other income		2 277 000	2 540 000
Sum inntekter		396 438 000	430 970 000
Kostnader			
Payroll expenses		60 872 000	56 573 000
Ordinary depreciation and impairment		40 235 000	39 369 000
Administration expenses		15 844 000	18 608 000
Operating expenses real estate		33 602 000	41 824 000
Sum kostnader		150 553 000	156 374 000
Driftsresultat		245 885 000	274 596 000
Finansinntekter og finanskostnader			
Financial income		3 450 000	2 808 000
Foreign exchange gain			
Sum finansinntekter		3 450 000	2 808 000
Financial expenses		18 780 000	16 555 000
Foreign exchange loss		3 265 000	184 000
Sum finanskostnader		22 045 000	16 739 000
Netto finans		-18 595 000	-13 931 000
Ordinært resultat før skattekostnad		227 290 000	260 665 000
Ordinært resultat etter skattekostnad		227 290 000	260 665 000
Taxes		6 522 000	11 339 000
Årsresultat		220 768 000	249 326 000
Minoritetsinteresser			3 962 000
Årsresultat etter minoritetsinteresser		220 768 000	245 364 000



Konsernets resultatregnskap

Beløp i: NOK	Note	2020	2019
Overføringer og disponeringer			
Other equity		220 768 000	245 364 000
Sum overføringer og disponeringer		220 768 000	245 364 000



Konsernets balanse

Beløp i: NOK	Note	2020	2019
BALANSE - EIENDELER			
Anleggsmidler			
Immaterielle eiendeler			
Goodwill and other intangible assets		10 158 000	13 112 000
Sum immaterielle eiendeler		10 158 000	13 112 000
Varige driftsmidler			
Real estate and other tangible assets		582 913 000	606 612 000
Sum varige driftsmidler		582 913 000	606 612 000
Finansielle anleggsmidler			
Investeringer i tilknyttet selskap		915 684 000	988 127 000
Financial investments, long-term		906 271 000	894 939 000
Other financial assets		40 866 000	15 747 000
Sum finansielle anleggsmidler		1 862 821 000	1 898 813 000
Sum anleggsmidler		2 455 892 000	2 518 537 000
Omløpsmidler			
Varer			
Fordringer			
Accounts receivable		1 597 000	1 860 000
Other current receivables		32 113 000	52 759 000
Sum fordringer		33 710 000	54 619 000
Investeringer			
Andre markedsbaserte finansielle instrumenter		1 338 892 000	1 229 513 000
Financial investments, short-term		46 747 000	69 735 000
Sum investeringer		1 385 639 000	1 299 248 000
Bankinnskudd, kontanter og lignende		361 006 000	165 074 000
Sum omløpsmidler		1 780 355 000	1 518 941 000



Konsernets balanse

Beløp i: NOK	Note	2020	2019
SUM EIENDELER		4 236 247 000	4 037 478 000

BALANSE - EGENKAPITAL OG GJELD

Egenkapital

Innskutt egenkapital

Share capital		54 002 000	54 002 000
Annen innskutt egenkapital		1 340 377 000	1 340 377 000
Sum innskutt egenkapital		1 394 379 000	1 394 379 000

Opptjent egenkapital

Other equity		1 841 283 000	1 715 758 000
Sum opptjent egenkapital		1 841 283 000	1 715 758 000

Minoritetsinteresser		46 777 000	49 341 000
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Sum egenkapital		3 282 439 000	3 159 478 000
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Gjeld

Langsiktig gjeld

Pensjonsforpliktelser		30 371 000	30 743 000
Utsatt skatt		66 297 000	65 032 000
Sum avsetninger for forpliktelser		96 668 000	95 775 000

Annen langsiktig gjeld

Gjeld til kredittinstitusjoner		205 804 000	537 258 000
Liabilities to shareholders and related parties		104 940 000	31 652 000
Other long-term liabilities		7 580 000	10 468 000
Sum annen langsiktig gjeld		318 324 000	579 378 000

Sum langsiktig gjeld		414 992 000	675 153 000
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Kortsiktig gjeld

Mortgage debt		323 363 000	
Leverandørgjeld		3 217 000	4 652 000
Taxes payable		4 967 000	26 000
Utbytte		66 000 000	49 862 000
Liabilities to shareholders and related parties (short term)			82 439 000



Konsernets balanse

Beløp i: NOK	Note	2020	2019
Other current liabilities		141 269 000	65 868 000
Sum kortsiktig gjeld		538 816 000	202 847 000
Sum gjeld		953 808 000	878 000 000
SUM EGENKAPITAL OG GJELD		4 236 247 000	4 037 478 000



KLAVENESS MARINE

ANNUAL REPORT 2020



BOARD OF DIRECTORS' REPORT

As for everyone else, 2020 was a special year for Klaveness Marine Holding AS and its subsidiaries ("KM"). Due to the Covid-19 pandemic the staff had to learn how to operate KM's activities from home, and the pandemic also caused upheavals in some of the markets to which KM is exposed. Despite this, 2020 turned out to be a year with a strong financial performance by KM.

During the year KM had three investment portfolios (**real estate, maritime and financial investments**). The maritime portfolio showed a negative result, but this was more than offset by very strong results in the other portfolios.

The maritime portfolio and financial investments made in USD are grouped together in a **USD portfolio**. The real estate investments and financial investments made in other currencies than USD – mainly NOK investments – are grouped together in a **NOK portfolio**. Both the NOK and the USD portfolios increased in value during the year, with the NOK portfolio showing the stronger growth. The USD portfolio represents about 40 per cent of KMs total investments, while the NOK portfolio represents about 60 per cent.

Klaveness Marine Holding AS is a pure holding company. All investments are made by subsidiaries.

Activities in the business areas

The **real estate** portfolio continues showing good results. Profitable sales were made of two office buildings in Oslo that were partly owned by KM. In the partly owned Billingstad residential property project, almost all units have been sold. New investments were made in logistics properties in Sweden and Norway. There is still very limited vacancy in the properties that KM owns wholly or partly.

The real estate investments at year-end constituted about 30 per cent of KM's total portfolio.

During the year several shipping segments - and the car carrier segment in particular - were severely affected by the Covid-19 pandemic. This had a negative effect on the **maritime portfolio** since KM owns 50 per cent of the shares in Norwegian Car Carriers ("NOCC"). The car carrier market was already weak at the outbreak of Covid-19, but the pandemic caused the demand for transportation of vehicles to fall to a level which resulted in a substantial part of the car carrier fleet being laid up. In general, NOCC managed to keep its vessels trading, although partially at very low charter rates. This resulted in NOCC having to ask its financing banks to ease the terms of existing loan agreements. This was granted, but the shareholders of NOCC nevertheless had to insert new equity into the company. As a result of the negative development in NOCC, KM has decided to make a substantial write down the value of its investment in the company.



KM's partnership with Knutsen OAS was expanded further during the year. It now comprises four LNG carriers, two which were trading during the year, and two which will be delivered in 2021-22. These vessels are or will be employed under long term charter parties with prime charterers.

KM's third major shipping investment is its shareholding in Songa Container AS. The containership market was hit hard by the outbreak of the pandemic, but freight rates rose strongly towards the end of the year. The investment in scrubbers has not had the intended economic result, partly because the installation costs have been higher than expected, and partly because the spread between compliant and non-compliant fuel prices has been lower than expected.

The maritime portfolio at year-end constituted 24 per cent of KM's total assets.

KM's **financial investments** portfolio is highly diversified, as it consists of investments in various mutual funds investing in a variety of assets, as well as direct investments in bonds and shares of companies involved in different fields of business. Contrary to expectations after the outbreak of the pandemic, both the Norwegian and the global financial markets performed strongly during the year. The financial portfolio of KM did much better than benchmark, and this resulted in an excellent year for the portfolio.

The financial investments portfolio at year-end constituted about 37 per cent of KM's total assets. The portfolio does not include KM's cash reserves, which represented 8 percent of KM's total assets.

The success of the financial investments portfolio during 2020 was in part created by a skilful choice of investments within the clean energy sector, e.g. in companies engaged in the electrical vehicle and hydrogen sectors. KM has decided to strengthen its efforts in finding interesting investment opportunities within the new energy sector by establishing a separate portfolio managed by a new company, **KM NEW ENERGY AS**. Investment capital for the new entity will initially be provided from the financial investments portfolio. From January 2021 the latter and KM New Energy will operate as separate business units, and KM will therefore in the future have four separate investment portfolios.

Financial information

Group profit before tax was NOK 227 million, down from NOK 261 million in 2019. Gross revenues from the operation were positive with NOK 396 million. Net financial items were negative with NOK 19 million.

KM had net tax cost of NOK 7 million in 2020.

At year-end 2020, consolidated group equity including minority interests was NOK 3,282 million (NOK 3,236 million excluding minority interests). The corresponding 2019 numbers were NOK 3,159 million and NOK 3,110.



KM's book equity ratio (excluding minority interests) was 76 per cent (77 per cent in 2019). Current financial assets including bank deposits were NOK 1,780 million (up from NOK 1,519 million last year), while interest-bearing debt was NOK 634 million (down from NOK 651 million last year). The cash flow from KM's activities was positive with NOK 107 million.

There have been no events or transactions after the closing date that may have a significant impact on the financial position of KM.

The Board of Directors confirms that KM is a going concern, and that the annual financial statements have been prepared on that basis.

Prospects for 2021

The financial results of KM will always be influenced by market fluctuations that are difficult to predict. A risk of a fall in the equity markets was foreseen for 2020, and a defensive strategy was therefore adopted for KM's portfolio of financial investments. This proved to be right in the first months of the pandemic. The strategy was, however, adjusted when it turned out that the Covid-19 pandemic did not have the expected effect, and the financial markets took off. The financial markets have remained strong during the first part of 2021. Although there is always a risk of volatility, Covid-19 is not expected to have a negative effect on the financial portfolio unless there is a dramatic change from the present situation.

The Covid-19 situation so far has not had any substantial effects, neither on the property market in general, nor on KM's real estate portfolio. If the pandemic should last for an extended period and result in a long term weakening of the Norwegian and world economies, rents and real estate values may, however, fall in years to come.

The maritime portfolio of KM is diversified, both in respect of tonnage segments and types of contracts for employment of the vessels. The negative result of the portfolio in 2020 to a large extent was due to the dramatic fall in demand in one segment – the market for car carriers. There was a marked improvement in this market during the latter part of 2020, but rate levels remain low. The freight rates for car carriers are expected to continue to rise in 2021, but as NOCC has already chartered out most of its capacity for 2021, the positive effect of this rise will be limited.

Environmental, social and governance ("ESG")

The current direct business activities of KM do not pollute the external environment, but KM has invested in companies that conduct activities which have an environmental impact. With the rapidly increasing focus on ESG – and the environmental aspects in particular – KM is no longer satisfied with this situation. Management has therefore launched a project aiming at establishing a new investment strategy that emphasizes sustainability as a criterion for investing. Establishing KM New Energy AS was part of redirecting KM towards a strategy where ESG plays a central role, but sustainability requirements will influence all of KM's



business areas. Seeking sustainability is not seen as opposed to profitability. To the contrary, KM is convinced that sustainability is a long-term condition for making a profitable investment.

KM has legacy investments that do not meet present ESG requirements. KM will seek to improve the ESG profile of these investments. In case this is difficult to achieve, exit will be sought over time. The ESG measures taken by KM will be concentrated on KM's direct investments, while KM accepts that it is difficult to implement such strict criteria for e.g. investments in index funds.

KM has not identified social or governance problems in its portfolio, but steps have been taken to verify that strict anti-bribery measures have been taken in companies where KM is a major owner.

Corporate governance and risk management

KM's portfolio today contains both high yield/high risk investments and lower risk investments giving a steady cash flow. Investments of the latter type constitute about 56 per cent of the total. The Board of Directors regards KM's portfolio as well balanced, but it nevertheless views risk management and internal control as important tasks. Various market risks are reviewed and managed by giving mandates to the management that limit the exposure. Management has established routines to ensure that all activities and exposures stay within the risk boundaries set by the Board of Directors and the CEO.

The Financial portfolio represents a large part of KM's assets. Although the portfolio has been composed in a manner reducing risk, a general fall in the capital markets will influence this portfolio, as it consists of shares, bonds and investments in various funds.

Since financial accounts are presented in NOK, while a large part of the investments is made in other currencies (mainly USD), KM is exposed to currency risk.

In the Maritime portfolio, KM is exposed to the fluctuation of freight rates and vessel values in various segments of the shipping market. In volatile shipping markets, the risk of non-performance of charterers' obligations must also be taken into consideration.

The principal risks in the Real Estate portfolio are vacancy in the commercial properties and/or falling rent and property prices. For residential property projects, the failure to sell apartments in accordance with budget, as well as the risk of building costs exceeding budget, are the main risk factors.

Since KM's debt is modest compared to the group's assets, interest rate risk related to debt is not a major issue for KM. Syndicated projects in which KM participates, are, however, partly funded by debt. Long term interest rate swaps have been entered into to reduce interest risk in such projects. Due to the unprecedentedly low interest levels some of these swaps have become quite costly.



A portion of the group's assets is placed in bonds. Interest rate risk related to the bonds has been kept low by active use of derivatives.

Bonds held by KM are also subject to credit risk. The risk is monitored continuously.

KM has a substantial reserve of highly liquid assets, and the liquidity risk is therefore negligible.

Organization

KM's offices remain at Harbitzalléen 2A in Oslo, Norway.

All personnel of KM are employed by Klaveness Marine Holding AS. At the end of 2020 there were 13 employees, four of whom were female. The Board of Directors is composed of one female and four male directors. As a policy, KM strives to offer equal career opportunities to all employees regardless of gender, religion, ethnic background, or national origin. KM emphasizes that employees should be given the flexibility required to maintain a good balance between their working and family lives.

The working conditions for the employees are considered as good. There were no work-related accidents causing injury to employees during the year. Absence due to illness amounted to 17 days (0.55 per cent of total days worked).

Parent company

The result for the parent company Klaveness Marine Holding AS was a loss for the year of NOK 74 million. Group contribution from subsidiaries to the parent company amounted to NOK 55 million.

The Board of Directors proposes distribution of the loss in the following manner:

Dividend	NOK 66 million
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Transfer from other equity	NOK 140 million
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December 31, 2020 – Oslo, April 29, 2021

The Board of Directors of Klaveness Marine Holding AS



Jon Hindar

Chairman of the Board



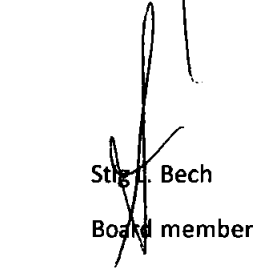
Tom Erik Klaveness

Board member



Karianne Klaveness Holmen

Board member



Stig L. Bech

Board member



Jan R. Næss

Board member



Jon Chr. Syvertsen

Chief Executive Officer



INCOME STATEMENT - CONSOLIDATED

For the period 1 January - 31 December (NOK '000)	Note	2020	2019
Operating income			
Income/loss (-) from financial investments	4	282 164	315 550
Income from real estate		111 997	112 880
Other income		2 277	2 540
Operating income/loss (-)		396 438	430 970
Operating expenses			
Administration expenses	5	-15 844	-18 608
Operating expenses real estate		-33 602	-41 824
Payroll expenses	6	-60 872	-56 573
Ordinary depreciation and impairment	8, 9	-40 235	-39 369
Operating expenses		-150 553	-156 374
Operating profit/loss (-)		245 885	274 596
Financial income and expenses			
Financial income	7	3 450	2 808
Financial expenses	7	-18 780	-16 555
Foreign exchange gain/loss (-)	7	-3 265	-184
Net financial income		-18 595	-13 931
Profit/loss (-) before taxes		227 290	260 665
Taxes	19	-6 522	-11 339
Profit/loss (-) for the year		220 768	249 326
Minority interests of profit/loss (-) for the year		5 762	3 962
Majority interests of profit/loss (-) for the year		215 007	245 364



BALANCE SHEET - CONSOLIDATED

For the year ended (NOK '000)	Note	2020	2019
ASSETS			
Fixed assets			
Goodwill and other intangible assets	8	10 158	13 112
Total intangible fixed assets		10 158	13 112
Real estate and other tangible assets	9	582 913	606 612
Total tangible fixed assets		582 913	606 612
Investments in associated companies and joint ventures	10	915 684	988 127
Financial investments, long-term	11	906 271	894 939
Other financial assets	13	40 866	15 747
Total financial fixed assets		1 862 821	1 898 813
Total fixed assets		2 455 891	2 518 537
Current assets			
Accounts receivable		1 597	1 860
Other current receivables	15	32 113	52 759
Financial investments, short-term	12	46 747	69 735
Bonds and securities	14	1 338 892	1 229 513
Total current assets		1 419 349	1 353 867
Bank deposits	16	361 006	165 074
Total bank deposits		361 006	165 074
Total assets		4 236 247	4 037 478

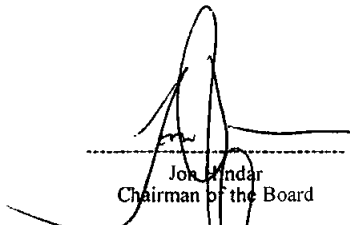


BALANCE SHEET - CONSOLIDATED

For the year ended (NOK '000)	Note	2020	2019
EQUITY AND LIABILITIES			
Equity			
Paid-in capital			
Share capital (90 003 shares of NOK 600)		54 002	54 002
Other paid-in capital		1 340 377	1 340 377
Total paid-in capital		1 394 379	1 394 379
Retained earnings			
Other equity		1 841 283	1 715 758
Total equity before minority interests	17	3 235 662	3 110 137
Minority interests		46 777	49 341
Total equity including minority interests	17	3 282 439	3 159 478
Liabilities			
Provisions			
Pension liabilities	18	30 371	30 743
Deferred tax liabilities	19	66 297	65 032
Total provisions		96 669	95 775
Long-term liabilities			
Mortgage debt	20	205 804	537 258
Liabilities to shareholders and related parties	21	104 940	31 652
Other long-term liabilities	22	7 580	10 468
Total long-term liabilities		318 324	579 378
Current liabilities			
Mortgage debt (short term)	20	323 363	0
Accounts payable		3 217	4 652
Taxes payable	19	4 967	26
Liabilities to shareholders and related parties (short term)	21	0	82 439
Dividends	17	66 000	49 862
Other current liabilities	23	141 268	65 868
Total current liabilities		538 815	202 847
Total liabilities		953 808	878 000
Total equity and liabilities		4 236 247	4 037 478

December 31, 2020

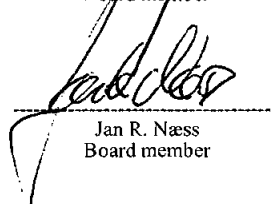
Oslo, April 29, 2021

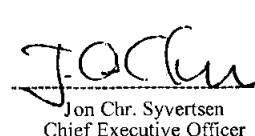

Jon Lindar
Chairman of the Board


Tom Erik Klaveness
Board member


Karianne Klaveness Holmen
Board member


Stig L. Bech
Board member


Jan R. Næss
Board member


Jon Chr. Syvertsen
Chief Executive Officer

**CASH FLOW STATEMENT - CONSOLIDATED**

For the period 1 January - 31 December (NOK '000)	Note	2020	2019
Cash flow from operating activities			
Net profit/loss (-) before tax		227 290	260 678
Share of the loss/profit (-) from financial investments		-284 674	-300 464
Income tax and tonnage tax paid		-26	-16 647
Ordinary depreciation and impairment expenses		40 235	39 369
Increase/decrease in value of bonds and securities		0	-15 086
Difference between recognized pension cost and actual payments		-372	-614
Changes in accounts receivables and accounts payable		-1 172	1 855
Changes in other receivables and liabilities		75 045	-39 762
Other non-cash items		-34 489	4 406
Net cash flow from operating activities (1)		21 837	-66 263
Cash flow from investing activities			
Purchase of tangible non current assets		-3 959	-2 042
Sale of subsidiary		0	0
Net increase/decrease in other long-term receivables		-31 951	-12 047
Net purchase and proceeds from investments in associated companies and joint ventures		100 774	204 199
Net payment/repayment of capital in financial investments		-2 024	-161 154
Net purchase and proceeds of bonds and securities		99 654	62 257
Net cash flow from investing activities (2)		162 494	91 212
Cash flow from financing activities			
Repayment of borrowings		-90 530	-68 448
Increase of borrowings		73 288	156 000
Payments to minority interests		-13 264	-4 377
Dividends		-49 862	-32 700
Net cash flow from financing activities (3)		-76 868	50 475
Net increase/decrease (-) in cash (1+2+3)		107 463	75 423
Cash and cash equivalents at January 1		493 295	417 873
Cash and cash equivalents at December 31		600 759	493 295
Net increase/decrease (-) in cash		107 463	75 423
Specification of cash and cash equivalents:			
Bank deposits	16	361 006	165 074
Financial liquid bonds and bond funds	14	239 753	328 221
Cash and cash equivalents at December 31		600 759	493 296



NOTE 1: ACCOUNTING PRINCIPLES

Klaveness Marine Holding AS (the Company) and its subsidiaries form a privately owned Norwegian investment group (Klaveness Marine or the Group) located in Harbitzalléen 2A, Oslo. The Group manages investments primarily within Real Estate, Maritime and Financial Investments.

The financial statements are prepared in accordance with the Norwegian Accounting Act and Norwegian Generally Accepted Accounting Principles (NGAAP). The most significant accounting principles are described below.

BASIS OF CONSOLIDATION

The consolidated financial statements include the parent company Klaveness Marine Holding AS and all its subsidiaries. Subsidiaries are all entities in which a parent company directly or indirectly has a controlling interest. Controlling interest is normally gained when the parent company owns, directly or indirectly, more than 50 % of the shares in the company and/or can exercise actual control over the company. Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continues to be consolidated until the date when such control ceases.

Minority interests equal the share of profit/loss and net assets in the subsidiaries held by owners external to the Group. Minority interests are presented in the income statement and in equity in the consolidated balance sheet, separately from the parent shareholders' equity.

The financial statements of all subsidiaries are prepared for the same reporting period as for the parent company. Where accounting principles of subsidiaries are different from the principles of the Group, figures are restated in order to be in line with Group accounting principles. All intra-group transactions, balances and unrealized gains on transactions between Group companies are eliminated. Unrealized losses are also eliminated unless the transferred assets are impaired.

ESTIMATES AND ASSUMPTIONS

The management has used estimates and assumptions that have affected assets, liabilities, incomes, expenses and information on potential liabilities in accordance with generally accepted accounting principles in Norway. Actual figures will generally differ from such estimates. Conditional losses which are likely to occur, and which are quantifiable, are expensed. The Group uses estimates and assumptions in connection with the calculation of pension liabilities, allowance for doubtful accounts, the determination of fair market value for the purpose of assessing added values as well as impairment of assets and deferred tax assets.

Pension liabilities

The cost of the defined benefit pension plan is determined using an internal valuation. The valuation involves making assumptions about discount rates, mortality rates and future pension increases. Due to the long-term nature of these plans, such estimates are subject to significant uncertainty.

Allowance for doubtful accounts

The management reviews significant loans and advances, at each balance sheet date, to assess whether an impairment loss should be recorded in the income statement. Management's judgment is required in the estimation. These estimates are based on assumptions about a number of factors and actual results may differ, resulting in future changes to the allowance. Loans and advances that have been assessed individually and found not to be impaired and all individually insignificant loans and advances are then assessed collectively, in groups of assets with similar risk characteristics, to determine whether provision should be made due to incurred loss events for which there is objective evidence, but the effects of which are not yet evident.

Fair value of financial instruments and investments

Where the fair values of financial assets and financial liabilities recorded on the income statement cannot be derived from active markets, they are determined using a variety of valuation techniques that include the use of mathematical models. The inputs to these models are derived from observable market data where possible, but if this is not available, judgment is required to establish fair values. The judgments include considerations of liquidity and model inputs.

Deferred tax assets

Deferred tax assets are recognized in respect of tax losses to the extent that it is probable that future taxable profit will be available against which the losses can be utilized. Judgment is required to determine the amount of deferred tax assets that can be recognized, based upon the likely timing and level of future taxable profits, together with future tax-planning strategies.

FOREIGN CURRENCY

The Groups functional and presentation currency is Norwegian krone (NOK).

Transactions in currencies other than the functional currency are translated into functional currency using the exchange rate in effect on the date of the transaction. Monetary assets and liabilities in foreign currency are translated into functional currency using the exchange rate in effect on the balance sheet date. Exchange differences arising from translations into functional currency are recorded in the income statement. Non-monetary assets and liabilities measured at historical cost in foreign currency are translated into the functional currency using the historical exchange rate. Non-monetary assets and liabilities recognized at fair value are translated using the exchange rate on the date of the determination of the fair value.

Where the functional currency of consolidated entities differs from the functional currency of the Group, income statements are translated into NOK using the average exchange rate for the year. Exchange differences arising on the translation are recognized directly in equity. On disposal of foreign operations, the accumulated exchange gain/loss recognized in equity relating to that particular foreign operation is recognized in the income statement.

Net foreign currency exchange gains/losses related to income from financial investments is shown as operating income. Other exchange rate differences are classified as a financial item.

At year-end 2020, an exchange rate between NOK and USD of 8.5326 (2019: 8.7803) and between NOK and EUR of 10.4703 (2019: 9.8638) was used.

BUSINESS COMBINATIONS AND GOODWILL

Business combinations are accounted for using the acquisition method. Under the acquisition method of accounting the cost of the business combination is allocated to the assets acquired and liabilities and contingent liabilities assumed at the date of acquisition.

Goodwill is initially measured at cost, being the excess of the consideration transferred over the net value of identifiable assets acquired and liabilities assumed. In some rare cases, the fair value of identifiable net assets exceeds the amount of cost. In such circumstances this may indicate that the assets have been overvalued or liabilities excluded or undervalued. If this is not the case, the difference is allocated to negative goodwill. Negative goodwill is treated accordingly to ordinary goodwill.

For business acquisitions that occur in stages by successive share purchases, the fair value of the acquired entity's assets and liabilities, including goodwill, are measured on the date that control is obtained. If the value of previously held shares has increased at the date of control, the increase constitutes an added value or goodwill that is booked directly in equity. If the value of previously held shares has decreased, this is accounted for as impairment. Only goodwill related to the majority is recognized in the financial statements.

When determining the fair value of the assets acquired in a business combination, deferred taxes are measured at net present value. Deferred taxes are measured at nominal values in the financial statements. The difference between the nominal and the net present value of deferred taxes causes a technical goodwill. The technical goodwill is amortized in line with the amortization of the assets it relates to.

CLASSIFICATION OF ASSETS AND LIABILITIES

Current assets and short-term liabilities include items due less than one year from the balance sheet date and items that are related to the operating cycle. Assets intended for permanent ownership or use and



NOTE 1: ACCOUNTING PRINCIPLES cont.

receivables with maturities exceeding one year from the balance sheet date are presented as fixed assets. Liabilities with maturity less than one year from the balance sheet date are classified as current. All other debt, including the first year's repayments of long-term debt, is classified as long-term debt.

Goodwill

Goodwill arising from the acquisition of subsidiaries is classified as an intangible asset. Goodwill arising from the acquisition of an interest in an associated company is included under the investment in associated companies. Depreciation regarding goodwill in an associated company is included in result from associated companies.

Cash equivalents

Short-term liquid investments defined as cash equivalents in the cash flow statement are financial instruments that can be converted instantly into a known amount of cash and have a maximum maturity of three months.

VALUATION OF ASSETS AND LIABILITIES

Intangible assets

Intangible assets with a limited useful life are depreciated according to a depreciation schedule which has been determined based on best estimates of expected useful life. Intangible assets are written down to the recoverable amount if it is expected that the decline in value is not temporary. The recoverable amount is defined as the higher of net sales value and value in use. The value in use is determined based on discounted future net cash flows expected to be generated by the asset. The write-down is reversed insofar as the basis for the write-down ceases to exist.

Goodwill is depreciated straight line over 5 years. Goodwill arising from acquisition of an interest in associated companies is tested for impairment as part of the carried amount of the investment. Goodwill arising from acquisition of subsidiaries is tested annually for impairment and carried at cost less impairment and accumulated depreciation. Gain or loss on the sale of a business includes the carried amount of goodwill related to the sold business.

For the purpose of impairment testing, goodwill is allocated to the cash generating unit that caused the goodwill. Impairment is tested by estimating the present value of the relevant cash generating asset based on the discounted estimated future cash flow. If the future cash flow of the cash generating asset is lower than book value, impairment loss is allocated. The impairment test requires estimates of future cash flows and discount rates. Impairment losses on goodwill are not reversed.

Tangible assets

Tangible assets with a limited useful life are depreciated according to a depreciation schedule based on best estimates of expected useful life and considering each asset's wear, tear, and age. Tangible assets are written down when the carrying value of the asset exceeds the recoverable amount, and it is expected that the decline in value is not temporary. The recoverable amount is defined as the higher of net sales value and value in use. The value in use is determined by reference to the discounted future net cash flows expected to be generated by the asset. For the purpose of assessing impairment, assets are grouped at the lowest levels at which there are separately identifiable cash inflows. The write-down shall be reversed insofar as the basis for the write-down ceases to exist.

Non-financial fixed assets

Non-financial fixed assets are stated at historical cost, less subsequent depreciation and impairment.

Current assets

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

Liabilities

Loans are recognized at cost (the fair value of the consideration received) net of transaction costs associated with borrowing.

Current liabilities are recognized at nominal value.

Accounts payable are liabilities related to operations (trade creditors, unpaid public taxes and charges, vacation pay etc.) and other short-term payables. All these items represent interest free liabilities.

REVENUE RECOGNITION

Revenue is recognized when it is likely that transactions entered will generate future economic benefits that will accrue to the Group, and the amount can be reliably estimated.

The Group generates most of its revenues from financial investments and real estate activities.

Financial instrument transactions are recognized in the financial statement on the date that the Group has a binding contract to buy or dispose of the financial instrument. Financial instruments are derecognized when the contractual rights to the cash flows from the asset expire, or when the Group has transferred the contractual rights including risks and rewards of ownership to another party. Gain and loss from the realization of financial instruments, changes in fair values, interest income and dividends from financial instruments are recognized in the income statement in the period they arise. Dividend income is recognized when the Group has established the right to receive payments. Net financial income related to financial instruments is presented as "Income from financial investments" in the income statement.

Rent revenue is recognized in line with the rental period.

Sale of services is recognized as revenue at the time of service rendered.

Gains and losses from sales of fixed assets are recognized when delivery has taken place and the significant risks and rewards are transferred.

Gains and losses arising from sales of fixed assets are presented as part of the operating profit or loss.

Other income is recognized when earned, and primarily comprises management fees, accounting fees and commission.

FINANCIAL INVESTMENTS

Subsidiaries as defined above are fully consolidated in the Group financial statements. Joint ventures are companies whose activities represent an integrated part of the Group's core activities, and for which the activities are regulated by contractual agreements between two or more participants that have joint control of the activities. Joint ventures are incorporated in the Group's consolidated financial statements using the equity method. Associated companies are defined as entities in which the Group has significant influence, but not controlling interest or joint control. Significant influence normally means a shareholding or ownership interest of at least 20 % of the voting rights in the entity. Investments in associated companies are recognized in the Group financial statements according to the equity method. Other long-term investments are stated according to the cost method. Short-term investments are valued at the lower of cost or fair market value.

In the parent company financial statements, all long-term investments are stated according to the cost method. Investments are written down to the recoverable amount when it is expected that the decline in value is not temporary. Short-term investments are valued at the lower of cost or fair market value.

Investments defined as temporary investments

Investments where the Group has voting power or shareholding interest between 20 % and 50 %, which normally qualify for being assessed as associated companies, are defined as temporary investments when the main purpose of the investment is to achieve a return on equity, and where the transaction frequency historically supports that the investment is not of a long-term nature. These investments are characterized as non-strategic and with a defined plan for sale/exit. Temporary investments are reported as financial current assets and are valued at the lower of cost and fair market value.

Investments in financial current assets

Financial current assets, listed bonds and securities included in a trading portfolio and traded on a regular basis, are recorded at market value.

LEASING AGREEMENTS

Leasing agreements are classified as operational leases or financial leases according to the terms of the agreement.

A leasing agreement is classified as an operational lease when the lessor has most of the economic benefits and risks associated with the underlying asset. Operational leases are expensed according to service rendered from lessor.



NOTE 1: ACCOUNTING PRINCIPLES cont.

The Group has no financial leasing agreements.

DERIVATIVES

The Group uses a set of financial instruments (foreign currency contracts and interest rate swaps, among others) either to manage financial risks (hedging) or within given mandates to maximize profit (non-hedging). The purpose of the derivatives determines which accounting principle is applied.

Hedging

A hedging instrument is an instrument whose fair value or cash flows are expected to offset changes in the fair value or cash flows of an underlying object (asset/liability). Cash flow hedges are recorded in the income statement in the same period as the cash flow from the associated asset or physical contract. Fair value hedges are reflected in the book value of the underlying asset, and gains or losses in the fair value of the hedging instrument are recognized immediately in the income statement.

Non-hedging

Foreign currency contracts not considered as hedging are measured at fair market value. All other derivatives entered into for non-hedging purpose are recorded at the lower of historical cost or fair market value.

INCOME TAX

Tax expenses in the income statement comprise the sum of tax payable for the year and changes in deferred tax assets and liabilities. Deferred tax assets and liabilities are calculated at 22% in Norway (Latvia: 15%) on the basis of existing temporary differences between accounting profit and taxable profit together with tax deductible deficits at year-end. Deferred tax assets are netted against deferred taxes to the extent the tax positions are within the same tax regime. A deferred tax asset is recognized only to the extent that it is probable that future taxable income will be available against which the asset can be utilized. In order for a deferred tax asset to be recognized based on future taxable income, convincing evidence is required.

RECEIVABLES

Current receivables are related to operations and consist of accounts receivable, other current receivables and prepayments. Current receivables are recorded at their nominal value less provisions for bad/doubtful accounts, as an approximation of their fair value. The Group regularly reviews its receivables, estimates the amount of uncollectible receivables each period and establishes an allowance for uncollectible amounts. The amount of the allowance is based on the age of unpaid amounts, information about the current financial strength of customers, and other relevant information.

RELATED PARTIES

Parties are related parties when one of the parties is in a position to directly or indirectly influence the other parties' financial and operational decisions. Parties are also related if they are under joint control. All related party transactions are completed in accordance with written agreements and established principles, and such transactions are conducted at arm's length on market terms.

PROVISIONS FOR CONTINGENT LIABILITIES

A contingent liability is recognized once the company has a legal or actual financial liability that is likely to be paid at a future date and the amount of the liability can be reliably estimated. Restructuring costs are recognized once the decision to implement such measures has been made and announced. The amount of the provision is the estimated expense of the restructuring. Estimated expense is valued at discounted expected future cash flows. Expected future cash flows are discounted by a pre-tax risk-free interest rate, with the addition of a risk premium to reflect any uncertainty associated with the allocation.

PENSIONS

The Company changed its pension schemes from December 31, 2015, and all current employees now have a defined contribution plan. One retired employee and one other employee are still entitled to a defined benefit plan. All the pension plans in the Company are in compliance with local laws and regulations.

A defined contribution plan is one under which the Company pays fixed contributions to a separate legal entity. The Company has no legal or

constructive obligations to pay further contributions if the fund does not hold sufficient assets to pay all employees the benefits relating to employee service in the current and prior periods.

For defined contribution plans, the Company pay contributions to publicly or privately administered pension insurance plans on an obligatory, contractual basis. The Company has no further payment obligations once the contributions have been paid. The contributions are recognized as a payroll expense when they fall due. Prepaid contributions are recognized as an asset to the extent that a cash refund or a reduction in the further payments is available.

A defined benefit plan is one which is not a defined contribution plan. This type of plan typically defines an amount of pension benefit an employee will receive on retirement, normally dependent on one or more factors such as age, years of service and pay.

The pension liability recognized in the balance sheet in respect of defined benefit pension plans is the present value of the defined benefit obligation at the end of the reporting period less the fair value of pension assets. The defined benefit obligation is calculated annually. Currency gain/loss related to net pension liability is presented as part of the pension costs.

CASH FLOW STATEMENT

The cash flow statement is presented using the indirect method. Cash and cash equivalents include cash, bank deposits and other short-term highly liquid investments with original maturities of three months or less.

EVENTS AFTER THE BALANCE SHEET DATE

The values of assets and liabilities that are recorded in the balance sheet may be based on assumptions and uncertainties. Events that occur after the balance sheet date, and that result in new information that leads to a reassessment of an item of asset or liability, are accounted for accordingly. Examples of such events after the close of the balance sheet date are legal decisions, payments and settlements received from customers, final determination of bonuses and other performance-dependent remuneration.



NOTE 2: SUBSIDIARIES, JOINT VENTURES AND ASSOCIATED COMPANIES

Klaveness Marine Holding AS comprises several subsidiaries, joint ventures and associated companies.

Subsidiaries are all entities in which a parent company directly or indirectly has a controlling interest. Subsidiaries are fully consolidated from the date of acquisition. Where accounting principles of subsidiaries are different from the principles of the Group, figures are restated in order to be in line with the Group accounting principles.

Joint ventures are companies whose activities represent an integrated part of the Group's core activities, and for which the activities are regulated by contractual agreements between two or more participants that have joint control of the activities, and the Group's ownership share is between 20% and 50%. Joint ventures are recognized according to the proportionate consolidation method.

Associated companies are entities in which the Group has significant influence, but that are not subsidiaries or joint ventures. Significant influence usually means a shareholding or ownership interest of at least 20% of the voting rights in the entity. Investments in associated companies are recognized according to the equity method.

Investments where the Group has voting power or shareholding interest between 20 % and 50 %, which normally qualify for being assessed as associated companies, are defined as temporary investments when the main purpose of the investment is to achieve a return on equity, and where the transaction frequency historically supports that the investment is not of a long-term nature. These investments are characterized as non-strategic and with a defined plan for sale/exit. Temporary investments are reported as financial current assets, and are valued at the lower of cost and fair market value.

Unless otherwise stated, the companies are located in Oslo, Norway.

Company name	Business areas	Categories	Ownership	
			31.12.2020	31.12.2019
KM Real Estate AS	Real estate	Subsidiary	100,00 %	100,00 %
Sarnejel I/S Klaveness Kontor	Real estate	Subsidiary	84,00 %	84,00 %
Drammensveien 133 AS / KS / DA	Real estate	Subsidiary	100,00 %	100,00 %
Landøyveien 2 Invest AS	Real estate	Subsidiary	100,00 %	100,00 %
TKE Drift AS	Real estate	Subsidiary	100,00 %	100,00 %
Riga Center Holding AS	Real estate	Subsidiary	77,03 %	77,03 %
Harbitzalléen 2A Utvikling AS	Real estate	Subsidiary	90,01 %	90,01 %
Nordliveien Utbygging AS / KS	Real estate	Joint venture	33,33 %	33,33 %
Bergerveien 24 AS / IS	Real estate	Joint venture	33,33 %	33,33 %
Blomsterstykket Utbygging AS / KS	Real estate	Joint venture	50,00 %	50,00 %
Åsenveien 3 AS	Real estate	Associated company	47,88 %	47,88 %
Oslo Science Park AS	Real estate	Associated company	42,30 %	42,30 %
Oslo Science Park II AS	Real estate	Associated company	27,25 %	27,25 %
Oslo Science Park III AS	Real estate	Associated company	45,00 %	45,00 %
Realkapital Hauketo Senter AS	Real estate	Associated company	44,50 %	44,50 %
Økerveien 97-99 AS	Real estate	Associated company	30,00 %	30,00 %
Majorstuen Kontorbygg II AS	Real estate	Associated company	-	25,00 %
Prime Office Germany AS	Real estate	Associated company - temporary	40,20 %	40,20 %
Ski Sentrum Utvikling AS	Real estate	Associated company	22,70 %	22,70 %
Realkapital Rosenkranzgate 21 AS	Real estate	Associated company	26,00 %	26,00 %
Norlog II Fastighets AB	Real estate	Associated company	42,25 %	42,25 %
Norlog II AB	Real estate	Associated company	37,95 %	37,95 %
Klaveness Ship Investment AS	Maritime	Subsidiary	100,00 %	100,00 %
Norspan LNG XII AS	Maritime	Joint venture	46,00 %	46,00 %
Feeder Container II DIS	Maritime	Associated company - temporary	25,00 %	25,00 %
Klaveness Invest AS	Maritime	Subsidiary	100,00 %	100,00 %
Seminyak AS	Maritime	Subsidiary	100,00 %	100,00 %
Car Carriers Investments AS	Maritime	Joint venture	50,00 %	50,00 %
Dyvi Cable Ship II DIS	Maritime	Associated company - temporary	40,00 %	40,00 %
Sofo Tonjer IS	Maritime	Associated company - temporary	20,00 %	20,00 %
UACC Bergshav Tanker II DIS	Maritime	Associated company - temporary	46,50 %	46,50 %
UACC Ross Tanker II DIS	Maritime	Associated company - temporary	37,50 %	37,50 %
Ross Wisconsin AS	Maritime	Associated company - temporary	-	25,00 %
US Heavy Lift IS	Maritime	Associated company - temporary	20,00 %	20,00 %
Optimarin AS	Maritime	Associated company	39,68 %	39,68 %
DNB Private Equity I AS / KS	Financial investment	Associated company	33,33 %	33,33 %
Norspan LNG III AS	Maritime	Associated company	26,00 %	26,00 %
Norspan LNG 14 AS	Maritime	Associated company	41,18 %	41,18 %
Norspan LNG 19 AS	Maritime	Joint venture	42,31 %	-
Klaveness Marine Finance AS	Financial investment	Subsidiary	100,00 %	100,00 %
Bergen Synergy AS	Financial investment	Subsidiary	70,83 %	-
KM New Energy AS	New Energy	Subsidiary	100,00 %	-



NOTE 3: MAJOR TRANSACTIONS AND SUBSEQUENT EVENTS

2020

KM New Energy AS was established as a wholly owned subsidiary of Klaveness Marine Holding AS at the end of 2020. The company will invest in financial investments within the renewable energy sector.

KM Real Estate AS sold its 25% ownership in Majorstuen Kontorbygg II AS.

KM Real Estate AS acquired 14,8% of the shares in VestbyLog AS, 11,64% of the shares in Norrlog III AS and 19% of the shares in Frøytunct Utvikling AS.

Klaveness Invest AS acquired 42,31% of the shares in Norspan LNG 19 AS, a company which has entered into a shipbuilding contract for the construction of a 174.000 m3 LNG vessel with delivery in December 2022.

Bergen Synergy AS was established as a subsidiary of Klaveness Marine Finance AS with an ownership of 71%. The company will invest in financial instruments within the power sector.

2019

KM Real Estate AS acquired 42,25% of the shares in Norrlog II Fastighets AB, and 37,95% of the shares in Norrlog II AB.

KM Real Estate AS sold its 32,5% ownership in Kombieendom Invest AS and Kombieendom Skien AS.

KM Real Estate AS acquired 20% of the shares in Finlog III AS, 9,96% of the shares in KTP Invest AS, 10% of the shares in Jærhagen Retail AS, 10% of the shares in Fyrstikkitorget Utvikling AS and 8,85% of the shares in NMK Næringsciendom AS.

Klaveness Invest AS acquired 41,18% of the shares in Norspan LNG 14 AS, a company which has entered into a shipbuilding contract for the construction of a 30.000 m3 LNG vessel with delivery in January 2021.

Norspan LNG XII AS, of which Klaveness Ship Investments AS owns 46%, took delivery of a 180.000 m3 LNG vessel in July 2019.



NOTE 4: INCOME FROM FINANCIAL INVESTMENTS

NOK '000 - 2020	Note	Maritime	Real Estate	Financial Investments	Total 2020
Income from investment in associated companies and joint ventures	10	-43 745	72 076	0	28 331
Income from financial investments, long-term	11	-3 102	-1 557	-15 913	-20 572
Income from financial investments, short-term	12	9 559	0	0	9 559
Income from listed shares, equity funds and hedge funds	14	-8 784	32 859	273 426	297 501
Income from bonds and fixed income funds	14	0	0	-2 510	-2 510
Income from other financial instruments	15	0	-29 900	6 587	-23 313
Income from other financial assets	9	0	-6 832	0	-6 832
Total income/loss (-) from financial investments		-46 072	66 647	261 589	282 164

NOK '000 - 2019	Note	Maritime	Real Estate	Financial Investments	Total 2019
Income from investment in associated companies and joint ventures	10	47 313	84 160	1 998	133 471
Income from financial investments, long-term	11	4 139	1 064	25 984	31 186
Income from financial investments, short-term	12	-1 478	0	0	-1 478
Income from listed shares, equity funds and hedge funds	14	3 071	369	124 522	127 962
Income from bonds and fixed income funds	14	0	0	15 086	15 086
Income from other financial instruments	15	0	8 219	1 103	9 322
Total income/loss (-) from financial investments		53 045	93 812	168 693	315 550



NOTE 5: ADMINISTRATION EXPENSES

NOK '000	2020	2019
Administration expenses	14 866	17 087
Audit fee (ex. VAT)	941	1 372
Other services from auditor (ex. VAT)	37	149
Total administration expenses	15 844	18 608



NOTE 6: PAYROLL EXPENSES

NOK '000	2020	2019
Salary and other benefits	52 682	47 439
Social security tax	6 045	6 311
Pension cost/income (-) (note 18)	2 145	2 823
Total payroll expenses	60 872	56 573
Average number of employees during the year	13	13
Remuneration to management:		
Remuneration to the Chief Executive Officer	11 239	10 193
Remuneration to the Board of Directors	2 640	2 710

The Chief Executive Officer (CEO) has a bonus scheme which is tied to the value creation of the Group.



NOTE 7: FINANCIAL INCOME AND EXPENSES

NOK '000	2020	2019
Interest income from bank deposits	37	753
Other interest income	3 171	323
Other financial income	242	1 732
Total financial income	3 450	2 808
Interest expenses to financial institutions	-13 196	-13 036
Interest expenses to related parties	-2 558	-2 968
Other interest expenses	-1 157	-3
Other financial expenses	-1 869	-548
Total financial expenses	-18 780	-16 555
Net other foreign exchange gain/loss (-)	-3 265	-184
Total foreign exchange gain/loss (-)	-3 265	-184
Net financial income	-18 595	-13 930



NOTE 8: GOODWILL AND OTHER INTANGIBLE ASSETS

NOK '000	Technical goodwill	Total 2020
Cost January 1, 2020	39 816	39 816
Additions	0	0
Disposals	0	0
Cost December 31, 2020	39 816	39 816
Accumulated depreciation December 31, 2020	-26 108	-26 108
Accumulated impairment December 31, 2020	-3 550	-3 550
Net book value December 31, 2020	10 158	10 158
Depreciation for the period January 1 to December 31	2 954	2 954
Impairment for the period January 1 to December 31	0	0
Total depreciation and impairment for the year, 2020	2 954	2 954

Estimated economic lifetime 11-43 years
Depreciation schedule Straight line

NOK '000	Technical goodwill	Total 2019
Cost January 1, 2019	39 816	39 816
Additions	0	0
Disposals	0	0
Cost December 31, 2019	39 816	39 816
Accumulated depreciation December 31, 2019	-23 154	-23 154
Accumulated impairment December 31, 2019	-3 550	-3 550
Net book value December 31, 2019	13 112	13 112
Depreciation for the period January 1 to December 31	2 954	2 954
Impairment for the period January 1 to December 31	0	0
Total depreciation and impairment for the year, 2019	2 954	2 954

Estimated economic lifetime 11-43 years
Depreciation schedule Straight line



NOTE 9: REAL ESTATE AND OTHER TANGIBLE ASSETS

NOK '000	Real estate	Other tangible assets	Building project	Total 2020
Cost January 1, 2020	959 840	201 057	5 835	1 166 732
Additions	2 589	401	969	3 959
Disposals	0	0	0	0
Currency translation *	16 426	0	0	16 426
Cost December 31, 2020	978 855	201 458	6 804	1 187 117
Accumulated depreciation December 31, 2020	-391 386	-200 224	0	-591 610
Reversed accumulated depreciation 31, 2020	0	0	0	0
Accumulated impairment December 31, 2020	-5 791	0	-6 804	-12 595
Net book value December 31, 2020	581 678	1 234	0	582 913
Depreciation for the period January 1 to December 31	36 704	577	0	37 281
Impairment for the period January 1 to December 31 (financial assets)	0	0	6 804	6 804
Total depreciation and impairment for the year, 2020	36 704	577	6 804	44 085
Estimated economic lifetime	25-50 years	3-10 years	-	
Depreciation schedule	Straight line	Straight line	-	

Depreciation of real estate is recorded on a straight line basis over the estimated economic lifetime of each individual asset. The depreciation period for real estate is 25-50 years.

For other tangible assets the straight line method are applied. The depreciation period varies from asset to asset.

As per year-end 2020 the real estate portfolio consists primarily of commercial properties situated in the Oslo area and Riga.

* Exchange rate differences due to the currency translation of cost on December 31 and current year additions, disposals and depreciation.

NOK '000	Real estate	Other tangible assets	Building project	Total 2019
Cost January 1, 2019	961 178	200 648	5 058	1 166 884
Additions	856	409	777	2 042
Currency translation *	-2 194	0	0	-2 194
Cost December 31, 2019	959 840	201 057	5 835	1 166 732
Accumulated depreciation December 31, 2019	-354 682	-199 647	0	-554 329
Reversed accumulated depreciation 31, 2019	0	0	0	0
Accumulated impairment December 31, 2019	-5 791	0	0	-5 791
Net book value December 31, 2019	599 367	1 410	5 835	606 612
Depreciation for the period January 1 to December 31	35 841	574	0	36 415
Impairment for the period January 1 to December 31	0	0	0	0
Total depreciation and impairment for the year, 2019	35 841	574	0	36 415
Estimated economic lifetime	25-50 years	3-10 years	-	
Depreciation schedule	Straight line	Straight line	-	

Depreciation of real estate is recorded on a straight line basis over the estimated economic lifetime of each individual asset. The depreciation period for real estate is 25-50 years.

For other tangible assets the straight line method are applied. The depreciation period varies from asset to asset.

As per year-end 2019 the real estate portfolio consists primarily of commercial properties situated in the Oslo area and Riga.

* Exchange rate differences due to the currency translation of cost on December 31 and current year additions, disposals and depreciation.



NOTE 10: INVESTMENTS IN ASSOCIATED COMPANIES AND JOINT VENTURES

Investments in associated companies and joint ventures are in the Group's consolidated accounts recognized according to the equity method. The book value of the various investments in limited partnership companies (KS and DIS) listed in the section for associated companies and long-term financial investments does not include provisions for tax on the underlying temporary differences existing in these companies. Such provisions are, however, recorded in the companies owning the KS- and DIS-investments, except for provisions related to investments classified as financial current assets.

NOK '000	Result	Book value	Uncalled capital	Result	Book value	Uncalled capital
	2020	31.12.2020	31.12.2020	2019	31.12.2019	31.12.2019
Maritime	-43 745	630 524	0	47 313	617 364	60 034
Financial Investments	0	9 951	2 700	1 998	5 393	2 700
Real Estate	72 076	275 210	0	84 160	365 371	11 500
Total investments in associated companies and joint ventures	28 331	915 684	2 700	133 471	988 128	74 234

NOK '000	Acquisition	Location	Ownership (direct + indirect)	Uncalled capital	Book value	Uncalled capital	Book value
				31.12.2020	31.12.2020	31.12.2019	31.12.2019
MARITIME:							
Car Carrier Investments AS	2014	Oslo	50,00 %	0	163 188	0	210 288
Norspan LNG XII AS*	2017	Haugesund	46,00 %	0	193 161	0	212 312
Norspan LNG 14 AS	2019	Haugesund	41,18 %	0	39 968	60 034	40 206
Norspan LNG 19 AS**	2020	Haugesund	42,31 %	0	67 747	0	0
Maritime (joint ventures), book value				0	464 064	60 034	462 806
Norspan LNG III AS	2018	Haugesund	26,00 %	0	109 228	0	101 349
Optimarin AS	2011	Stavanger	39,68 %	0	57 233	0	53 210
Maritime (associated companies), book value				0	166 460	0	154 559
Maritime (joint ventures and associated companies), book value				0	630 524	60 034	617 365

FINANCIAL INVESTMENTS:

DNB Private Equity I AS / KS (Private Equity Fund)	2011	Oslo	33,33 %	2 700	9 951	2 700	5 393
Financial Investments (associated companies), book value				2 700	9 951	2 700	5 393

REAL ESTATE:

Blomsterstykket Utbygging AS / KS	2011	Oslo	50,00 %	0	43	0	64
Nordliveien Utbygging AS / KS	2011/2012	Oslo	33,33 %	0	1 125	0	11 241
Bergerveien 24 AS / IS	2013	Oslo	33,33 %	0	45 889	0	33 547
Real Estate (joint ventures), book value				0	47 057	0	44 852
Åsenveien 3 AS	2017	Oslo	47,88 %	0	7 421	0	10 112
Oslo Science Park AS	2016	Oslo	42,30 %	0	63 808	0	62 558
Oslo Science Park II AS	2016	Oslo	27,25 %	0	48 217	0	49 867
Oslo Science Park III AS	2017	Oslo	45,00 %	0	41 231	0	45 419
Realkapital Hauketo Senter AS	2017	Oslo	44,50 %	0	11 571	0	10 922
Økerneveien 97-99 AS	2017	Oslo	30,00 %	0	25 973	0	26 072
Majorstuen Kontorbygg II AS (sold)	2017	Oslo	-	0	0	0	77 039
Ski Sentrum Utvikling AS	2018	Oslo	22,70 %	0	24 461	0	20 295
Realkapital Rosenkrantzgate 21 AS	2018	Oslo	26,00 %	0	3 596	0	17 267
Norlog II Fastighets AB	2019	Göteborg	42,25 %	0	974	0	949
Norlog II AB	2019	Göteborg	37,95 %	0	900	0	18
Real Estate (associated companies), book value				0	228 153	0	320 519
Real Estate (joint ventures and associated companies), book value				0	275 210	0	365 371
Total joint ventures and associated companies, book value				2 700	915 684	62 734	988 128

* Klaveness Ship Investments AS owns 46% of the ordinary shares and 92% of the preference shares in Norspan LNG XII AS. The preference shares are without voting rights and have first rights to dividend.

** Klaveness Invest AS owns 42,31% of the ordinary shares and 100% of the preference shares in Norspan LNG 19 AS. The preference shares are without voting rights and have first rights to dividend.



2020 Spesifikasjon	Car Carrier Inventar AS		Norges LNG FAS		Norges LNG Maritime		Norges LNG AS		Total joint ventures Maritime		Norges LNG AS		Total associated companies Maritime		DNB Private Equity FAS/AS		Total associated companies Financial Investments		
	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	
Acquisition cost	608 865	191 027	57 605	48 200	897 770	166 291	76 264	160 575	22 727	22 727	0	0	0	0	0	0	0	0	0
Book value at carry forward	608 865	191 027	57 605	48 200	897 770	166 291	76 264	160 575	22 727	22 727	0	0	0	0	0	0	0	0	0
Share values	0	0	26 576	20 166	46 742	38 483	0	38 483	4 573	4 573	0	0	0	0	0	0	0	0	0
Book value at January 1	310 288	212 372	0	48 200	462 806	101 399	51 210	154 558	5 391	5 391	0	0	0	0	0	0	0	0	0
- Incl. share values	0	0	0	20 166	20 166	16 483	0	38 483	0	0	0	0	0	0	0	0	0	0	0
Share of profit	-43 831	22 201	-151	-227	-41 018	11 230	3 457	15 227	1 985	1 985	0	0	0	0	0	0	0	0	0
Amortisation of own equity method	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Amortisation of share values	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Impairment of share values	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total result	-43 831	22 201	-151	-227	-41 018	11 230	3 457	15 227	1 985	1 985	0	0	0	0	0	0	0	0	0
Transfer to reserves (1) the company	0	-31 194	0	0	-31 194	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Additions/deductions	46 681	0	78 581	0	127 822	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other changes in course of the year	4 830	0	-10 443	0	-5 613	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Book value December 31	163 186	193 161	67 947	39 948	464 666	169 228	57 523	166 468	9 293	9 293	0	0	0	0	0	0	0	0	0
- Incl. share values	0	0	26 576	20 166	46 742	38 483	0	38 483	4 573	4 573	0	0	0	0	0	0	0	0	0

2020 Spesifikasjon - Part of 2020	Nordvik AS		Total joint ventures AS		Total joint ventures AS		Kvalvik AS		Norges LNG AS		Total associated companies AS		Norges LNG AS		DNB Private Equity FAS/AS		Total associated companies Financial Investments		
	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	
Acquisition cost	8 864	8 840	20 752	28 426	0	-31 134	0	15 300	1 032	68 125	49 668	19 135	25 053	90 461	8	18	24 245	18 469	319 827
Book value at carry forward	8 864	8 840	20 752	28 426	0	-31 134	0	15 300	1 032	68 125	49 668	19 135	25 053	90 461	8	18	24 245	18 469	319 827
Share values	0	0	0	0	0	0	0	7 823	0	0	0	0	0	0	0	0	0	0	0
Book value at January 1	43	11 242	31 547	44 852	0	-31 134	0	7 455	1 864	49 827	41 119	10 822	26 074	77 039	0	79	28 256	17 207	318 000
- Incl. share values	0	5 608	0	5 608	0	-31 134	0	3 919	0	0	0	0	0	0	0	0	0	0	48 599
Share of profit	-29	-137	32 142	31 985	0	-5 613	0	579	2 377	304	-487	548	-301	20 461	0	-108	-668	14 928	46 298
Amortisation of share values	0	0	0	0	0	0	0	-113	0	-1 648	0	0	0	0	0	0	0	0	-1 158
Impairment of share values	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total result	-29	-137	32 142	31 985	0	-5 613	0	579	2 377	304	-487	548	-301	20 461	0	-108	-668	14 928	46 298
Transfer to reserves (1) the company	0	-1 940	-17 060	-20 740	0	-31 134	0	-2 208	0	-2 422	-3 330	0	0	-10 586	0	0	4 112	-29 080	-31 868
Additions/deductions	43	1 826	45 809	47 658	0	-5 613	0	7 423	2 066	46 218	41 238	11 971	28 939	0	0	0	300	24 463	3 595
Book value December 31	43	1 826	45 809	47 658	0	-31 134	0	7 423	2 066	46 218	41 238	11 971	28 939	0	0	0	300	24 463	3 595
- Incl. share values	0	0	0	0	0	-31 134	0	2 066	0	0	0	0	0	0	0	0	0	0	0



2019 Spesifikasjon	Car Charter Services AS (1)		Norges LMG AS		Norges LMG AS		Norges LMG AS		Total associated companies - Financial		Total associated companies - Equity IAS/RS	
	AS (1)	AS (1)	AS (1)	AS (1)	AS (1)	AS (1)	AS (1)	AS (1)	AS (1)	AS (1)	AS (1)	AS (1)
Acquisition cost	608 883	1 911 087	40 200	1 061 359	106 291	79 294	182 575	32 727	23 727			
Book value of equity at purchase	608 883	1 911 087	20 006	820 035	78 284	78 284	151 051	25 500	25 700			
Excess values	0	0	20 196	20 196	30 007	0	30 483	-1 773	-2 373			
Book value at January 1	182 024	211 429	0	393 453	91 128	28 000	121 128	9 917	6 917			
- Add. excess values	0	0	0	0	0	0	0	-1 373	-2 373			
Share of profit	0	18 076	4	16 062	8 322	22 700	31 232	1 998	1 596			
Impairment of cost before equity method	0	0	0	0	0	0	0	0	0			
Amortisation of excess values	0	0	0	0	0	0	0	0	0			
Impairment of excess values	0	0	0	0	0	0	0	0	0			
Total result	0	-9 073	0	16 062	8 322	22 700	31 232	1 998	1 596			
Transfers to/from (2) the company	0	-33 134	0	-33 134	-2 408	0	-2 408	-3 340	-3 340			
Additions/deductions	25 226	15 853	40 200	81 399	0	0	0	0	0			
Other changes to amount of the year	1 729	2 073	0	3 317	-2 090	2 210	3 404	-182	-182			
Book value December 31	210 286	212 312	40 206	462 066	100 349	83 286	154 084	9 993	6 999			
- Add. excess values	0	0	0	0	0	0	0	-3 971	-2 979			

2019 Spesifikasjon - Real Estate	Brønnøysundregistrene AS (1)		Brønnøysundregistrene AS (1)		Brønnøysundregistrene AS (1)		Brønnøysundregistrene AS (1)		Brønnøysundregistrene AS (1)		Brønnøysundregistrene AS (1)		Brønnøysundregistrene AS (1)		Brønnøysundregistrene AS (1)		Brønnøysundregistrene AS (1)		
	AS (1)	AS (1)	AS (1)	AS (1)	AS (1)	AS (1)	AS (1)	AS (1)	AS (1)	AS (1)	AS (1)	AS (1)	AS (1)	AS (1)	AS (1)	AS (1)	AS (1)	AS (1)	
Acquisition cost	8 864	9 860	26 732	38 484	26 710	5 599	11 580	1 025	71 085	64 121	49 601	19 125	25 053	85 461	88 382	19	24 294	18 460	581 574
Book value of equity at purchase	6 800	40	0	6 846	22 454	8 599	3 724	1 052	24 725	68 125	49 601	19 125	25 053	85 461	88 382	18	24 294	18 460	473 102
Excess values	0	5 046	0	5 046	4 256	0	7 856	0	46 360	0	0	0	0	0	0	0	0	0	66 009
Book value at January 1	71	20 104	16 479	46 649	3 583	8 211	10 205	0	64 486	53 511	47 769	18 779	25 096	63 159	1 867	0	20 843	18 460	361 177
- Add. excess values	0	5 046	0	5 046	0	0	6 975	0	46 086	0	0	0	0	0	0	0	0	0	53 661
Share of profit	0	6 721	11 133	17 846	38 942	19 931	2 385	-47	948	-46	-215	333	1 032	8 187	463	0	-3 923	-392	67 556
Amortisation of excess values	0	0	0	0	0	0	-1 997	0	-1 945	0	0	0	0	0	0	0	0	0	-1 342
Impairment of excess values	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total result	0	6 721	11 133	17 846	38 942	19 931	2 385	-47	948	-46	-215	333	1 032	8 187	463	0	-3 923	-392	67 556
Transfers to/from (2) the company	0	-25 590	1 468	-19 608	0	0	-4 221	0	-3 384	-1 028	-1 105	-4 230	0	-5 000	-2 320	11	1 403	-201	-78 743
Additions/deductions	0	0	0	0	-42 525	21 142	0	1 811	-217	44 867	47 419	18 922	24 072	71 009	8	18	28 295	17 207	208 516
Book value December 31	0	11 242	33 547	64 082	0	0	18 112	948	62 058	44 867	47 419	18 922	24 072	71 009	8	18	28 295	17 207	208 516
- Add. excess values	0	5 046	0	5 046	0	0	6 975	0	45 048	0	0	0	0	0	0	0	0	0	51 811

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NOTE 11: FINANCIAL INVESTMENTS LONG-TERM

NOK '000	Result 2020	Book value 31.12.2020	Uncalled capital 31.12.2020	Result 2019	Book value 31.12.2019	Uncalled capital 31.12.2019
Maritime	-3 102	262 397	7 660	4 139	251 363	8 512
Financial Investments	-15 913	310 989	131 352	25 984	342 243	100 321
Real Estate	-1 557	332 885	0	1 064	301 334	0
Total financial investments long-term	-20 572	906 271	139 012	31 186	894 940	108 833

Specification financial investments long-term:

NOK '000	Acquisition	Ownership (direct + indirect)	Book value 31.12.2020	Uncalled capital 31.12.2020	Book value 31.12.2019	Uncalled capital 31.12.2019
MARITIME:						
Gran Car AS, Senior Secured Bond (9%, 17/20)	2017	Norge	26,64 %	44 718	0	46 215
Songa Container AS	2017	Norge	19,44 %	138 875	0	123 994
Premium Maritime Fund II AS	2017	Norge	12,61 %	30 934	0	24 588
Premium Maritime Fund III AS	2019	Norge	12,77 %	24 989	0	21 253
Clue AS	2011	Norge	4,00 %	0	0	0
Nordic Heavy Lift Vessels AS	2018	Norge	5,00 %	3 963	0	3 963
Nordic LRI AS (sold)	2018	Norge	-	0	0	12 879
Maritime - Private Equity Fund:						
Norgesinvestor IV AS	2011	Oslo	4,16 %	12 245	5 250	11 771
Energy Ventures II KS	2011	Stavanger	3,40 %	0	0	0
Energy Ventures III GP Limited	2011	Guernsey	2,24 %	6 673	2 410	6 702
Maritime, long-term, book value			262 397	7 660	251 363	8 512
Total result from long-term Maritime			-3 102		4 139	

FINANCIAL INVESTMENTS:

Duvi AS	2016	Norge	18,50 %	30 007	0	40 744	0
Nordic and Europe Health Invest IS	2016	Norge	3,05 %	5 950	7 585	12 298	8 571
Alder Fund I AB	2011	Sverige	5,40 %	32 658	0	32 658	2 216
Curida Holding AS	2017	Norge	19,10 %	21 150	0	31 529	0
Broodstock Capital II AS	2017	Norge	26,60 %	23 951	5 000	23 046	26 954
Argentum 2017 IS	2018	Norge	6,39 %	18 518	8 122	14 741	12 611
Argentum 2018 AS	2018	Norge	-	12 947	12 733	11 525	15 808
Argentum 2019 IS	2020	Norge	-	9 169	20 050	0	0
Maritime & Merchant Bank ASA	2019	Norge	-	13 269	0	19 508	0
Bridge Debt Strategies Fund II International LP	2017	Cayman Islands	2,68 %	95 457	1 107	120 418	3 623
BlueBay Direct Lending Fund II USD SLP	2015	Luxembourg	1,69 %	26 052	27 631	35 776	30 538
Boost AI AS	2020	Norge	-	9 986	0	0	0
European Distributed Energy Assets Holding AS	2020	Norge	-	11 000	0	0	0
Serendipity Partners Fund AS	2020	Norge	-	575	34 425	0	0
Bluefront Capital I AS	2020	Norge	-	300	14 700	0	0
Financial Investments, long-term, book value			310 989	131 352	342 243	100 321	

REAL ESTATE:

Meierikvartalet Utvikling AS	2018	Oslo	15,00 %	30 317	0	30 317	0
Fyrstiktorget Utvikling AS	2019	Oslo	10,00 %	11 800	0	11 800	18 200
KTP Invest AS (Kongsberg)	2019	Oslo	9,96 %	104 134	0	125 000	25 000
Finlog III AS	2019	Oslo	20,00 %	53 410	0	62 437	0
Billingstad Energi AS	2019	Oslo	10,34 %	1 168	0	1 168	0
Jærhagen Retail AS	2019	Oslo	10,00 %	30 560	0	33 000	0
NMK Næringsseidom AS	2019	Oslo	8,85 %	34 904	0	37 613	0
VestbyLog AS	2020	Oslo	14,80 %	52 524	0	0	0
Frøytunet Utvikling AS	2020	Oslo	19,00 %	13 082	0	0	0
Nortlog III AS	2020	Oslo	11,64 %	987	0	0	0
Real Estate, long-term, book value			332 885	0	301 334	43 200	



NOTE 12: FINANCIAL INVESTMENTS SHORT-TERM

Short-term investments are classified as financial current assets and valued at the lower of cost and market value. For the companies listed below the Group holds a significant part of the shares. When the interest in a company is above 20%, the Group is represented in the respective Board of Directors.

NOK '000'	Result 2020	Book value 31.12.2020	Uncalled capital 31.12.2020	Result 2019	Book value 31.12.2019	Uncalled capital 31.12.2019
Maritime	9 559	46 747	34 670	-1 478	69 734	35 501
Real Estate	0	0	0	0	0	0
Total financial investments short-term	9 559	46 747	34 670	-1 478	69 734	35 501

Specification financial investments short-term:

NOK '000'	Acquisition	Location	Ownership (direct + indirect)	Book value 31.12.2020	Uncalled capital 31.12.2020	Book value 31.12.2019	Uncalled capital 31.12.2019
MARITIME:							
Feeder Container II DIS	2015	Oslo	25,00 %	15 568	0	18 252	0
Sofu Tonjer IS	2011	Oslo	20,00 %	18 099	6 000	12 172	6 000
UACC Bergshav Tanker II DIS	2017	Oslo	46,50 %	2 647	15 871	7 332	16 331
UACC Ross Tanker II DIS	2017	Oslo	37,50 %	0	12 799	3 257	13 170
Dyvi Cable Ship II DIS	2016	Oslo	40,00 %	4 576	0	13 447	0
Ross Wisconsin AS (dissolved)	2018	Oslo	25,00 %	0	0	8 222	0
US Heavy Lift IS	2018	Oslo	20,00 %	5 856	0	7 053	0
Maritime, short-term, book value				46 747	34 670	69 734	35 501
REAL ESTATE:							
Prime Office Germany AS	2011	Oslo	40,15 %	0	0	0	0
Real Estate, short-term, book value				0	0	0	0
Total financial investments short-term, book value				46 747	34 670	69 734	35 501



NOTE 13: OTHER FINANCIAL ASSETS

NOK '000	31.12.2020	31.12.2019
Loans to joint ventures, associated companies and other companies	35 641	10 020
Other long-term receivables	5 225	5 727
Total other financial assets	40 866	15 747



NOTE 14: BONDS AND SECURITIES

Investments in listed instruments (bonds and securities) are valued at market value.

NOK '000:	Result 2020	Book value 31.12.2020	Result 2019	Book value 31.12.2019
Maritime: listed shares	-8 784	19 873	3 071	29 382
Real Estate: listed shares	32 859	0	369	2 900
Financial Investments: bonds and fixed income funds	-2 510	239 753	15 086	328 221
Financial Investments: equity funds, hedge funds and listed shares	273 426	1 079 266	124 522	869 010
Total bonds and securities	294 991	1 338 892	143 048	1 229 513

NOK '000	Book value 31.12.2020	Book value 31.12.2019
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MARITIME:

Listed shares		
2020 Bulkera Ltd	19 667	29 200
Equity Funds	206	182
Maritime: listed shares	19 873	29 382

REAL ESTATE:

Entra ASA	0	2 900
Real Estate: Listed shares	0	2 900

FINANCIAL INVESTMENTS:

USD bonds		
Private issues	13 129	64 972
Fixed income funds	92 660	99 146
USD bonds	105 789	164 118

EUR bonds		
Private issues	9 423	0
EUR bonds	9 423	0

NOK bonds		
Private issues	2 965	18 751
Fixed income funds	121 576	145 352
NOK bonds	124 541	164 103

Total financial liquid bonds and bond funds	239 753	328 221
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Equity funds, credit funds and hedge funds		
Hedge funds	293 862	377 662
Equity funds	211 763	259 620
Listed shares	573 640	231 727
Equity funds, hedge funds and listed shares	1 079 266	869 010

Financial Investments: bonds, equity funds, hedge funds and listed shares	1 319 019	1 197 231
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Total book value bonds and securities	1 338 892	1 229 513
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NOTE 15: OTHER FINANCIAL INSTRUMENTS

FINANCIAL INVESTMENTS:

Financial instruments for non-hedging purposes.

NOK '000	Result 2020	Book value 31.12.2020	Result 2019	Book value 31.12.2019
Interest swaps	-20 022	-18 130	-1 657	-3 871
Foreign currency contracts	-3 291	6 154	10 979	1 377
Total other financial instruments	-23 313	-11 976	9 322	-2 494

Interest swaps

As per December 31, 2020 Klavness Marine Finance AS and KM Real Estate AS had entered into interest swap agreements for non-hedging purposes. Interest swaps are valued at the lower of historical cost and market value. Book value classified as other current liabilities, ref. note 23.

Currency NOK '000	Principal in currency	Receive	Pay	Maturity	Market value / Book value 31.12.2020	Accrued interest 31.12.2020
EUR	5 MEUR	Floating rate	Fixed 3.7125% p.a.	26.03.12 - 26.03.21	-516	-572
NOK	300 MNOK	Floating rate	Fixed 1.925% - 2.010% p.a.	22.12.16 - 22.02.27	-17 613	-615
Total market value / book value interest swaps					-18 130	-1 802

Market value / book value interest swaps 31.12.2020	-18 130
Market value / book value interest swaps 31.12.2019	-3 871
Change in market value interest swaps	-14 259

Foreign currency contracts

As per December 31, 2020 KM Real Estate AS had entered into foreign currency contracts for non-hedging purposes. Foreign currency contracts are measured at fair market value. The contracts expire in 2021. Book value classified as other current receivables in balance sheet.

Currency NOK '000	Market value / Book value 31.12.2020	Market value / Book value 31.12.2019
Unrealized gain / - loss foreign currency contracts (sale of EUR against NOK)	6 154	1 377
Total fair market value / book value foreign currency contracts	6 154	1 377



NOTE 16: BANK DEPOSITS

NOK '000	31.12.2020	31.12.2019
Bank deposits	359 709	163 711
Withholding tax accounts, restricted	1 297	1 363
Total bank deposits	361 006	165 074
Hereof bank deposits related to subsidiaries owned with less than 90%.	19 505	29 660



NOTE 17: EQUITY

As of December 31, 2020 a total of 90 003 shares were issued and outstanding, each with a par value of NOK 600.

The ownership is as follows:	A-shares	B-shares	Ownership
TEK Eier AS (fully owned by Tom Erik Klavness)	1		0,001 %
KAK Shipping Invest AS (fully owned by Karianne Klavness Holmen)	1	45 000	49,999 %
KKN Invest AS (fully owned by Kristine Klavness)	1	45 000	49,999 %
Total shares	3	90 000	100 %

NOK '000	Share capital	Other paid-in capital	Other equity	Currency translation	Total equity excluding minority	Minority interests	Total equity including minority
Equity January 1, 2020	54 002	1 340 377	1 746 277	-30 519	3 110 138	49 341	3 159 478
CHANGE IN EQUITY 2020							
Profit for the year			215 007		215 007	5 762	220 769
Proposed dividend			-66 000		-66 000		-66 000
Payment to minority interests					0	-13 264	-13 264
Purchase of subsidiaries					0	3 500	3 500
Effect from currency translation				-24 348	-24 348	1 439	-22 909
Other changes			866		866		866
Equity at December 31, 2020	54 002	1 340 377	1 896 150	-54 867	3 235 662	46 777	3 282 439

* Shareholders of Klavness Marine Holding AS directly and indirectly through other companies control NOK 12,0 million of the total minority interests.

NOK '000	Share capital	Other paid-in capital	Other equity	Currency translation	Total equity excluding minority	Minority interests	Total equity including minority
Equity January 1, 2019	54 002	1 390 239	1 499 854	-34 715	2 909 381	49 965	2 959 346
CHANGE IN EQUITY 2019							
Profit for the year			245 364		245 364	3 962	249 326
Proposed dividend		-49 862			-49 862		-49 862
Payment to minority interests					0	-4 377	-4 377
Effect from currency translation				4 196	4 196	-210	3 986
Other changes			1 059		1 059		1 059
Equity at December 31, 2019	54 002	1 340 377	1 746 277	-30 519	3 110 138	49 341	3 159 478

* Shareholders of Klavness Marine Holding AS directly and indirectly through other companies control NOK 13,5 million of the total minority interests.



NOTE 18: PENSION COST, PENSION ASSETS AND PENSION LIABILITIES

From December 31st 2015, all employees have a defined contribution plan. This plan currently consists of annual savings of 7% of salary between 0 and 12G and 18,10% of salary between 7.1G and 12G. 1G is currently defined to NOK 101 351. The annual pension that is actually payable depends on the size of the contributions, the number of contributions paid and the return during the savings and pension-payment period. The employee may start taking his/her pension from the age of 62, given that it is paid for a minimum of 10 years and at least until the age of 77. The responsibility for managing the individual pension account, within the insurance company's prevailing selection of funds, lies with the employee. As of December 31, the defined pension plan included 13 (13) employees. All payments to the defined contribution plan is expensed when paid-in. Estimated uncovered pension liabilities are shown below.

Assumptions on which pension calculations are based:	2020	2019
Discount rate	1,50 %	2,40 %
Pension adjustment and adjustment of pension plan base amount "G"	1,50 %	2,40 %

Demographic assumptions commonly used by the insurance industry have been applied.

NOK '000	Total pension cost	Total pension cost
	2020	2019
Pension costs		
Pension costs (-) contribution plan	-2 304	-2 380
Pension costs (-) unsecured	159	-443
Total pension costs (-)	-2 145	-2 823

NOK '000	Total Unsecured	Total Unsecured
	2020	2019
Pension costs unsecured		
Present value of the year's pension benefits	326	538
Social security tax on pension	46	76
Pension costs (-)/income change in plan assets / pension liabilities	372	614
Payment of pension and social security	-213	-1 057
Pension costs unsecured	159	-443

	Total Unsecured	Total Unsecured
	2020	2019
Pension plan assets/ pension liabilities (-)		
Estimated pension liabilities	-30 371	-30 743
Total pension assets/pension liabilities (-)	-30 371	-30 743

	Total Unsecured	Total Unsecured
	2020	2019
Amounts shown in the balance sheet		
Pension liabilities 01.01.	-30 743	-31 357
Pension payment	0	0
Reversed secured pension liabilities	0	0
Pension costs (-)/income	372	614
Total pension assets/pension liabilities (-)	-30 371	-30 743



NOTE 19: TAXES

NOK '000	2020	2019
Income taxes in the income statement consist of:		
Income taxes payable	4 967	26
Change in deferred tax liability/deferred tax asset (-)	1 265	-3 586
Tax adjustments previous years/others	291	14 899
Total tax expense/income (-)	6 522	11 339

Tax computation	2020	2019
Profit/loss (-) before taxes	227 290	260 665
Permanent differences	-210 793	-311 374
Change in temporary differences	56 298	50 827
Use of tax losses from prior years, carried forward	-50 218	0
Taxable income	22 577	118
Tax effect - 22% 2019 Norway / 15% Latvia	4 967	26
Total tax payable in the balance sheet	4 967	26

Temporary differences - ordinary taxation	Change in temporary difference	Temporary difference 31.12.2020	Temporary difference 31.12.2019
Pension liabilities	-372	-30 371	-30 743
Pension liabilities with reference to demerger in 2011, unsecured	-0	38 011	38 011
Fixed assets	16 726	48 105	64 831
Net unrealized gain long-term financial assets and debt	20 984	164 246	185 230
Other temporary differences	18 960	-59 054	-40 094
Temporary differences that affects the taxable income	56 297	160 937	217 234
Investments	-11 830	140 634	128 804
Tax losses carried forward	-50 218	-221	-50 439
Net temporary differences - deferred tax liability/deferred tax asset (-)	-5 751	301 350	295 599
Deferred tax liability/deferred tax asset (-) in balance sheet		66 297	65 032

Deferred tax asset is recognized to the extent that temporary differences are expected to be reversed in the foreseeable future.



NOTE 20: MORTGAGE DEBT

NOK'000	31.12.2020	31.12.2019
Mortgages, NOK denominated	388 164	396 074
Mortgages, EUR denominated	141 003	141 184
Total mortgage debt	529 167	537 258
Mortgage debt - short-term	323 363	0
Mortgage debt - long-term	205 804	537 258
Hereof mortgage debt related to subsidiaries owned 90% or more	388 164	396 074
Repayment schedule:		
Falling due within one year	323 363	16 450
Falling due within one to three years	152 729	520 808
Falling due within three to five years	53 075	0
Total mortgage debt	529 167	537 258
Book value of real estate with mortgage debt	581 678	599 367
Total book value of assets with mortgage debt	581 678	599 367

Mortgage debt denominated in NOK is related to investments in real estate in Norway. The interest rate on the mortgage debt in NOK is linked to NIBOR plus a margin. Mortgage debt denominated in EUR is related to investments in real estate in Riga, Latvia. The interest rate on the mortgage debt in EUR is linked to EURIBOR plus a margin. The margins are subject to market terms.



NOTE 21: LIABILITIES TO SHAREHOLDERS AND RELATED PARTIES

NOK '000	31.12.2020	31.12.2019
Long-term liabilities to shareholders and persons affiliated with the shareholders	104 940	31 652
Total long-term liabilities to shareholders and related parties	104 940	31 652
Current liabilities to shareholders and persons affiliated with the shareholders	0	82 439
Total current liabilities to shareholders and related parties	0	82 439

The liabilities consist of loans from persons affiliated with the shareholders of Klaveness Marine Holding AS. The loans are interest-bearing. The interest rate is NIBOR plus a market based margin. Refer to note 26 for information regarding related parties.



NOTE 22: OTHER LONG-TERM LIABILITIES

NOK '000	31.12.2020	31.12.2019
Deferred revenue *	5 548	8 371
Other long-term debt	2 032	2 097
Total other long-term liabilities	7 580	10 468

* Deferred revenue is mainly related to prepaid rent income from a tenant.



NOTE 23: OTHER CURRENT LIABILITIES

NOK '000	31.12.2020	31.12.2019
Other financial instruments (note 15)	18 130	3 871
Trade liabilities, financial investments	48 599	0
Public duties payable	1 467	851
Other short-term liabilities	73 072	61 147
Total other current liabilities	141 268	65 868



NOTE 24: RISK MANAGEMENT

As an investment group, Klavness Marine ("KM") is sensitive to business cycles and to the fluctuations in general markets and the valuations of the investments. KM is exposed to a variety of financial risks. The overall objective of the financial risk management is to ensure a going concern and to generate adequate risk-adjusted returns to the owners.

Risk management relates to KM's operational and financial positions, financing of investments and the cash flows generated by the business. Financial risks may be classified as market risk (also including currency and interest rate risks), credit risk and liquidity risk.

KM is managing the investment positions based on a mark-to-market valuation principle, which further ensures a focus on having a realistic picture of valuations and market risk. The Board of Directors is deciding capital allocation on a yearly basis. Risk management is central to the process; and risk exposure is measured against the risk capacity of KM on an ongoing basis. The allocation is balanced between direct and financial investments and aims at creating a diversification between markets and asset classes.

Market risk

KM is exposed to market risk, i.e. price movements in all areas of investment; within the maritime, real estate, as well as in the financial investment portfolios. A broad diversification contributes to reduce the risk of simultaneous fall in values.

Currently, exposure to global energy markets is an important risk factor. Exposure is related to investments both in the Maritime portfolio and in the portfolio of equity funds. Another important risk factor is the exposure to real estate markets, mainly the Norwegian and Northern European markets. Interest rate risk is a risk factor across business areas, but this exposure has been reduced by using interest rate hedging instruments.

The overall market risk is monitored daily, and the financial investment portfolios are utilized to balance out market risk factors as well as the total risk exposure. The combination of these portfolios represents ca. 40 % of the KM's values and are therefore important risk management tools when it comes to market risk.

Currency risk

Investments are divided into NOK investments for Real Estate and a separate part of the Finance portfolio, and US dollars (USD) for all other investments. In addition, some investments are exposed to other currencies such as real estate investments in Euros and SEK.

The main part of the Group's administration costs is in NOK as the offices are in Oslo. The Group has defined levels of exposure in currencies based on its investment portfolio, investment strategy and cost base. This has been done to reduce currency fluctuations and to include currencies to reduce overall risk. When KM has an exposure beyond these levels, measures are implemented to adjust the exposure. Currently, levels have been established for USD, NOK, and other currencies (incl. EUR and SEK) exposure.

The financial liquid assets of KM have the following currency distribution:

Financial liquid assets denominated in NOK:	NOK 414 million.
Financial liquid assets denominated in USD:	NOK 167 million.
Financial liquid assets denominated in other currencies:	NOK 20 million.

Interest rate risk

Interest rate risk is related to investments in bonds or other interest-bearing instruments, borrowings or interest rate derivatives. As per December 31, 2020, the bond portfolio has a relatively long duration (interest rate risk), and KM has partially reduced this risk with interest rate derivatives. The average

duration of net financial investments is low, and the interest rate risk is therefore limited.

The leasing projects in the Maritime and Real Estate portfolios have both significant real and nominal interest rate risk on the asset and on the liability side. KM is managing, and taking risks, per a market view. This includes the term of leasing (bareboat / time charter contracts or letting of office space) and matching of risks between asset and liability, i.e. entering interest rate derivatives to reduce the risk. As per December 31, 2020, KM has a significant interest rate exposure in these portfolios.

Credit risk

Credit risk is the risk of a counterparty defaulting on its contractual obligations resulting in financial loss to KM.

KM is exposed to credit risk in most of the business areas. In the Treasury and Finance portfolios, the fixed income positions are in diversified bond funds with different credit profiles. A significant part of the financial portfolios is invested in credit, both in the high yield (rating lower than BBB-) and the investment grade spectrum. The overall counterparty risk in these portfolios is, however, reduced due to high diversification. The Group is continuously monitoring the economy and overall pricing dynamics in this market to adjust exposure if deemed advantageous.

In the Maritime portfolio, the Group faces credit risk both in the bareboat and time charter investments. There is a wide group of counterparties with different market exposures. However, some of the counterparties are exposed to the same underlying market drivers and market fluctuations. The management team is closely monitoring the counterparties to reduce the probability of a loss.

In the Real Estate portfolio, the real estate team is monitoring the counterparty risks. Guarantees for the payment of rent from a bank or a parent company are requested to reduce the counterparty risk.

Liquidity risk

Liquidity risk is the risk that KM has no funds to meet its payment obligations. Liquidity risk also includes non-paid committed capital and guarantees without collateral.

One of the most important goals of KM's financial policy is to ensure that KM has enough financial flexibility in the short and long term to achieve its strategic and operational objectives.

KM manages liquidity risk by maintaining adequate liquidity reserves in highly liquid and diversified portfolios of bank deposits, fixed income and equity portfolio. Furthermore, KM has a liquidity target for the overall balance sheet which gives adequate liquidity for a growth ambition within the direct investment areas.

Operational risk

Operational risks are related to the management of KM's business and support activities. The Group must have the necessary tools including personnel, processes and systems to achieve its established goals. KM and its management consider effective governance to be an essential mechanism for achieving the vision and strategic goals. Consequently, KM has implemented a governance model which sets certain requirements of governance processes, including principles which the personnel is obliged to comply with. The relevance of the model and compliance will be evaluated on a regular basis.

KM has a slim organization given the size of the portfolios that are actively managed by its own personnel. There is consequently a risk that the Group will suffer lack of critical knowledge and competence if certain employees are absent for longer periods or choose to resign. The organization model is, however, based on teamwork and effective ways of sharing information, which mitigate the dependency on individuals.



NOTE 25: GUARANTEE LIABILITIES AND COLLATERAL

Guarantee to	Guarantee description	Amount
DNB ASA	Subsidiary KM Real Estate AS has guaranteed regarding Blomsterstykket Utvikling AS and surety related to the Act regarding construction of residential property.	NOK 4 million
Euler Hermes Norge	Subsidiary KM Real Estate AS has guaranteed regarding Nordliveien KS and surety related to the Act regarding construction of residential property.	NOK 20 million
Handelsbanken	Subsidiary KM Real Estate AS has guaranteed regarding loan facilities from Handelsbanken to Drammensveien 133 KS (a subsidiary to KM Real Estate AS).	NOK 156 million
Handelsbanken	Subsidiary KM Real Estate AS has guaranteed regarding loan facilities from Handelsbanken to Landøyveien 2 Invest AS (a subsidiary to KM Real Estate AS).	NOK 55 million
Oslo Areal AS	Subsidiary KM Real Estate AS has in connection with the sale of Skøyen Kontorbygg AS given the usual vendors warranties and indemnities. The aggregate liability is limited up to a maximum of 20% of the sales price and for KM Real Estate AS pro rata share of the sale (70%). The warranties and indemnities will expire in November 2021.	NOK 111 million
Verkseier Furulundsvei 46 Invest AS	Subsidiary KM Real Estate AS has in connection with the sale of Verkseier Furulundsvei Invest AS given the usual vendors warranties and indemnities. The aggregate liability is limited up to a maximum of 20% of the sales price and for KM Real Estate AS pro rata share of the sale (66.32%). The warranties and indemnities will expire in October 2021.	NOK 14 million

Guarantee

Klaveness Marine Holding AS has issued guarantees as collateral for loans from related companies to the subsidiary Klaveness Marine Finance AS. The guarantees are issued in order to comply with The Limited Liability Companies Act, and are limited to the following:

In favour of related companies	Amount NOK
TEK Eier AS	70 million
KKN Invest AS	100 million
KAK Shipping Invest AS	20 million



NOTE 26: RELATED PARTIES

For some transactions the Group is counterpart to persons and companies affiliated with the shareholders of the parent company in the Group, Klaveness Marine Holding AS. Services delivered by the Group to these persons and companies include accounting and the daily management of investments. In addition, the companies have extended loans to companies within the Group.

The level of fees and interests in this respect are based on market terms and are in accordance with the arm's length principle.

Two persons affiliated with the shareholders are employed by Klaveness Marine Holding AS. Both raise salaries on market terms.

NOK '000	Balance Sheet 2020		Income Statement 2020	
	Long-term liabilities to shareholders and related parties	Short-term liabilities to related parties	Interest expenses to shareholders and related parties	Administration expenses
TEK Eier AS (shareholder)	73 288	0	533	300
KKN Invest AS (shareholder)	19 652	0	619	0
TEK Sin AS (former related part)	0	0	589	0
Related parties and persons affiliated with the shareholders	12 000	0	817	125
Total	104 940	0	2 558	425

NOK '000	Balance Sheet 2019		Income Statement 2019	
	Long-term liabilities to shareholders and related parties	Short-term liabilities to related parties	Interest expenses to shareholders and related parties	Administration expenses
TEK Eier AS (shareholder)	0	27 108	510	0
KKN Invest AS (shareholder)	19 652	8 142	794	0
TEK Sin AS	0	47 189	850	0
Related parties and persons affiliated with the shareholders	12 000	0	815	125
Total	31 652	82 439	2 968	125



NOTE 27: EVENTS AFTER THE REPORTING PERIOD

Covid-19

The financial markets have remained strong during the first part of 2021. Although there is always a risk of volatility, Covid-19 is not expected to have a negative effect on the financial portfolio unless there is a dramatic change from the present situation. The Covid-19 situation so far has not had any substantial effects, neither on the property market in general, nor on KM's real estate portfolio. If the pandemic should last for an extended period and result in a long term weakening of the Norwegian and world economies, rents and real estate values may, however, fall in years to come.



INCOME STATEMENT - PARENT COMPANY

For the period 1 January - 31 December (NOK '000)	Note	2020	2019
Operating income			
Income/loss (-) from financial investments	5	-28 178	84 169
Corporate administrative shared services		34 548	34 069
Other income		0	1 389
Operating income/loss (-)		6 370	119 627
Operating expenses			
Payroll expenses	2	-60 872	-56 573
Administration expenses	3	-12 197	-12 137
Rent expenses to Group company		-2 410	-2 723
Ordinary depreciation	4	-524	-522
Operating expenses		-76 003	-71 955
Operating profit/loss (-)		-69 633	47 672
Financial income and expenses			
Interest income		34	45
Other financial income, Group company		979	1 000
Interest expenses, Group company		-7 843	-12 175
Interest expenses		-12	0
Net foreign exchange gain/loss (-)		6 087	-1 683
Net financial income/expenses (-)		-755	-12 813
Profit/loss (-) before taxes		-70 388	34 859
Taxes	12	-3 622	5 732
Profit/loss (-) for the year		-74 010	40 591




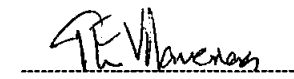

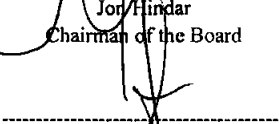
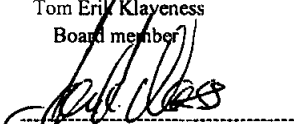
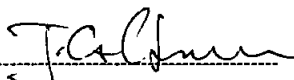
BALANCE SHEET - PARENT COMPANY

For the year ended (NOK '000)	Note	31.12.2020	31.12.2019
ASSETS			
Fixed assets			
Deferred tax assets	12	9 446	13 069
Total intangible fixed assets		9 446	13 069
Tangible assets			
Tangible assets	4	1 160	1 284
Total tangible fixed assets		1 160	1 284
Financial fixed assets			
Investments in subsidiaries	5	2 018 301	2 101 126
Total financial fixed assets		2 018 301	2 101 126
Total fixed assets		2 028 907	2 115 479
Current assets			
Accounts receivables		258	315
Other current receivables		346	1 636
Receivables, Group companies	6	64 804	55 025
Total current assets		65 408	56 976
Bank deposits			
Bank deposits	7	1 304	1 676
Total bank deposits		1 304	1 676
Total assets		2 095 619	2 174 132

**BALANCE SHEET - PARENT COMPANY**

For the year ended (NOK '000)	Note	31.12.2020	31.12.2019
EQUITY AND LIABILITIES			
Equity			
Paid-in capital			
Share capital (90 003 shares of NOK 600)		54 002	54 002
Other paid in equity		1 340 377	1 340 377
Total paid-in capital		1 394 379	1 394 379
Retained earnings			
Other equity		64 589	204 600
Total equity	8	1 458 968	1 598 979
Liabilities			
Provisions			
Pension liabilities	9	30 372	30 743
Total provisions		30 372	30 743
Long-term liabilities			
Long-term liabilities, Group companies	10	190 589	190 379
Total long-term liabilities		190 589	190 379
Current liabilities			
Accounts payable		801	1 009
Short-term liabilities, Group and related companies	11	291 710	253 574
Payable tax	12	0	0
Public duties payable		2 064	2 425
Dividend	8	66 000	49 862
Accrued expenses		49 653	42 612
Other short-term liabilities		5 463	4 549
Total current liabilities		415 691	354 031
Total liabilities		636 652	575 153
Total equity and liabilities		2 095 619	2 174 132

Klaveness Marine Holding AS
December 31, 2020
Oslo, April 29, 2021

 Jon Hindar Chairman of the Board	 Tom Erik Klaveness Board member	 Karianne Klaveness Holmen Board member
 Stig L. Bech Board member	 Jan R. Næss Board member	 Jon Chr. Syvertsen Chief Executive Officer



CASH FLOW STATEMENT - PARENT COMPANY

For the period 1 January - 31 December (NOK '000)	Note	2020	2019
Net profit/loss (-) before taxes		-70 388	34 859
Ordinary depreciation and impairments / reversal impairments	4	524	-62 691
Income from subsidiaries	5	28 178	-20 956
Change in current assets		2 089	-4 654
Change in current liabilities		45 522	40 937
Change in pension liabilities		-371	-614
Other non-cash items		-5 917	1 711
Net cash from operating activities (1)		-363	-11 407
Purchase of tangible assets	4	-400	0
Change in financial assets		-30	-409
Net cash from investments activities (2)		-430	-409
Increase in long-term liabilities		6 127	8 452
Dividends	8	-49 862	-32 700
Received Group contribution		44 156	36 230
Net cash from financing activities (3)		421	11 982
Net increase/decrease (-) in cash (1+2+3)		-372	166
Cash at January 1		1 676	1 510
Cash at December 31	7	1 304	1 676
Net increase/decrease (-) in cash		-372	166



NOTE 1: ACCOUNTING PRINCIPLES

The financial statements are prepared in accordance with the Norwegian Accounting Act and Norwegian Generally Accepted Accounting Principles.

Investments in subsidiaries

Investments in subsidiaries are stated according to the historical cost method. If there is a decrease in value that is not temporary, the shares are written down. Previously recognized impairments are reversed if the reason for the impairments no longer exists.

For other accounting principles refer to Group accounting principles.

NOTE 2 : PAYROLL EXPENSES

Refer to note 6 in the Group notes.

NOTE 3: ADMINISTRATION EXPENSES

NOK '000	2020	2019
Administration expenses	11 846	11 667
Audit fee (ex. VAT), statutory	351	377
Tax and other services from auditor (ex. VAT)	0	93
Total administration expenses	12 197	12 137

NOTE 4: TANGIBLE ASSETS

NOK '000	Other tangible assets	Total
Cost January 1, 2020	6 846	6 846
Additions	400	400
Disposals	0	0
Cost December 31, 2020	7 246	7 246
Accumulated depreciation December 31, 2020	-6 085	-6 085
Accumulated impairment December 31, 2020	0	0
Net book value December 31, 2020	1 160	1 160
Depreciation for the period January 1 to December 31, 2020	-524	-524
Impairment for the period January 10 to December 31, 2020	0	0
Total depreciation and impairment for the year, 2020	-524	-524

NOK '000	Other tangible assets	Total
Cost January 1, 2019	6 437	6 437
Additions	409	409
Disposals	0	0
Currency translation	0	0
Cost December 31, 2019	6 846	6 846
Accumulated depreciation December 31, 2019	-5 561	-5 561
Accumulated impairment December 31, 2019	0	0
Net book value December 31, 2019	1 284	1 284
Depreciation for the period January 1 to December 31, 2019	-522	-522
Impairment for the period January 10 to December 31, 2019	0	0
Total depreciation and impairment for the year, 2019	-522	-522



NOTE 5: INVESTMENTS IN SUBSIDIARIES

Subsidiaries	Share		Net income/	Book value	Net income/	Book value
	Ownership	capital	loss (-) 2020	31.12.2020	loss (-) 2019	31.12.2019
Klaveness Invest AS, Oslo (2011)	100 %	TNOK 11 000	-94 818	423 480	26 969	518 298
Klaveness Ship Investments AS, Oslo (2011)	100 %	TNOK 170	11 963	254 361	36 244	242 398
Klaveness Marine Finance AS, Oslo (2011)	100 %	TNOK 6 717	54 677	520 162	20 956	520 162
KM Real Estate AS, Oslo (2011)	100 %	TNOK 15 000	0	820 268	0	820 268
KM New Energy AS (2020)	100 %	TNOK 30	0	30		0
Total investments in subsidiaries			-28 178	2 018 301	84 169	2 101 126

NOTE 6: RECEIVABLES, GROUP COMPANIES

NOK '000	31.12.2020	31.12.2019
Klaveness Invest AS	6 174	5 551
Klaveness Ship Investments AS	4 116	3 701
KM Real Estate AS	11 043	11 920
Klaveness Marine Finance AS	11 967	12 897
Klaveness Marine Finance AS - net group contribution with and without tax effect	31 477	20 956
Other Group companies	27	0
Total receivables, group companies	64 804	55 025

NOTE 7: BANK DEPOSITS

NOK '000	31.12.2020	31.12.2019
Bank deposits	7	313
Withholding tax accounts, restricted	1 297	1 363
Total bank deposits	1 304	1 676

**NOTE 8: EQUITY**

NOK '000	Share capital	Other paid-in equity	Other equity	Total equity 2020
Equity at January 1, 2020	54 002	1 340 377	204 600	1 598 979
Profit/loss (-) for the year			-74 010	-74 010
Dividends			-66 000	-66 000
Transfer between other paid in equity and other equity				0
Equity at December 31, 2020	54 002	1 340 377	64 589	1 458 968

NOK '000	Share capital	Other paid-in equity	Other equity	Total equity 2019
Equity at January 1, 2019	54 002	1 390 239	164 009	1 608 250
Profit/loss (-) for the year			40 591	40 591
Dividends		-49 862		-49 862
Transfer between other paid in equity and other equity				0
Equity at December 31, 2019	54 002	1 340 377	204 600	1 598 979

NOTE 9: PENSION COST, PENSION ASSETS AND PENSION LIABILITIES

Refer to note 18 in the Group notes.

NOTE 10: LOAN, GROUP COMPANIES

NOK '000	31.12.2020	31.12.2019
Loan from Klaveness Marine Finance AS	190 589	190 379
Total long-term liabilities, Group and related companies	190 589	190 379

Terms for repayment have not been negotiated.

NOTE 11: SHORT-TERM LIABILITIES, GROUP AND RELATED COMPANIES

NOK '000	31.12.2020	31.12.2019
Loan from Klaveness Marine Finance AS	291 710	253 574
Other short-term liabilities, Group and related companies	0	0
Total short-term liabilities, Group and related companies	291 710	253 574

Short-term liabilities are defined as debt maturing within one year after year end.

Several companies in the Group participate in a multi-currency cash system operated by DNB ASA. Klaveness Marine Finance AS is the owner of the cash system, and Klaveness Marine Holding AS participates in the cash system. Group companies deposits and withdraws from the pool through the cash agreement are recorded as receivables/payable to Klaveness Marine Finance AS, and classified according to this in the financial statements. All companies that participate in the bank facility are jointly and severally liable for any deficit in the consolidated group account structure.



Skattedirektoratet

Saksbehandler	Deres dato	Vår dato
Torstein Kinden Helleland	27.09.2011	05.10.2011
Telefon	Deres referanse	Vår referanse
22078139		2011/940947

Klaveness Marine
Postboks 399 Skøyen
0212 OSLO

Dispensasjon fra kravet om utarbeidelse av årsregnskap og årsberetning på norsk språk for Klaveness Marine Holding AS, org. nr. 896 713 132 og Klaveness Marine Finance AS, org. nr. 996 864 316

Det vises til deres brev av 27. september 2011 der det søkes om dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk språk for Klaveness Marine Holding AS og datterselskapet Klaveness Marine Finance AS.

Skattedirektoratet gir på bakgrunn av en konkret helhetsvurdering overnevnte selskaper dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk språk, jf. regnskapsloven § 3-4 tredje ledd.

Dispensasjonen forutsetter at engelsk språk benyttes i stedet ved utarbeidelsen, og at øvrige opplysninger som vedtaket baserer seg på, heller ikke endres vesentlig.

Bakgrunn

Klaveness Marine er en norskeiet selskapsgruppe som er engasjert i investeringer på tvers av landegrenser innen shipping, offshore, private equity og fast eiendom. Torvald Klaveness Gruppen som Klaveness Marine tidligere var en del av fikk i vedtak fra Skattedirektoratet (2009/275763) med virkning for regnskapsåret 2009 dispensasjon fra kravet om å benytte norsk språk. Klaveness Ship Investments AS og Klaveness Invest AS som da inngikk i Torvald Klaveness Gruppen og som nå inngår i Klaveness Marine har derfor allerede dispensasjon fra språkkravet. Eierne av gruppen er tre holdingselskaper som igjen eies av Tom Erik Klaveness, Kristine Klaveness og Karianne Klaveness Holmen. Å kun avlegge årsoppgjør på engelsk vil bidra til en administrativ forenkling. Klaveness Marine bruker i dag engelsk som arbeidsspråk. Store deler av regnskapsdokumentasjon, årsberetning, regnskap og noter m.v. utarbeides allerede på engelsk. Den norske versjonen av årsregnskapet utarbeides kun for å tilfredsstille regnskapsloven.

Skattedirektoratets vurdering

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

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

Postadresse	Besøksadresse	Sentralbord
Postboks 9200 Grønland	Se www.skatteetaten.no	800 80 000
0134 Oslo	Org. nr: 996250318	Telefaks
For elektronisk henvendelse se www.skatteetaten.no		22 17 08 60



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

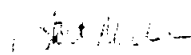
Det fremgår således at et av hovedformålene med regnskapsloven er å bidra til "informative regnskaper for ulike grupper av regnskapsbrukere". Regnskapsbrukere vil omfatte, jf. uttalelsen i proposisjonen, blant andre investorer, kreditorer, ansatte og lokalsamfunnet.

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

I denne vurderingen har Skattedirektoratet lagt vekt på at alle aksjonærene ønsker at årsregnskapet utarbeides på engelsk språk. Selskapets virksomhet er utpreget internasjonal og arbeidsspråket er engelsk. Videre er det vektlagt at to av selskapene i Klaveness Marine tidligere har fått dispensasjon fra norsk språk.

Vennligst oppgi vår referanse ved henvendelser i anledning saken.

Med hilsen


Inger Johanne Stolt-Nielsen
underdirektør
Rettsavdelingen, foretaksskatt
Skattedirektoratet


Torstein Kinden Helleland



Statsautoriserte revisorer
Ernst & Young AS

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Medlemmer av Den norske revisorforening

INDEPENDENT AUDITOR'S REPORT

To the Annual Shareholders' Meeting of Klaveness Marine Holding AS

Report on the audit of the financial statements

Opinion

We have audited the financial statements of Klaveness Marine Holding AS, which comprise the financial statements for the parent company and the Group. The financial statements for the parent company and the Group comprise the balance sheets as at 31 December 2020, the income statement and statements of cash flows for the year then ended and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the financial statements have been prepared in accordance with laws and regulations and presented fairly, in all material respects, the financial position of the Company and the Group as at 31 December 2020 and their financial performance and 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 and the Group in accordance with the ethical requirements that are relevant to our audit of the financial statements in Norway, and we have fulfilled our ethical responsibilities as required by law and regulations. We have also complied with our other ethical obligations in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other information

Other information consists of the information included in the Company's annual report other than the financial statements and our auditor's report thereon. The Board of Directors and Chief Executive Officer (management) are responsible for the other information. 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 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 management for the financial statements

Management is responsible for the preparation and fair presentation 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 and using the



going concern basis of accounting, unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with law, regulations and generally accepted auditing principles 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, 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 fair presentation;
- ▶ obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance 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 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 proposal for the allocation of the result is consistent with the financial statements and complies with the law and regulations.

Independent auditor's report - Klaveness Marine Holding AS

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Pennco Dokumentnøkkel: M3YP4-THXUP-4Z7BK-5LVQP-XLAEH-MPDZE



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 ensure that the Company's accounting information is properly recorded and documented as required by law and bookkeeping standards and practices accepted in Norway.

Oslo, 29.04.2021
ERNST & YOUNG AS

The auditor's report is signed electronically

Kristin Hagland
State Authorised Public Accountant (Norway)

Penneo Dokumentnøkkel: M3YP4-THXUP-4Z7BK-5LVQP-XLAEH-MPDZE



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Kristin Hagland

Statsautorisert revisor

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