Registration Document

PIONEER PUBLIC PROPERTIES AS

PIONEER PROPERTY

Listing on Oslo Børs

ISIN: NO0010767619

29.09.16

Manager:

Pareto Securities AS

Important information

The Registration Document has been prepared in connection with listing of the bonds at Oslo Børs.

This Registration Document is subject to the general business terms of the Manager. Confidentiality rules and internal rules restricting the exchange of information between different parts of the Manager may prevent employees of the Manager who are preparing this document from utilizing or being aware of information available to the Manager and/or affiliated companies and which may be relevant to the recipient's decisions.

The Manager and/or affiliated companies and/or officers, directors and employees may be a market maker or hold a position in any instrument or related instrument discussed in this Registration Document, and may perform or seek to perform financial advisory or banking services related to such instruments. The Managers' corporate finance department may act as manager or co-manager for the Company in private and/or public placement and/or resale not publicly available or commonly known.

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Unless otherwise stated, the Prospectus is subject to Norwegian law. In the event of any dispute regarding the Prospectus, Norwegian law will apply.

The Financial Supervisory Authority of Norway has examined and approved the Registration Document pursuant to Section 7-7 of the Securities Trading Act. The examination and approval by the Financial Supervisory Authority of Norway relate exclusively to the Company having included descriptions pursuant to a pre-defined list of content requirements. Consequently, the Financial Supervisory Authority of Norway has not examined or approved the correctness or completeness of the information disclosed in the Registration Document. Nor has the Financial Supervisory Authority of Norway performed any form of examination or approval of company law aspects described in, or encompassed by, the Registration Document.

This Registration Document is not an offer to sell or a request to buy bonds.

The content of the Prospectus does not constitute legal, financial or tax advice and bond owners should seek legal, financial and/or tax advice.

Finanstilsynet has approved the Registration Document 29.09.2016. The Registration Document is valid 12 month from Finanstilsynet's approval.

Contents

1 RISK FACTORS

1.1 Industry risks

General market conditions - the Company's business and operations depend principally upon conditions prevailing for childcare and preschools, in particular, public policies and the political climate. There can be no guarantee that the current level and form of support to private operators will continue. Should these market conditions deteriorate, the financial position of the tenants and the Company's financial situation will be adversely affected.

Government regulations - the real estate sector is affected by changes in taxes, regulations and other laws or policies affecting the properties generally which could have a material adverse effect on the Company.

Regulatory framework – the Company's tenants Norlandia Preschools as', and relevant operating companies in Espira Gruppen and Kidsa Drift AS' business and operations are providing services to public authorities. Changes in the framework legislation and conditions of operating and/or owning preschools may significantly and adversely impair the lessee`s liquidity and business model, which could have a material adverse effect on the Company.

Restrictions following from special regulation - the Group owns certain properties that are regulated for preservation purposes, which entails a general ban on demolishing and restrictions concerning renovation and expansion, and some properties which are considered worthy of preservation, for example by being included on the cultural heritage management's office's "yellow list" or in the sefrak register. While, there are no general restrictions on properties considered worthy of preservation, the status of being worthy of preservation will be considered when applying for permission to carry out measures on the property. The above facts could restrict the Group's ability to utilise its properties and/or imply increased costs, which again could have a material and adverse effect on the Group's business, financial condition and cash flow.

Planning regulations and existing exemption practices by authorities - changes in, or completion of, planning regulations by relevant authorities, and changes in existing exemption practices from current planning regulations by relevant authorities, which could prevent the Group from utilising its properties as contemplated and/or reduce the Group's ability to acquire suitable properties for development, could have a material and adverse effect on the Group's business, financial condition, results of operations and cash flows, including the interest of potential tenants in future rental of premises or interest of future purchasers of the properties. Further, existing planning regulations could limit the possibility to further develop the Group's properties and could lead to increased costs. Any of the foregoing risks could, if they materialise, have a material and adverse effect on the Group's business, financial condition, results of operations and cash flows. Further, the floor space ratio permitted by the relevant authorities will typically affect the profitability of a project (the floor space ratio is the ratio of a project's total floor area to the area of the land on which the building is built). There is no assurance that the Group will obtain permits for floor space ratio at the assumed levels, and this can materially and adversely affect the planned floor space ratio and the planning of the projects, including projected time frame and volume for the development, and, consequently, the Group's profitability. In addition, the planning authorities have discretion to set conditions for the Group's permits, including the right to require the Group to make costly investments or the right to set conditions based on environmental or other considerations, which could have a material and adverse effect on a project's profitability and the value of the Group's properties and hence on the Group's business, financial position, results of operations and cash flows.

Safety regulations – additional or changes in the requirements for the operation of preschools or changes in respect of preschool safety, may have a material adverse effect on the lessee`s business, operating results and financial condition, which could have a material adverse effect on the Company.

Demographic development – the market for the Company's services is dependent on the demand for child care, which in turn is dependent on the birth rate in the relevant areas. A different demographic development than previously seen, can have a material adverse effect on the future market which may negatively affect the Company's profitability and financial situation.

Other industry risks – the Company contemplates to invest outside its core area, primarily in the care services real estate segment. Although this segment has similar characteristics as the pre-school segment, with long-term leases with tenants mainly relying on public funding, there can be no assurance that such projects will not adversly effect the overall credit risk of the Company.

1.2 Operational and Company specific risks

Tenant credit risk - the Group's current and potential tenants may get in a financial situation where they cannot pay the agreed rent as it falls due or otherwise abstain from fulfilling their obligations. As the Group only has three tenants, kidsa drift, the Espira Group and Norlandia preschools with 25, 45 and 42 properties respectively, the termination of either contract relationship will have a material adverse effect on the value of the properties, the Company’s business, operating results and financial condition. There are no guarantees that the Company's counterparties can fulfil their obligations. Lack of payments from tenants may significantly and adversely impair the Company’s liquidity.

Dependency on lease agreements - the Company’s revenue is dependent on succesful lease of its properties. The ability of the Group to attract new tenants will depend on demand for space at the relevant property which can be influenced by a number of factors. Rental levels and the affordability of rents, the size and quality of the building, the facilities offered, the convenience, location and local environment of the relevant property, the amount of competing space available and the transport infrastructure are examples of factors which influence tenant demand. Similarly, changes to the infrastructure, demographics, planning regulations and economic circumstances relating to the surrounding areas on which the relevant property depends for its tenant base could adversely affect the demand for such properties. In the event the Group is unable to let any of its management properties, the Group will suffer a rental shortfall, and may be obliged to cover the common costs for the vacant areas until the property is re-let. Even if tenant renewals or replacements are succesful, there is no assurance that such renewals or replacements will be on terms that are as favourable to the Group as before or that the new tenants will be as creditworthy as the previous tenants. If the current master lease agreements cease to exist, and the Company fails to attract new lessee(s), this will have a material adverse effect on the value of the properties, the Company’s business, operating results and financial condition.

Management of assets - the Group has entered into management agreements with pioneer management as, pursuant to which pioneer management as shall carry out the business management of the Group. If the management agreements ceases to exist, and the Company fails to enter into a new management agreement, or retain management and key personnel who can manage the Company’s assets efficiently, it will have a material adverse effect on the value of the properties, the Company’s business, operating results and financial condition.

Maintenance of assets - the Group’s lease agreements generally stipulate that the Group, as lessor, is responsible for external maintenance and replacement of technical installations. In general, the Group’s tenants are responsible for internal maintenance of the leased premises, while general maintenance of common areas and technical installations are covered through common costs paid by tenants. The costs expected to be incurred by the Group in respect of maintenance and upgrading of its properties in the short to medium term depend on the technical state of the properties. These costs also depend on construction costs in the regions in which the Group’s properties are located, which may be influenced by activity in the residential property markets in those regions. The Group is exposed to the risk that costs relating to the maintenance, replacements and upgrading of the properties for which the Group is responsible pursuant to the lease agreements could be higher than estimated by the Group or reflected in the pricing of the relevant leases, which could have a material and adverse effect on the Group’s business, financial condition, results of operations and cash flows.

Liability for acquired properties - the Group may acquire properties or property holding companies subject to liabilities and without any recourse, or with only limited recourse, against the prior owners or other third parties with respect to unknown liabilities. As a result, if a liability were asserted against the Group based upon ownership of those properties, the Group might have to pay substantial sums to settle or contest such liabilities, which could adversely affect the Group’s business, financial condition, results of operations and cash flows. Unknown liabilities with respect to acquired properties might include, among others things: liabilities for clean-up of undisclosed environmental contamination, claims by tenants, vendors, persons, companies or public authorities (including tax and vat) against the property holding Company and liabilities incurred in the ordinary course of business.

Key personell – the successful development and performance of the Group’s business depends on the Group’s ability to attract and retain skilled professionals with appropriate experience and expertise. Further, if the Group loses the service of its senior management or key personnel, it may not be able to execute its business strategy. There is no assurance, however, that the Group will be able to attract or retain such personnel on acceptable terms or at all. Any failure to attract or retain such personnel could have a material and adverse effect on the Group’s business and operations.

Property values - the value of the Group's properties are to some degree based on the existence of the master lease agreements. In the event that one or more of the master lease agreements terminate or otherwise cease to exist and the Group is unable to enter into a new lease contract on similar terms, the value of the Group's properties may be adversely affected . Furthermore, all of the Group's properties are located in Norway, and approximately 26% of the market value of the property portfolio was located in or around Oslo. Even in the absence of a global or regional economic downturn, slowdowns in norwegian economic activity, and in particular slowdowns in economic activity in the oslo area, could materially and adversely impact the commercial property industry in which the Group operates, thereby negatively affecting the Company's financial condition.

Technical condition of the properties – the general conditions of the Company`s properties will affect the market value of the properties. Furthermore, if the technical condition materially deviates from the condition agreed with the lessee due to hidden defects, pollution etc., the lessee could make claims towards the Company which could have a material adverse effect on the value of the properties, the Company’s business, operating results and financial condition.

Legal claims and disputes – the Company and/or its tenants may be exposed to legal claims from authorities, parents with children in the preschools or other third parties. The Company and its tenants will from time to time be involved in disputes in the ordinary course of its business activities. Such claims and disputes may disrupt business operations and adversely affect the Company's result of operations and financial condition.

Uninsured losses and liabilities - the Company’s insurance coverage may under certain circumstances not protect the Company from all potential losses and liabilities that could result from its operations. The occurrence of a casualty, loss or liability against which the Company or its subsidiaries are not fully insured, could significantly reduce its revenues and cause the Company or its subsidiaries to pay fines or damages or otherwise impair its ability to meet its obligations under its indebtedness.

1.3 Financing risks

Access to funds - the Group's business is capital intensive and the Company may be dependent on obtaining addiitonal debt or equity financing in the future, i.a. for the redemption of the bonds or to execute its business strategy. No assurance can be given that the Company will be able to obtain such future financing or that such financing will be available on acceptable terms. If the Company or the Group is unable to obtain future debt and/or equity financing on acceptable terms this could materially adversely affect the Company’s business, financial condition; results of operation and liquidity.

Contractual restrictions - the Group’s existing or future debt arrangements could limit the Group’s liquidity and flexibility in obtaining additional financing, in pursuing other business opportunities or corporate activities or the Company’s ability to declare dividends to its shareholders the Group’s existing loan arrangements contain, and any future borrowing arrangements may contain, covenants and event of default clauses, including cross default provisions and restrictive covenants and performance requirements, such as equity ratio, interest cover ratio, loan-to-value of property and change of control provisions, which could affect the operational and financial flexibility of the Group. The satisfaction of these restrictive covenants and performance requirements could be affected by factors outside of the Group's control, such as a slowdown in economic activity which could result in a decline in the value of the Group's properties. Such restrictions could affect, and in many respects limit or prohibit, among other things, the Group's ability to pay dividends, incur additional indebtedness, create liens, sell assets, or engage in mergers or acquisitions. These restrictions could further limit the Group's ability to plan for or react to market conditions or meet extraordinary capital needs or otherwise restrict corporate activities. There is no assurance that such restrictions will not materially and adversely affect the Group's ability to finance its future operations or capital needs. The Group's future cash flows could be insufficient to meet all of its debt obligations and contractual commitments. To the extent that the Group is unable to repay its indebtedness as it becomes due or at maturity, the Group could need to refinance its debt, raise new debt, sell assets or repay the debt with the proceeds from equity offerings.

Interest rate risks – several of the Company's financing arrangements have floating interest rate. An increase in the Company's floating interest rates may have a material adverse affect on the Company's business, financial condition, results of operation and liquidity.

Liquidity risk - even though the Company's policy on overall liquidity is to ensure that there are sufficient funds in place to meet the Company's financial obligations, there can be no assurance that the Company in the future will have sufficient liiquidity to meet its financial obligations as they fall due.

The Company is a holding company – the Company is a holding company and is dependent upon cash flow from its subsidiaries to meet its obligations and to pay principal and interest on the bonds. If its subsidiaries are not able to distribute sufficient cash to the Company to make scheduled payments on the bonds, the Company's ability to make payments will be limited and depend on factors beyond its control.

2 DEFINITIONS

Adolfsen Brothers	Means the brothers Kristian Adolfsen and Roger Adolfsen.
Adolfsen Group........................	Means companies in which the Adolfsen Brothers have a significant ownership in, either directly or through various investment companies.
Issuer/the Company/PPP..........	Means Pioneer Public Properties AS (organizational number 916 423 124).
Double net lease contract……	Means a triple net lease contract where the owner covers real estate insurances and property taxes
Triple net lease contract……..	Means a lease contract where the tenant covers all applicable expenses, this includes maintenance, replacements, property taxes and fees, property insurance, electricity and utility, security, janitorial service and other services
Tenant……………………...	Means a preschool operator which is leasing the preschool properties from the Company
Issuer Group............................	Means the Issuer and the Subsidiaries.
Group	Means the Parent and the Issuer Group.
Espira	Means Espira Gruppen AS (organizational number 991 926 577).
Kidsa Drift	Means Kidsa Drift AS (organizational number 915 272 002).
NCG	Means Norlandia Care Group.
Norlandia Care Group	Means Norlandia Care Group AS (organizational number 992 036 540).
Norlandia Preschools	Means Norlandia Preschools AS (organizational number 986 554 270).
Operator Guarantor	Means Norlandia Care Group.
Parent	Means PPG.
Parent Management Agreement................................	Means the management agreement entered into between the Parent and Pioneer Management on 12 May 2015.
Pioneer Management................	Means the management Company Pioneer Management AS (organizational number 912 323 811), which is the counterparty to the Parent in the Management Agreement.
Pioneer Property Group	Means Pioneer Property Group ASA (organizational number 914 839 327).
PPG	Means Pioneer Property Group.
PPP I	Means Pioneer Public Properties I AS (organization number 996 920 917).
PPP II	Means Pioneer Public Properties II AS (organization number 999 244 564).
PPP III......................................	Means Pioneer Public Properties III AS (organization number 913 748 336).
PPP IV......................................	Means Pioneer Public Properties IV AS (organization number 914 835 429).
Preschools	Means the 112 cadastral number preschool properties as set out in Appendix 1.
Subsidiaries	Means PPP I, PPP II, PPP III, PPP IV and all their subsidiaries.
Settlement Date……………..	Means 1 July 2016
Bonds……………………….	Means the NOK 1,000 million senior unsecured bond issue with ISIN

	NO0010767619
Manager……………………..	Means Pareto Securities AS

3 PERSONS RESPONSIBLE

3.1 Persons responsible for the information

Persons responsible for the information given in the Registration Document are as follows:

Pioneer Public Properties AS, c/o Pioneer Capital Partners, Rådhusgata 23, 0158 Oslo, Norway

3.2 Declaration by persons responsible

The Issuer confirms that, having taken all reasonable care to ensure that such is the case, the information contained in this Registration Document is, to the best of its knowledge, in accordance with the facts and contains no omission likely to affect its import.

Oslo, 29 September 2016

Pioneer Public Properties AS

4 STATUTORY AUDITORS

4.1 Names and addresses

Pioneer Public Properties AS' (including subsidiaries) auditor for the Company's 2015 accounts is:

BDO AS (registration no. 993 606 650), member of the Norwegian Institute of Public Accountants (No: Revisorforeningen). Address: Kniveveien 31, 3036 Drammen.

5 INFORMATION ABOUT THE COMPANY

5.1 Legal and commercial name

The legal name of the Issuer is Pioneer Public Properties AS and the commercial name is Pioneer Public Properties.

5.2 Place of registration and registration number

The Issuer is incorporated in Norway with registration number is 915 423 124. The Company is registered in the Register of Business Enterprises (no: Enhetsregisteret).

5.3 Date of incorporation

The Issuer was incorporated 21 April 2015 while the Issuer Group was formed after the acquisition of Pioneer Public Properties I AS (PPPI), Pioneer Public Properties II AS (PPPII), Pioneer Public Properties III AS (PPPIII) and Pioneer Public Properties IV AS (PPPIV) on 27 November 2015.

5.4 Domicile and legal form

Pioneer Public Properties AS is registered as a private limited liability Company domiciled in Oslo, Norway, organized and existing under the laws of Norway in accordance with and pursuant to the Norwegian Limited Companies Act (Nw. aksjeloven).

The Company's headquarters and business address is: Pioneer Public Properties AS c/o Pioneer Capital Partners AS, Rådhusgata 23, 0158 Oslo, Norway. Telephone: +47 9069 0038

5.5 Recent events relevant to evaluation of solvency

None.

5.6 Memorandum and Articles of Association

Pioneer Public Properties AS' (registration number 915 423 124) is registered in the Norwegian Register of Business Enterprises (no: Enhetsregisteren) and its stated objective in the third paragraph of the Company's Articles of Association is as follows (English translation):

> *"The Company is to invest in real estate and operate other business(es) in relation to this."*

6 BUSINESS OVERVIEW

6.1 General overview and history

Pioneer Public Properties AS (the "Issuer") is a large owner and manager of preschool properties in Norway, focused on high quality preschools in highly populated urban areas throughout the country. The Issuer, through its 100 per cent owned subsidiaries, owns and manages a portfolio of 112 preschools, housing over eleven thousand children which are rented out to preschool operators. The market value of the Issuer Group's preschool portfolio as of June 2016 was NOK 3.4 billion.

The Preschools owned by the Issuer Group are regulated for the use as preschools, and are leased out on long-term rental contracts to the preschool operators Espira, Kidsa Drift and Norlandia Preschools.

The Issuer is 100% owned by the Parent which is controlled by the Adolfsen Group.

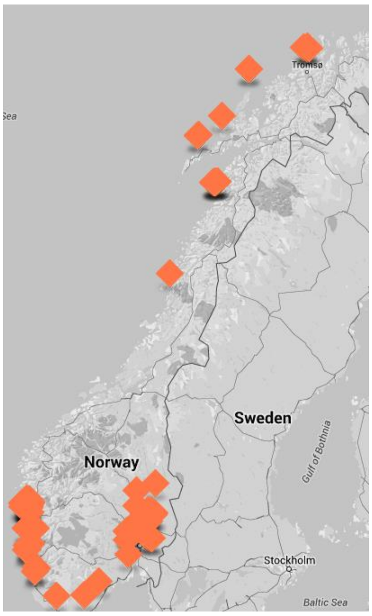
The Parent is the 100 per cent direct owner of the Issuer. The Parent did not conduct any business before it on 12 May, 2015 acquired 100 per cent of the shares in PPP I, PPP II, PPP III and PPP IV. In November 2015, the Issuer became a direct subsidiary of the Parent whereby the Issuer acquired the subsidiaries PPP I, PPP II, PPP III and PPP IV. There has been no operational activity in the period between date of incorporation and November 2015.

On 19 June 2015, the Parent listed NOK 650 million of preference shares on the Oslo Stock Exchange. The preference shares was sold to both new and the existing shareholders. The preference shares are entitled to an annual dividend of NOK 7.50. The numbers in this chapter is based on 2015 numbers, which is the latest available information. It is not expected to be significant changes regarding monthly run rate the next year, and furthermore not expected significant changes from last available information in the next fiscal years.

6.1.1 Preschool overview

The Issuer's portfolio comprises of 112 preschools. The Preschools can be divided into four main geographical clusters of which the Greater Oslo Region, Bergen, North and Other accounts for 26 per cent, 30 per cent, 14 per cent and 30 per cent of the rent respectively. The clusters are strategically located around three of the four most populated urban areas in Norway complemented by a cluster in the North, where Bodø and Tromsø display positive population growth.

Geographic location



Source: PPG

Please see Appendix 1 for an overview of the Issuer's preschools.

6.1.2 Overview of lease agreements

The Preschools are fully let (100 per cent occupancy rate) with a remaining weighted average lease term of over seventeen years and the Issuer's portfolio represents one of the larger property portfolios of preschools in Norway.

Rental income by tenant

	espira KUNNSKAPSBARNEHAGEN	norlandia BARNEHAGENE	KIDSA barnehager
No. of properties (112)	45	42	25
Number of children (11,082)	5,947	3,318	1,817
Book value (NOK 3,411m)	NOK 1,805 (53%)	NOK 980m (29%)	NOK 626m (18%)
Rent* (NOK 209m)	NOK 111m	NOK 60m	NOK 38m
Weighted average lease term (years)	18	16	19

Source: PPG

Note: Property value based on a 6% gross yield on 2015 rent level

Norlandia Preschools leases its properties on 20 year contracts (+ 10 year option) through a triple-net master lease contract with 100% annual CPI-adjustment, average 16 years remaining lease.

Espira properties are leased on a double net (triple net less real estate insurances and property taxes) basis with 100% annual CPI adjustment. The Espira lease agreements are irrevocable and expire in 2018 and 2019, of which 31 of the 45 expire year end 2018. Espira has an option to extend the lease contracts 10+5 years, which are deemed likely to be exercised as they are considered to be "in the money". Norlandia has a step-in obligation on a triple net basis.

Kidsa Drift signed a 20 year triple net lease in April 2015 with 100% annual CPI adjustment, average 19 years remaining lease.

If Espira or Kidsa Drift do not exercise their renewal options or for some other reason do not fulfil their obligations, Norlandia Preschools has an obligation to assume operations of the preschools and step in to the lease contracts at the same payment terms with 20 years duration from 2014 and 2015, respectively. The agreement regulating Norlandia Preschools' step-in obligation is a triple net master lease contract.

6.1.3 The Group's Strategy

Pioneer Property Group's key focus is on owning and leasing out preschool properties, or other properties with similar characteristics, where the Group currently owns, manages and leases out preschoolproperties. The Group has developed and started the consolidation of the Norwegian market for preschool properties aiming to consolidate the market through further acquisitions and also broaden the group’s footprint into other care service real estate, with similar characteristics as the preschool market (i.e. long term contracts with solid operators, again backed by government financing - and access to the financial markets to finance further growth) both in Norway and also in the Nordics

6.1.4 History

The table below provides an overview of key events in the Group's development.

Year	Event
2011	Pioneer Public Properties I AS is established.
2012	Pioneer Public Properties II AS is established
2013	Pioneer Public Properties II AS carries out a NOK 200 million bond issue which was subsequently listed on Oslo Børs
2014	Pioneer Public Properties III AS is established
2014	Pioneer Public Properties III AS carries out a NOK 385 million bond issue which was subsequently listed on Oslo Børs
2015	Pioneer Public Priorities IV AS is established
2015	Restructuring of the Group. Holding Company Pioneer Property Group ASA is established and subsequently acquires PPP I- PPP IV. The Parent issues NOK 650 million of preference shares at 7.5% yield.
2015	The Issuer is established as a subsidiary of the Parent and subsequently acquires PPP I- PPP IV.

6.2 Basis for statements regarding competitive position

The Company owns preschool-properties on a sit-and-hold basis. These properties are leased out to Espira, Kidsa and NCG on long-term contracts which cannot be cancelled even if alternative competing properties were available to the leaseholders. The competitive position of the portfolio is therefore only relevant when the contracts are close to maturity.. In addition, the properties are regulated for use as preschools by the local municipalities – which regulates depending on the local demand/supply situation for preschools. It is therefore highly unlikely that competing properties with available capacity would become a material risk also at the end of the current contracts. The Company therefore views its competitive position as extremely strong, as it is protected both through its contracts with Espira, Kidsa and NCG and through local regulation of properties available for preschool operations.

6.3 Investments

All the 112 properties are modern and in-line with current regulations and there is no identified need to upgrade the portfolio in the foreseeable future – i.e. the Company has no imminent capital expenditures.

The rent agreements are on a triple net basis where the tenant covers all applicable expenses, this includes maintenance, replacements, property taxes and fees, property insurance, electricity and utility, security, janitorial service and other services, with the exception of the Espira leases which is on a double net basis, where the tenant is responsible for all operating expenditures including (but not limited to) general maintenance (interior and exterior), insurance and public duties.

Further development and upgrades of the properties is possible conditioned on both parties agreeing. However if PPP invests in such upgrades the rent will increase with 8% of the invested capital. Therefore the issuer sees no future capital expenditures requirements (under the Issuer’s part) at the current rent level. Investments will be covered through the Company's cash holdings, or financed with new external capital. General maintenance of buildings will be funded by the Company's cash holdings.

6.3.1 *Investments since Settlement Date of the Bonds*

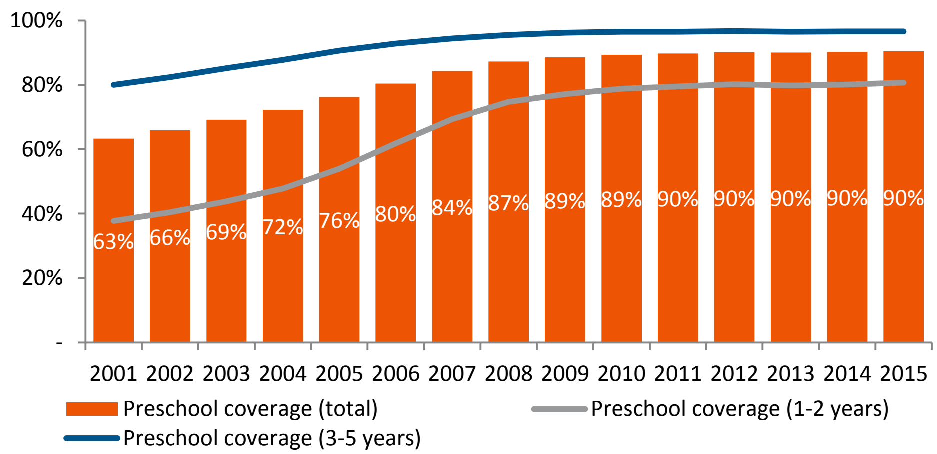
Pioneer Property Group ASA has entered into agreement, through its subsidiary Pioneer Public Properties V AS, to acquire nine additional properties at a total property value of NOK 188 million. The majority of the properties have been acquired from Norlandia Care Group. Total annual rental income is NOK 12.2 million and the financial transfer of rights, including title to properties and rental income, will be effective immediately. The portfolio has NOK 44 million in existing debt, and the net purchase price will be financed from the current cash reserves in Pioneer Public Properties AS. However, the Group is in the process of sourcing additional bank financing, which should reduce the equity portion of the acquisition within the near future. Eight of the properties are pre-schools, with five located in Norway, two in Finland and one in Sweden. The last property is an elderly-care home in Sweden. All the properties have long-term, triple-net, lease contracts with Norlandia Care Group. The properties therefore have similar characteristics to the Group's existing portfolio of pre-schools, and the purchase also marks the first step into the Swedish and Finish markets in line with the Group's previously communicated strategy plan. In conjunction with the transaction, all the properties have been valued by an independent valuation company and have also been treated as a related party transaction in respect of the Parent's controlling shareholders.

6.4 Market overview

6.4.1 Market

Close to all Norwegian children attend preschools from the age of one. Norwegian preschools had 286,414 children enrolled in 2014, distributed over 6,205 preschools. The overall coverage rate for children in the age group 1-5 years was 90.2 per cent in 2014 (96.6 per cent for 3-5 years).

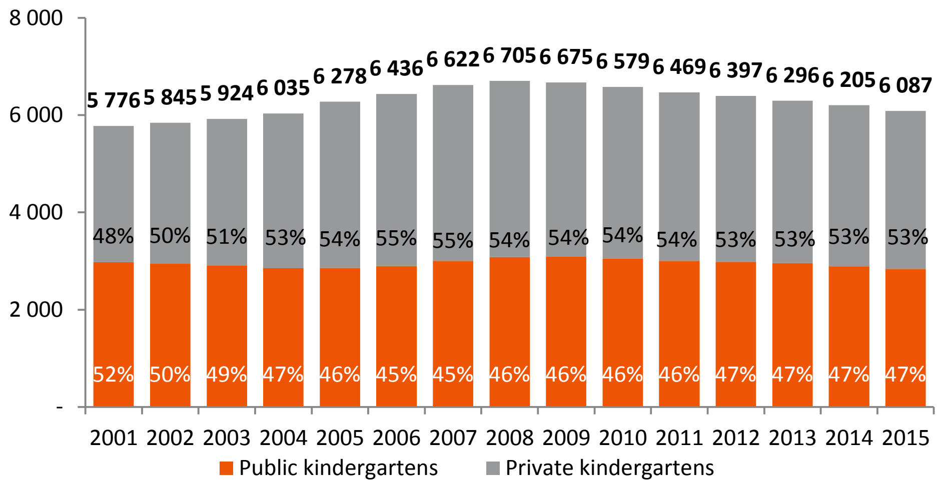
Preschool coverage rates



Source: SSB – Statistikker – Barnehager

Preschools mainly compete on proximity to the household, as the establishment of new preschools is tightly regulated by the local municipalities, which means that most of the scale advantages and professionalization of preschools can benefit professional preschool providers. Approximately 53 per cent of Norwegian preschools are privately operated, with public preschools making up the remainder. Having become an integrated part of the preschool system, the large share of private preschools makes them an integral part of the market.

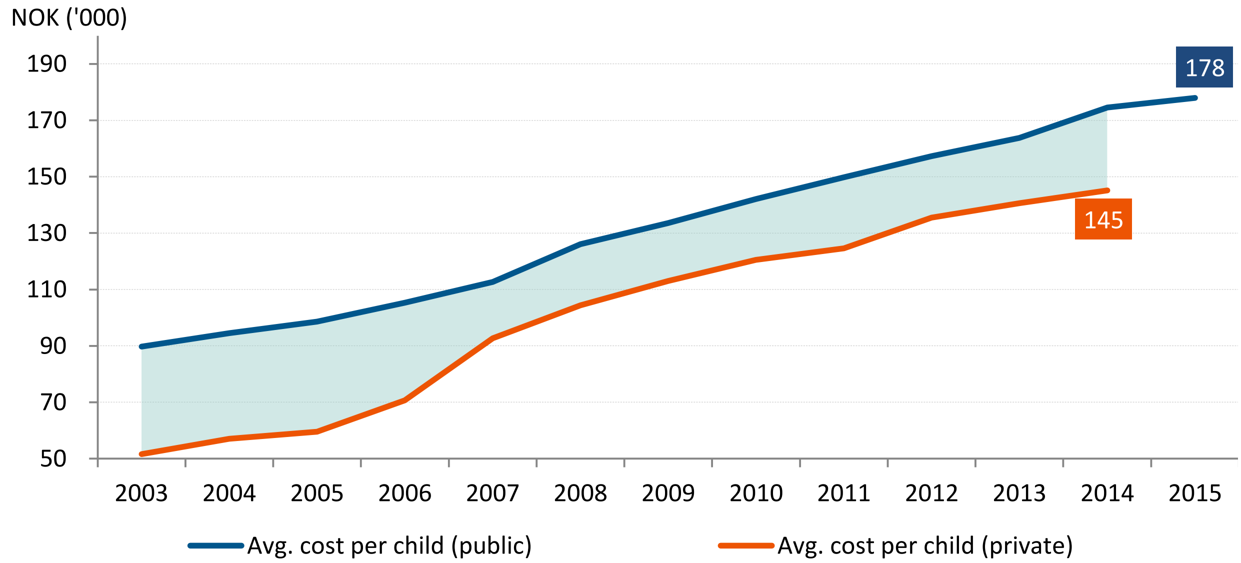
Number of preschools with public/private split



Source: SSB – Statistikker – Barnehager

The difference in average annual cost per child between public and private preschools has decreased significantly over the last 10 years. As of 2013, the average annual cost per child for private preschools amounted to 86 per cent of that for public preschools.

Average annual cost per child: public vs. private (NOK'000)



Source: SSB – Statistikker – Barnehager

The Norwegian preschool market is experiencing an accelerating urbanization driving demand for child-care services in urban areas. Preschools mainly compete on proximity to the household which means that most of the scale advantages and professionalization of preschools can be translated into healthy margins for best-in-class players.

6.4.2 Regulatory framework

From 1 January 2009 all Norwegian children between 1-5 years have a statutory right to a place in a preschool under the "Preschool Law" (No: Barnehageloven). The Preschool Law also dictates that private and public preschools are entitled to the same subsidies under the principal of allowance on equal terms. Both the funding system and the statutory right have a broad political support, including backing from the largest left-wing party (No: Sosialistisk Venstreparti). These reasons put preschools on par with the provision of primary and secondary education with regards to regulatory and state support.

From 2011 the municipalities became responsible for both financing of the preschools and ensuring that a sufficient number of preschool places are available.

The average cost per child in public preschools forms the basis for the support to private preschools in the same municipality. Although the law dictates equal treatment between public and private preschools, the actual subsidies varies, in per cent of public cost base, from a minimum of 98 per cent to a maximum of 100 per cent. The arrangement implies that private units have the potential to make profits if they operate more efficiently than the public segment. The distributions were previously (before 2011) handled on a national level but are now done by each local municipality and can lead to potential conflicting interests in the local municipalities when deciding/calculating the basis for support.

Private preschools face equal minimum requirements with regards to space, service requirements and employees per enrolled child as the public preschools. In addition to the public support, direct parental payments of up to NOK 2,580 per month (for 11 months a year) per child account for roughly 15 per cent of total income in private preschools, however dependent on the age distribution of the attending children. Below is preschool revenue example, based on the national levels for 2015.

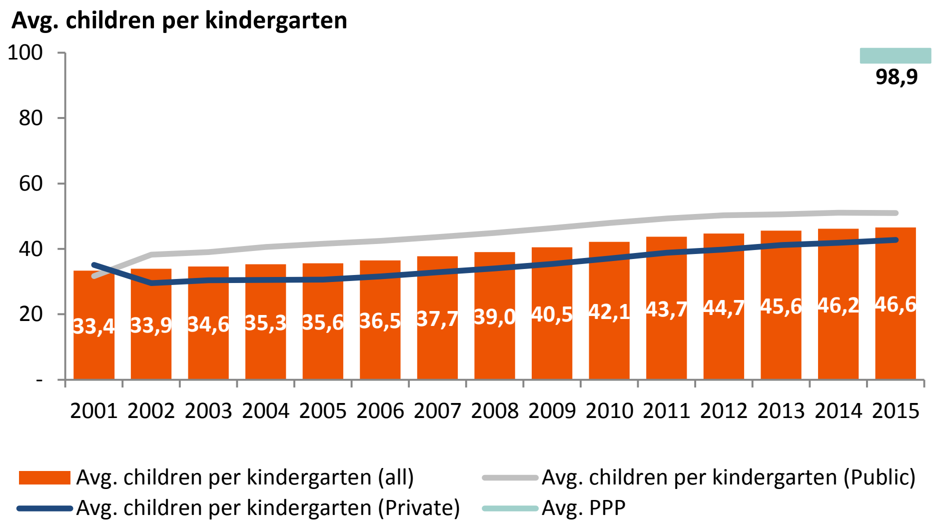
6.4.3 Competitive landscape

The preschool market remains largely fragmented with the majority of preschools being local and independent public or private initiatives. Nonetheless, a few private preschool chains have emerged over the last 10 years, and the top four private preschool providers (Espira, Norlandia, Læringsverkstedet AS, and Trygge Barnehager AS) now account for ~20 per cent of the overall supply in the private sector and around 10 per cent of the revenue (source: SSB.no). The top eigth non-public players account for ~19 per cent of the total market in terms of revenue (calculated as sum of preschools in the top four private preschools providers divided by total number of preschools in Norway).

6.4.4 Recent industry developments

The population in Norway is increasingly urbanizing, boosting population in metropolitan areas and increasing the overall demand for services. The Norwegian preschool market is experiencing this accelerating urbanization driving demand for child-care services in urban areas. Preschools are getting increasingly larger, up from 33.4 to 46.2 children per preschool from 2001 to 2014. Furthermore, the population in Norway is steadily increasing, and even though there is an urbanization going on, there is a significant willingness from the government to ensure that all areas of Norway are populated, among others through subsidies or tax benefits.

Average number of children per preschool



Source: PPG, SSB – Statistikker – Barnehager

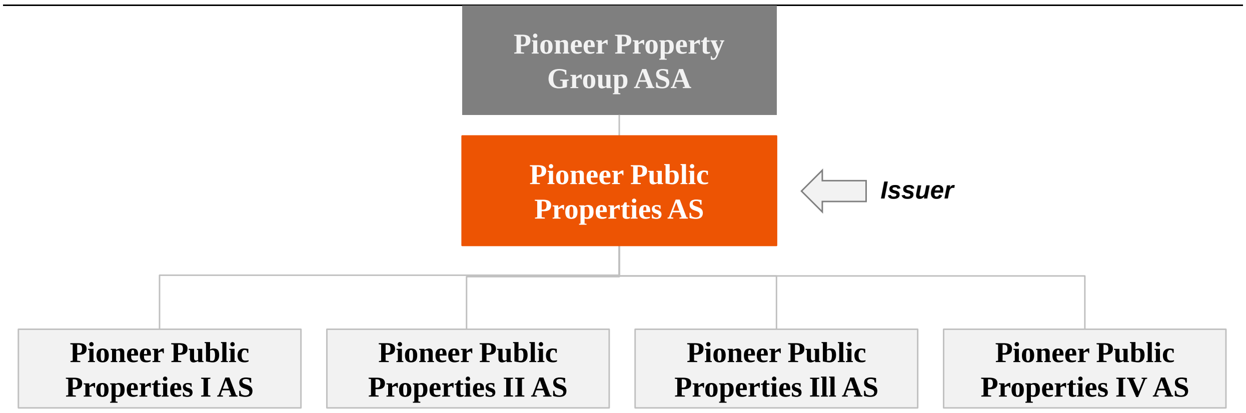
7 ORGANISATIONAL STRUCTURE

7.1 Description of group

7.1.1 Legal structure of Pioneer Public Properties AS

Pioneer Public Properties AS is a holding company. The figure below outlines the legal structure of the Group:

Simplified legal structure



7.1.2 Pioneer Public Properties I AS

Pioneer Public Properties I AS ("PPP I") is a private limited liability Company registered in Norway with registration number 996 920 917. PPP I was incorporated on 6 May 2011.

PPP I owns/leases 18 preschool properties through 3 wholly-owned subsidiaries which sole purpose is to own and lease out preschools.

For an overview of PPP I's subsidiaries see table below:

Subsidiary	Organization number	Owner
Bodø Eiendomsselskap AS	959 230 331	Pioneer Public Properties I AS (100%)
Tromsø Eiendomsselskap AS	977 265 606	Pioneer Public Properties I AS (100%)

Vestlandske Eiendomsselskap AS	988 030 880	Pioneer Public Properties I AS (100%)

7.1.3 Pioneer Public Properties II AS

Pioneer Public Properties II AS ("PPP II") is a private limited liability Company registered in Norway with registration number 999 244 564. PPP II was incorporated on 19 November 2012.

PPP II owns/leases 23 preschool properties through 11 wholly-owned subsidiaries which sole purpose is to own and lease out preschools.

For an overview of PPP II's subsidiaries see table below:

Subsidiary	**Organization number**	**Owner**
Capella Eiendom AS	897 178 672	Pioneer Public Properties II AS (100%)
Andungen Eiendom AS	958 905 912	Pioneer Public Properties II AS (100%)
Acea Eiendom Nydalen AS	990 919 232	Pioneer Public Properties II AS (100%)
Acea Eiendom Viken AS	996 830 616	Pioneer Public Properties II AS (100%)
Sjøstjerna Eiendom AS	998 990 076	Pioneer Public Properties II AS (100%)
Småstrilane Eiendom AS	998 990 408	Pioneer Public Properties II AS (100%)
Kløvermarka Eiendom AS	998 990 092	Pioneer Public Properties II AS (100%)
Vifo Røa Eiendom AS	911 675 595	Pioneer Public Properties II AS (100%)
Vifo Romerike Eiendom AS	999 302 548	Pioneer Public Properties II AS (100%)
Idunsvei 8 DA	985 894 345	Pioneer Public Properties II AS (99%), Vifo Romerike Eiendom AS (1%)
Haukedalen Eiendom AS	914 493 943	Pioneer Public Properties II AS (100%)

7.1.4 Pioneer Public Properties III AS

Pioneer Public Properties III AS ("PPP III") is a private limited liability Company registered in Norway with registration number 913 748 336. PPP III was incorporated on 27 May 2014.

PPP III, through its wholly-owned subsidiary, Service Property AS, owns/leases 45 preschool properties through 45 wholly-owned subsidiaries which sole purpose is to own and lease out preschools.

For an overview of PPP III's subsidiaries see table below:

Subsidiary	**Organization number**	**Owner**
Care Real Estate AS	913 018 303	Pioneer Public Properties III AS (100%)
Service Property AS	982 211 867	Care Real Estate AS (100%)
Bjørgene Barnehage AS	987 617 004	Service Property AS (100%)
Brådalsfjellet Barnehage AS	988 041 513	Service Property AS (100%)
Dragerskogen Barnehage AS	989 932 454	Service Property AS (100%)
Dvergsnestangen Barnehage AS	989 512 595	Service Property AS (100%)
Furuholmen Barnehage AS	987 254 793	Service Property AS (100%)
Garhaug Barnehage AS	986 193 952	Service Property AS (100%)
Gullhella Barnehage AS	985 035 563	Service Property AS (100%)
Gåserud Barnehage AS	985 088 330	Service Property AS (100%)
Halsnøy Kloster Barnehage AS	990 301 565	Service Property AS (100%)
Helldalsåsen Barnehage AS	985 072 876	Service Property AS (100%)
Høytorp Fort Barnehage AS	988 263 265	Service Property AS (100%)
Kløverenga Barnehage AS	987 459 212	Service Property AS (100%)

Kniveåsen Barnehage AS	989 319 515	Service Property AS (100%)
Krystallveien Barnehage AS	991.998.136	Service Property AS (100%)
Kuventræ Barnehage AS	988 305 081	Service Property AS (100%)
Litlasund Barnehage AS	990 586 136	Service Property AS (100%)
Løvestad Barnehage AS	991 127 461	Service Property AS (100%)
Marthahaugen Barnehage AS	989 587 706	Service Property AS (100%)
Myraskogen Barnehage AS	990 786 437	Service Property AS (100%)
Nordmo Barnehage AS	885 088 562	Service Property AS (100%)
Opaker Barnehage AS	988 771 309	Service Property AS (100%)
Opsahl Barnehage AS	985 642 192	Service Property AS (100%)
Ormadalen Barnehage AS	992 061 421	Service Property AS (100%)
Rambjøra Barnehage AS	986 194 215	Service Property AS (100%)
Ree Barnehage AS	988 598 283	Service Property AS (100%)
Romholt Barnehage AS	988 096 520	Service Property AS (100%)
Rubbestadneset Barnehage AS	991 996 079	Service Property AS (100%)
Rå Barnehage AS	976 149 580	Service Property AS (100%)
Salamonskogen Barnehage AS	989 512 846	Service Property AS (100%)
Skolegata Barnehage AS	986 193 960	Service Property AS (100%)
Skåredalen Barnehage AS	990 779 902	Service Property AS (100%)
Snurrefjellet Barnehage AS	985 941 831	Service Property AS (100%)
Solknatten Barnehage AS	989 972 707	Service Property AS (100%)
Stongafjellet Barnehage AS	988 598 232	Service Property AS (100%)
Sundbyfoss Barnehage AS	992 184 302	Service Property AS (100%)
Tjøsvoll Barnehage AS	891 723 962	Service Property AS (100%)
Torsbergskogen Barnehage AS	991 356 398	Service Property AS (100%)
Ulsetskogen Barnehage AS	990 301 506	Service Property AS (100%)
Vagletjørn Barnehage AS	988 635 235	Service Property AS (100%)
Vannverksdammen Barnehage AS	989 319 663	Service Property AS (100%)
Vanse Barnehage AS	987 490 276	Service Property AS (100%)
Veldetun Barnehage AS	885 462 332	Service Property AS (100%)
Østrem Barnehage AS	986 493 867	Service Property AS (100%)
Åbol Barnehage AS	990 301 522	Service Property AS (100%)
Århaug Barnehage AS	985 462 399	Service Property AS (100%)

7.1.5 Pioneer Public Properties IV AS

Pioneer Public Properties IV AS ("**PPP IV**") is a private limited liability Company registered in Norway with registration number 914 835 429. PPP IV was incorporated on 14 January 2015.

PPP IV owns/leases (indirectly) a total of 26 preschool. PPP IV owns the preschools through two wholly-owned subsidiaries which sole purpose is to own and lease out preschools.

For an overview of PPP IV's subsidiaries see table below:

Subsidiary	**Organization number**	**Owner**
Kidsa Bygg AS	990 590 583	Pioneer Public Properties IV AS (100%)
Kidsa Eiendom AS	996 153 762	Pioneer Public Properties IV AS (100%)

7.2 Dependence upon other entities

The Issuer's operating cash will depend on the cash flow provided by its Subsidiaries.

8 TREND INFORMATION

8.1 Statement of no material adverse change

There has been no material adverse change in the prospects of the Group since the date of its last published audited financial statements.

9 PROFIT FORECASTS OR ESTIMATES

Neither a profit forecast nor a profit estimate is included in this Registration Document. However, the Issuer's operations have a large degree of financial visibility due to the structure of the lease-contracts (double & triple-net) and thereby limited exposure to operational risks which might impact financial earnings.

10 ADMINISTRATIVE, MANAGEMENT AND SUPERVISORY BODIES

10.1 Information about persons

Both the management and the board of directors of the Issuer consist solely of Runar Rønningen. As the Issuer is 100% owned by the Parent, the management and board of directors of the Parent is described below.

10.1.1 Management of the Parent

The management consists of two individuals. The names of the members of the management their respective positions, are presented in the table below:

Name	Position	Served since	Address
Runar Rønningen	CEO	2015	Rådhusgata 23, 0158 Oslo
Martin Hoff	CFO	2015	Rådhusgata 23, 0158 Oslo

The management is hired through the management company Pioneer Management AS and is regulated through separate management agreements.

Runar Rønningen – Chief Executive Officer

Rønningen has more than fifteen years' experience from leading roles in Nordic investment and broker houses, including H&Q Norge and Fondfinans. Rønningen has been on value-creative cross-border corporate financial transactions, including mergers and acquisitions, fund raising, for both public companies and Private Equity funds. Rønningens experience also includes being a financial journalist, including 5 years in the Norwegian business journal Kapital. He holds an MBS in finance and is an authorized financial analyst (AFA) from the Norwegian School of Business (Nw. Handelshøyskolen (NHH)).

Martin P. Hoff – Chief Financial Officer

Hoff has been a partner in Pioneer Capital Partners since 2011. Hoff has an extensive experience from the financial markets. His previous experience includes partner and Senior Equity Analyst in Arctic Securities for 3 years, CFO of Funcom N.V, CFO of Tandberg Television ASA and Senior Equity Analyst in SEB Enskilda Securities for 4 years. Hoff has a bachelor in finance from Boston University.

10.1.2 Board of Directors of the Parent

The Articles of Association provide that the Board of Directors shall consist of a minimum of 3 and a maximum of 7 members. The Parent's Board of Directors consists of the following individuals:

Name of director	Position since	Current term expires
Roger Adolfsen (Chairman)	2015	2017
Nina Torp Høisæter	2015	2017
Even Carlsen	2015	2017
Geir Hjorth	2015	2017
Sandra Riise	2015	2017

10.2 Conflicts of interest

In the Parent's Board of Directors, Roger Adolfsen and Even Carlsen are also indirect shareholders in two of the Group's tenants, KIDSA Drift and Norlandia Care Group. Due to potential conflicts of interest all material matters in relation to these companies are voted upon on by the independent Board Members in the Parent Company. There are no other potential conflicts of interests between any duties to the Group of the persons referred to in item 10.1 and their private interests and or other duties.

11 BOARD PRACTICES

The Board of Directors is in compliance with the independence requirements of the Norwegian Code of Practice for Corporate Governance dated 30 October 2014 (the "**Corporate Governance Code**"), meaning that (i) the majority of the shareholder-elected members of the Board of Directors is independent of the Parent's executive management and material business contacts, (ii) at least two of the shareholder-elected members of the Board of Directors are independent of the Parent's main shareholders, and (iii) no members of the Parent's executive management are on the Board of Directors. However, please note the following:

- Roger Adolfsen and his brother Kristian A. Adolfsen control the following shareholders of Pioneer: Hospitality Invest AS, Norlandia Care Group AS, Klevenstern AS and Mecca Invest AS. Roger Adolfsen and Kristian A. Adolfsen also indirectly control Norlandia Preschools AS, a major business relation of the Group. Kidsa Drift AS which is also a major business relation of the Group, is controlled by Norlandia Care Group AS, Kristian Adolfsen, Roger Adolfsen, Benn Eidissen and Even Carlsen.

- Even Carlsen controls Grafo AS, a shareholder of the Parent, and is a member of the board of directors of Norlandia Care Group AS. Even Carlsen is accordingly not considered independent from major shareholders of major business connections and major shareholders of the Parent.

- Nina Torp Høisæter is CEO in Aberia Healthcare AS, a Company controlled by Kristian and Roger Adolfsen. She is accordingly not considered independent of major shareholders of the Parent.

- Geir Hjorth and Sandra Riise do not have any relations with major shareholders or major business relations of Pioneer that according to the Parent's view would make them not independent. For the sake of good order it should be mentioned that Geir Hjorth owns 2.43 per cent of Hospitality Invest AS through his wholly owned Company Kronhjorten AS. He is also a representative of the minority shareholders in Norlandia Holding AS. He is not represented in the board of neither Hospitality Invest AS nor Norlandia Care Group AS.

12 MAJOR SHAREHOLDERS

12.1 Ownership

The Issuer, Pioneer Public Properties AS, is 100% directly owned by the Parent, Pioneer Property Group ASA.

Below is the shareholder structure of the ordinary shares in Pioneer Property Group ASA.

Shareholders PPG	**Owner (majority)**	**Ownership (%)**
Norlandia Care Group AS	Adolfsen Brothers	20.1%
Hospitality Invest AS	Adolfsen Brothers	22.2%
Eidissen Consult AS	Benn H. Eidissen	14.5%
Grafo AS	Even Carlsen	14.5%
Klevenstern AS	Kristian Adolfsen	14.5%
Mecca Invest AS	Roger Adolfsen	14.5%
Sum		**100.0%**

12.2 Change in control of the Issuer

There are no arrangements, known to the Issuer, the operation of which may at a subsequent date result in a change in control of the Issuer.

12.3 Share Capital

The Issuer’s share capital is NOK 120,000,000 divided on 300 ordinary shares, each with a nominal value of NOK 400,000.

13 SELECTED FINANCIAL INFORMATION

The Issuer’s audited financial statements as of 31 December 2015 for the period 27 November 2015 (date of incorporation of the *Issuer Group*) until 31 December 2015.

13.1 Consolidated Income Statement

NOK thousand	27.11.15-31.12.15
Income from rent	19,309
Other income	29
Total Income	19,338
Payroll expenses	
Expenses related to property	
Other operating expenses	3,309
Total Expenses	3,309
Fair value adjustment on investment properties	
Operating profit (EBIT)	16,029
Finance income	1,359
Finance expenses	8,303
Net Finance	-6,944
Profit/(loss) before tax	9,085
Income taxes	2,453
Profit/(loss) for the period	6,632

13.2 Consolidated Statement of Financial Position

NOK thousands	**31/12/2015**
Assets	
Investment property	3,413,174
Deferred tax assets	-
Fixed assets	
Total non-current assets	3,413,174
Trade and other receivables	10,607
Cash and cash equivalents	174,042
Total current assets	184,649
Total assets	3,597,823
Equity and liabilities	
Share capital	120,000
Share premium	1,264,959
Retained earnings	6,632
Total equity	1,391,591
Borrowings	1,698,190
Deferred tax	25,801
Other non-current liabilities	316,290
Total non-current liabilites	2,040,281
Borrowings	86,793
Current tax payable	-
Other current liabilities	79,158
Total current liabilities	165,952
Total liabilities	2,206,233
Total equity and liabilities	3,597,823

13.3 Consolidated Statement of Cash Flow

NOK thousands	27.11.15-31.12.15
Cash flows from operating activities:	6,632
Profit before income tax	
Adjustments for:	
Fair value adjustments on investment property	
Interest expense - net	
Borrowing cost	
Net (gain)/loss on sale of shares	
Changes in working capital:	
Trade receivables	-807
Trade payables	
Other accruals	181,952
Cash generated from operations	187,777
Interest paid	
Income tax paid	
Net cash generated from operating activities	**187,777**
Cash flows from investing activities:	
Purchase of property	-3,413,174
Purchase of net other assets	
Other long term receivables	
Proceeds from sale of shares and bonds	
Net cash used in investing activities	**-3,413,174**
Cash flows from financing activities:	
Proceeds from debt to financial institutions	2,014,480
Proceeds from other borrowings	
Repayments of debt to financial institutions	
Proceeds from shares issued	1,384,959
Repayment of shares issued	
Dividends paid to owners of the parent	
Dividends paid to non-controlling interests	
Net cash from financing activities	**3,399,439**
Net change in cash and cash equivalents	**174,042**
Cash and cash equivalents at beginning of period	
Exchange gains/(losses) on cash and cash equivalents	
Cash and cash equivalents at period end	**174,042**

14 SELECTED FINANCIAL INFORMATION CONCERNING THE COMPANY'S ASSETS AND LIABILITIES, FINANCIAL POSITION AND PROFITS AND LOSSES

14.1 Historical Financial Information for the Company

According to the Commission Regulation (EC) No 809/2004 of 29 April 2004 implementing Directive 2003/71/EC of the European Parliament and of the Council, information is attached to this document.

The following financial statements are attached to this prospectus: the financial statements for 2015 from the Company's incorporation in accordance to IFRS.

	Page(s)
Consolidated income statement	4
Consolidated balance sheets	5
Consolidated cash flow statement	7
Notes to the consolidated financial statements	8-31

14.2 Financial statements

Pioneer Public Properties AS' financial statements are attached to this document.

14.3 Auditing of historical annual financial information

Statement of audited historical financial information:

The financial statements for the period from the Issuer Group's incorporation until the end of 2015 are audited.

No other information in this Registration Document has been audited.

14.4 Age of latest financial information

Not applicable, the Issuer was established in 2015.

14.5 Legal and arbitration proceedings

The Issuer and the Group is not involved in any governmental, legal or arbitration proceedings (including any such proceedings which are pending or threatened of which the Issuer or the Group is aware) which may have significant effects on the Issuer and/or group's financial position or profitability, nor has the Issuer been involved in any such proceedings during the previous 12 months.

14.6 Significant change in the Issuer's financial or trading position

There has been no material adverse change in the prospects of the issuer since the date of its last published audited financial statements. There has been no significant change in the financial or trading position of the

Group since the end of the last financial period for which annual financial information has been published. The last published financial statements gives a good picture of the Issuers position, and it is therefore expected to be limited material adverse change in the Issuers financial or trading position in the future fiscal years. The Company's operations have a large degree of financial visibility due to the structure of the lease-contracts (double & triple-net), and limited exposure to operational risks which might impact financial earnings.

15 DOCUMENTS ON DISPLAY

The following documents (or copies thereof) may be inspected for the life of the Registration Document at the headquarters of the Company, Pioneer Public Properties AS, c/o Pioneer Capital Partners, Rådhusgata 23, 0158 Oslo, Norway

(a) memorandum of incorporation and articles of association

(b) all reports, letters, and other documents, historical financial information, valuations and statements prepared by any expert at the Company's request, any part of which is included or referred to in the Registration Document; and

(c) the historical consolidated financial information of the Company and each of it subsidiary undertakings.

16 MANAGER'S DISCLAIMER

Pareto Securities AS, the Manager, has assisted the Company in preparing the Registration Document. Pareto Securities AS has not verified the information contained herein. Accordingly, no representation, warranty or undertaking, express or implied, is made and Pareto Securities AS expressly disclaims any legal or financial liability as to the accuracy or completeness of the information contained in this Registration Document or any other information supplied in connection with the issuance or distribution of bonds by Pioneer Public Properties AS.

Each person receiving this Registration Document acknowledges that such person has not relied on Pareto Securities AS, nor on any person affiliated with it in connection with its investigation of the accuracy of such information or its investment decision.

Oslo, 29 September 2016

Pareto Securities AS

17 ATTACHMENTS:

Appendix 1: Preschool Overview

Appendix 2: PPP report on the financial statements for 2015

Appendix 3: Financial reports for the subsidiaries 2014-2015

Appendix 1: Preschool Overview

#	Preschool	# children	Address	Municipality	Preschool owning Company	Operator
PPP I AS						
1	Bjørneborgen	116	Bjørndalslia 49	Bodø	Bodø Eiendomsselskap AS	NCG
2	Breivika	92	Tolder Holmers vei 10	Bodø	Bodø Eiendomsselskap AS	NCG
3	Kjeldmyrlia	37	Konglevn. 1	Bodø	Bodø Eiendomsselskap AS	NCG
4	Mellommyra	83	Greisdalsvn. 20	Bodø	Bodø Eiendomsselskap AS	NCG
5	Nissebo	63	Garnvn. 28	Bodø	Bodø Eiendomsselskap AS	NCG
6	Stadionparken	85	Tennisvn. 8	Bodø	Bodø Eiendomsselskap AS	NCG
7	Stordalen	49	Årlokkvn. 12	Bodø	Tromsø Eiendomsselskap AS	NCG
8	Vollen	111	Vollvn. 24	Bodø	Bodø Eiendomsselskap AS	NCG
9	Måsungen	48	Bernhoffs gt 13B	Andøy	Tromsø Eiendomsselskap AS	NCG
10	Paradiset	50	Paradisvn. 15	Bodø	Bodø Eiendomsselskap AS	NCG
11	Bjørnhaugen	67	Myrstien 4	Vestvågøy	Tromsø Eiendomsselskap AS	NCG
12	Hvalrossen	88	Ørneveien 3	Tromsø	Tromsø Eiendomsselskap AS	NCG
13	Isbjørnen	131	Uranusvn. 18 B	Tromsø	Tromsø Eiendomsselskap AS	NCG
14	Kvitungen	77	Valbeinet 1	Tromsø	Tromsø Eiendomsselskap AS	NCG
15	Polarmåsen	88	Borgensvingen 122	Tromsø	Tromsø Eiendomsselskap AS	NCG
16	Polarreven	88	Maskinistvn. 20	Tromsø	Tromsø Eiendomsselskap AS	NCG
17	Ulven barnehage	101	Halsvardtjørna 27	Fjell	Vestlandske Eiendomsselskap AS	NCG
18	Kårtveitpollen barnehage	104	Polleidet	Fjell	Vestlandske Eiendomsselskap AS	NCG
	Sum PPP I AS	**1,478**				
PPP II AS						
19	Dalsliene	73	Doktor Malthesveg 3	Eidsvoll	Vifo Romerike Eiendom AS	NCG
20	Eltonåsen	75	Willy Moesvei 4	Nannestad	Vifo Romerike Eiendom AS	NCG
21	Furulund	67	K. M. Nordangersvei 32	Skedsmo	Vifo Romerike Eiendom AS	NCG
22	Gardermoen Park	72	Balders vei/P.b. 100	Ullensaker	Vifo Romerike Eiendom AS	NCG
23	Lysejordet	69	Vækerøveien 141	Bydel Vestre Aker	Vifo Røa Eiendom AS	NCG
24	Mogreina	59	Løvenbergvn. 2	Ullensaker	Vifo Romerike Eiendom AS	NCG
25	Neskollen	127	Melkevn. / P.b. 23	Nes i Akershus	Vifo Romerike Eiendom AS	NCG
26	Nordbyhagen	93	Oppløpssiden 3	Ullensaker	Vifo Romerike Eiendom AS	NCG
27	Romsaas	81	Langbråtenvn.	Ullensaker	Vifo Romerike Eiendom AS	NCG
28	Sten-Tærud	104	Vestvollvn. 31	Skedsmo	Vifo Romerike Eiendom AS	NCG
29	Sørumsand	106	Magnus Sørlis vei 2	Sørum	Vifo Romerike Eiendom AS	NCG
30	Myrertoppen	72	Myrerskogveien 38	Oslo	Acea Eiendom Viken AS	NCG
31	Glassverkveien	104	Glassverkveien 32	Bærum	Acea Eiendom Viken AS	NCG
32	Eventyrstua	100	Gunnar Schjelderups vei 11 A	Oslo	Acea Eiendom Nydalen AS	NCG
33	Capella Barnehage	59	Sandslimarka 153	Bergen	Capella Eiendom AS	NCG
34	Tre Troll	49	Idunsvei 8	Lørenskog	Idunsvein 8 Eiendom DA	NCG
35	Andungen	32	Kongshaugveien 10C	Andøy	Andungen Eiendom AS	NCG
36	Sjøstjerna	50	Sjøgata 20	Hadsel	Sjøstjerna Eiendom AS	NCG
37	Kløvermarka	74	Ringvn 9	Brønnøysund	Kløvermarka Eiendom AS	NCG
38	Naustvika	95	Naustvikvegen 32	Fjell	Småstrilane Eiendom AS	NCG
39	Kidsa Breistein	95	Leikvangvegen 6	Bergen	Haukedalen Eiendom AS	Kidsa Drift
40	Kidsa Haukedalen	79	Haukedalsveien 135	Bergen	Haukedalen Eiendom AS	Kidsa Drift
41	Kidsa Tertitten	44	Bekkjarvikveien. 3	Bergen	Haukedalen Eiendom AS	Kidsa Drift
	SUM PPP II AS	**1,780**				
PPP III AS						
42	Bjørgene Barnehage	120	Peer Gyntsveg 6E	Haugesund	Bjørgene Barnehage AS	Espira

43	Brådalsfjellet Barnehage	141	Brådalsfjellet 1	Gjerdrum	Brådalsfjellet Barnehage AS	Espira
44	Dragerskogen Barnehage	97	Bakkerudvegen 70	Vestre Toten	Dragerskogen Barnehage AS	Espira
45	Dvergsnestangen Barnehage	163	Valsvigveien 11	Kristiansand	Dvergsnestangen Barnehage AS	Espira
46	Furuholmen Barnehage	78	Grinderstubben 1	Nes	Furuholmen Barnehage AS	Espira
47	Garhaug Barnehage	101	Hestaberg 15	Tysvær	Garhaug Barnehage AS	Espira
48	Gullhella Barnehage	125	Korpefaret 3	Asker	Gullhella Barnehage AS	Espira
49	Gåserud Barnehage	102	Pettersvollen 31	Drammen	Gåserud Barnehage AS	Espira
50	Halsnøy Kloster Barnehage	96	Eidsnesvegen 73	Kvinnherad	Halsnøy Kloster Barnehage AS	Espira
51	Helldalsåsen Barnehage	96	Sandalsringen 260	Bergen	Helldalsåsen Barnehage AS	Espira
52	Høytorp Fort Barnehage	101	Vardeveien 72	Eidsberg	Høytorp Fort Barnehage AS	Espira
53	Kløverenga Barnehage	120	Øvre Drognesveg 2	Nes	Kløverenga Barnehage AS	Espira
54	Kniveåsen Barnehage	165	Knivevn. 55	Drammen	Kniveåsen Barnehage AS	Espira
55	Krystallveien Barnehage	148	Krystallveien 2	Sandnes	Krystallveien Barnehage AS	Espira
56	Kuventræ Barnehage	200	Industrivn. 99	Os	Kuventræ Barnehage AS	Espira
57	Litlasund Barnehage	160	Vikafjellvegen 4	Karmøy	Litlasund Barnehage AS	Espira
58	Løvestad Barnehage	97	Nordmyrstubben 25	Spydeberg	Løvestad Barnehage AS	Espira
59	Marthahaugen Barnehage	106	Ådlandsvegen 325	Meland	Marthahaugen Barnehage AS	Espira
60	Myraskogen Barnehage	165	Østensbuvn 137	Arendal	Myraskogen Barnehage AS	Espira
61	Nordmo Barnehage	103	Gaupevn. 12	Elverum	Nordmo Barnehage AS	Espira
62	Opaker Barnehage	102	Skolealléen 4	Nes	Opaker Barnehage AS	Espira
63	Opsahl Barnehage	110	Opsahlveien 21	Eidsberg	Opsahl Barnehage AS	Espira
64	Ormadalen Barnehage	158	Erleveien 3	Klepp	Ormadalen Barnehage AS	Espira
65	Rambjøra Barnehage	90	Kattuglebrotet 3	Bergen	Rambjøra Barnehage AS	Espira
66	Ree Barnehage	114	Linevegen 19	Time	Ree Barnehage AS	Espira
67	Romholt Barnehage	76	Moldengutua 4	Gran	Romholt Barnehage AS	Espira
68	Rubbestadneset Barnehage	91	Sollia 30	Bømlo	Rubbestadneset Barnehage AS	Espira
69	Rå Barnehage AS	255	Steinsvikvn. 397 A og B	Bergen	Rå Barnehage AS	Espira
70	Salamonskogen Barnehage	185	Svortland	Bømlo	Salamonskogen Barnehage AS	Espira
71	Skolegata Barnehage	130	Skolegata 1	Askim	Skolegata Barnehage AS	Espira
72	Skåredalen Barnehage	200	Tømmerdalen 24	Haugesund	Skåredalen Barnehage AS	Espira
73	Snurrefjellet Barnehage	101	Skysetveien 8	Nittedal	Snurrefjellet Barnehage AS	Espira
74	Solknatten Barnehage	168	Solåsen 2	Bergen	Solknatten Barnehage AS	Espira
75	Stongafjellet Barnehage	128	Stongafjellvn. 40	Askøy	Stongafjellet Barnehage AS	Espira
76	Sundbyfoss Barnehage	121	Seljevn 1	Hof	Sundbyfoss Barnehage AS	Espira
77	Tjøsvoll Barnehage	121	Tostemvegen 35	Karmøy	Tjøsvoll Barnehage AS	Espira
78	Torsbergskogen Barnehage	89	Djupdalsveien 227	Drammen	Torsbergskogen Barnehage AS	Espira
79	Ulsetskogen Barnehage	392	Midtkleiva 56	Bergen	Ulsetskogen Barnehage AS	Espira
80	Vagletjørn Barnehage	114	Vaglefjellbakken 276	Sandnes	Vagletjørn Barnehage AS	Espira
81	Vannverksdammen Barnehage	141	Stollen 5	Drammen	Vannverksdammen Barnehage AS	Espira
82	Vanse Barnehage	72	Østre Vatne	Farsund	Vanse Barnehage AS	Espira
83	Veldetun Barnehage	96	Veldetunveien 20	Karmøy	Veldetun Barnehage AS	Espira
84	Østrem Barnehage	118	Austreiveien 9	Karmøy	Østrem Barnehage AS	Espira
85	Åbol Barnehage	190	Lingelemveien 84	Sandefjord	Åbol Barnehage AS	Espira
86	Århaug Barnehage	101	Eikjeveien 255	Karmøy	Århaug Barnehage AS	Espira
	SUM PPP III AS	**5,947**				

PPP IV AS

87	Kidsa Brønndalen	52	Brønndalsåsen 19	Bergen	Kidsa Eiendom AS	Kidsa Drift
88	Kidsa Christinegård	46	Øvre Heien 11	Bergen	Kidsa Eiendom AS	Kidsa Drift
89	Kidsa Eidsvåg	29	Eidsvågskogen 33	Bergen	Kidsa Eiendom AS	Kidsa Drift
90	Kidsa Erleveien	69	Erleveien 51	Bergen	Kidsa Eiendom AS	Kidsa Drift
91	Kidsa Festtangen	78	Ytre Arna-vegen 46	Bergen	Kidsa Eiendom AS	Kidsa Drift
92	Kidsa Inndalen	30	Inndalsveien 88	Bergen	Kidsa Eiendom AS	Kidsa Drift
93	Kidsa Kokstad	110	Kokstadvegen 36	Bergen	Kidsa Eiendom AS	Kidsa Drift

94	Kidsa Løvåsbakken	60	Løvåsbakken 20	Bergen	Kidsa Eiendom AS	Kidsa Drift
95	Kidsa Midtbygda	63	Åsane Senter 48	Bergen	Kidsa Eiendom AS	Kidsa Drift
96	Kidsa Myrdal	168	Myrdalsvegen 159	Bergen	Kidsa Bygg AS	Kidsa Drift
97	Kidsa Olsvikfjellet	51	Olsvikskrenten 7	Bergen	Kidsa Eiendom AS	Kidsa Drift
98	Kidsa Varden	46	Vardeveien 69	Bergen	Kidsa Eiendom AS	Kidsa Drift
99	Kidsa Øyrane	112	Ådnavegen 5	Bergen	Kidsa Eiendom AS	Kidsa Drift
100	Kidsa Allestadhaugen	59	Allestadhaugen 1	Bergen	Kidsa Eiendom AS	Kidsa Drift
101	Kidsa Hylkje	152	Hylkjeflaten 4	Bergen	Kidsa Eiendom AS	Kidsa Drift
102	Kidsa Sølvberget	28	Skytterveien 23A	Bergen	Kidsa Eiendom AS	Kidsa Drift
103	Kidsa Vågedalen	68	Vågedalen 12	Bergen	Kidsa Eiendom AS	Kidsa Drift
104	Kidsa Slettebakken	57	Adolph Bergs vei 55	Bergen	Kidsa Eiendom AS	Kidsa Drift
105	Kidsa Ladegården	85	Hans Hauges gate 3	Bergen	Kidsa Eiendom AS	Kidsa Drift
106	Kidsa Sandgotna	63	Vadmyrveien 69	Bergen	Kidsa Eiendom AS	Kidsa Drift
107	Kidsa Øvre Sædal	88	Øvre Sædalsvegen 80	Bergen	Kidsa Eiendom AS	Kidsa Drift
108	Kidsa Øvsttun	85	Øvsttunvegen 27	Bergen	Kidsa Eiendom AS	Kidsa Drift
109	Fagerholt	75	Dr. Dedichens Vei 30	Oslo	Kidsa Eiendom AS	NCG
110	Sørhellinga	75	Simon Darres Vei 49B	Oslo	Kidsa Eiendom AS	NCG
111	Nilsemarka	88	Nilsemarka 31	Asker	Kidsa Eiendom AS	NCG
112	Arken	40	Holsøyveien 5	Leknes	Kidsa Eiendom AS	NCG
	SUM PPP IV AS	**1,877**				

Appendix 2: Report on the financial statements for 2015

Pioneer Public Properties AS

2015

Report for the period 27 November - 31 December 2015

The 2015 Board of Directors report Pioneer Public Properties AS.
Highlights of the 2015 annual report

- Total revenues in 2015 were TNOK 19 338, and with a pre-tax profit of TNOK 9 085.
- The Company had total assets of TNOK 3 597 823 where Investment Property (112 preschools) were valued at TNOK 3 413 174 in addition to a cash balance of TNOK 174 042. Total debt was TNOK 2 206 233 and with total equity of TNOK 1 391 591
- Towards the end of the year PPP commissioned a valuation report from Newsec, which confirmed the balance sheet valuations of the Investment Properties.

Operations and location

Pioneer Public Properties AS (PPP) is a real estate company focusing on providing high-quality properties for government-backed care-services. The company's current portfolio consists of 112 Norwegian kindergartens centrally located in the largest cities and which house a total of over eleven thousand children. The properties are leased out on long-term triple-net contracts to large kindergarten operators, including Norlandia Care Group and Espira. The Company's headquarter is in Oslo, Norway.

Going concern

In accordance with the Accounting Act § 3-3, we confirm that the financial statements have been prepared under the assumption of going concern.

Accounting policies:

The financial statements have been drawn up in accordance with International Standards for Financial Reporting (IFRS). The consolidated accounts for the third quarter were compiled in accordance with IAS 34 - Interim Financial Reporting. The financial statements of the fourth quarter is an update on the last report which is the third quarter, and are therefore intended to be read in conjunction with the report of the third quarter.

Comments the financial statements

The annual report gives an accurate overview of the Group's financial development throughout the year. There have been no events after the end of the fiscal year 2015, which have had any material impact on the financial status of the Company.

Research and development

The group is not involved in any R & D activities.

Work environment, equal opportunities and discrimination

There are no employees in Pioneer Public Properties AS. The Board of Directors consists of 1 man.

External environment

The Company's operations do not result in pollution or spillage harmful to the external environment.

Financial risks

The Company is exposed towards various financial risks, but the Board of Directors view the total exposure to be at a controllable level. Some of the most important risk factors are:

- The market risk of a general increase in interest rate levels, and there through also an increase of the financial cost of loans to the Company.
- Credit risk relating to banks or other financial institutions' willingness to loan money, which may restrict the Company's ability to take up new loans in the futures.
- Liquidity risk in the case of unforeseen delay of cash payments on income and/or unexpected costs.

The Board of Directors and management performs ongoing assessments of the most important financial risk factors, and also evaluates the necessity of implementing specific measures, such as fixing interest rates. Specific measures are considered in light of the Company's total financial risk exposure.

Specific measures are considered in light of the Company's total financial risk exposure.

Total comprehensive income

The Board of Directors propose the following allocation of the net income of 6 632 TNOK:

Transfer to other reserves:	6 632 TNOK
Total:	6 632 TNOK

Responsibility Statement of the Board of Directors

We confirm, to the best of our knowledge, that the set of financial statements for the financial year ending 31 December 2015 has been prepared in accordance with IFRS, and gives a true and fair view of the Group's assets, liabilities, financial position and profit or loss as a whole.

We also confirm, to the best of our knowledge, that the interim management report includes a fair review of important events that have occurred during the financial year and their impact on the set of financial statements, a description of the underlying principal risks and uncertainties, and major related parties' transactions.

Oslo, 6 September 2016
Board of Directors of Pioneer Public Properties AS

Runar Rønningen

Consolidated Income Statement

NOK thousand	Note	27.11.15-31.12.15
Income from rent	2, 17	19 309
Other income	2	29
Total Income		19 338
Payroll expenses	14	
Expenses related to property	7	
Other operating expenses	7	3 309
Total Expenses		3 309
Fair value adjustment on investment properties	11	
Operating profit (EBIT)		16 029
Finance income	12	1 359
Finance expenses	12	8 303
Net Finance		-6 944
Profit/(loss) before tax		9 085
Income taxes	9	2 453
Profit/(loss) for the period		6 632
Proposed dividends		
Total distributed		6 632

Consolidated Statement of Comprehensive Income:

NOK thousand	Note	27.11.15-31.12.15
Profit/(loss) for the period		6 632
Total other comprehensive income, net of tax		-
Comprehensive income for the period		6 632
Profit or loss for the period attributable to		
Owners of Pioneer Public Properties AS		6 632
Comprehensive income for the period attributable to		
Ordinary shareholders		6 632
Earnings per share (NOK)		
Basic earnings per ordinary share		22
Dividend per ordinary share		-

Consolidated Statement of Financial Position

NOK thousands	Note	31.12.2015
Assets		
Investment property	11	3 413 174
Deferred tax assets		-
Fixed assets		
Total non-current assets		3 413 174
Trade and other receivables	15	10 607
Cash and cash equivalents	6	174 042
Total current assets		184 649
Total assets		3 597 823
Equity and liabilities		
Share capital	18,16	120 000
Share premium		1 264 959
Retained earnings		6 632
Total equity		1 391 591
Borrowings	8	1 698 190
Deferred tax	9	25 801
Other non-current liabilities	13	316 290
Total non-current liabilites		2 040 281
Borrowings	8	86 793
Current tax payable		-
Other current liabilities	13	79 158
Total current liabilities		165 952
Total liabilities		2 206 233
Total equity and liabilities		3 597 823

Oslo, 6 September 2016
Board of Directors of Pioneer Public Properties AS

Runar Rønningen
Leader Board of Directors

Consolidated Statement of Changes in Equity

	Attributable to owners of the parent			
NOK thousands	Share capital	Share premium	Retained earnings	Total Equity
Balance at 21 April 2015	30	-	0	30
Profit/(loss) for the period			6 632	6 632
Proposed dividends			0	0
Other comprehensive income for the period			0	0
Total comprehensive income for the period	0	0	6 632	6 632
Proceeds from shares issues debt conversion	119 970	1 264 959		1 384 929
Proceeds from shares issued, contribution in kind				0
Proceeds from shares issued				0
Repayment premiums				0
Transactions with owners	119 970	1 264 959	0	1 384 929
Balance at 31 December 2015	120 000	1 264 959	6 632	1 391 591

Consolidated Statement of Cash Flows

NOK thousands	Note	27.11.15-31.12.15
Cash flows from operating activities:		6 632
Profit before income tax		
Adjustments for:		
Fair value adjustments on investment property		
Interest expense - net		
Borrowing cost		
Net (gain)/loss on sale of shares		
Changes in working capital:		
Trade receivables	15	-807
Trade payables		
Other accruals		181 952
Cash generated from operations		187 777
Interest paid		
Income tax paid		
Net cash generated from operating activities		187 777
Cash flows from investing activities:		
Purchase of property		
Purchase of net other assets		
Other long term receivables		
Proceeds from sale of shares and bonds		
Net cash used in investing activities		0
Cash flows from financing activities:		
Proceeds from debt to financial institutions	8	-13 735
Proceeds from other borrowings		
Repayments of debt to financial institutions		
Proceeds from shares issued		
Repayment of shares issued		
Dividends paid to owners of the parent		
Dividends paid to non-controlling interests		
Net cash from financing activities		-13 735
Net change in cash and cash equivalents		174 042
Cash and cash equivalents at beginning of period		
Exchange gains/(losses) on cash and cash equivalents		
Cash and cash equivalents at period end		174 042

Consistency check:	
Cash and cash equivalents in Balance Sheet	174 042
Difference	0,000

Note 1 | Accounting Principles

1.1 General information

Pioneer Public Properties AS (the 'Company') and its subsidiaries (together, the 'Group') invests in kindergarden and preschool properties and rent the properties out on long term leases. The Group holds investment properties in Norway.

Pioneer Public Properties AS is a company incorporated and domiciled in Norway. The adress of the Company's registered office is Rådhusgata 23, 0158 Oslo.

The Company was incorporated 21 April 2015. The Group was formed 27 November 2015 after the acquistions of Pioneer Public Properties I AS, Pioneer Public Properties II AS, Pioneer Public Properties III AS and Pioneer Public Properties IV AS. See note 10.

The PPP-Group was established by acquiring the subsidiaries Pioneer Public Properties I AS, Pioneer Public Properties II AS, Pioneer Public Properties III AS and Pioneer Public Properties IV AS at real value from the mother company Pioneer Property Group ASA. The debt originating from this transaction was then converted to equity in Pioneer Public Properties AS. The transaction was not treated in accordance to IFRS-3. The Group has applied the exception of tax-accounting of the acquisition. The Group's financial report is for 35 days, with revenues of NOK 204,220 and expected net profit of NOK 37,000.

The consolidated annual financial statements covers the period from 27 November 2015 to 31 December 2015 for the gorup and from 21 April 2015 to 31 December 2015 for the mother company.

1.2 Basis of preparation

The interim consolidated financial statements of the Group have been prepared in accordance with International Financial Reporting Standards (IFRS) as adopted by the EU. The interim consolidated financial statments have been prepared under the historical cost convention, as modified by fair value adjustments to investment properties.

The interim consolidated financial statements are the Group's first financial statements and in accordance with IFRS 1. For illustrative figures representing the Group as if it was established in 2015 refer to the combined IFRS statement presented in the Group's prospectus.

The preparation of financial statements in conformity with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estiamtes are significant to the consolidated financial statements are disclosed in note 4.

The consolidated financial statements have been prepared on a going concern basis.
All financial numbers are presented in thousand NOK, unless otherwise stated.

1.3 Consolidation

Subsidiaries:
Subsidiaries are all entities (including structured entities) over which the group has control. The group controls an entity when the group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group.
The group applies the acquisition method to account for business combinations. The consideration transferred for the acquisition of a subsidiary is the fair values of the assets transferred, the liabilities incurred to the former owners of the acquiree and the equity interests issued by the group. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. Acquisition related costs are expensed as incurred.

Acquisition of subsidiaries or other entities not viewed as a business combination
An acquisition of entities not comprising any business activities is viewed as a purchase of assets. The acquisition cost is allocated to the acquired assets and no deferred tax is calculated for temporary differences that arise at their initial recognition

Inter-company transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated. When necessary, amounts reported by subsidiaries have been adjusted to conform with the Group's accounting policies.

1.4 Changes in accounting principles

These financial statements are the first accounts submitted by the Group. The financial statements and accompanying notes are in accordance with standards currently effective under IFRS as adopted by the EU.

A number of new standards and amendments to standards and interpretations are effective for periods beginning after 31 December 2015, and have not been applied in preparing these interim consolidated financial statement. None of the new Standards are expected to have a significant effect on the consolidated financial statements of the Group. The following new standards have not been implemented in the preparation of these financial statements:

- IFRS 9 Financial instruments
- IFRS 15 Revenue from contracts with customers.
- IFRS 16 Leases.

1.5 Investment properties

Property held with the purpose of achieving rental income, increase in value or both are classified as investment property. Investment property also include property under development for future use as investment property. Investment property is initially recognised at cost included transaction costs.

Upon purchase of property management assess whether the purchase constitute purchase of a business or purchase of an asset in accordance with IFRS 3.
Transaction costs include stamp duty, lawyer's fees and commission to bring the property to the condition that is necessary to put the property into operation. Recognised value also include replacement cost for parts of the existing investment property at the time when the cost is incurred and the terms for recognition has been met.
After initial recognition the investment property is then recognised at fair value. Profit or loss from changes in fair value are presented in the income statement when they arise.
Subsequent costs relating to investment property are included in the carrying amount if it is probable that they will result in future economic benefits for the investment property and the costs can be measured reliably. Expenses relating to operations and maintenance of the investment property are charged to the income statement during the financial period in which they are incurred.

Investment properties are derecognised when they are sold or are permanently out of operations and no future economic benefit is expected if disposed of. All gains or losses relating to sales or disposal are presented in the income statement the same year as disposal. Gains or losses from disposal of investment property is the difference between net selling price and the carrying amount of the asset in the previous year's financial statements.

1.6 Lease agreements

A lease is an agreement whereby the lessor conveys to the lessee in return for a payment, the right to use an asset for an agreed period of time.

All the Group's properties are leased out under operating leases. The properties are incuded in the balance sheet as Investment Property.

Revenue comprise of rental income from the properties. Lease income on operating leases is recognized over the term of the lease on a straight line basis.

1.7 Real estate related costs and other costs

Costs directly related to the operations of existing properties

1.8 Financial assets

1.8.1 Classification

The group classifies its financial assets in the following category: Loans and receivables. The classification depends on the purpose for which the financial assets were acquired. Management determines the classification of its financial assets at initial recognition. Currently the Group only holds financial assets in the category loans and receivables.
Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They are included in current assets, except for maturities greater than 12 months after the end of the reporting period. These are classified as non-current assets. The group's loans and receivables comprise 'trade and other receivables' and 'cash and cash equivalents' in the balance sheet

1.8.2 Recognition and measurement

Regular purchases and sales of financial assets are recognised on the trade-date – the date on which the Group commits to purchase or sell the asset. Financial assets are derecognised when the rights to receive cash flows from the investments have expired or have been transferred and the group has transferred substantially all risks and rewards of ownership. Loans and receivables are subsequently carried at amortised cost using the effective interest method.

1.8.3 Impairment of financial assets

Assets carried at amortised cost:
The group assesses at the end of each reporting period whether there is objective evidence that a financial asset or group of financial assets is impaired. A financial asset or a group of financial assets is impaired and impairment losses are incurred only if there is objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the asset (a 'loss event') and that loss event (or events) has an impact on the estimated future cash flows of the financial asset or group of financial assets that can be reliably estimated.

Evidence of impairment may include indications that the debtors or a group of debtors is experiencing significant financial difficulty, default or delinquency in interest or principal payments, the probability that they will enter bankruptcy or other financial reorganisation, and where observable data indicate that there is a measurable decrease in the estimated future cash flows, such as changes in arrears or economic conditions that correlate with defaults.

For loans and receivables category, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred) discounted at the financial asset's original effective interest rate. The carrying amount of the asset is reduced and the amount of the

If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised (such as an improvement in the debtor's credit rating), the reversal of the previously recognised impairment loss is recognised in the consolidated income statement.

1.9 Trade receivables

Trade receivables are amounts due from customers for rental of premises. If collection is expected in one year or less (or in the normal operating cycle of the business if longer), they are
classified as current assets. If not, they are presented as non-current assets.Trade receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment.

1.10 Cash and cash equivalents

Cash and cash equivalents includes bank deposits.

1.11 Share capital

Ordinary shares are classified as equity.

1.12 Trade payables and other short term payables

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities.Trade payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

1.13 Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently carried at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption value is recognised in the income statement over the period of the borrowings using the effective interest method.

1.15 Borrowing costs

All borrowing costs are recognised in profit or loss in the period in which they are incurred.

1.16 Interest income

Interest income is recognised using the effective interest method. When a loan and receivable is impaired, the Group reduces the carrying amount to its recoverable amount, being the estimated future cash flow discounted at the original effective interest rate of the instrument, and continues unwinding the discount as interest income. Interest income on impaired loan and receivables is recognised using the original effective interest rate.

1.17 Current and deferred income tax

The tax expense for the period comprises current and deferred tax. Tax is recognised in the income statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.
The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the balance sheet date in Norway. Management periodically evaluates positions taken in tax calculations with respect to situations in which applicable tax regulation is subject to interpretation. Management establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.
Deferred income tax is recognised on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. However, deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit. Deferred income tax is determined using tax rates (and laws) that have been enacted by the balance sheet date and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

1.18 Segements

The Group's only business is to own and rent out preschool properties. All properties are in the same business segment. All properties are in Norway.

1.19 Cash flow

The statement of cash flow has been prepared using the indirect method, and in accordance with IAS 34 a condensed statement is presented.

Note 2 | Financial risk management

2.1 Financial risk factors

The Group’s activities expose it to a variety of financial risks: market risk (including fair value interest rate risk and cash flow interest rate risk), credit risk and liquidity risk. The Group’s overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group’s financial performance.

Risk management is carried out by management under guidance by the Board of Directors. Management identifies, evaluates and act upon financial risks.

a) Market risk

Market risk is the risk that future cash flows in the form of interest payments change as a result of changes in market interest rates. Management and the Board of Directors agree on an acceptable level of interest rate exposures, which are monitored continously by management. The level of interes rate exposure is determined based on an assesment of existing cash flows, general assesment of financial condition and available liquidity.

(i) Fair value interest rate risk

The Group holds interest bearing assets in terms for cash deposits. Fluctuations in interest would yield a higher or lower interest income. At the current level of cash deposits a change in interest rate of +/- 1 % would not be material for the financial statements.

The Group's interest rate risk arises from long-term borrowings. The Group holds several types of borrowings. refer to note 9 for details. Borrowings at fixed rates expose the Group to fair value interest rate risk.

(ii) Cash flow interest rate risk

Exposure to cash flow interest rate risk is assessed continuously. The need for a fixed rate is under constant review in relation to the Group to withstand adverse fluctuations in profit due to higher interest rates. Management's assessment is that the Group's current financial position does not indicate a further need for fixed interes rates.

If the interest rate had been +/- 1 % in 2015 the result after tax would be +/- MNOK 0,2 million, all other conditions unchanged and assuming a floating interest rate on 100% of the Company's borrowings.

The average effective interest rate of the Group's borrowings was at period end 2015: 3,3 %

b) Credit risk

Credit risk is the risk of loss when a party is unable to redeem their obligations to the Group.
Credit risk is managed on Group basis. Credit risk arises from cash and cash equivalents, and credit exposures customers, including outstanding receivables and committed transactions. Managment assesses the credit quality of the customer, taking into account its financial position, past experience and other factors. Individual risk limits are set based on ratings. The utilisation of credit limits is monitored regularly.

No credit limits were exceeded during the reporting period, and management does not expect any losses from non-performance by

Exposure to credit risk at the end of the period:	31.12.2015
Accounts receivable	807
Other Short term receivable	9 801
Cash balance	174 042
Total exposure	184 649

The credit risk related to outstanding to related parties and banks is considered to be low.

c) Liquidity risk

Liquidity risk is the risk that the Group will not be able to meet its obliagtions at maturity without incurring a significant increase in finance cost or not being able to meet its obliagtions at all. The risk also includes that the Group must forfeit investment oportunities. Cash flow forecasting is performed at Group level. Group management monitors the Group's liquidity requirements to ensure that it has sufficient cash to meet operational needs while maintaining suffiecient headroom to avoid breaches in convenants on relevant borrowing facilities (refer to note 9), as well as capability to pay out quarterly dividends to holders of preference shares. The monitoring takes into account the Group's debt financing plans and covenant compliance.

The table below analyses the Group's financial liabilities into relevant maturity groupings based on the remaining period at the balance sheet date to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows:

Maturity of financial liabilities at the end of the period:

	31.12.2015				
	< 3mnths	3m-1y	1y-2y	2y-5y	>5y
Borrowings (bank)	9 901	29 942	190 450	340 854	645 719
Interest on borrowings (bank)	11 366	33 727	38 050	107 761	194 518
Bond loans	-	46 500	59 900	478 150	-
Interest on bond loans	9 235	27 705	36 940	39 235	-
Other liabilities	33 787	-	139 508	-	-

In July 2016 the company issued a new Bond of MNOK 1 000, and the exsiting Bonds were payd of.

2.2 Capital management

The group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders holding ordinary shares, return capital to shareholders, issue new shares or sell assets to reduce debt. The Group monitors capital on the basis of the gearing ratio. This ratio is calculated as net debt divided by total capital. Net debt is calculated as total borrowings (including 'current and non-current borrowings' as shown in the consolidated balance sheet) less cash and cash equivalents. Total capital is calculated as 'equity' as shown in the consolidated balance sheet plus net debt.

Gearing ratio at the end of the period	31.12.2015
Total borrowings	2 099 881
Less: Cash and cash equivalents	174 042
Net debt	1 925 840
Total equity	1 391 591
Total capital	3 317 430
Gearing ratio	58 %

Note 3 | Segment summary

The Group's business is to own and manage investment properties in Norway and rent them out to operators of pre-schools. There is no material difference in risk and margins in the different investment properties. The Group is therefore considered to operate in one business area and in one geographical area. Further segment information is therefore not prepared.

The Group have three customers: Norlandia Barnehagene, Kidsa Barnehager and Espira all of which contribute with more than 10 % of operating revenue.

Note 4 | Critical accounting estimates and judgement

The group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of items in the statement of financial position within the next financial year are addressed below.

a) Fair value of Investment Properties.
The fair value of investment properties is assessed quarterly by management. The Investements Properties are on a regular basis subject to on-site inspections and technical evaluations.
The properties are valued using a combination of discounted cash flow models and market based property yield. The Investment Properties are measures at level 3. All significant inputs are disclosed in note 12. All cash flows used in the calculations are based on long term contracts. Management assess the cash flows to be stable without material uncertainty. The critical accounting estimates in the calculation, based on management's judgement is the yield.

The yield is calculated per investment property. The prime yield for pre-school properties is 5,50 %. Factor such as the property's location in relation to a major city, net-population change, size of the property/per child, year of build and whether or not the property is on a leased land(Norwegian: *festetomt*).

The average gross yield for the investement property portfolio is 6,0 %.
Refer to note 12 for sensitivities.

Note 5 | Contingencies and commitments

The Group has no contingent liabilities nor commitments as at 31 December 2015.

Note 6 | Cash and cash equivalents

Cash and cash equivalents	31.12.2015
Bank deposits	174 042
Total	174 042

There are no restricted funds at the end of the period.

Note 7 | Expenses

Specification of other operating expenses	27.11.15-31.12.15
Management fee	1 065
Other operating expenses	2 244
Total other operating expenses	3 309

Note 8 | Borrowings

Interest-bearing liabilities and available cash and cash equivalents constitute the capital of the Group.
The Group's main source of financing are bank loans, bond loans in the Norwegian bond market and shareholder loans.

Summary of external bank- and bond loans by tranche as of 31 Descember 2015:

NOK thousand	31.12.2015
Non-current	
Commercial bank loans	404 086
Husbank loans (state bank)	772 937
Bonds in Pioneer Public Properties II AS	174 425
Bonds in Pioneer Public Properties III AS	346 742
Total	1 698 190

NOK thousand	31.12.2015
Current	
Commercial bank loans	19 151
Husbank loans (state bank)	20 692
Bonds in Pioneer Public Properties II AS	20 000
Bonds in Pioneer Public Properties III AS	26 950
Total	86 793

NOK thousand	31.12.2015
Total non-current and current	
Commercial bank loans	423 237
Husbank loans (state bank)	793 629
Bonds in Pioneer Public Properties II AS	194 425
Bonds in Pioneer Public Properties III AS	373 692
Total	1 784 983

a) bank borrowings

The Group's bankloans are with Husbanken, Pareto Bank and Handelsbanken. The bank borrowings mature until 2035. Of the total bank borrowings per 31 December 2015 NOK 603 million are on a fixed rate. The remaining NOK 613 million are on floating rates.

b) Bond loans

The Group has issues two bonds:
Pioneer Public Property II (PPP01 PRO) at Oslo ABM amounting to NOK 200 million with maturity April 2018 and Pioneer Public Property III (PIII01) at Oslo Børs amounting to NOK 385 million with maturity June 2019. The bonds are a senior secured callable bonds with voluntary redemption at specified premiums up until maturity.

Summary of bond loans:

Bonds	Book value 31.12.2015	Marked value 31.12.2015	Coupon	Term
PPP01 PRO	200 000	202 000	NIBOR + 5 %	2013/2018
PIII01	385 000	386 694	NIBOR + 4,5 %	2014/2019
Transaction costs	-24 896			
Amortization	8 013			
Total bond	568 117	588 694		
Whereof current	46 950	47 269		

In both bond agreements entered into there are limitations on the borrower (PPPII and PPPIII) in regard to additional financial indebtness, distributions and renegotions on borrowing. Also, the two bond loans are subject to the following main financial covenants.

Bonds	LTV*	Minimum cash
PPP01 PRO	120 %	MNOK 5
PIII01	120 %	6 month interest payment on the bond

*LTV: the aggregate of fair value of properties, the amount standing to credit of the issues at the escrow account and Earnings Account, must at all times exceed the covenant requirement of the total financial indebtnes of the Group

The recognised value of assets pledged as security for bank borrowings as per 31 December 2015

	31.12.2015
Investment property	3 413 174
Total pledged assets	3 413 174

Debt to shareholders at 31 December is MNOK 2,5 with intrest at 5%.

c) Subordinated shareholder loans

Originating from the formation of the PPP's acquisition of its four subsidiary companies PPPI-IV, and the formation of the PPP Group, the Company has some remaining subordinated shareholder loans in addition to miscellaneous other long term debt. Total other long-term debt as of 31 December was MNOK 316. This debt has with accumulating, but not payable, annual interest of 5%.

In July 2016 the company issued a new Bond of MNOK 1 000, and the exsiting Bonds were payd of.

Note 9 | Income taxes

Income tax expense is recognised based on management's estimate of the weighted average annual income tax rate expected for the full financial year. The estimated average annual tax rate used for the year to date 31 December 2015 income tax expense is 27 %.

Tax expense		27.11.15-30.12.15	YTD 15
Profit before tax		9 085	9 085
Adjustments for:			-
- temporary differences			-
- Permanent differences	-		-
Taxable result for the period	-	9 085	9 085
Income tax expense for the period	-	2 453	2 453
Estimated effective tax rate for the period			27 %

Change in deferred tax liabilities	Investment property	Other items	Total
27.11.2015	0	0	0
Deferred tax on purchase and sale of company	151 105		151 105
Recognized deferred tax	0	25 801	25 801
Effect on changed tax rate			0
Currency changes			0
31.12.2015	151 105	25 801	176 905

Temporary differences not included in the calculation of deferred tax		2015
27.11.		
Change related to new acquisitions		151 105
Change related to sales		
Effect of changed tax rate		
31.12.	0	151 105

Net recognised deferred tax liabilities	25 801

Current income tax liabilities		2015
Current income tax		0
Change in prior years		0
Total current income tax liabilities	0	0

Note 10 | Changes in Group structure, aquisitions during the year and subsidiaries

The Company was incorporated 21 April 2015. The Group was formed after the aqcusition of Pioneer Public Properties I AS, (PPP I), Pioneer Public Properties II AS (PPP II), Pioneer Public Properties III AS (PPP III) and Pioneer Public Properties IV AS (PPP IV) on 27 November 2015.

The acquisitions of PPP I, PPP II AS, PPP III and PPP IV included investment properties, liabilities and rent agreements. No employee or managemnet contract was included in the acquisition . Based on the underlying facts and circumstances, managemenet has evaluated that the purchases were not in scope of IFRS 3, but a purchase of a group of assets. Therefore no goodwill was recognized and the initial

The Group consists of the following subsidiaries per 31 December 2015:

Company Name	Location	Percent of stock
Pioneer Public Properties I AS	Oslo	100 %
Bodø Eiendomsselskap AS	Oslo	100 %
Vestlandske Eiendomsselskap AS	Oslo	100 %
Tromsø Eiendomsselskap AS	Oslo	100 %
Pioneer Public Properties II AS	Oslo	100 %
Idunsvei 8 Eiendom DA	Oslo	100 %
Oslo Barnehager Eiendom AS	Oslo	100 %
Vifo Romeriket Eiendom AS	Oslo	100 %
Bergen Barnehager Eiendom AS	Oslo	100 %
Pioneer Public Properties III AS	Oslo	100 %
Service Property AS	Oslo	100 %
Bjørgene Barnehage AS	Oslo	100 %
Brådalsfjellet Barnehage AS	Oslo	100 %
Dragerskogen Barnehage AS	Oslo	100 %
Dvergsnestangen Barnehage AS	Oslo	100 %
Furuholmen Barnehage AS	Oslo	100 %
Garhaug Barnehage AS	Oslo	100 %
Gullhella Barnehage AS	Oslo	100 %
Gåserud Barnehage AS	Oslo	100 %
Halsnøy Kloster Barnehage AS	Oslo	100 %
Helldalsåsen Barnehage AS	Oslo	100 %
Høytorp Fort Barnehage AS	Oslo	100 %
Kløverenga Barnehage AS	Oslo	100 %
Kniveåsen Barnehage AS	Oslo	100 %
Krystallveien Barnehage AS	Oslo	100 %
Kuventræ Barnehage AS	Oslo	100 %
Litlasund Barnehage AS	Oslo	100 %
Løvestad Barnehage AS	Oslo	100 %
Marthahaugen Barnehage AS	Oslo	100 %
Myraskogen Barnehage AS	Oslo	100 %
Nordmo Barnehage AS	Oslo	100 %
Opaker Barnehage AS	Oslo	100 %
Opsahl Barnehage AS	Oslo	100 %
Ormadalen Barnehage AS	Oslo	100 %
Rambjøra Barnehage AS	Oslo	100 %
Ree Barnehage AS	Oslo	100 %
Romholt Barnehage AS	Oslo	100 %
Rubbestadneset Barnehage AS	Oslo	100 %
Rå Barnehage AS	Oslo	100 %
Salamonskogen Barnehage AS	Oslo	100 %

Skolegata Barnehage AS	Oslo	100 %
Skåredalen Barnehage AS	Oslo	100 %
Snurrefjellet Barnehage AS	Oslo	100 %
Solknatten Barnehage AS	Oslo	100 %
Stongafjellet Barnehage AS	Oslo	100 %
Sundbyfoss Barnehage AS	Oslo	100 %
Tjøsvoll Barnehage AS	Oslo	100 %
Torsbergskogen Barnehage AS	Oslo	100 %
Ulsetskogen Barnehage AS	Oslo	100 %
Vagletjørn Barnehage AS	Oslo	100 %
Vannverksdammen Barnehage AS	Oslo	100 %
Vanse Barnehage AS	Oslo	100 %
Veldetun Barnehage AS	Oslo	100 %
Østrem Barnehage AS	Oslo	100 %
Åbol Barnehage AS	Oslo	100 %
Årh aug Barnehage AS	Oslo	100 %
Pioneer Public Properties IV AS	Oslo	100 %
Kidsa Bygg AS	Oslo	100 %
Kidsa Eiendom AS	Oslo	100 %
Kidsa AS	Oslo	100 %
Kidsa Eiendom II AS	Oslo	100 %
Norlandia Barnehagebygg AS	Oslo	100 %
Arken Barnehage Eiendom AS	Oslo	100 %

Note 11 | Investment property

The Group rents out the investment properties on long term triple net contracts, with an exception on the properties leased to Espira, one of the Group's three customers (ref note 3). On average there are 17 years remaining on the lease agreements. All agreements are fully CPI-adjusted annually. The Group does not have any future capital expenditure on properties as all maintenance is carried by the tenant as agreed upon in the lease agreements. The properties are primarily located in the greater Oslo area, Bergen, the greater Stavanger area, Bodø and Tromsø. See the Company's web site for a full list and map of all the properties. The investment properties are valued in accordance with the fair value method and all have been valued in accordance with valuation Level 3. The yield level of the properties has been determined on the basis of their unique risk and transactions made at the respective location according to the location price method. Specifically, the Group applies a portfolio value based upon a gross average 6% yield, similar to the valuation level at the end of the previous quarter.

Valuation

To add valuation-support to the Group's applied valuation level, the property-company Newsec has on request of PPP provided external valuation reports on all the individual kindergartens in addition to the total portfolio. Newsec has done both cash-flow analysis in addition to yield-based estimations and also visited/inspected a selection of the properties. The conclusions from Newsec and their total property value for the PPP-group is very similar to the Company's own calculations and therefore gives strong support to the levels applied in the balance sheet. Newsec's yield construction is based upon a kindergarten prime-yield of 5.5%, with individual variations using several different parameters such as: Demographic development in the respective municipality, local kindergarten coverage, area per child, play-area per child, lease hold or free hold, and the condition of the building.

Sensitivity analysis

A property analysis is an estimate of the value that an investor is willing to pay for the property at a given time. The valuation is made on the basis of generally accepted models and certain assumptions on different parameters. The market value of the properties can only reliably established in a transaction between two independent parties. An uncertainty interval is stated in the property values and is between +/– 5 per cent in a normal market. A changed property value of +/– 5 per cent affects the Group's property value by +/– NOK 171 million.

Note 12 | Net financial items

NOK thousands	27.11.15-31.12.15
Interest income	1 359
Interest income from related parties	-
Interest expense	8 303
Net financial items	

Note 13 | Related-party transactions

Related party	Relation to the Group
Runar Rønningen	Board member and CEO Pioneer Capital Partners
Pioneer Capital Partners AS	Deliverer of managment services
Norlandia Care Group AS	Controlled by substantial indirect shareholders
Kidsa Drift AS	Controlled by substantial indirect shareholders
Pioneer Propert Group ASA	Shareholder

Indirect ownership of shares by board member:	ownership
Runar Rønningen	0,37 %

The Group had the following material transactions with related parties:

Transactions with related parties	27.11.15-31.12.15	Estimated for the whole year
Rent revenue from Norlandia Care Group AS including subsidiaries	5 511	57 949
Rent revenue from Kidsa Drift including subsidiaries	3 629	38 157
Management fee to Pioneer Capital Partners AS including subsidiaries	1 065	11 200

Liabilities to related parties	31.12.2015
Pioneer Propert Group ASA	360 711

The outstanding balances between the related parties are unsecured. The interest rate used to calculate interest are based on current market rates. There are no provisions for loss on receivables. Transactions made between the related parties are made on terms equivalent to those that prevail in the market at arms length.

Note 14 | Payroll

The company does not have any employees. Refer to Note 13 for information regarding management fee to Pioneer Management AS, a fully owned subsidiary of Pioneer Capital Partners AS.

Note 15 | Trade receivables

	31.12.2015
Trade Receivables	807
Other Receivables	9 801
Total Receivables	10 607

No provisions have been made for loss in receivables

Ageing of receivables

	Total	Not due	up to 30 days over due	between 30 and 60 days overdue	more than 60 days overdue
As per 31.12.2015	10 607	10 607	-	-	-

Note 16 | Share capital and shareholder information

		Share value in NOK			
	Number of shares	Ordinary shares		Share premium	Total
Proceeds from incorporation	300	30 000			30 000
Proceeds form dept conversan		119 970 000		1 264 958 741	1 384 928 741
Payment premiums					-
At 27 November 2015	300	120 000 000	-	1 264 958 741	1 384 958 741

The face value per share is NOK 400 000. Share premium for all shares issued in the period is of NOK 4 216 529 per share.

The ordinary share
The Company's ordinary share confers one vote.

Shareholder	Ord shares
Pioneer Property Group ASA	100,00 %
Total	100 %

Note 17 | Operational leases

Properties are leased out on long term triple net contracts to solid pre-school operators (Espira, Norlandia Preschools and Kidsa Drift, of which all have lease guarantees from Norlandia Care Group.

Future payments under non-cancellable operating leases are as follows in nominal amounts excluding CPI adjustments

	31.12.2015
Within 1 year	208 114
Between 1 and 5 years	836 423
After 5 years	2 509 269

Income from rent	27.11.15-31.12.15	Estimated for the whole year 2015
Pioneer Public Properties I AS	2 272	23 888
Pioneer Public Properties II AS	3 011	31 658
Pioneer Public Properties III AS	10 277	108 058
Pioneer Public Properties IV AS	3 749	39 417
Sum	19 309	203 020

Note 18 -Subsequent events

In July 2016 the company issued bonds of MNOK 1 000.
The bond issue was in part used to pay of the existing Bonds in Pioneer Public Properties II AS and Pioneer Public Properties III AS.