

TRYSIL
ALPINE
L O D G E

SALES STAGE 1



In Trysil there has always been a rich **tradition** of interaction, commitment and passion. This makes the atmosphere here truly unique in character. Trysil is currently Norway's largest alpine resort and it has become a favourite destination for active people from all over Europe.

Now one of the country's **most** ambitious projects is being built here. Trysil Alpine Lodge – a new apartment complex with the very best mountain location and world class ambitions. Trysil Alpine Lodge will be experienced as being cosy, uncomplicated and comfortable – a perfect place for activity and relaxation, with nature right outside the window.





*Errors and omissions in illustrations excepted
Illustrations from top floor apartment 903 deviate from the standard delivery.*

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A WORLD CLASS NORWEGIAN LODGE

Trysil Alpine Lodge is something completely new in the Norwegian mountains.

In collaboration with the renowned architect's office 359 Design in Denver, Colorado, we at TALAS Holding have designed what we believe is Norway's first world class concept lodge, inspired by the major ski resorts of Aspen, Beaver Creek and Chamonix.

THE VISION

Our definition of a lodge is that it should be a warm, comfortable and social place to come to. The typical American lodge is vast in its physical size and is characterised by vibrant surroundings and having tempting eateries and a variety of activities for the entire family. A real lodge should, according to our architect, be the place to be.

Likewise, we want Trysil Alpine Lodge to stand out as an ambitious apartment hotel with majestic architecture and a warm and inclusive atmosphere. The lodge's rich diversity of offerings and apartments will be filled with life and atmosphere - being here will evoke associations of our innate Norwegian tradition of mountain cabins.

ABOUT TRYSIL ALPINE LODGE

Trysil Alpine Lodge is special with its unique location in the Trysilfjellet ski area with immediate access to the Alpine resort, while at the same time the lodge is close to the majority of activities and services in and around Trysil - all year round.

Inside, grandiose floor-to-ceiling windows will let both light and nature in. The effect will be profound with the light flooding in during daylight hours, and darkness bringing with it a special ambiance.

The apartments are somewhat larger than the Scandinavian standard. They are architect-designed and great emphasis has been placed on solutions that provide functional comfort and well-being. The majority of the apartments have a full kitchen and a living room with plenty of space to welcome guests. In addition, a large number of apartments have a very convenient *connection room*, many of which have their own entrance. This is convenient if you share your stay with another family, a couple of friends, or if you have older children who appreciate a private space for some time-out on their own.

In Sales Stage 1, where the construction start is planned for the autumn of 2019, you will find a manned reception, restaurant and bar, spa with a swimming pool, fitness room, ski preparation room, and an underground car park. Approximately 150 apartments will be spread throughout the 34,800 m² lodge.

We who are behind Trysil Alpine Lodge believe we are well on our way to creating the complete living experience in the Trysilfjellet ski area. A safe, comfortable and vibrant area that will be filled with various activities and services for people of all ages. In addition, we will offer comfortable and adaptable solutions that you can tailor to your needs, and in that way achieve the perfect setting for your stay in Trysil.

WE ARE BUILDING TRYSIL ALPINE LODGE

Behind the high standard Trysil Alpine Lodgeproject are the Sletten and Sørhus families - locals who know a lot about team spirit and the long-term vision for Norway's largest ski destination.

Trysil at the end of the 1960s: The primary industry is in decline. Trysil Municipality, where for generations people have made a living from forestry and farming, is beginning to struggle. Human labour is being replaced by machines. The cash-strapped municipality needs to think afresh. The locals discuss between them what they can do. Can they take advantage of the fantastic natural landscape around them? Make a new living based on mountain cabins and tourism? They

think so. The conclusion was that they would aim to become Norway's largest ski destination.

THE START

The adventure begins on the north side of the Trysilfjellet Mountain in Fageråsen, where the Søgård family starts developing the cabin area and ski slope in 1965. Things go well, and in 1971 this is instrumental to around 20 (now 26) landowners - both private and municipal - joining forces to contribute large areas of land to the establishment of Trysilfjell Utmarkslag. This makes large areas of forest and mountainside available, although not all these areas can be developed as some must be designated as public outdoor recreation areas. A mutual agreement is reached within the Trysilfjell Utmarkslag cooperative that the landowners of these public outdoor recreation areas will be compensated for them. In 1975, they started building cabins up by the ski area. The first ski lift was built on the south side of Trysilfjellet Mountain, and it is after its opening and the 1975/76 ski season that the snowball starts to roll.

2019 - THE GOAL IS REACHED

Trysil is Norway's largest ski destination, and has been for many years. For 14 years the Trysilfjellet ski area has been operated by SkiStar, and they employ a large proportion of the inhabitants of Trysil. Trysil is now a year round destination with bike tourism in particular being very popular. This is in addition to activities such as golf, river activities, fishing and climbing. There are lots of things on offer. Restaurants and bars are bustling and the municipality, which has approximately 6,600 inhabitants, welcomes up to 45,000 visitors on a single day during high season.

LOCAL ENTITIES ARE BEHIND TRYSIL ALPINE LODGE

Once the exclusive Trysil Alpine Lodge has been realised at the very best site in Trysil, owners and visitors can expect to have all facilities and services in very close proximity. Trysil Alpine Lodge will represent comfort and ensure your stay is comfortable.

"A trend that we are seeing is that many people would like to have increased comfort when they are on holiday, they want to avoid having to take care of, for example, buildings and outdoor areas. They'd rather have more time to do what they really like doing and so would rather spend time on the ski slopes than shovelling snow", says Bjørn Sletten (71). He is a former chairman of the Trysilfjell Utmarkslag, and has teamed up with a former Utmarkslag colleague, Ola Gerhard Sørhuus (57), and his own sons, Bjarne (52), Øyvind (49), and Juul Petter (45), to form a partnership to pursue the Trysil Alpine Lodge venture. In the summer of 2016 the five men purchased Trysilfjell Apartment Eiendom.

Previously, Sletten had invested in and sold property in Jessheim, now it was the turn of his hometown. Both the Sørhuus and Sletten families were born and raised in Trysil, and all of them are active skiers. There are many similarities, but the five also complement each professionally and work well together. They like to do things properly and have little time for easy solutions.

"When you come from a primary industry background and are used to managing forestry operations, you think with a 100-year perspective", says Ola Gerhard Sørhuus. His partner, Bjarne Sletten, points out that a long term approach also applies to future growth in tourism. "Trysilfjellet Mountain and tourism have been our livelihood for many generations already, and it is gratifying to see that the local area offers plenty of varied employment, not only within operations but also within hotels and tourism, and in administrative positions that require higher qualifications."

Bjarne has worked abroad for 20 years, but thanks to the growth in Trysil he was able to return in 2006. Now he hopes that, with this project, they can create the same opportunity for more people.

"With the Trysil Alpine Lodge venture we hope to create exciting workplaces for many future generations in Trysil."





WILL HENTSCHEL
359 Design · Denver, Colorado

FROM ASPEN TO TRYSIL

American architect Will Hentschel has designed lodges for major ski destinations such as Aspen, Beaver Creek and Chamonix. It is now Trysil's turn.

"I have spent a lot of time in Trysil together with the Sletten family and their partners", says the architect behind Trysil Alpine Lodge, Will Hentschel. Ordinarily, he lives and works in Colorado, where he is also an avid ski enthusiast.

In 2016, he was approached by Bjarne and Bjørn Sletten. The architectural firm 359 Design is internationally recognised for its knowledge and experience of lodges at ski destinations such as Aspen, Beaver Creek and Snowmass in Colorado. In parallel with Trysil Alpine Lodge, they have ongoing projects in Chamonix and Japan.

A NEW CONCEPT FOR NORWAY

Lodging is a relatively new concept in Norway, but in Aspen there is a long tradition of this type of holiday. Especially around holidays such as Christmas and New Year, the American ski resorts are packed with guests, well-known artists and celebrities. Many go there to ski, others are there just for the entertainment. But this is definitely *the place to be*, according to Hentschel.

When Trysil Alpine Lodge is finished, the ambition is that it will recreate some of the American tradition, but with a Norwegian touch. But how do you actually make an American lodge more Norwegian?

The Sletten and Sørhuus families want an

emphasis on local traditions, in combination with Hentschel's knowledge of Trysil as a destination, to guide the design of the project and the establishment of a new, uniquely Norwegian lodge concept.

A MEETING PLACE

"Trysil Alpine Lodge has immediate access to the slopes. With ski-in/ski-out, and entrance doors facing the mountain, the bar and lobby will function as a natural meeting place for residents, visitors and residents of Trysil alike.

Large corridors and passageways designed with smaller and intimate seating areas will invite guests to sit down. The large, beautiful fireplace will be experienced as an evocative meeting point, and 'the Firewalk' itself will form the heart of the social areas and be where people stop for a chat."

Hentschel describes the interior style of Trysil Alpine Lodge as '*modern Alpine*' - a style that is cosy, comfortable and in contact with nature via large windows that embrace the daylight and frame the view. The windows are positioned according to the path of the sun in the winter sky, and this provides a portion of the lodge's heating.

"From when you get up in the morning, until you go to bed in the evening, Trysil Alpine Lodge is designed - both architecturally and conceptually - to make your

stay as easy and enjoyable as possible", says the architect, smiling.

A PLACE TO GO BACK TO

The apartment types are roughly 10-15% larger than what is traditional in Norway and Scandinavia. This is in order to be able to create space for both yourself and your guests.

"The apartments will be nice places to stay in. You have space to create your own traditions, such as dinner parties with friends or family Christmas celebrations."

THE BEST OF TRYSIL AND ASPEN

The American lodge has undoubtedly put its stylistic and conceptual stamp on Trysil Alpine Lodge, but the builders have taken care to ensure there is also a local and Norwegian element. This can be clearly seen in their choices of materials, interiors and solutions.

"The materials used will reflect the forest heritage and history of Trysil. Wood will be sourced from local forests and producers, and will be featured both indoors and outdoors at Trysil Alpine Lodge. With this lodge we are uniting the best of Trysil and Aspen."

“With this lodge we are uniting the best of Trysil and Aspen.”
Will Hentschel, architect 359 Design



Illustration - errors and omissions excepted

RENTAL ENSURES VIBRANCY AND THAT THERE IS PLENTY TO DO

Rental increases tourism. Steady tourism provides the basis for business and more jobs - a vibrant Trysil with a rich selection of offerings, all year round.

RENTAL OBLIGATION

As the owner of an apartment in Trysil Alpine Lodge, it may be that you do not get to spend as much time there as you would like. When an apartment is going to stand empty for long periods, for many owners it will be positive to get some income from it, and for 75% of the apartments there is also a rental obligation. The remaining 25% of the apartments have a rental exemption, but can be rented out if the owner so wishes.

RENTAL OFFERS MAJOR BENEFITS TO EVERYONE

The purpose of renting is to maintain vibrancy and a good atmosphere in and around the lodge. When travelling on vacation to Trysil, you can look forward to experiencing a vibrant environment with light in the windows and people all around you. At Trysil Alpine Lodge we want guests to feel as if they are part of a community and therefore the apartments must be in regular use, including outside the typical high seasons.

Rental creates activity and provides a good basis for business and jobs in Trysil. By securing jobs based on steady tourism, shops, restaurants and other service providers will find it easier to acquire a customer base, and even more exciting businesses will be able to establish themselves. In this way, Trysil will ensure a good, attractive and comprehensive range of things to offer its guests.

It does not have to be either or: many of the apartments in Trysil Alpine Lodge contain a separate lock-off room, which we have chosen to call the connection room. A connection room consists of a bedroom/living room, bathroom and private entrance. This solution gives you the freedom to use the entire apartment for yourself, or to accommodate guests, the older kids etc., or to even rent out this part of the apartment.

THE RENTAL PERIOD

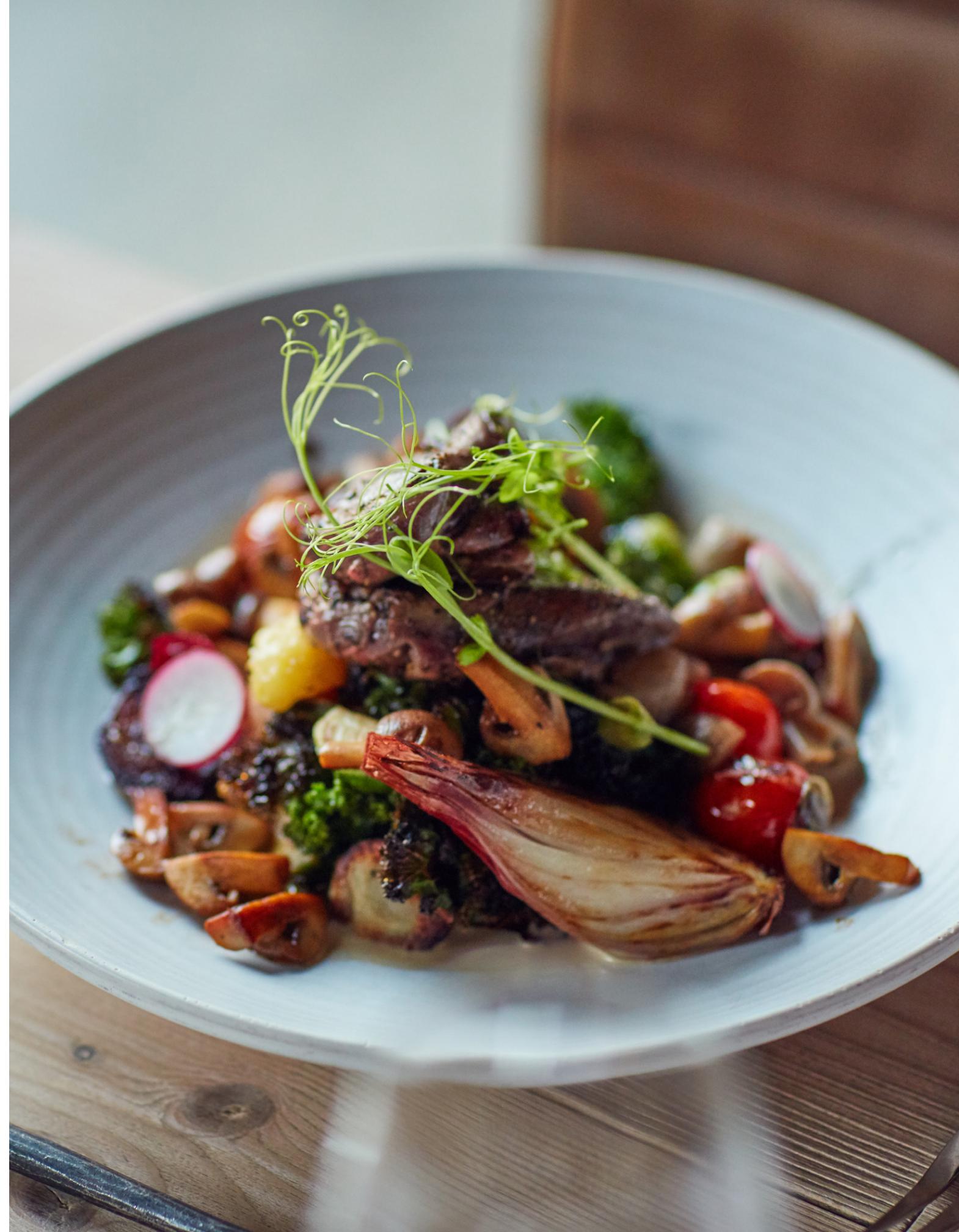
The period for rental applies during the winter season, from 1 November to 1 May.

During this period, 14 of the weeks are subject to the rental obligation and you have 12 weeks available for your own visits. If it turns out that there is vacant capacity in the weeks subject to the rental obligation that you as the owner want for yourself, you can (giving plenty of advance notice) notify the booking company of your request for additional use of the apartment.

The reservation is managed by Trysil Alpine Lodge, which regularly updates the owner about the number of free and booked weeks, as well as on rental income.

The cleaning and preparation of the rooms is handled by the booking company, as they deal with all the practical aspects of the rental.

On pages 113-114, you will find an overview of all the apartments in the project where there is a rental obligation.



PLUG AND PLAY

Comfort should be easy. Services and facilities associated with Trysil Alpine Lodge.

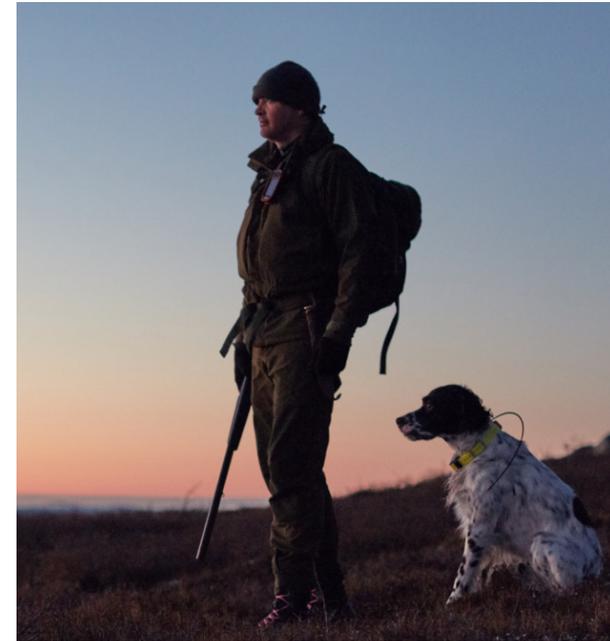
We want Trysil Alpine Lodge to be experienced as cosy, uncomplicated and comfortable. Guests will not be troubled with numerous practical chores that would otherwise take up a lot of time. Here you have more time to do the things you really want to do. Here are some of the services we offer to help with this:

If you arrive at Trysil Alpine Lodge by car, you can park safely under cover in the Lodge's underground car park. Your skis can also be kept safe and dry in a separate ski service room, which is close to the reception. You can also have your skis tuned-up for the first session of your stay.

Lift passes can be booked prior to arrival, and the hotel's booking company will ensure that your apartment is ready for you when you arrive. The booking company takes care of everything to do with the stay, such as the ordering of various services, including concierge services and cleaning. The booking company also handles the rental of all apartments in Trysil Alpine Lodge.

Both the common areas and the apartments in Trysil Alpine Lodge are larger than the average standard, which gives a sense of space and comfort. All the apartments have a complete kitchen with appliances, with the exception of the different variants of studio apartments that get custom solutions based on their respective sizes. On the days you want to 'eat out', you can do this in our own restaurant that spans two levels. Here you will be served local cuisine based on fresh, quality ingredients. Guests can choose between breakfast, half-board, full-board, or à la carte dishes.

Much of the day will spent skiing or doing other outdoor activities, and then it can be nice to come back and slip into bathrobe and head down to the hotel's swimming pool and spa. Here you can swim a few lengths of the pool, or relax in a cosy sauna and feel your shoulders relax as the heat radiates through your stiff and aching body.





OWNERS LOUNGE

A lounge is an area with extra comfortable surroundings intended for relaxation and enjoyment. First-time buyers at Trysil Alpine Lodge will receive a 2-year basic membership of the complex's private lounge - it just makes sense.

Our spacious and comfortable Owners Lounge will be fully dedicated to the apartment owners and guests. Here we want you to relax, enjoy the calm, and have access to several additional comfortable services. The lounge will be versatile with a selection of social and private zones, meeting rooms, sun decks, various dining options, and the possibility to order from the restaurant etc. The lounge will be connected to a separate area where the little ones can romp and play.

BASIC MEMBERSHIP

The Basic membership includes free entrance and a private wardrobe with slippers. Coffee and tea are of course also included, as are newspapers at weekends. The membership also includes favourable prices throughout the entire Trysil Alpine Lodge, and also allows your guests access, although to a limited extent. The membership card you receive will function as both an access and payment card.

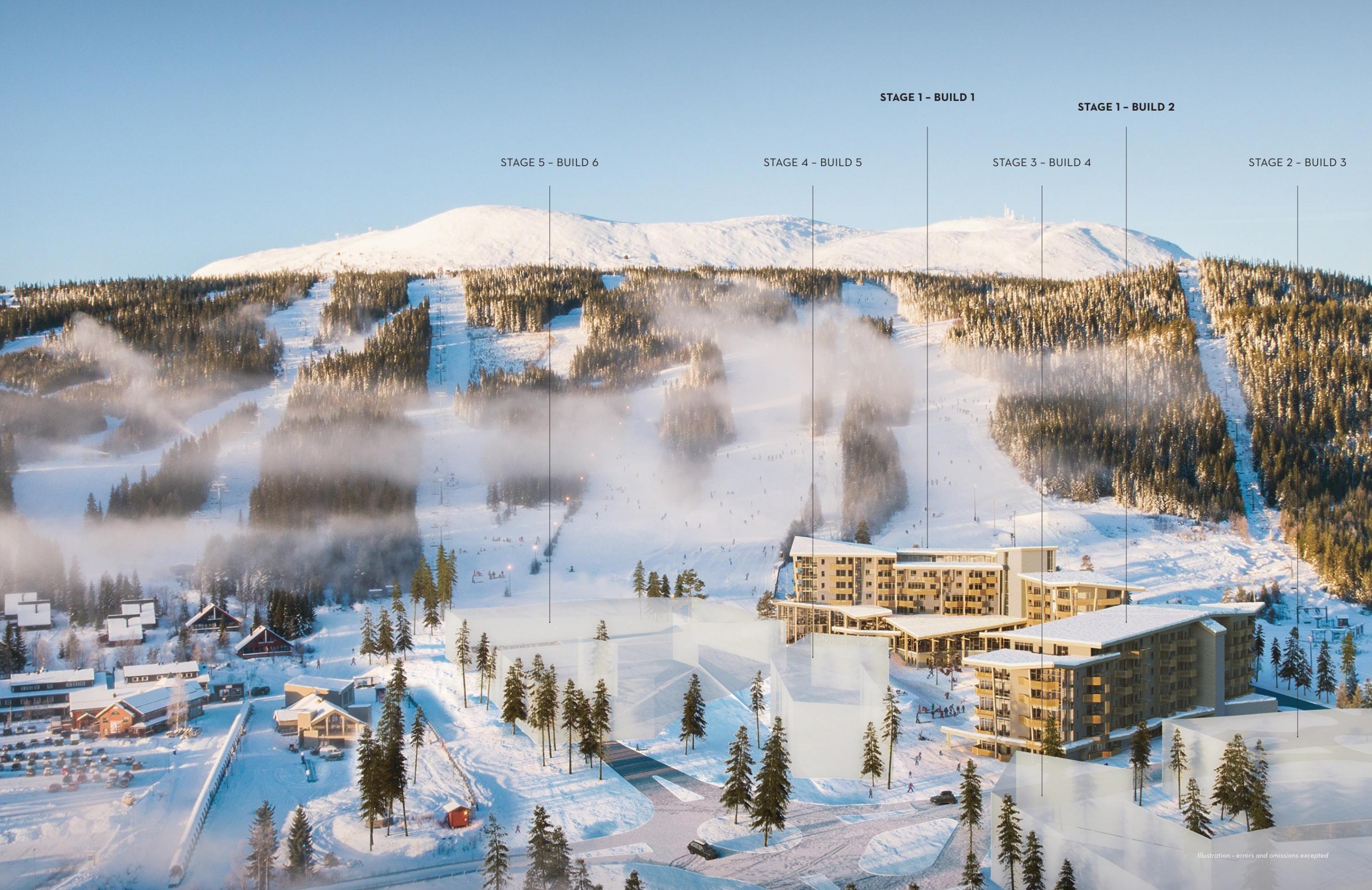




SITE PLAN



Illustration - errors and omissions excepted



STAGE 1 - BUILD 1

STAGE 1 - BUILD 2

STAGE 5 - BUILD 6

STAGE 4 - BUILD 5

STAGE 3 - BUILD 4

STAGE 2 - BUILD 3



Illustration - errors and omissions excepted



Ved kjøp av leilighet i Trysil Alpine Lodge får du med fiberbredbånd og TV fra Telenor

Nå får du vår nyeste dekode T-We Boks II og WiFi Ruter

Dette er noe av det du kan glede deg til:

- 10 Mbps bredbånd og Alltid På Nett-garanti
- TV-tjenesten T-We - alt av underholdning
- Grunnpakke med 40 faste og 15 valgfrie kanaler
- Barneinnhold, sport, film og underholdning
- Inkluderte strømmetjenester
- Filmleie
- Ukesarkiv
- T-We App

Ønsker du mer hastighet eller flere kanaler kan dette bestilles på Mine Sider etter oppkobling eller ved å kontakte kundeservice på telefon 915 09000.



WiFi Ruter for uovertruffen trådløs dekning i leiligheten



T-We Boks II gir tilgang til alt av underholdning.

ALL YEAR ROUND IN TRYSIL

Trysil is an all year round destination, and offers a diverse range of experiences for the whole family. The landscape is dominated by gentle, wooded hills, high peaks and narrow rivers. With its cold winters and warm summers, Trysil is a perfect destination for sporting activities, forest hikes and play.

NORWAY'S LARGEST SKI DESTINATION

Trysil is Norway's largest ski destination and has a "snow guarantee" for a large part of the winter season. The Trysilfjellet ski area has 500 snow cannons available to ensure white slopes from late October until 1 May. The mountain has 31 ski lifts, including 6 children's lifts, which take you up to the top of your favourite slope. In the Trysilfjellet ski area you can enjoy a total of 68 attractive alpine slopes - according to age, skill level and interest.

For an experienced alpine skier, Høgegga - a Europa Cup-standard black run - is 'a must'. Imagine taking the lift up at 7am, putting on your skis, and - if it has snowed well overnight - cruising down in powder, maybe having it all to yourself.

SKI CROSS, SLALOM AND SNOWMOBILE

SkiStar Fun Slope is an adventure ski area that draws its inspiration from a snow park and a ski cross course. Play your way on skis through bridges, terrain waves, tunnels and other fun elements.

There are also special arenas for parallel slalom, self-timing, speed-skiing, and snow parks for all abilities. In Trysil's Terrain Park, it is not unlikely that you will get to meet several of Norway's best snowboarders.

The smallest will also not be left bored, as Adventure at Trysil Tourist Centre is perhaps one of Norway's most popular children's areas. The area is well organised with simple button lifts, conveyor belts, a self-timer course, easy slopes and a sledding hill. Here, Valle often shows up - a cuddly and inventive activity mascot. In the Blue Park, there are regular events for younger children, such as treasure hunts, shows and snowmobile rides.

500 KILOMETRE NETWORK OF TRAILS





For those who like to stack up the miles and cross-country enthusiasts, Trysilfjellet ski area has a network of trails spanning a total of about 500 groomed kilometres, and it is totally up to you if you want a short or a long trip. The best starting points for a great ski trip are Skihytta and Fageråsen, but you have many areas to choose from.

If you want a particularly atmospheric experience, then a sleigh ride might be the thing. Wrapped in a warm sheepskin, and to the sound of bells and the light of torches, you get to experience Trysil's beautiful winter scenery. If you prefer greater speed, Trysil also offers trips by dog sled and snowmobile through pristine mountain terrain.

TRAIL CYCLING, RAFTING, CLIMBING PARK AND GOLF

In summer, cycling has become very popular. If you like trail cycling, the trails in Gullia or the Fjellrunden are ideal. If you want a bigger challenge, you can

take the lift up, and go flying downhill on the Magic Moose trail. The trail is 7.5 kilometres long and consists of banked turns and berms, and is one of the longest of its kind in Europe.

The Trysil River, which is 10 km long and Scandinavia's longest waterway, is used for rafting and river board surfing, with a season from May to October. In more quieter waters you can also rent canoes. Moreover, the wider Trysil area has good fishing opportunities in the Trysil and Ljøra Rivers, as well as in smaller rivers, lakes and in a number of other fishing lakes.

Canyoning is an exciting trip where you will be guided through the gorge of the Røfallene waterfalls - the tour is considered to be a fantastic outdoor experience. There are also a number of hikes in the area, and these can be done either on foot or on skis, in summer and winter. Trysil has 10 big peaks to choose from, and many people make it a tradition

to scale a new peak each time they visit Trysilfjellet.

Trysil also has its own climbing park, where you get to challenge yourself and your agility at different heights. Høyt og Lavt is a complete climbing park for families with children who are big enough, where children, young people and adults alike get to hone their skills at a variety of difficulty levels. The 'obligatory' zip line is very popular, and from the park you can hear the joyful shrieks as a climber hurtles through the air.

Trysil Alpine Lodge is within walking distance of Trysilfjellet Golf Course, an excellent 18-hole facility with its own chipping green, putting green, practise bunker and driving range, as well as a crazy golf course. A new clubhouse will also be opening soon, featuring a café/restaurant, shop etc.



There is a long tradition of hunting in Trysil



In Trysil, outdoor experiences are adventurous – all year round

CLOSE TO EVERYTHING

Transfers to and from Trysil Alpine Lodge, as well as distances to facilities.

FLY

The international Scandinavian Mountain Airport will open in the winter of 2019/2020. Trysil Alpine Lodge is estimated to be 40 minutes by bus transfer from there. There are also car rental options.

BUS

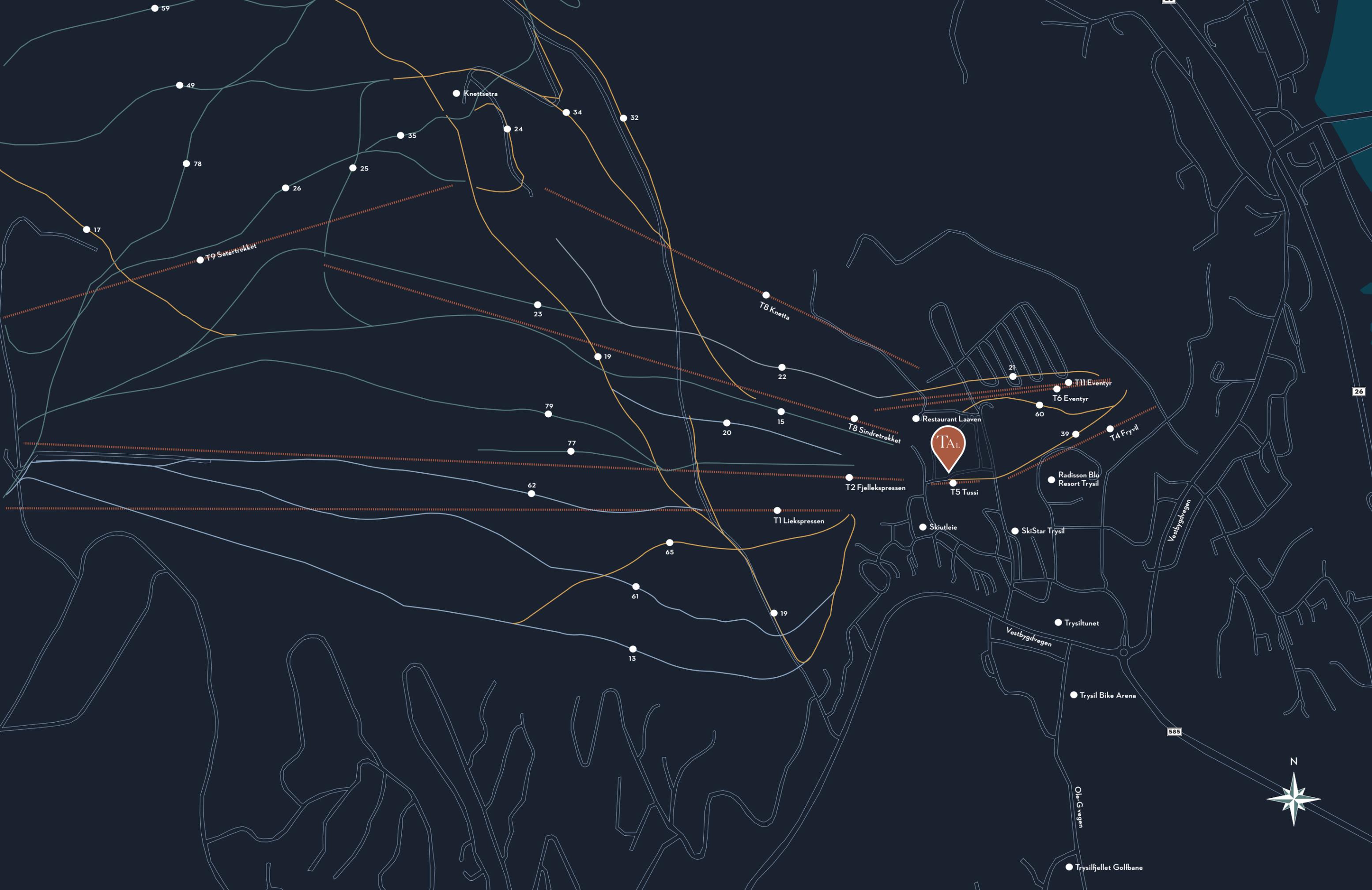
The Trysil Express runs between Trysil - Elverum - Oslo Airport - Oslo Bus Terminal and has regular departures every day of the year. The bus journey from Oslo Bus Terminal to Radisson Blu Resort Trysil normally takes 3 hours and 15 minutes.

CAR

A normal journey by road between Oslo and Trysil takes about 2 hours and 30 minutes.

By foot from Trysil Alpine Lodge to:

Laaven	0.5 mins	Child care	2 mins
Knetta ski lift	2 mins	Ski school and booking	2 mins
Ski passes	2 mins	Juls Sportshop	3 mins
Happy Faces Food & Bar	3 mins	The Ski Bistro	3 mins
Kringla bakery	3 mins	Ski workshop	3 mins
Ski Star shop	3 mins	Ski rental	3.5 mins
Ski bus	4 mins	Welcome Centre	4 mins
Peppe's Pizza	4 mins	Supermarket	4.5 mins
Deposit return & recycling	5 mins	Radisson Blu	5 mins
Bicycle rental	5 mins	The Sports Lodge	5 mins





TRADITION

TRADITION – OUR STANDARD

We often link tradition with something that is warm, genuine, natural and long-lasting. These four words were therefore the starting point when we set the standard for the apartments in Trysil Alpine Lodge. Not exactly the 'typical standard', but we want our apartments to withstand changeable interior trends - we want them to stand the tests of time. We want you to feel welcome.



Illustration – errors and omissions excepted

TRADITION – STANDARD DELIVERY

- Horizontally panelled feature wall - tongue and groove panelling stained in a Beito grey colour.
- Painted walls in the colour *Elegant*, Jotun Lady Pure colour or equivalent.
- 1-strip oak parquet with light/grey matt oil finish
- White profiled kitchen interior from a respected supplier. Integrated appliances
- Tiled bathroom, mosaic tiles in the shower area
- Flat interior doors with a darker grey finish
- Downlights in the entrance/hallway and bathroom/WC
- A furniture package will be defined based on the 'Tradition' style. It is obligatory to purchase furniture and interior packages for apartments affected by the obligation to rent. Please refer to the delivery description, overview of apartments with rental obligation, and price list











AMBITION



Illustration – errors and omissions excepted

AN AMBITIOUS CHOICE

The traditional expression is not for everyone and, moreover, we often appreciate having a choice. Therefore, we have created the 'Ambition' style – an alternative for those who want a more modern expression in their apartment. And what can you say about the contrast between the natural and the modern – it is not easy.

AMBITION – STYLE OPTIONS

- Horizontally panelled feature wall – tongue and groove panelling stained in a Beito grey colour.
- Painted walls in the colour *Grey Slate*, Jotun Lady Pure colour or equivalent
- 1-strip oak parquet with light/grey matt oil finish
- Grey handle-free kitchen interior from a respected supplier. Integrated appliances
- Tiled bathroom, mosaic tiles in the shower area
- Flat interior doors with a darker grey finish
- Downlights in the entrance/hallway and bathroom/WC
- A furniture package will be defined based on the *Ambition* style. It is obligatory to purchase furniture and interior packages for apartments affected by the obligation to rent. Please refer to the delivery description, overview of apartments with rental obligation, and price list











THE TOP FLOOR APARTMENTS

Illustration from apartment 903 - deviations from standard delivery may occur

THE PINNACLE OF FREEDOM

For some people big is too small. And a cabin without a fireplace is unthinkable. If you have your own ambitions then we would like to hear about them. We cannot promise that we can fulfil them all, but we aim to do as much as we can.

The top floor apartments are delivered in the Ambition style. For these apartments, a gas fireplace is possible as an option.











THE WAY YOU WANT IT

Information about options - personalisation.

We hope that our choice of the *Tradition* standard and the *Ambition* style option covers the vast majority of desires and needs. Should you still require changes, then this will be possible through what we call 'options'.

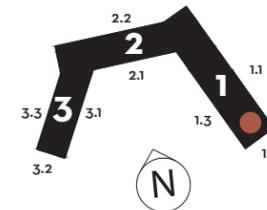
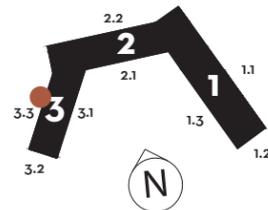
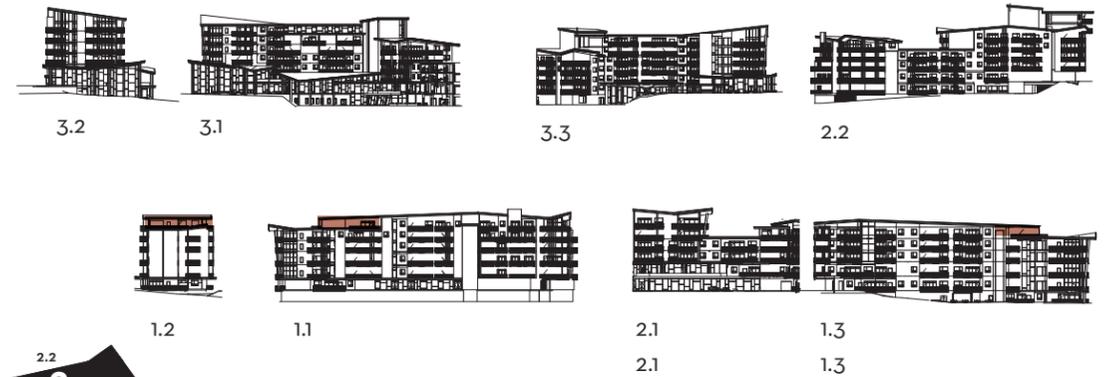
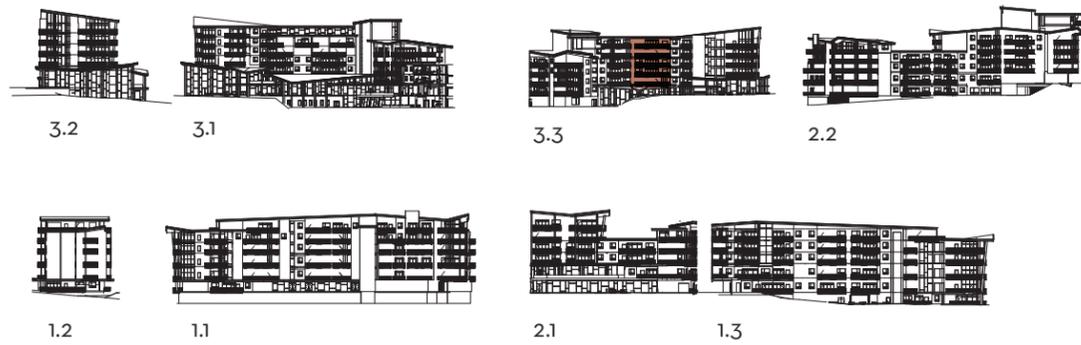
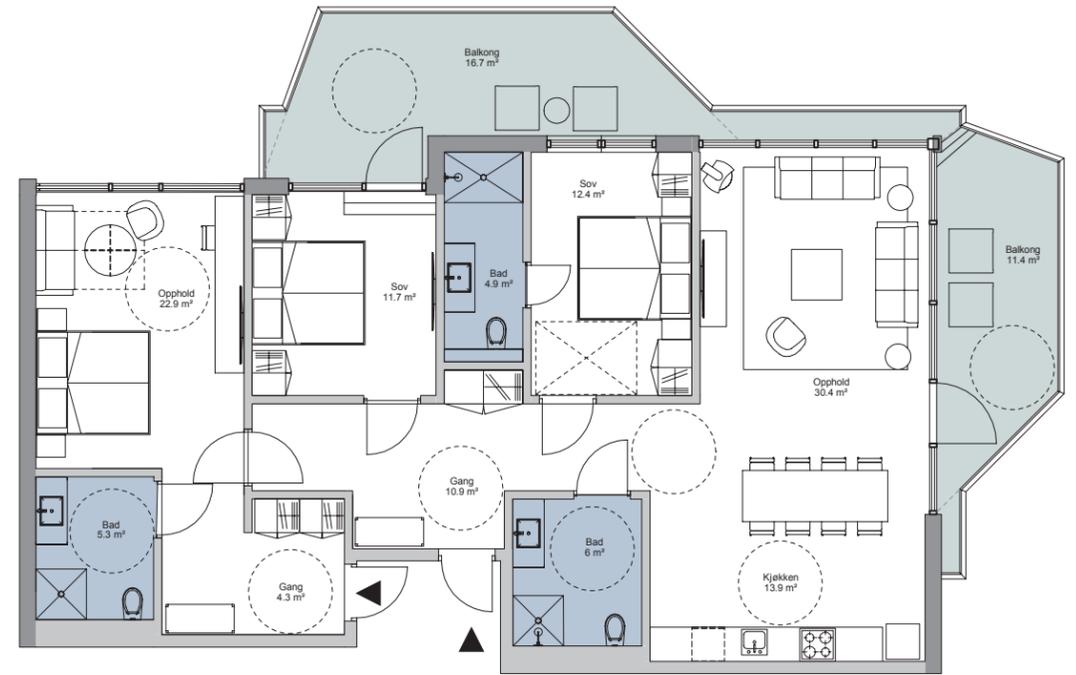
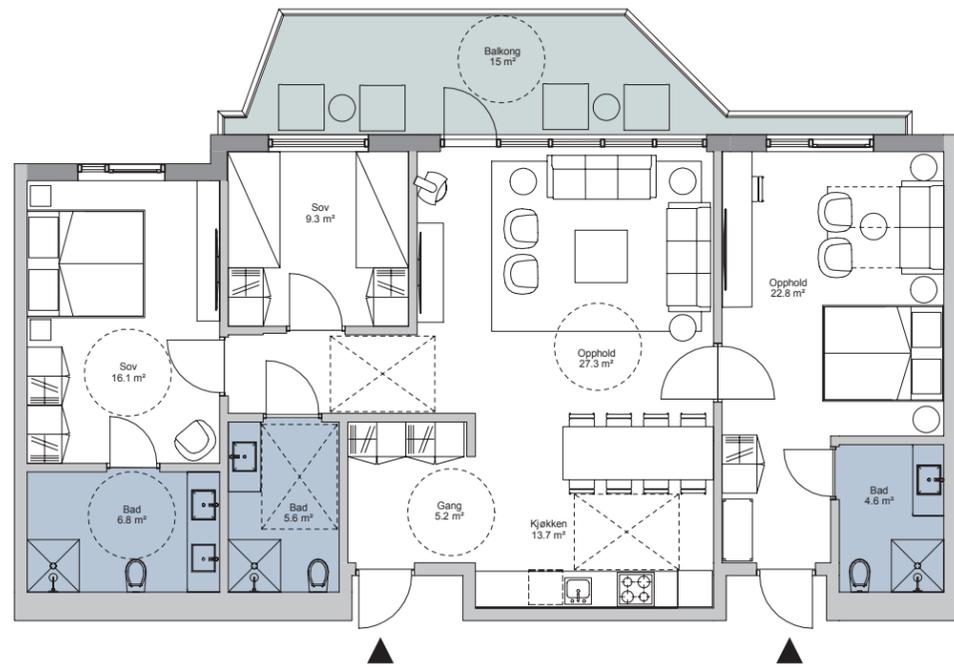
Options will be possible for a limited period of time. The time restriction is to ensure project progress, in order to avoid delays to things such as being able to take possession.

In good time before the options process starts, you will be given all the necessary information about the process itself and the possibilities that are available. It is important to us that you are well informed if you want to make changes. Knowledge and peace of mind make it easier for you to choose options and put your personal touch on your apartment.



Illustration - deviates from standard delivery





A-101
PRESTIGE

5 units Apartment no. 521, 621, 708, 807, 905t

Floor	5-9	Number of beds	6-10
Usable floor space/internal area	119/117 m ²	Connection room	Yes
Outdoor sitting area	15.0 m ²		

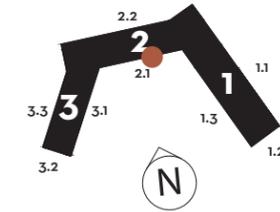
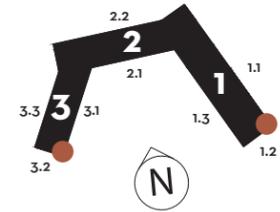
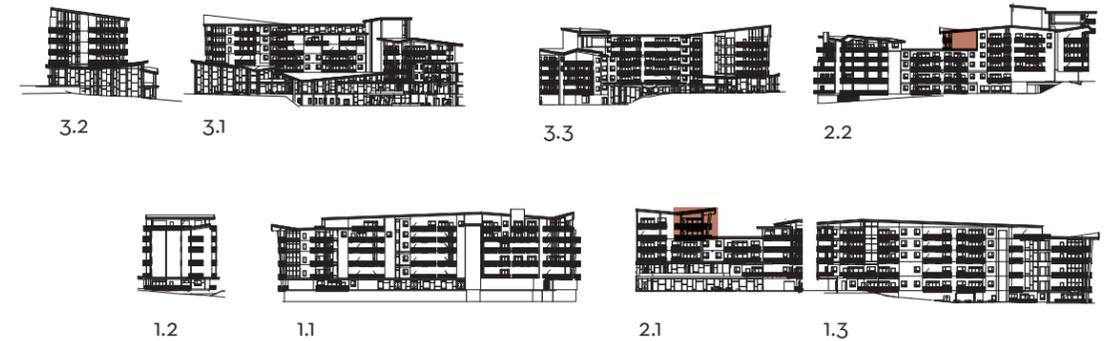
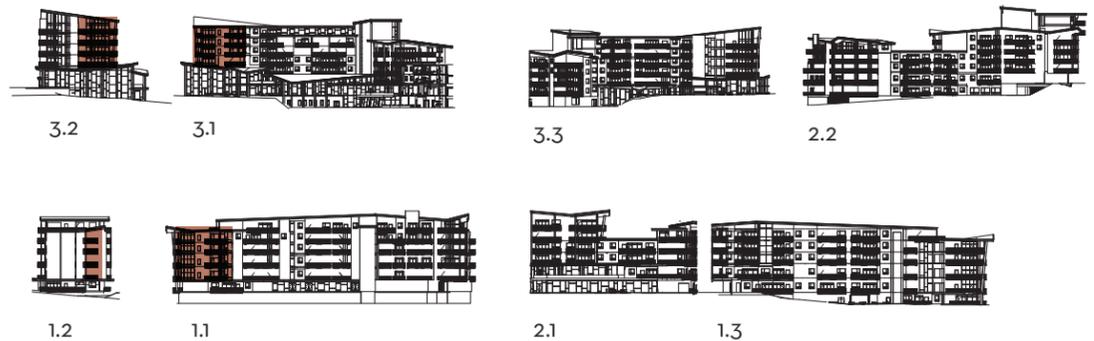
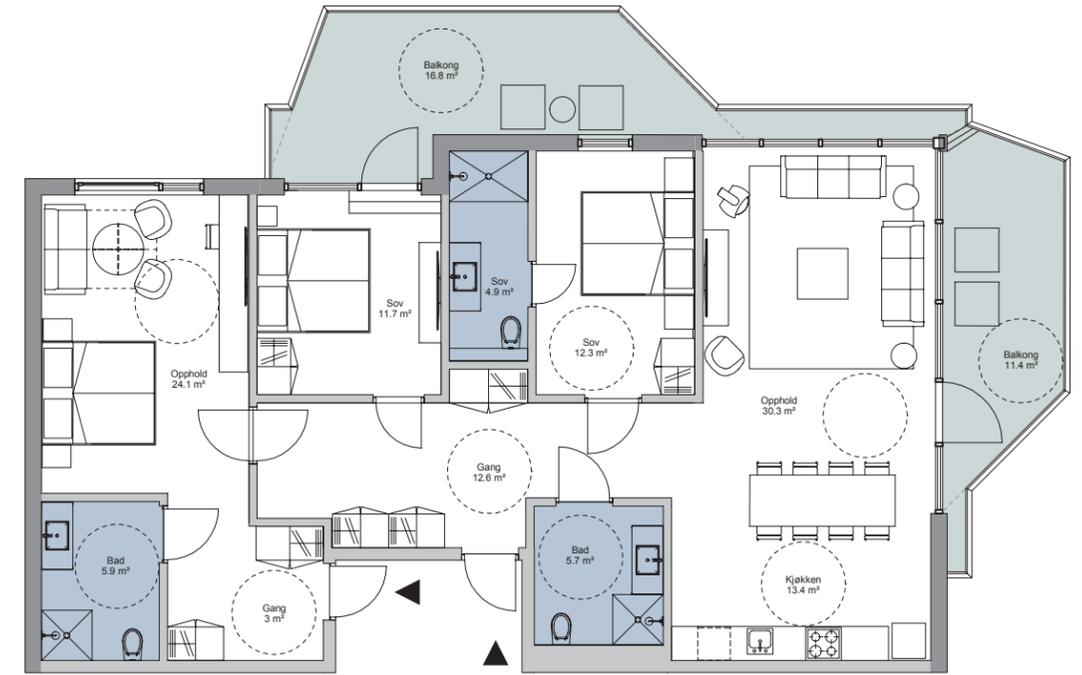
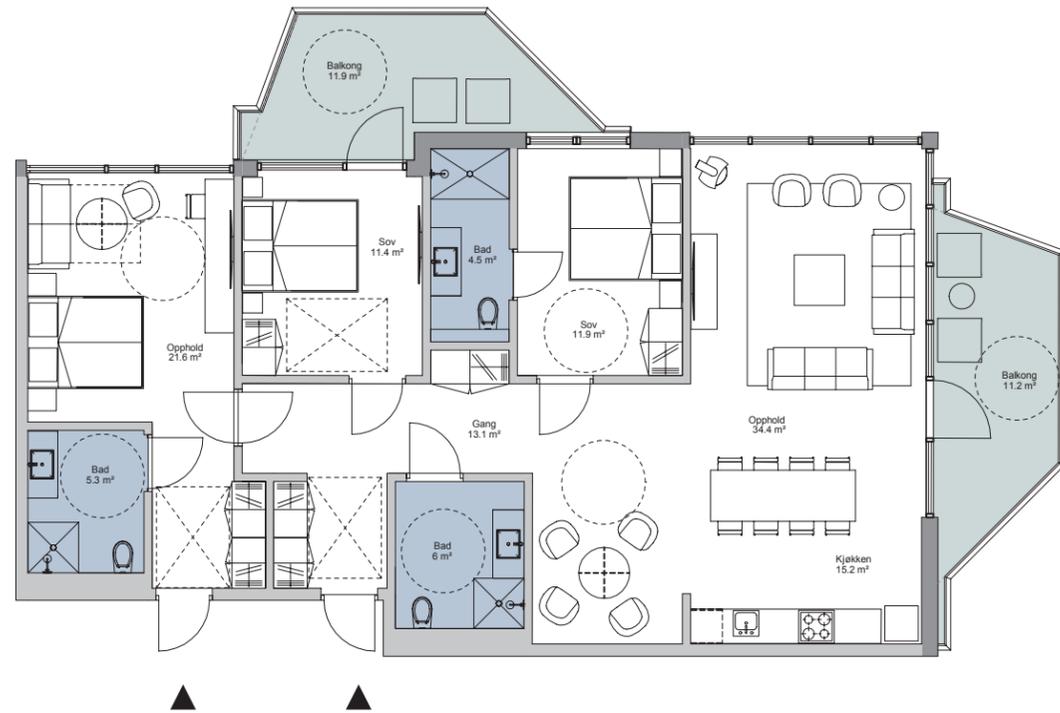


A-102
PRESTIGE END

Apartment no. 604t 1 unit

Floor	6	Number of beds	6-8
Usable floor space/internal area	130/128 m ²	Connection room	Yes
Outdoor sitting area	16.7 + 11.4 m ²		





A-103
PRESTIGE END RIGHT

8 units Apartment no. 205, 305, 405, 505t, 618, 705, 804, 902t

Floor	2-9	Number of beds	6-8
Usable floor space/internal area	131/130 m ²	Connection room	Yes
Outdoor sitting area	11.9 + 11.2 m ²		

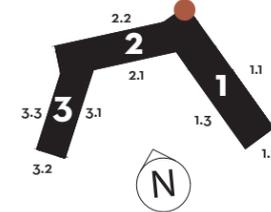
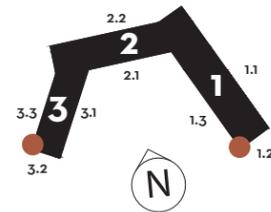
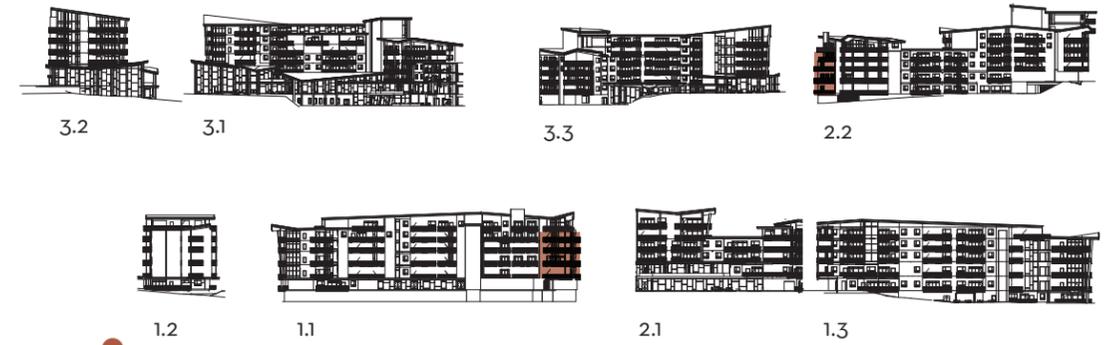
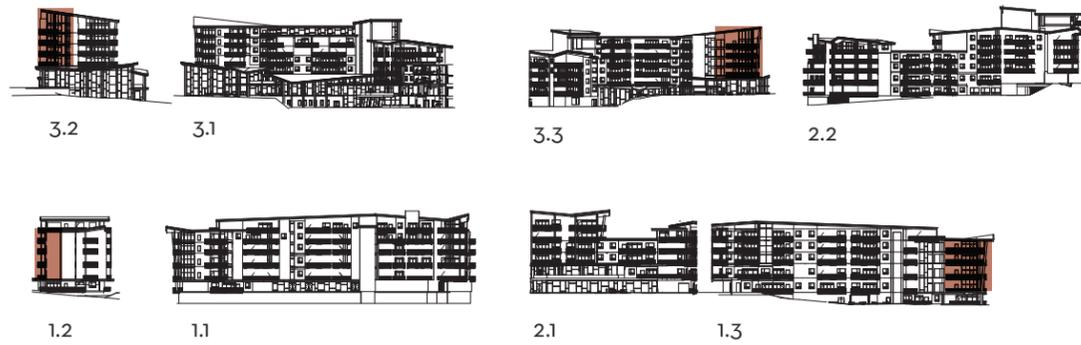
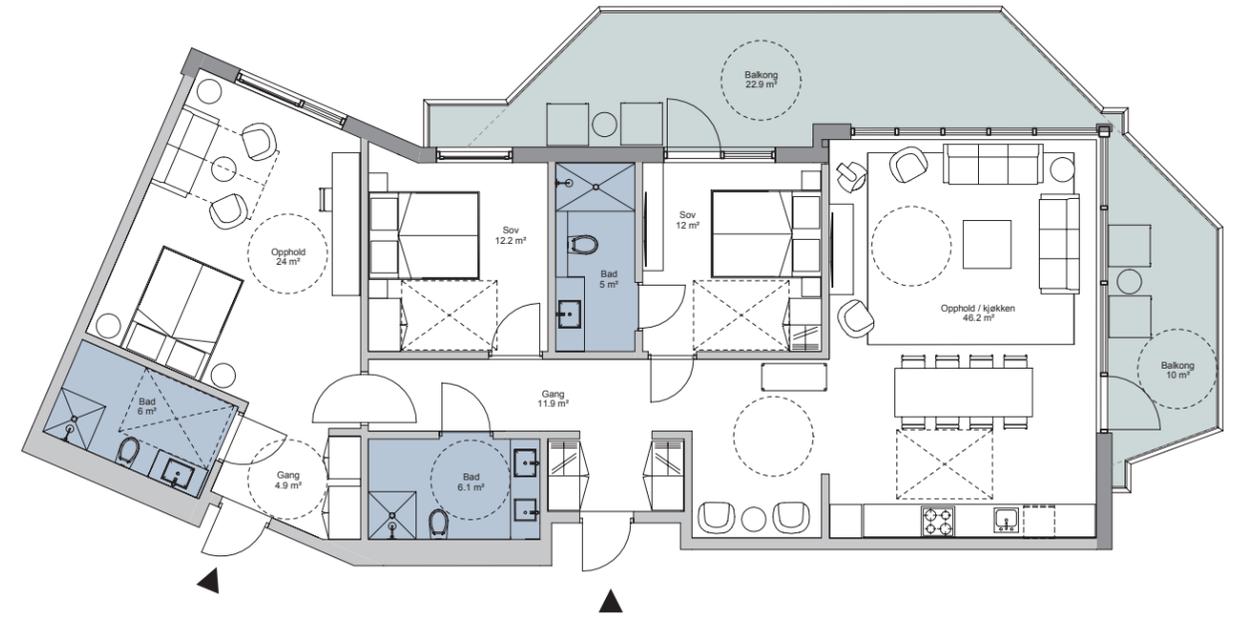
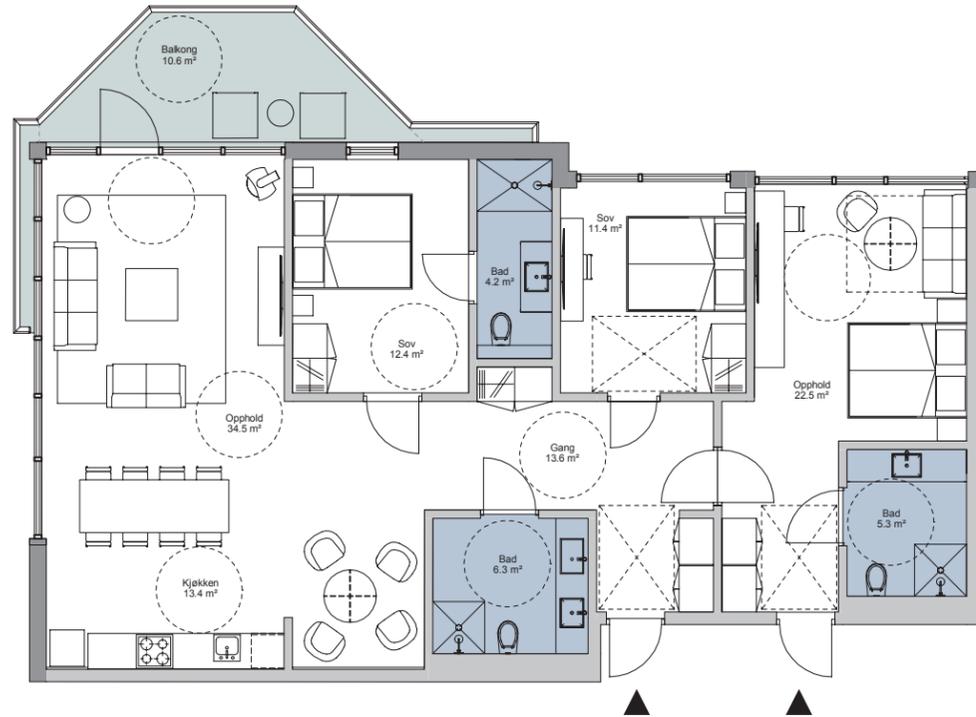


A-104
PRESTIGE END MIDDLE

Apartment no. 626, 713t 2 units

Floor	6-7	Number of beds	6-8
Usable floor space/internal area	131/130 m ²	Connection room	Yes
Outdoor sitting area	16.8 + 11.4 m ²		





A-105
PRESTIGE END LEFT

8 units Apartment no. 206, 306, 406, 506t, 619, 706, 805, 903t

Floor	2-9	Number of beds	6-8
Usable floor space/internal area	131/130 m ²	Connection room	Yes
Outdoor sitting area	10.6 m ²		

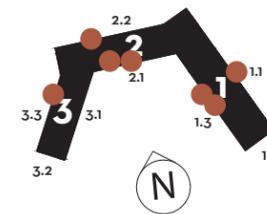
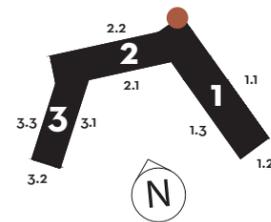
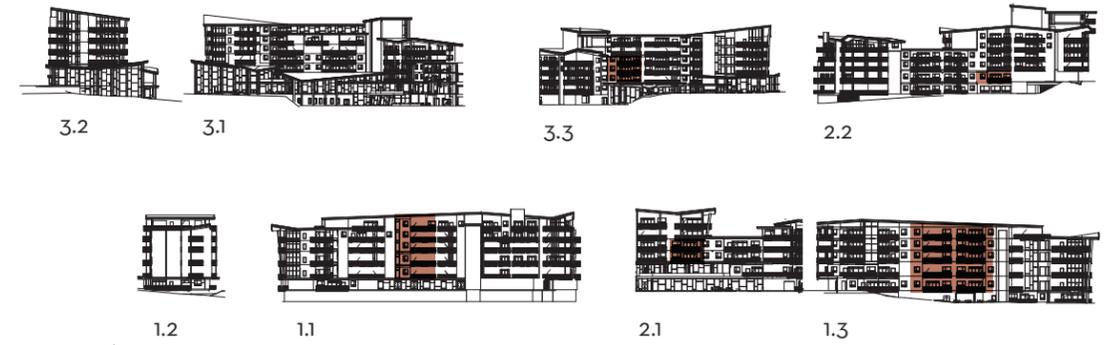
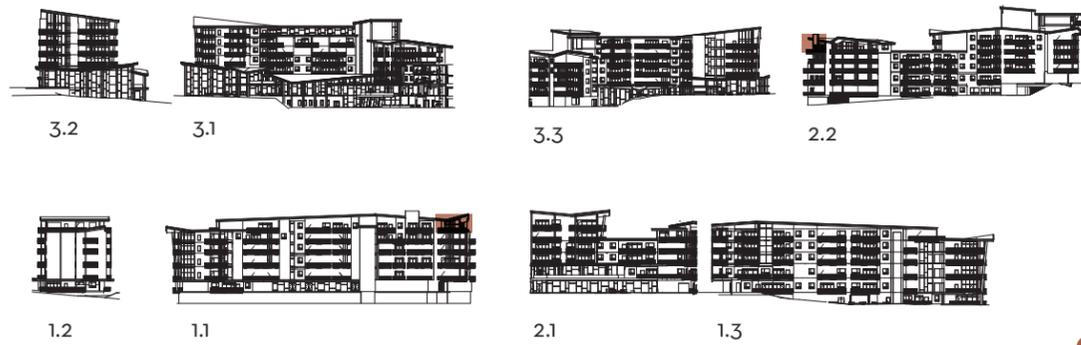
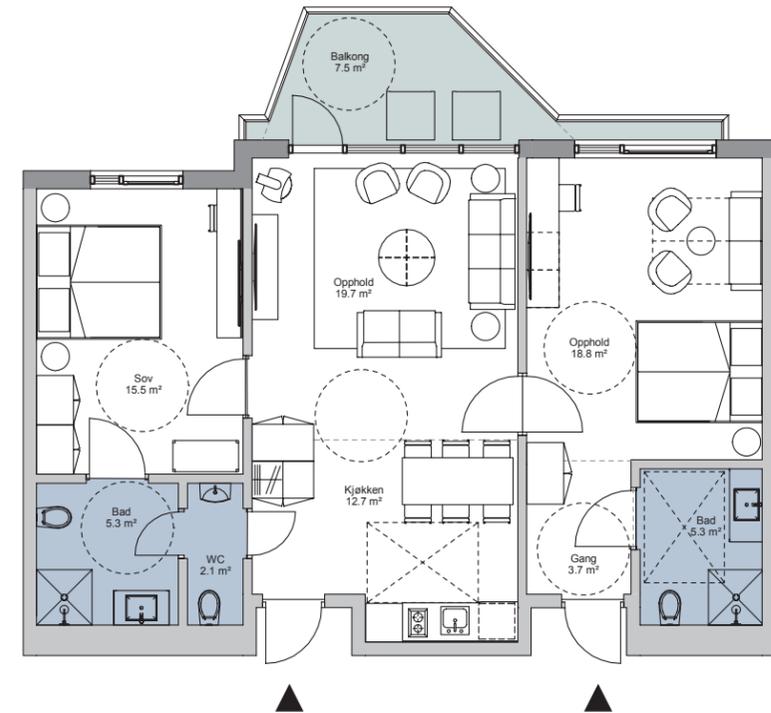
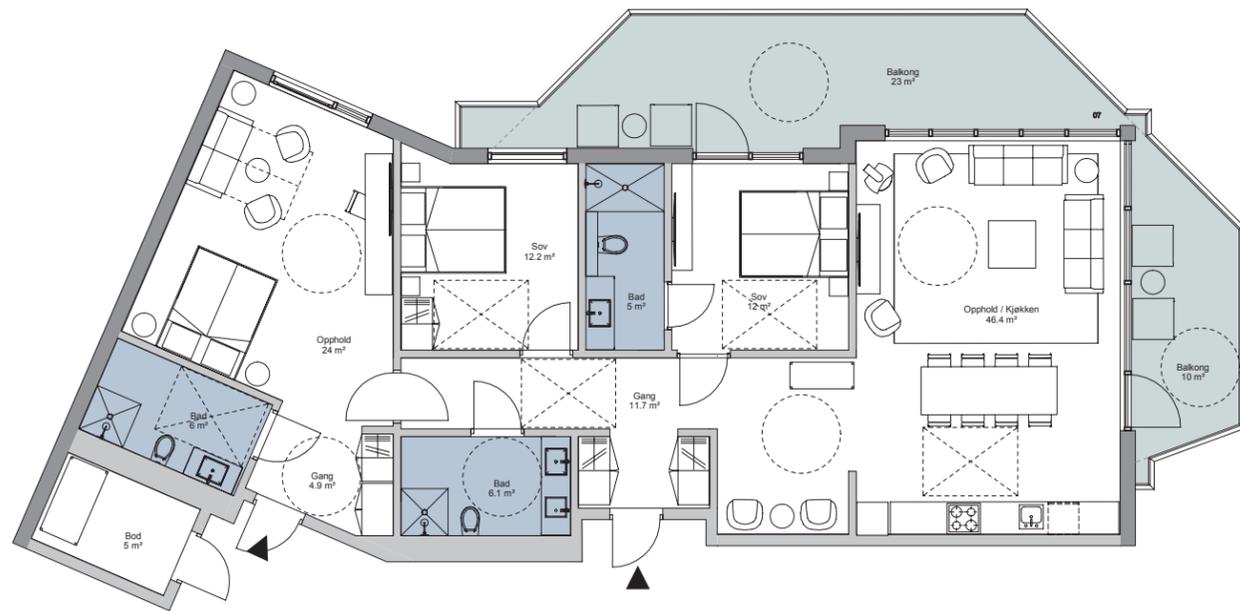


A-106
PRESTIGE CORNER

4 units Apartment no. 214, 317, 421, 528

Floor	2-5	Number of beds	6-8
Usable floor space/internal area	136/135 m ²	Connection room	Yes
Outdoor sitting area	22.9 + 10 m ²		





A-107
PRESTIGE CORNER END

1 unit Apartment no. 610t

Floor	6	Number of beds	6-8
Usable floor space/internal area	142/135 m ²	Connection room	Yes
Outdoor sitting area	23 + 10 m ²		

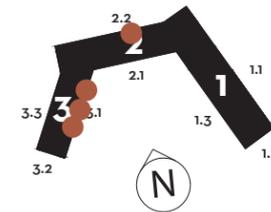
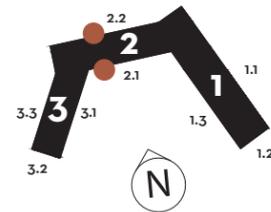
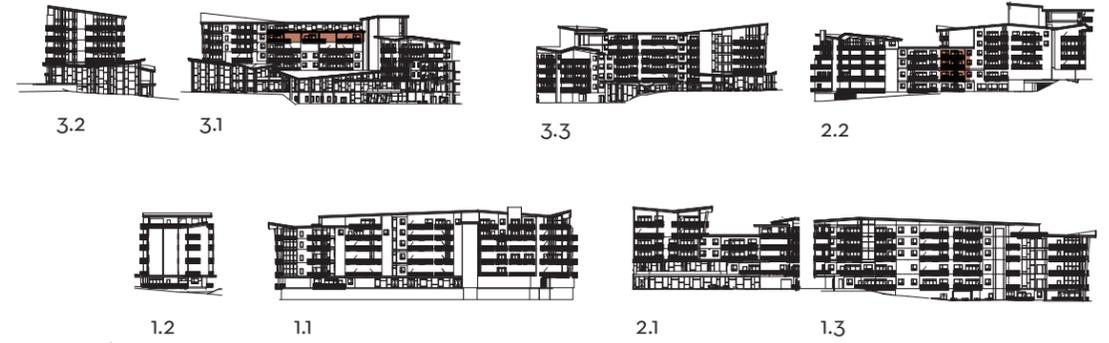
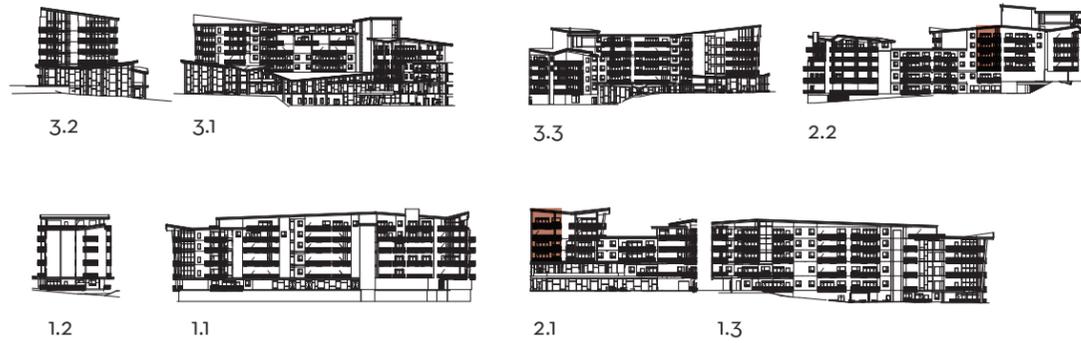
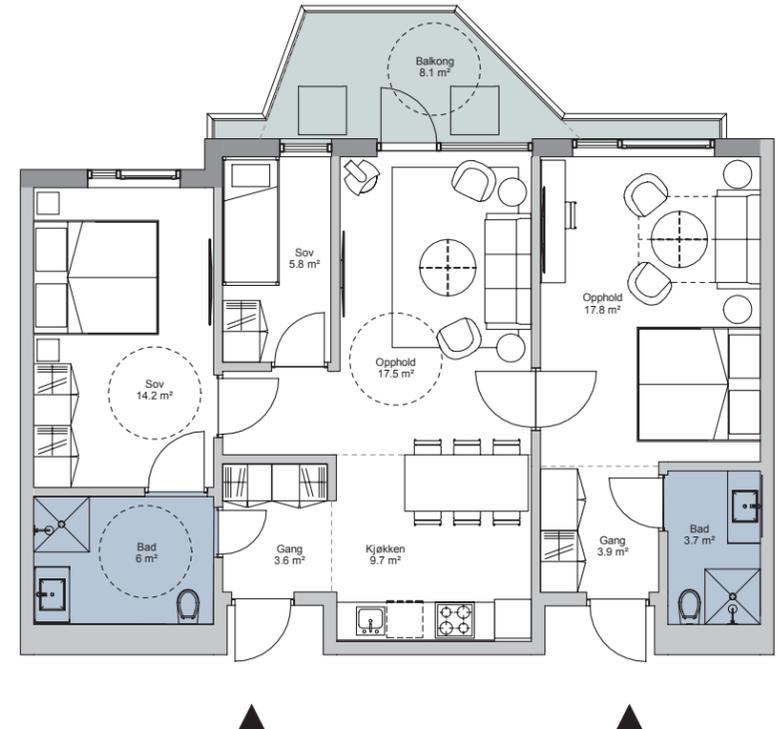
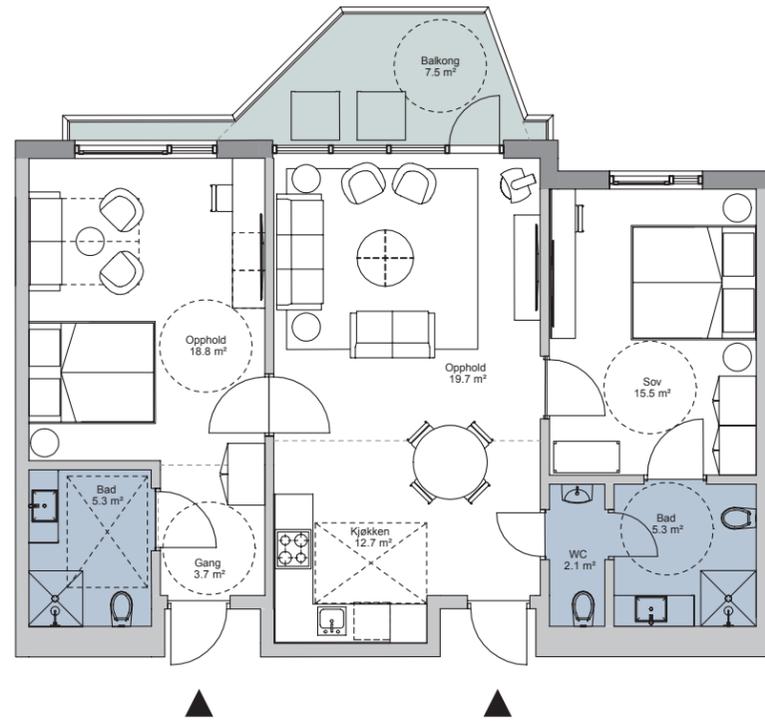


A-108
JUNIOR

Apartment no. 202s, 208, 209s, 302s, 308, 309s, 402s, 408, 409s, 414, 502s, 508, 509s, 514, 522s, 602st, 605t, 606st, 622s, 709s **20 units**

Floor	2-7	Number of beds	4-6	Usable floor space/internal area	88/86 m ²
Connection room	Yes	Outdoor sitting area	7.5 m ²		





A-109
JUNIOR B

8 units Apartment no. 415s, 418s, 515s, 525s, 625s, 627s, 712st, 714st

Floor	4-7	Number of beds	4-6
Usable floor space/internal area	88/86 m ²	Connection room	Yes
Outdoor sitting area	7.5 m ²		

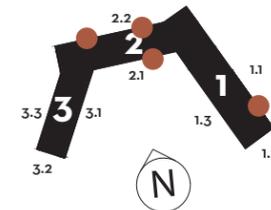
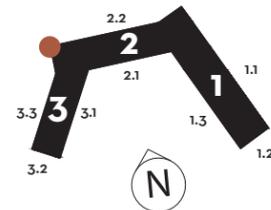
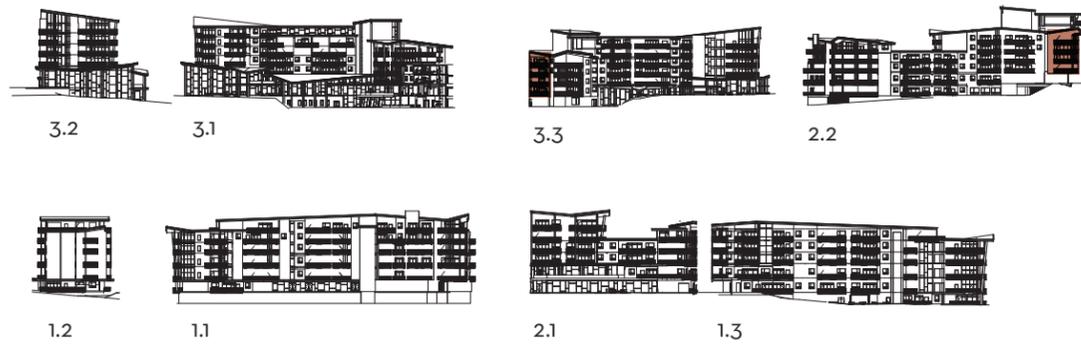
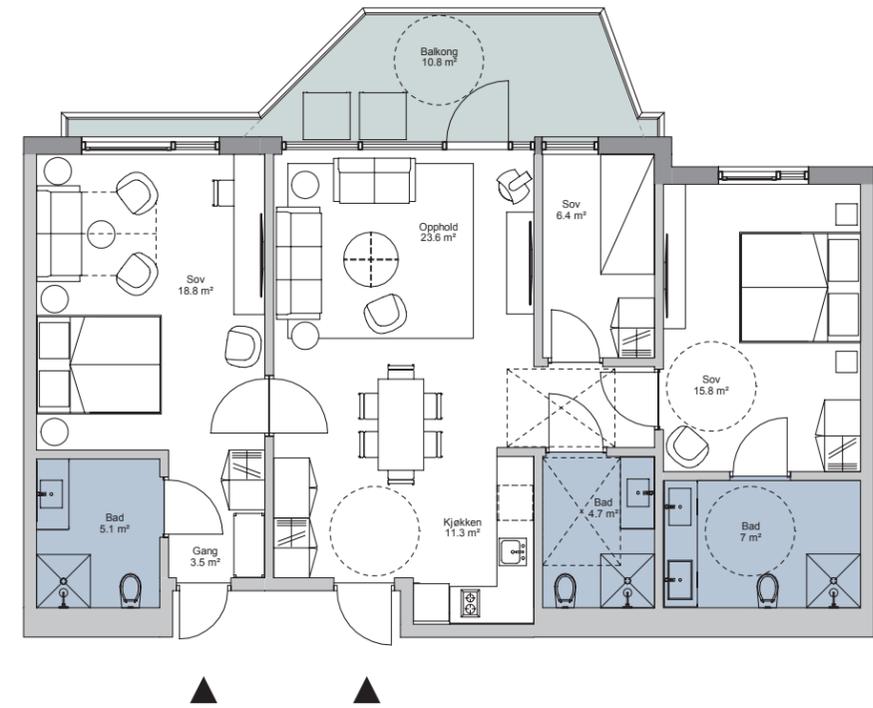
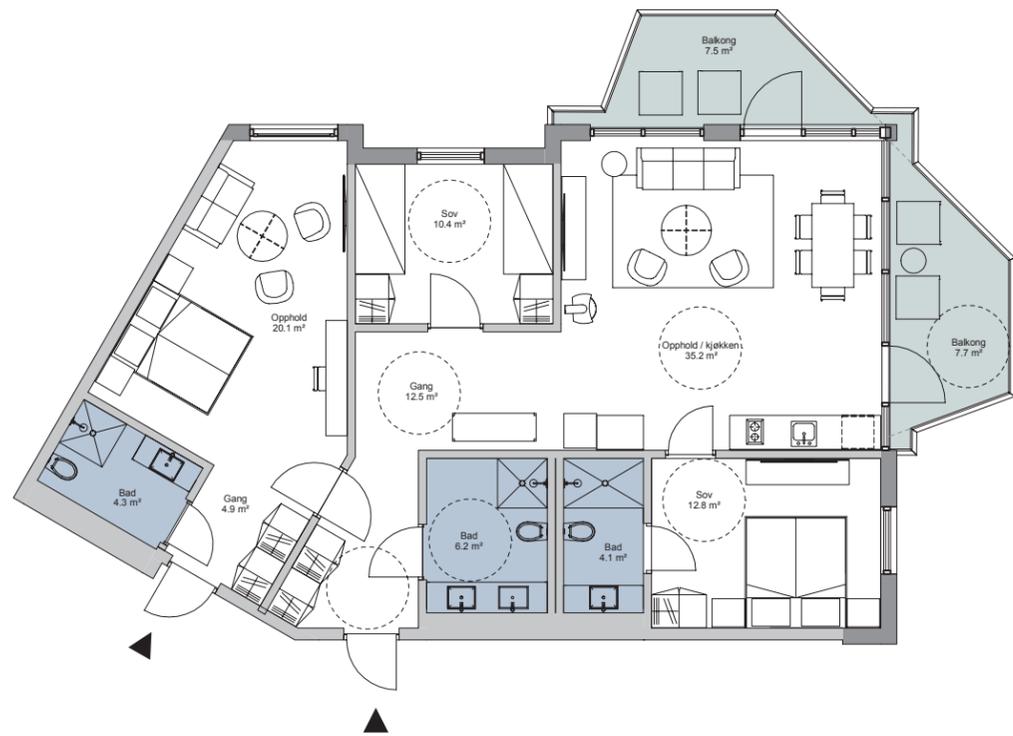


A-110
JUNIOR +

5 units Apartment no. 419, 526, 801st, 802st, 803s

Floor	3-5, 8	Number of beds	5-8
Usable floor space/internal area	88/86 m ²	Connection room	Yes
Outdoor sitting area	8.1 m ²		





A-111
JUNIOR CORNER

4 units Apartment no. 416, 523, 623, 710t

Floor	4-7	Number of beds	6-8
Usable floor space/internal area	117/116 m ²	Connection room	Yes
Outdoor sitting area	7.7 + 7.5 m ²		

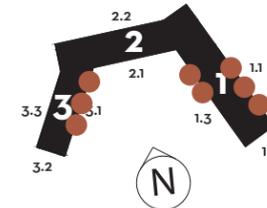
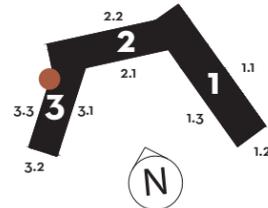
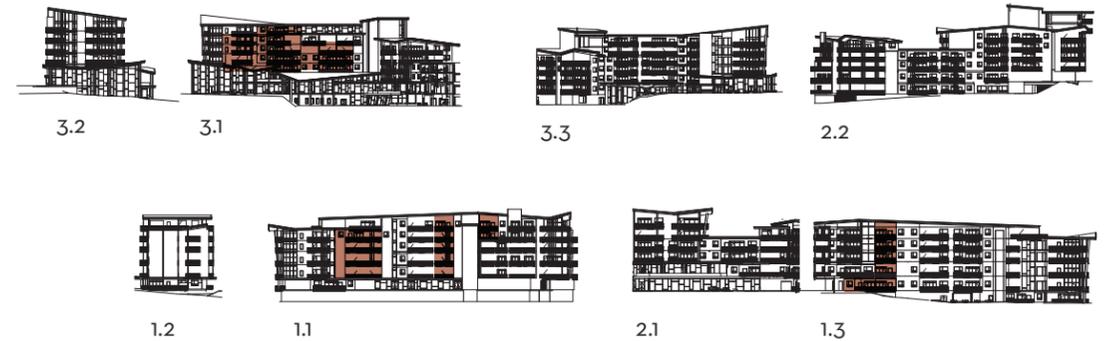
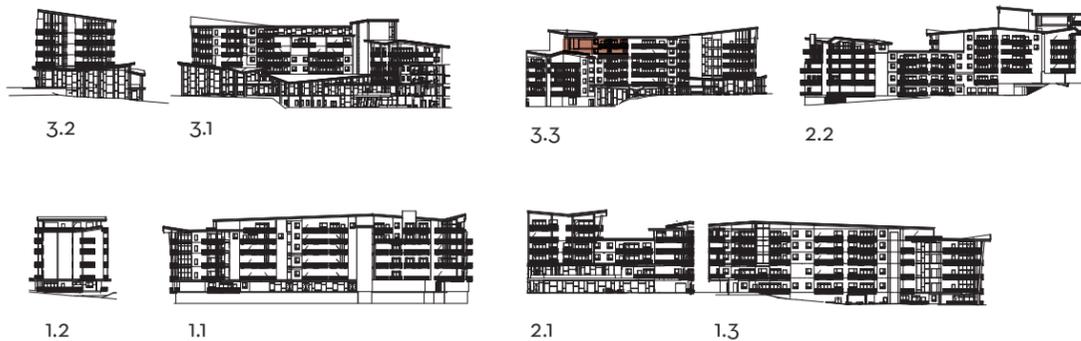
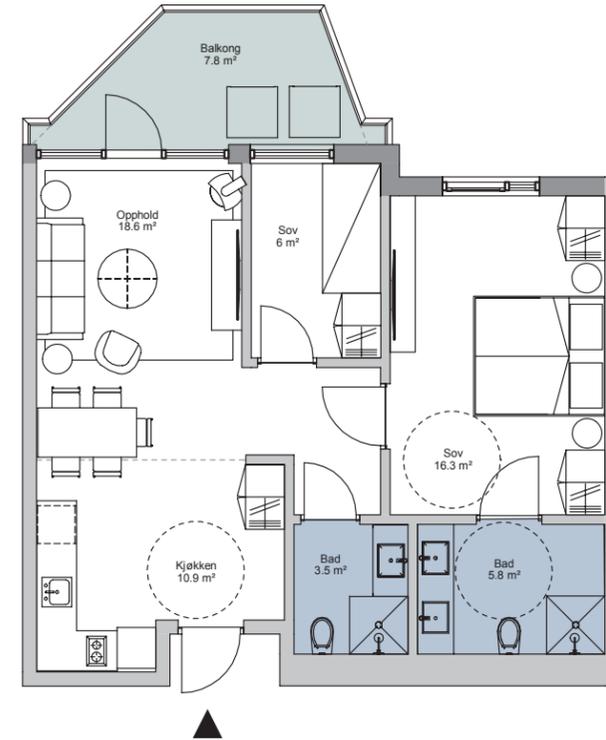
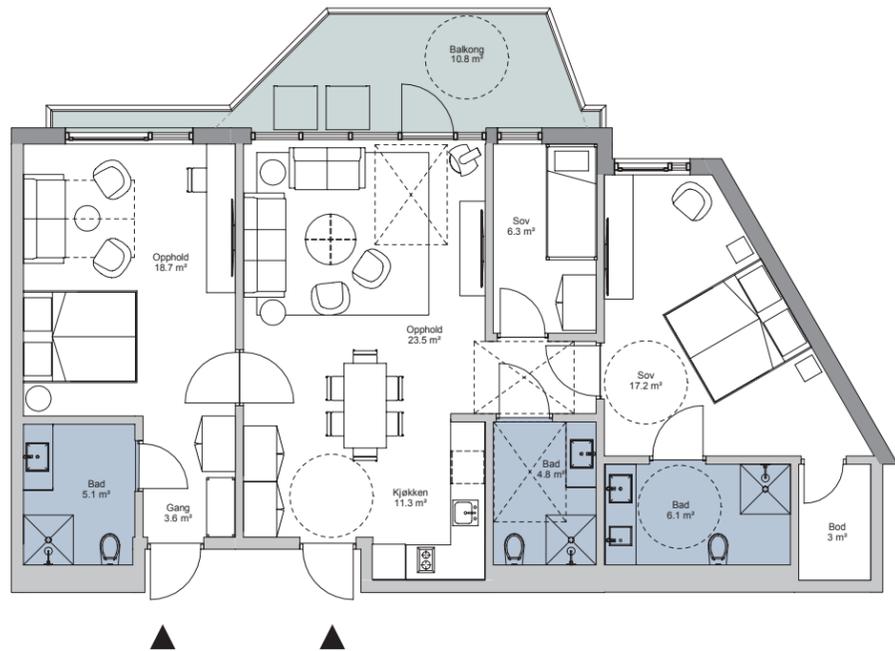


A-112
SENIOR

Apartment no. 413, 417s, 420, 513, 524s, 527, 603st, 624s, 711st 9 units

Floor	4-7	Number of beds	5-8	Usable floor space/internal area	103/101 m ²
Connection room	Yes	Outdoor sitting area	10.8 m ²		





A-113
SENIOR CORNER

2 units Apartment no. 808, 906t

Floor	8-9	Number of beds	5-8
Usable floor space/internal area	107/102 m ²	Connection room	Yes
Outdoor sitting area	10.8 m ²		

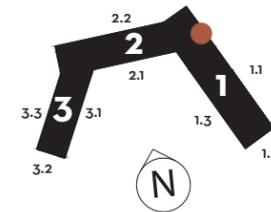
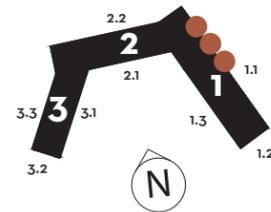
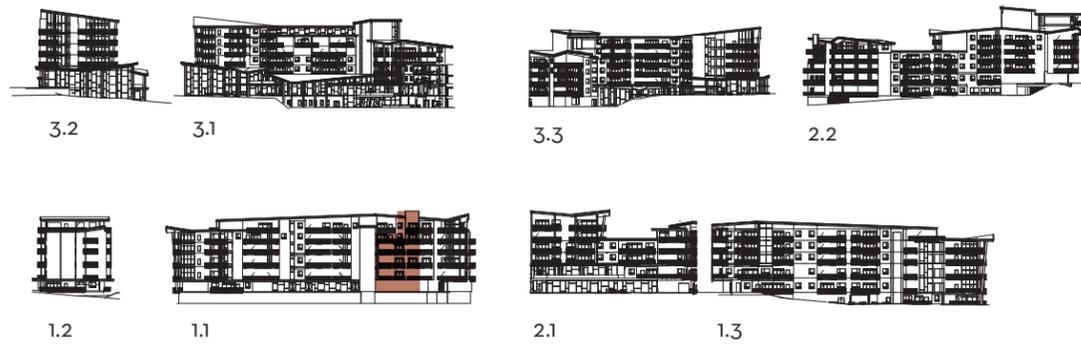
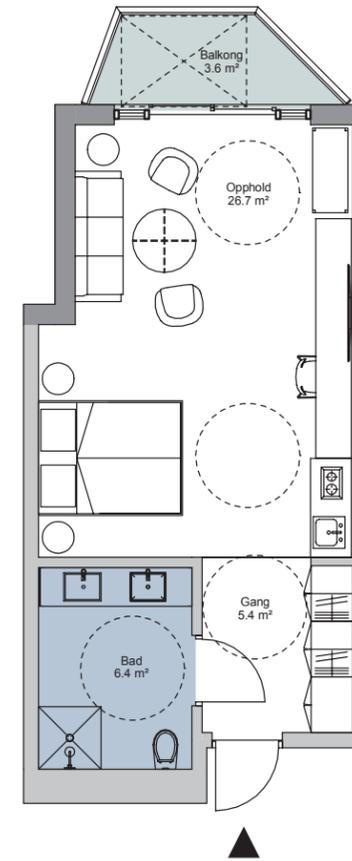
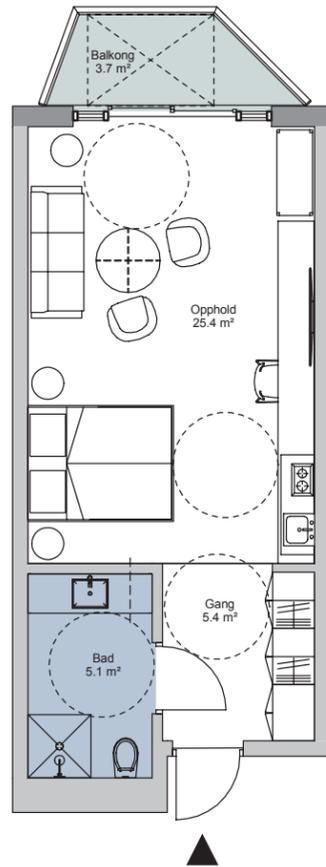


A-114
DOUBLE STANDARD

Apartment no. 201s, 203s, 204, 210s, 211, 301s, 303s, 304, 310s, 401s, 403s, 404, 410s, 501s, 503s, 504, 510s, 516s, 517, 518s, 531s, 601st, 607st, 613st, 614s, 615, 616s, 617, 701s, 702, 703s, 704, 901t **33 units**

Floor	2-7, 9	Number of beds	3-4	Usable floor space/internal area	66/64 m ²
Connection room	-	Outdoor sitting area			7.8 m ²





**A-115
STUDIO**

11 units Apartment no. 216s, 217, 218s, 319s, 320, 321s, 423s, 424, 425s, 530s, 612st

Floor	2-6	Number of beds	2
Usable floor space/internal area	37/36 m ²	Connection room	-
Outdoor sitting area	3.7 m ²		

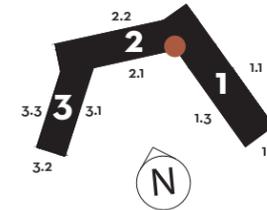
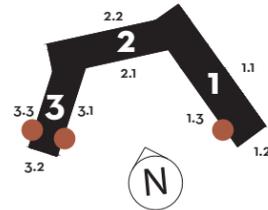
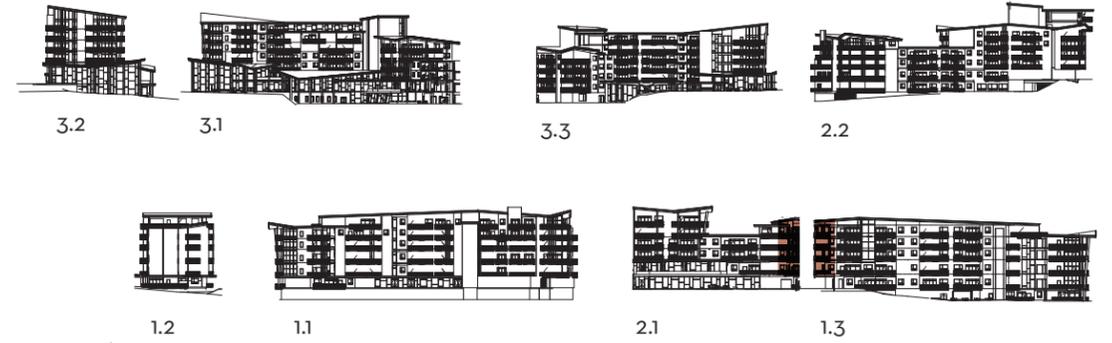
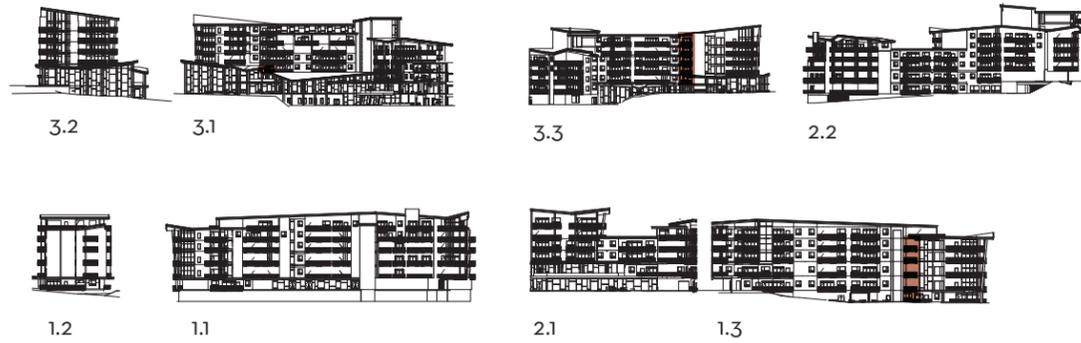
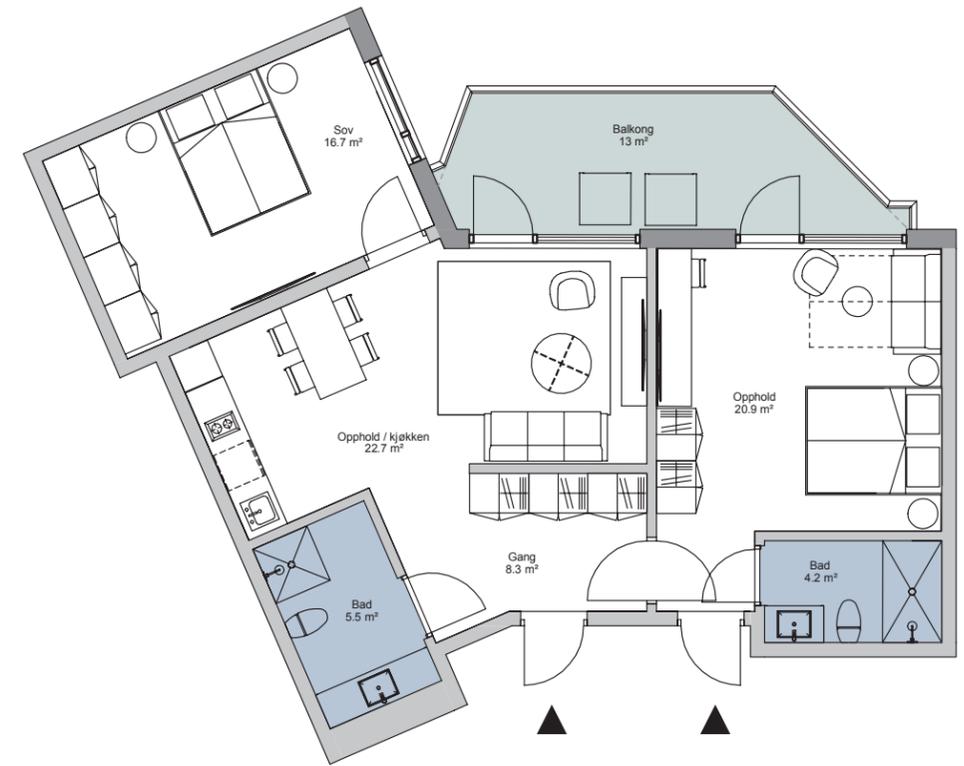
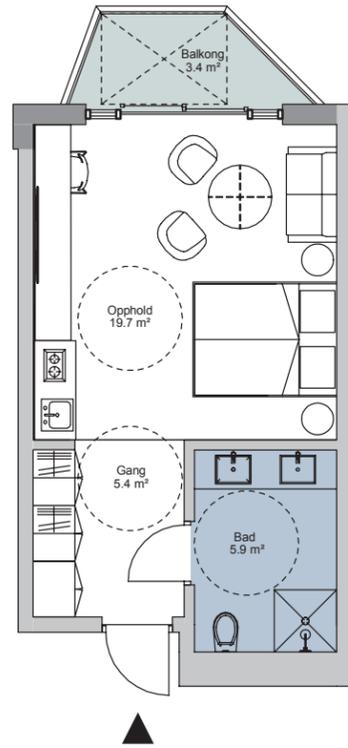


**A-116
STUDIO CORNER**

5 units Apartment no. 215, 318, 422, 529, 611t

Floor	2-6	Number of beds	2
Usable floor space/internal area	40/39 m ²	Connection room	-
Outdoor sitting area	3.6 m ²		





A-117
STUDIO SHORT

10 units Apartment no. 207, 307, 407, 507, 519s, 520, 620, 707, 806, 904t

Floor	2-9	Number of beds	2
Usable floor space/internal area	32/31 m ²	Connection room	-
Outdoor sitting area	3.4 m ²		

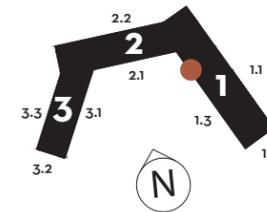
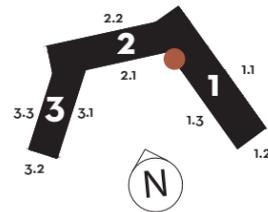
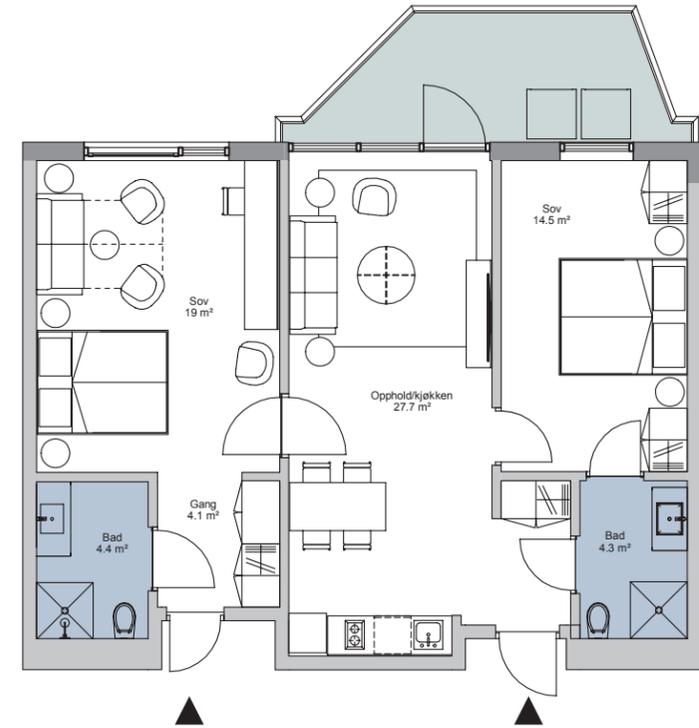
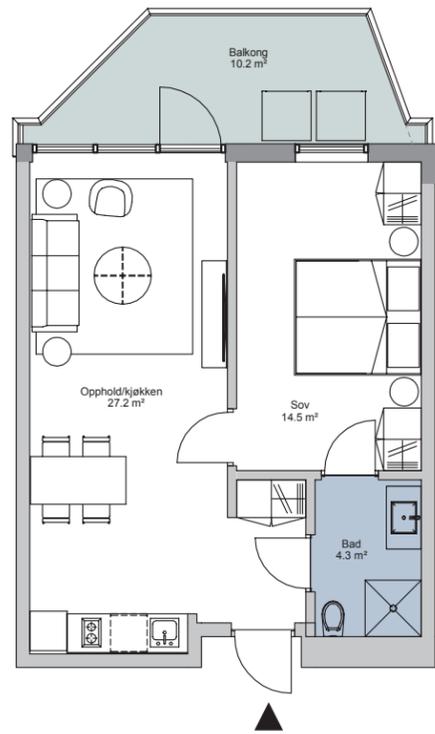


A-118
INNER CORNER

4 units Apartment no. 312, 412, 512, 609t

Floor	3-6	Number of beds	4-6
Usable floor space/internal area	81/80 m ²	Connection room	Yes
Outdoor sitting area	13 m ²		





A-119
JUNIOR ONE

3 units Apartment no. 411, 511, 608t

Floor	4-6	Number of beds	2
Usable floor space/internal area	48/47 m ²	Connection room	-
Outdoor sitting area	10.2 m ²		



A-120
JUNIOR TWO

Apartment no. 311 1 unit

Floor	3	Number of beds	4-6	Usable floor space/internal area	78/77 m ²
Connection room	Yes	Outdoor sitting area	10.2 m ²		



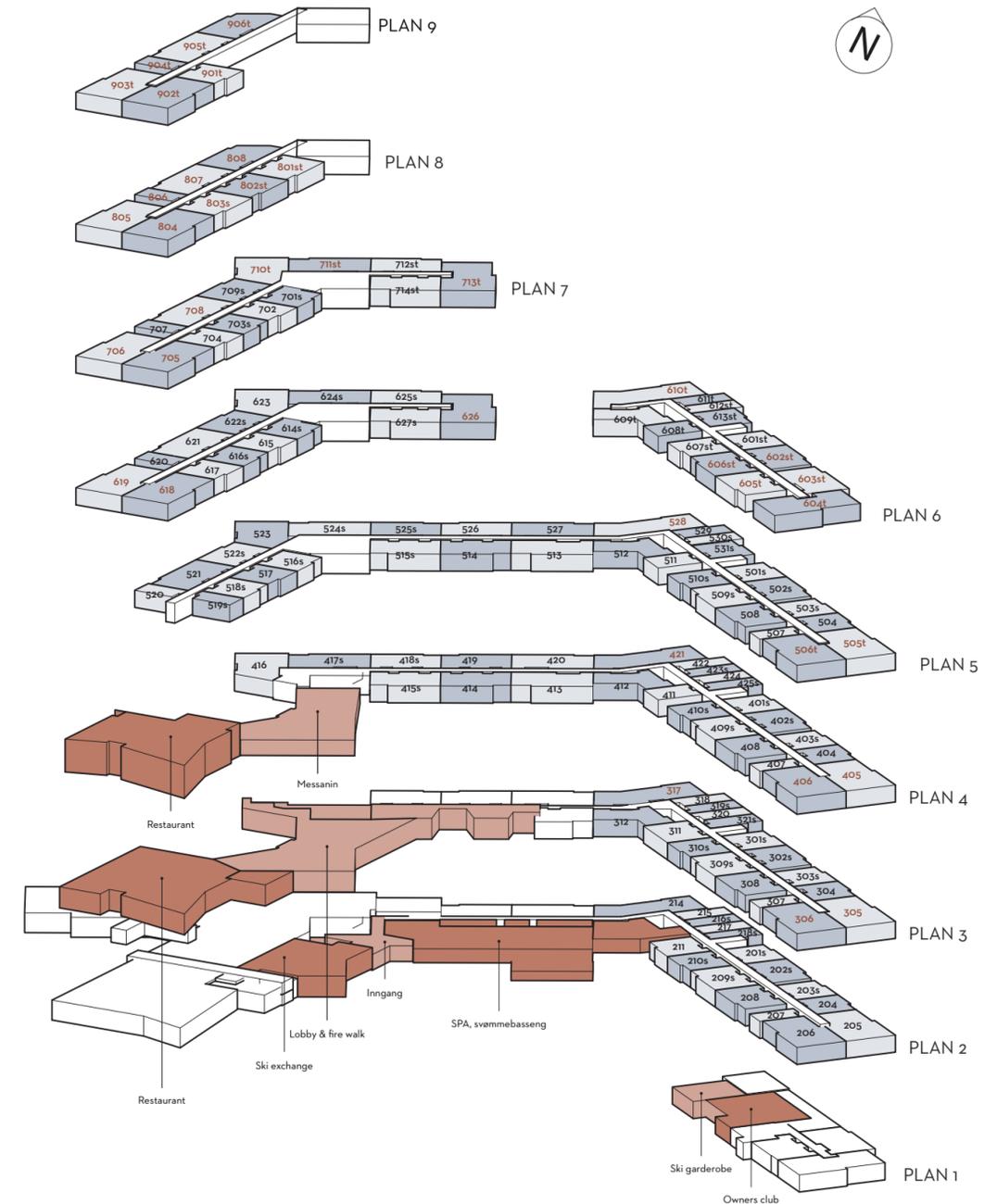


Illustration - energy and emissions excluded

APARTMENT OVERVIEW

An apartment number in red means that there is no rental obligation CR = connection room s=mirrored variation of the apartment t=top floor apartment

TYPE	USABLE FLOOR SPACE /INTERNAL AREA	SLEEPS	CR	QUANTITY	APARTMENT NUMBER
PRESTIGE A-101	119/117 m ²	6-10	Yes	5	521, 621, 708, 807, 905t
PRESTIGE END A-102	130/128 m ²	6-8	Yes	1	604t
PRESTIGE END RIGHT A-103	131/130 m ²	6-8	Yes	8	205, 305, 405, 505t, 618, 705, 804, 902t
PRESTIGE END MIDDLE A-104	131/130 m ²	6-8	Yes	2	626, 713t
PRESTIGE END LEFT A-105	131/130 m ²	6-8	Yes	8	206, 306, 406, 506t, 619, 706, 805, 903t
PRESTIGE CORNER A-106	136/135 m ²	6-8	Yes	4	214, 317, 421, 528
PRESTIGE CORNER END A-107	142/135 m ²	6-8	Yes	1	610t
JUNIOR A-108	88/86 m ²	4-6	Yes	20	202s, 208, 209s, 302s, 308, 309s, 402s, 408, 409s, 414, 502s, 508, 509s, 514, 522s, 602st, 605t, 606st, 622s, 709s
JUNIOR B A-109	88/86 m ²	4-6	Yes	8	415s, 418s, 515s, 525s, 625s, 627s, 712st, 714st
JUNIOR + A-110	88/86 m ²	5-8	Yes	5	419, 526, 801st, 802st, 803s
JUNIOR CORNER A-111	117/116 m ²	6-8	Yes	4	416, 523, 623, 710t
SENIOR A-112	103/101 m ²	5-8	Yes	9	413, 417s, 420, 513, 524s, 527, 603st, 624s, 711st
SENIOR CORNER A-113	107/102 m ²	5-8	Yes	2	808, 906t
DOUBLE STANDARD A-114	66/64 m ²	3-4	-	33	201s, 203s, 204, 210s, 211, 301s, 303s, 304, 310s, 401s, 403s, 404, 410s, 501s, 503s, 504, 510s, 516s, 517, 518s, 531s, 601st, 607st, 613st, 614s, 615, 616s, 617, 701s, 702, 703s, 704, 901t
STUDIO A-115	37/36 m ²	2	-	11	216s, 217, 218s, 319s, 320, 321s, 423s, 424, 425s, 530s, 612st
STUDIO CORNER A-116	40/39 m ²	2	-	5	215, 318, 422, 529, 611t
STUDIO SHORT A-117	32/31 m ²	2	-	10	207, 307, 407, 507, 519s, 520, 620, 707, 806, 904t
INNER CORNER A-118	81/80 m ²	4-6	Yes	4	312, 412, 512, 609t
JUNIOR ONE A-119	48/47 m ²	2	-	3	411, 511, 608t
JUNIOR TWO A-120	78/77 m ²	4-6	Yes	1	311





INFORMATION FROM THE REAL ESTATE AGENT

CONTRACTOR

EiendomsMegler 1 Hedmark Eiendom AS
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Storgata 26, 2408 Elverum
Org. no. NO 945 727 306
Tel. +47 911 78 674
E-mail trysil@em1.no

Estate agents responsible

Thomas Skogli Rusten
Real Estate Agent, MNEF (Member of the Norwegian Association of Real Estate Agents)

Mads Skinnarmo Forsth
Real Estate Agent, MNEF (Member of the Norwegian Association of Real Estate Agents)

Anne-Lise Johannson
Real Estate Agent

OWNERSHIP

Owner/developer
Trysilfjell Apartment Eiendom AS

PROPERTY DESIGNATION

The property and buildings in Construction Stage 1 (buildings 1 and 2), which are currently accessible via Velkomstvegen, will later be assigned an address by Trysil Municipality.

Tenure

Ground lease.

REGISTRY DESIGNATION

Land no. 37 and Title no. 1417 and others in Trysil Municipality.

The property will be reorganised as the property is a subdivision of several properties.

GENERAL INFORMATION

Trysil Alpine Lodge is a new and exciting lodge project, developed by Trysilfjell Apartment Eiendom together with the architectural firm 359 Design in Denver, USA. The project will be Norway's first fully fledged lodge concept, inspired by the largest ski destinations in Aspen, Beaver Creek and Chamonix. This concept, together with the project's attractive location, lays the foundation for a complete living experience in Trysilfjellet.

Trysil is Norway's largest ski destination, and has been for many years. In addition, Trysil has established itself as a strong year round destination by becoming a popular destination for, for example, bike tourism during the summer and autumn periods. Here you can use the chairlift to reach the top and then ride down a selection of graded and fast-paced trails, or if you prefer, you can enjoy the many marked bike trails on the mountain. In addition, there are activities such as golf, climbing, fishing and other river activities. There are many things to do, and you can now experience a full range of activities for much of the year - not just in the winter season. With a year round concept, the living experience will be an important focus area.

Trysil Alpine Lodge will be built on the best site in Trysil, and comfort will be paramount. The proximity to the majority of facilities throughout the year, combined with the complete living experience, is a good formula for contentment and well-being.

Trysil Alpine Lodge is very well located

compared to other projects in the area, especially with regard to ski-in/ski-out. Here the entrance door opens onto the mountain, and you can almost walk straight out to a ski lift from the lobby. The property is located in an area where restaurants, ski lifts, shops, the ski school and other services are located. Construction Stage 1 will be built on the area of land just north of the current Trysilfjell Apartment Hotel.

Trysil Alpine Lodge will be set up on a commonhold co-ownership basis. The developer reserves the right to choose a co-ownership solution with either one or more property unit owners. See the statutes for further information.

The project will be built according to the most recent revision of TEK 17 (the Norwegian regulations on technical requirements for construction works).

The Lodge Concept

Lodging is a relatively new concept in Norway, but in Aspen and other popular ski destinations in both the USA and Europe it is more common. The ambition for Trysil Alpine Lodge is to recreate a part of the American concept, but with a Norwegian touch. The location, the accessibility, the possibilities and the atmosphere underlying this project are characteristic of the good lodge feeling. The lodge also includes a staffed reception, restaurant and bar, Firewalk, playroom, spa with swimming pool, and much more. The interior will be warm and comfortable, with large windows that create a feeling of proximity with the surroundings. The apartments will focus on materials reflecting Trysil's historical

use of wood and stone as the principal building materials.

Sales Stage 1 consists of two buildings and includes approximately 150 apartments. The two buildings will have 6 and 9 floors respectively. The seller reserves the right to change the number of apartments and business units.

Trysil Alpine Lodge offers a range of apartments from space-efficient 1 and 2 room apartments, to large and airy 4 room top floor apartments. Many of the apartments also have a *connection room*, see the section below. The majority of the apartments will have spacious balconies, and some of the apartments on the top floors may have panoramic views.

Connection room

In addition to the traditional apartment types, the project has a rich selection of apartments with a *connection room (lock-off)*. The connection room consists mainly of a separate bedroom/living room and bathroom. Some of these have private entrances. When the connection room is included in the main part of the apartment, the living room and kitchen of the main part will be shared with the connection room. The connection room also has a small living area included in this '1 room add-on'.

In general, the apartments will be well planned in terms of area and the use of space, as well as high standards in terms of technical systems, choice of materials and furnishings. The apartments are delivered with, among other things, water-borne underfloor heating in all living rooms and bathrooms/wet rooms, furnishings from respected suppliers, sound class B insulation in the floor voids (exceeding the regulatory requirements), and balanced ventilation with a separate air conditioning system for each individual apartment etc.

Owners' Lounge

The Owners' Lounge is a large service area completely dedicated to the apartment hotel's permanent co-owners. It offers extra comfort and a good and warm atmosphere. Furthermore, there will be a dressing room for changing into more comfortable footwear while the ski boots are drying off, and a versatile lounge with a variety of seating areas. The Owners' Lounge offers simple dining during holidays and weekends, and guests can easily order food from Trysil Alpine Lodge's restaurants. Here you can meet like-minded people in quiet and comfortable surroundings.

The basic membership includes the following:

- Access to the Owners' Lounge
- Private dressing room with the opportunity to dry ski boots, as well as a personal locker (with lock)
- Separate dining area with free tea/coffee

- Food service and free newspapers at weekends
- The opportunity to reserve function rooms for private events
- Separate area for children
- Discounted prices for services in Trysil Alpine Lodge
- Your own membership card, which functions as a key and payment card in Trysil Alpine Lodge
- Guest access (restricted)

If you buy an apartment in Trysil Alpine Lodge, you will automatically get a basic membership for 2 years. After that, you will have the opportunity to extend your basic membership.

Sports equipment storage and ski lockers

For each section, there is a sports equipment storage area of approx. 3 m², as well as a ski locker.

Choice

Within the given deadlines in the sales and construction process, buyers will have the opportunity to influence some of the material and furnishing choices. The buyer does not have the right to request changes and supplementary works that have no relation to the performance that has been agreed, and which in scope or character differ substantially from the agreed performance and/or hinder the rational implementation of the construction work.

Seller's reservations

Reference is made to clause 15 of the contract of sale and the delivery description, both of which are part of this prospectus, regarding the seller's reservations.

SITE AND LOCATION

Location

Trysil Alpine Lodge is uniquely situated at the foot of the Trysilfjellet ski area with ski-in/ski-out, close proximity to several ski lifts, as well as a range of shops and places to eat. The attractive location gives a feeling of *living on the slopes*. It is also only a short distance away from cross-country skiing and other winter activities, a climbing park, golf and biking trails etc.

Area and type

As per today's date, the land is a common ground lease of approx. 20 ha. The adjacent site will be divided appropriately between the buildings of Stage 1 and those of the later stages of the construction. The specified site will therefore be adjusted and allocated by the developer for the individual construction stages.

The composition of the plot

The developer has an ambition to develop the area for the project in such a way that the lodge and its area appear attractive for use in both summer and winter. The outside area will

be developed with asphalt and stone-paved roads and walking areas, green and planted areas, as well as atmospheric lighting. A detailed outdoor plan is currently being designed.

Access

Trysil Alpine Lodge will be built on the same site where Trysilfjell Apartment Hotel is currently located. On arrival in Trysilfjellet, follow Velkomstvegen past the Welcome Centre, and the site (the hotel) is located on the west side after approx. 300 m.

The project has established a sales office on the site, right next to the main lift and Trysilfjell Apartment Hotel.

Roads/water/drainage

The property is connected to the public water supply and drainage system. Private road operated and maintained by Trysilfjell Utmarkslag.

Parking

With each apartment, there is a right to rent one (1) parking space in the underground parking garage. The right to rent is to be considered private and it cannot be sub-leased. Parking spaces are not fixed, and parking will be in the available spaces. The annual fee for a right to rent parking space is estimated to be NOK 4,200 per year. The car park will be organised in a simple and transparent manner by a separate parking company/the reception. Guest parking will also be mainly in the underground parking garage, in accordance with current regulations.

ECONOMIC CIRCUMSTANCES – THE COMMONHOLD

The commonhold

The area will be developed through several stages of construction, and co-owners will come into existence over several years as the development takes place. Construction Stage 1 (buildings 1 and 2) consists of a contiguous structure where parts of the property will contain a total of 144 apartments owned on a commonhold co-ownership basis (hereinafter referred to as commonholds). Other parts of the building will consist of construction property units with commercial areas not included in the commonhold. The apartments will be sectioned and organised in a commonhold. Each apartment will have an ideal commonhold fraction based on the apartment's usable floor space.

Standard statutes have been prepared and are attached. Statutes are determined by the developer in connection with the sectioning.

It is the responsibility of the developer to arrange the formation of the commonhold when registering in the Brønnøysund Register. In commonholds with 21 or more sections, the board

shall ensure that accounts and annual accounts and annual reports are kept in accordance with the provisions given in, or pursuant to, the Norwegian Accounting Act. The commonholds of this size are obliged to have a state-authorised or registered auditor. A business manager and accountant will be appointed to take care of the commonhold's finances and accounting. The commonhold is obliged to hold annual co-owner meetings where the accounts and budget are presented. The board is responsible for the property being administered in accordance with the guidelines and statutes established by the co-owner meeting. Furthermore, it is the co-owner meeting that decides whether or not house rules or a code of conduct for the commonhold should be prepared. Each section has a vote at the co-owner meeting.

There is a right of use for a storage room and a right to rent for a parking space for each section. These are located in the commercial areas of the project. The developer has ownership/management rights for the parking areas and for any vacant or unassigned parking spaces, and can freely rent or sell these. The developer reserves the right to dispose of and beneficially use any project sites outside and in the immediate area of Construction Stage 1 in order to be able to realise plans for subsequent stages of construction within the Trysil Alpine Lodge project. The developer's right of disposal and beneficial use includes the building of several construction stages for selling and units in later construction stages being able to make use of certain commercial areas in the construction property that are open to the public.

Regulations

Rules can be determined by the commonhold through the co-owner meeting once the commonhold has been established. With regard to pets, reference is made to the enclosed draft commonhold statutes.

Insurance

The developer undertakes to keep the building insured up until takeover. From the takeover, the buildings will be insured via the joint policy through the commonhold. Each individual buyer must take out their own contents insurance.

Holiday home tax value

For holiday property, the asset value shall be set at a maximum of 30% of the market value/construction cost, including land. Apartments with a rental obligation will in all likelihood be regarded as a secondary dwelling. The tax value of a secondary dwelling amounts to 90% of the calculated square metre price multiplied by the area of the dwelling. For more information, see skatteetaten.no

Property tax

There is property tax in Trysil Municipality, and a property tax

assessment notice is created for each property and sent to the owner of a new tax object. The basis for the tax calculation is the number of square metres of usable floor space, the standard of the building and its location in the municipality. From this basis, property tax of 1‰ is estimated (for 2019).

Rental Obligation

For the entire Trysilfjell Tourist Centre, including Trysil Alpine Lodge, zoning and lease provisions concerning the obligation to rent for parts of the year have been adopted, which are applicable to 75% of the apartments. For these units, private legal agreements have been entered into in order to ensure that the rental obligation and standard of the commonhold are maintained. This will apply to the sections that are specified in a separate appendix (see Annex 1 for the draft statutes). The rental obligation applies during the winter season – 14 weeks between 1 November and 1 May – and it includes all days of the weeks in question (seven days), from Monday to Sunday. Apartments that are not affected by the rental obligation can be freely rented out according to the wishes of the owner. All rentals must be administered by the developer or the company that the developer assigns.

Optimisation of operation/rental

In order to optimise all rentals, booking, cleaning and other operations at the property, it is provided that they will be administered by the developer. All section owners, including future section owners, will therefore be bound by the agreement concerning rental, booking etc. administered by the developer, or by another company that the developer assigns. The developer shall administer the booking agreement in addition to the operating and cleaning agreement, which includes the following: Concierge and support services, snow clearing and gritting in front of entrances/emergency exits, order and tidiness of outdoor areas including garages, internal checks in accordance with applicable laws and regulations, control and monitoring of external checks such as fire alarm systems, sprinklers, lifts and fire hoses, weekly rounds to check work/maintenance requirements, business management, and the cleaning of common areas. The developer has a time-unlimited right to use the hallways, corridors, stairs, lifts etc. in the commonhold in connection with the performance of operations and in accordance with the rental clause.

Common costs

In addition to the operating and cleaning agreement, there are budgeted monthly common costs for the individual apartments. Common expenses will depend on which services the commonhold wants to undertake under joint auspices, and will be apportioned in accordance with the statutes. Monthly common expenses are stipulated to be approximately NOK 35 per m² for each month in the first year of operation, where it is assumed that the share of the ground rent, insurance for the

building, electricity in common areas, renovations, operation and maintenance of basements/lifts, annual checks of the fire alarm system, sprinkler system and fire hoses, security, auditor and board fees, business management, concierge services and cleaning etc. are included. Finally, the budget is determined by the co-owner meeting.

The stipulated common expenses are subject to change as these are based on previous figures. The allocation formula for the distribution of expenses is regulated in the commonhold statutes, and is primarily based on the commonhold fraction. Some of the items in the budget can be stipulated in the statutes to be distributed equally between all sections or according to consumption. The developer has appointed/will appoint a business manager for the commonhold.

Public/municipal taxes and charges

Municipal water and sewage charges will initially be invoiced directly to the co-owner.

Per 2019, the charges inclusive of VAT are as follows:

- Water based on metered consumption at NOK 38.75 per m³
- Sewage based on metered consumption at NOK 26.25 per m³
- Annual subscription charge for water NOK 2,280 and for sewage NOK 3,310, total KR 5,590

Fixed ongoing costs

Beyond what is mentioned under the point in the sales information about *the operation and cleaning agreement*, *common costs* and *public/municipal taxes and charges*, there are also costs for 1 parking space, access to swimming facilities, contents insurance, and subscription costs for fibre including TV (Telenor), as well as costs related to heating/hot water (district heating) and electricity for individual apartments based on metered consumption. It is not possible at this stage to say anything about the cost of heating as there are no energy calculations or terms and conditions of delivery from the district heating provider. Heating and hot water for personal use is paid monthly on account along with the other common costs. Apartments divided by a connection room will have 2 subscriptions with Telenor, stipulated at NOK 299 per month per subscription. See the current price list for more information.

OFFICIAL CONDITIONS

Certificate of completion

The developer will provide the final certificate.

Number of approved apartments/rental agreements

Each apartment will be approved as a separate apartment.

There is a rental obligation for 75% of the apartments, reference is made to the previous section on rental obligations.

Registered liens

The apartment is sold free of mortgage liens with the exception of the statutory commonhold lien in each section, cf. Section 31 of the Property Unit Ownership Act.

In addition, the lessors have a first priority charge on the property equal to 3 years' ground rent. In accordance with the registered lease, the ground rent is NOK 210,600. The ground rent is paid in advance by the 15/03 each year and is regulated according to changes in the consumer price Index (CPI), initially on 01/01/2020, based on the change in the CPI from December 2018 to December 2019. The lease period is 40 years counted from 01/01/2017 with the right to extend for a further 40 years. Please contact the real estate agent for further information regarding the provisions of the ground lease.

The seller reserves the right to establish necessary liens and affidavits for the implementation of the project, which upon takeover will apply jointly to the commonhold.

Other rights and obligations

Each individual co-owner is obliged to abide by the commonhold's statutes and any applicable resolutions passed at the general meeting/annual meeting of the commonhold.

Public plans

The area will be developed according to the current zoning plan for Trysilfjell Tourist Centre. The areas that affect Trysil Alpine Lodge are named in the zoning provisions (and maps) as areas S7 and S8. Attention is drawn to the fact that the developer has applied for an exemption from the zoning provisions regarding building heights, parking coverage and the zoning boundary.

Contact the real estate agent for a copy of the current zoning plan and information about other zoning plans in the area.

Buyers must anticipate future construction activity in the surrounding areas and on the site in accordance with the zoning plans currently in force. Trysilfjell Apartment Eiendom is the owner or long-term leaseholder of the adjacent land, and will manage the development of the project area into Trysil Alpine Lodge.

OTHER CONDITIONS

Assignment of the contract of sale

Resale or assignment of the contract of sale is not permitted unless this is consented to by the developer.

Stipulated takeover

The planned takeover is estimated to be in Q4 of 2021/Q1 of 2022, provided that construction starts in Q3 or Q4 of 2019. Buyers will be kept regularly updated on developments, and

takeover will be subject to the construction start, progress, units sold, and whether the seller considers the project to be economically viable.

Viewing

Contact the real estate agent to make a private agreement.

Home sellers' protection insurance

The seller does not have any reason to take out home sellers' protection insurance.

Purchase costs

Additional costs for the individual apartment are stated in the applicable price list and include start-up capital for the commonhold and a registration fee for the title deed. For further information, see the draft contract of sale included with the prospectus. In addition, the buyer pays for the registration of their own financing at NOK 727 per mortgage document.

Real estate agent's fees (paid by the seller)

An agreement has been entered into between the seller and the real estate agent regarding a fee of NOK 34,375 per sold apartment. In addition to this will be any facilitation and settlement fees, viewing costs and marketing costs.

Money laundering legislation

In accordance with this legislation, the real estate agent is obliged to report suspicious transactions to the National Authority for Investigation and Prosecution of Economic and Environmental Crime. In order to be able to acquire an apartment, the buyer must provide a valid form of ID (identity check).

Legislation governing the sale

Contracts of sale that have been entered into before the completion of the building are sold according to the provisions of the Norwegian Housing Construction Act. For those apartments sold after the completion of the building, these will be sold according to the normal provisions of the Norwegian Alienation Act.

Bidding

The sales start for the project will be in connection with the sales and information meeting held on Saturday 16 March 2019 in the conference department at Radisson Blu Trysil in Trysilfjellet ski area. After this meeting, anyone wishing to buy an apartment can use the *binding confirmation of purchase* form to put a binding offer on a particular apartment in the project, in accordance with the current price list. The confirmation of purchase must include confirmation of financing or contact information for a bank that can confirm any financing. The *binding confirmation of purchase* form is included with this prospectus.

From the sales start on Saturday 16 March through to Thursday 21 March at 12:00 the real estate agent will be able to accept *binding confirmations of purchase*. In the event that the real estate agent receives several *binding confirmations of purchase* for the same apartment, those who want to purchase the apartment in question will have the opportunity to increase their bid/purchase price in the *binding confirmation of purchase* or submit a *binding confirmation of purchase* for a different available apartment in the project. If none of the parties who have submitted bids for the same apartment wish to raise their 'bid', there will be a drawing of lots. For those apartments where, by the deadline of Thursday 21 March at 12:00, the real estate agent has only received one *binding confirmation of purchase*, this will be accepted as a purchase and be bound by the contract.

Interested parties submitting a *binding confirmation of purchase* are especially made aware that the party in question is bound by this *binding confirmation of purchase* until the real estate agent has confirmed that the interested party is no longer bound to the *binding confirmation of purchase* due to it being accepted or rejected.

From Friday 22 March at 12:00, vacant apartments will be sold on a *first come, first served* basis, and at the price stipulated in the applicable price list.

Please contact the real estate agent for information regarding the applicable price list and terms and conditions of purchase before submitting a *binding confirmation of purchase*.

Financing

When you want to buy a property, Sparebank 1 Østlandet can help you with the financing. Sparebank 1 Østlandet is represented in large parts of Eastern Norway and can provide you with loans when purchasing property.

Valuation of current home/holiday home

If being able to contemplate a purchase depends on what you can get for your current home/holiday home, EiendomsMegler 1 will be able to help you with a free valuation. EiendomsMegler 1 is represented throughout the entire country and can also make you a favourable offer when you come to sell your existing home/holiday home.



DELIVERY DESCRIPTION

This description has been prepared to inform about the currently planned building and technical installation qualities that have been incorporated into the Trysil Alpine Lodge project, Construction Stage 1, and what is included in the seller's delivery. Errors and omissions in the text excepted There may be discrepancies between the technical descriptions and floor plans. In such cases, this description take precedence for the delivery. Minor changes due to detail design and dialogue with planning authorities must be expected.

GENERAL

The project will be planned and built in accordance with the technical regulations of 2017, including any revisions applicable at the time the framework permit is granted.

OUTDOORS

Buildings 1 and 2 are contiguous and have a land area stretching a few metres beyond the shell of the building. Other areas outside the plot will be activity and technical areas that mainly provide access to users in the area, as well as residents of this construction stage and of later construction stages in the areas.

Green areas

Courtyard areas are constructed with green areas /ski tracks, areas with paving stones, areas for play, planted areas and benches. The development of these areas will take place in step with the construction.

There will be a thawing system in the

road, at the entrances to the reception, the goods delivery, and the entrance to the underground parking garage.

The commonhold is responsible for the operating expenses for common areas and outside areas including the clearing of pavements.

The seller reserves the right to make adjustments and/or changes to what will be specified in the framework permit for the outdoor areas, should this be necessary. In general, it must be expected that outdoor areas and pavements will not be completed if handover takes place in winter or spring.

Roads

All surrounding streets and pavements are asphalted with curb stones. The area borders the public road system in Trysilfjell Tourist Centre, including Velkomstvegen, which is the drive to the property.

Terraces

Some of the ground-floor apartments have access via a terrace door to an outdoor area with paving stones.

Electric

Modern and contemporary outdoor lighting is installed at the main entrances and garage doors, in the courtyards and on all the terraces and balconies. All exterior lighting will be of good quality and design, and be controlled from a common control unit that includes the lighting on terraces and balconies. There is one double power socket on the terrace/balcony.

BUILDING STRUCTURES

Groundwork and foundations

The foundations of the buildings are in accordance with regulations.

Load-bearing structures and slabs

Vertical load-bearing structures are implemented as a combination of concrete walls, concrete pillars and fire-insulated steel pillars. All horizontal load-bearing structures in the buildings are implemented as concrete slabs, with the main load-bearing provided by fire-insulated steel beams and/or concrete beams.

Slabs and ceilings

Slabs are constructed from concrete. Ceilings in apartments are constructed as a combination of suspended ceilings/panels and lined plaster ceilings.

Any encapsulation of technical systems, or load-bearing structures, is done with plaster.

In the common areas, there are suspended ceilings/panels and some painted concrete with bonded acoustic panels. External roofs are implemented as cold pitched roofs, covered with a roofing membrane.

External walls

External walls are implemented with an insulated timber frame, internally clad with a diffusion barrier, 13 mm plasterboard, primed, covered with a mesh and painted with 2 coats of paint in a standard colour, or covered with interior panels (see interior walls).

Externally, the timber frame is clad with a windshield and faced with brick combined with wood panelling in a natural colour. Pillars and visible façade struc-

tures are made from solid wood.

Internal walls

Load-bearing internal walls, stairwell walls and lift shafts are constructed in concrete. Other walls are made of insulated wood or steel studs clad with plasterboard or interior panels. There are baffle walls between apartments, and baffle walls with double doors between the main apartments and connection rooms.

Heat, fire and sound insulation

In general, the building will, as a minimum, satisfy current regulations regarding heat, fire and sound insulation (TEK 17 - the Norwegian regulations on technical requirements for construction works). Sound insulation between the apartments will be built with slabs that satisfy sound class B, which is better than the minimum requirement specified in the building regulations (sound class C), NS 8175. Other sound insulation is in accordance with sound class B and C.

Balconies

Balconies are built of concrete. The slab is pitched from the outer edge towards the external wall with a drain in the floor connected to a downpipe on one side. Ceilings on large balconies are made from sealed concrete.

Stairs, lifts

There is access to all floors via stairways and lifts. Building 1 has 1 stairway, 2 passenger lifts and 1 goods lift that run from the underground parking garage up to all floors.

In addition, there is 1 stairway, 1 passenger lift and 1 goods lift from floor 2 in the basement up to the commercial areas of floors 3 and 4. Building 2 has 2 stairways and 2 passenger lifts that run from the underground parking garage up to all floors.

Emergency staircase

A separate emergency staircase will be established from floor 6 down to floor 5 at axes 1.16 and 1k in building 2. This

should only be used as an alternative escape route in addition to other staircases. Furthermore, there is a stairway from floor 3 to floor 9 in building 1. There are no external stairways in the buildings.

Railings

Railings are of a sturdy construction with wood-like balusters.

COMMON AREAS

General

The owner sections have a common internal floor hallway, staircase, landing, lift and entrance. There is an entrance by the reception/lobby with corridors and stairs/lifts from here to all floors and units. Building 2 also has an entrance on the east side from Velkomstvegen. The commercial areas have entrances to restaurants, ski service rooms and swimming facilities from the ground floor.

Floors

The internal floors are partly laid with 60x30 cm ceramic tiles and partly with durable carpeting, for example Forbo Flotex on interior floors and stairs, with tile skirting. The entrance hall has a recessed hardwearing entrance mat. The floor in the underground parking garage is constructed from concrete and/or draining asphalt, and has marked parking spaces. Floors in the storage areas and other areas in the basement are made of steel-trowelled concrete. The floor in commercial areas is partly laid with ceramic tiles and partly with Forbo Flotex.

Walls

In communal corridors, plaster and concrete walls are primed and painted or clad with internal panels/boards. In basement areas, external walls are made from spray-painted concrete. Commercial areas have walls with panels/tiles/stone etc.

Doors/gates

The main entrance doors are made from aluminium and glass. Doors in the base-

ment, excluding those for storage areas, are made from painted galvanised steel. The exit from the underground parking garage has an insulated sectional door operated with a remote-controlled door opener.

The main entrance doors, and those to the stairway from the underground parking garage, are fitted with a motorised door opener.

Ceilings in stairwells and basements

Stairways and landings are primed and painted on the underside and fitted with bonded ceiling tiles. For each floor, there is a suspended ceiling made from acoustic ceiling tiles. In the garage, the ceiling is made from concrete slabs and mesh.

Stairwell railings

Stairs have steel handrails supplied in 2 heights and railings made from painted steel/glass plates. In commercial areas, railings may have different designs.

Waste disposal

Communal waste stations of the type Molok or equivalent are established, and located according to the outdoor plan. Each resident separates their own waste into a number of required fractions. Communal waste disposal rooms with garbage sorting facilities for commercial areas are located in the basement.

Bicycle parking

In the basement, there is a separate communal bicycle parking area. Otherwise, in the summertime there are bollards for outdoor bicycle parking.

Ventilation

In accordance with regulations, there is a separate ventilation system for the garage and in the sports equipment storage areas.

Electric

Lighting in the stairwells and garage areas is fitted with motion sensors. There are modern surface-mounted and recessed luminaires in common areas. In

garage areas, lighting is provided according to the current recommendations for private garage facilities.

Electricity consumption in common areas and outside areas is recorded by the common meter for each building/commonhold. The connection point with meters for the individual apartments is located in the distribution cabinet on the bottom floor in the stairway, or in the corridor on the floor to which the individual apartment belongs. The distribution cabinet is accessible to the apartment owner and Eidsiva Nett. This is a deviation from NEK 399-1:2014. All meters will be read remotely.

There will be a limited number of on-demand charging stations for electric cars that can be rented.

Lifts

There are lifts in all entrances from the basement to the top floor, in accordance with the floor plans. The lifts have brushed stainless steel surfaces, with mirrors and LED lights on the wall or in the ceiling. The flooring has a durable coating. The lifts are connected to an alarm, in accordance with applicable regulations.

APARTMENT ROOM DESCRIPTIONS

General

The apartments will be characterised by solid and quality workmanship, with an emphasis on good quality surfaces and choice of materials. Details regarding the decor and tiles etc. can be provided on request.

Ceiling height

The net internal ceiling height is approximately 260 cm. The bathroom/WC/washroom, entrance/corridor, guest WC/bathroom, kitchen and bedroom will come with partly or fully-lined plaster ceilings, primed and painted for the necessary routing of technical systems. The ceiling height is approx. 235 cm.

In the event of a need to route technical

systems in living rooms and other spaces, lined ceilings may also be used in these areas. Further information about the ceiling plan for each individual apartment is available on request.

Floors

Floors in all dry rooms come with a matt coated 14 mm single-stave oak parquet, surface-treated at the factory.

In wet rooms, oxide bronze or equivalent ceramic tiles, 60x60/60x30 cm are used, with 5x5 cm tiles in shower zones, sloping towards the drain. The shower floor is recessed 3-5 cm. Floors in the technical rooms of the apartments come with a vinyl coating.

Walls

In apartments, the interior walls are plastered and primed, then painted with 2 coats of paint in a standard colour according to the *Tradition* theme or the *Ambition* option. Individual contrast walls will have wood panels/boards.

Unevenness under reflected light in the apartment may occur.

In wet rooms, walls are tiled with 30x60 cm tiles. In the kitchen, the wall between the countertop and the upper cabinets will be covered with a glass sheet.

Ceilings

The ceilings in the apartments are painted plasterboard/ceiling tiles, and are lined with plaster for the routing of technical systems. It should be pointed out that the space between the top cabinets and the ceiling in kitchens will, to a large extent, be used for routing ventilation ducts/sprinkler pipes, which are clad with laminated board or painted to suit the kitchen. The lined ceiling in the transition between the living room and kitchen will be necessary for the routing of technical systems.

Windows

Windows and balcony doors are made from aluminium. They have a U-value in

accordance with the requirements of TEK 17 (the Norwegian regulations on technical requirements for construction works). The glass is not self-cleaning. Due to its high level of insulation, condensation on the glass may occur.

Interior doors

The main entrance door to the apartments from the stairwell is made from heavy laminate.

Interior doors are dark and heavy with a single rectangular door mirror, flat oak sill and slit opening. Where the plan shows a door or sliding door between the hallway and living room/kitchen, this comes in the same design as the interior doors. There are sliding doors to the terrace/balcony, or a swing door where appropriate.

Mouldings

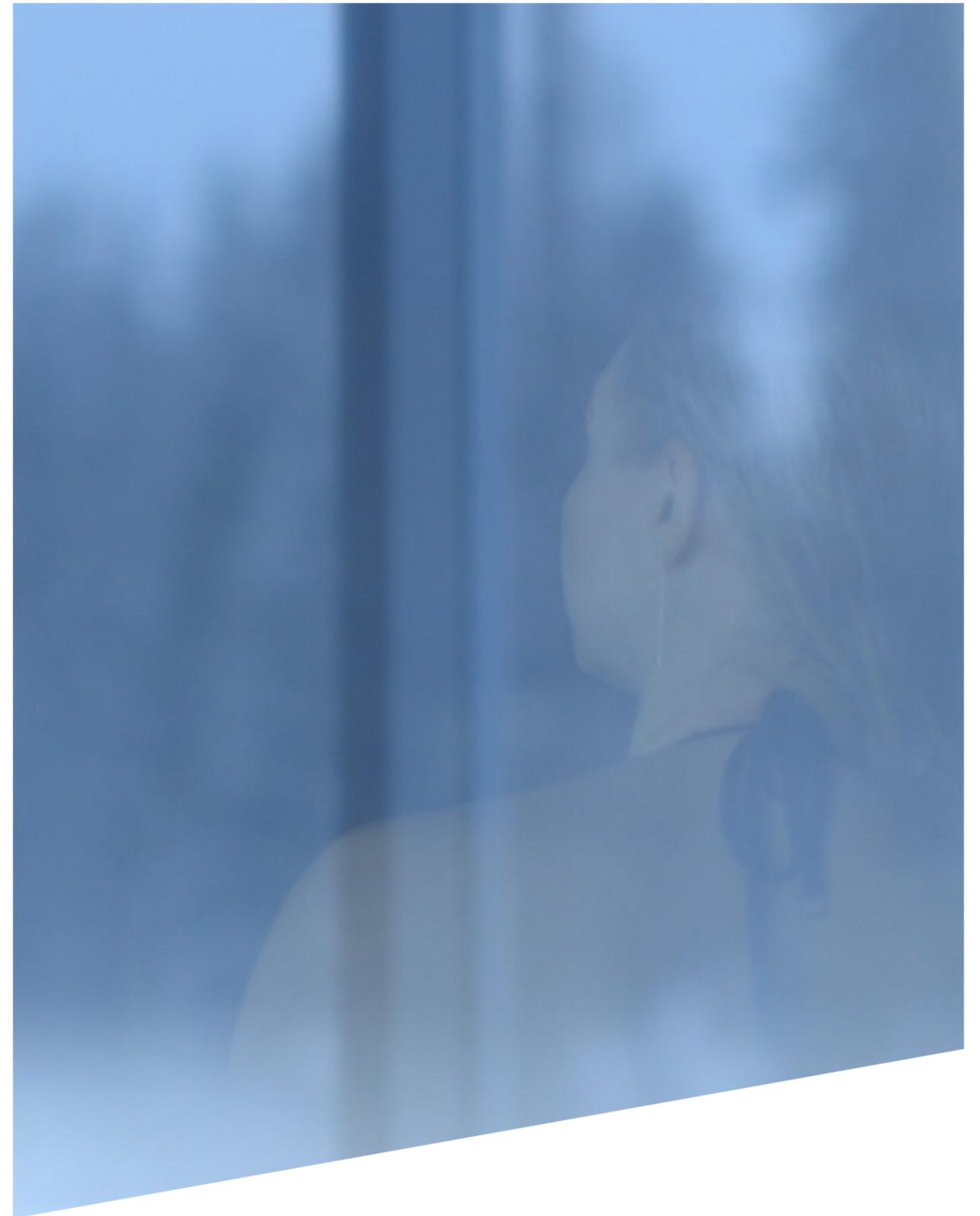
Skirting comes in matt lacquered oak/oak veneer that is surface-treated at the factory. Interior mouldings and fittings are mainly supplied in the same design as the interior doors. The transition between walls/ceilings is sealed.

Locks and fittings

There is a modern lock system that is adapted for safe operation and rental, which, in addition to an individual apartment, also encompasses external doors, individual basement storage areas, waste disposal rooms, communal bicycle rooms and the door to the garage facility. Handles and signs are supplied in brushed stainless steel.

Kitchen interiors

The kitchen interior comes from a respected kitchen supplier and is about 228 cm high. The countertop is laminated and has a straight edge. The design, number of cabinets and drawer sections are in accordance with the kitchen plans for the apartment in question, which can be provided on request. It comes with stainless steel sink and extractor hood.



The following white goods are supplied in stainless steel:

- The oven is located under the counter-top beneath the ceramic hob
- Recessed ceramic hob, induction
- Fully integrated dishwasher with laminated furniture front
- Fully integrated fridge and freezer with laminated furniture front

Bathroom fixtures

In the bathroom and any guest toilet/bathroom there is a white, wall-mounted toilet and full-size washbasin, with single-lever mixer tap. The bathroom fixtures are supplied according to their own drawings from the supplier, in varying widths depending on the apartment size (normally 100-200 cm). Smaller guest bathrooms feature a narrow sink (minimum 80 cm). Above the fittings is a mirror with LED lighting. The bathroom/WC and guest bathroom with shower come with straight shower walls in tempered glass and a single-grip shower faucet.

Wardrobes

The wardrobe is supplied by a respected supplier as specified on the drawing. Cabinets are fitted up to the ceiling in a combination of modules of 40 and 50 cm. The number and content of cabinets is in accordance with individual drawings.

Styles

Tradition – standard

All apartments, with the exception of the top floor apartments, come with the *Tradition* style as standard. In addition to what is mentioned above in the room description, the following are also specified:

- White, profiled kitchen interior with integrated appliances
- Matt painted walls in the Elegant colour (colour code 1434)
- The Tradition furniture package for an additional charge, see the enclosed price list

Ambition – option

The *Ambition* style is standard for the top floor apartments, but can be selected

as a choice for the other apartments at an additional cost. This style option has a tighter and more modern handle-free, grey kitchen interior. Walls are painted in the matt grey slate colour (colour code 1462). The *Ambition* furniture package can be purchased at an additional cost, see the enclosed price list.

Top floor apartments

The top floor apartments come in the *Ambition* style. These apartments are indicated in the prospectus with the designation **t**, see the floor plans and apartment overview.

Furniture packages and inventory lists

The furniture packages and inventory lists have not yet been specified. Detailed descriptions for furnishings and fixtures for both styles will be prepared in connection with further project design.

As far as is possible, the furniture packages will be similar to what is shown in the 3D interior images for each of the style options. Deviations from the 3D illustrations must be expected, in particular the extent of decorative objects in the illustrations.

All products, furniture and fixtures that are added to furniture packages/fixtures lists are produced to order, and deviations/adjustments in performance may occur.

Technical rooms

Pipe-in-pipe cabinets are located in ceilings in bathrooms or in the shaft by the corridor. The technical room will contain plumbing cabinets for waterborne heating, ventilation systems, electricity switchboards and low-current equipment, as well as other technical equipment.

Energy labelling

Before takeover, all apartments will be energy labelled. The heat loss and energy requirements of the apartment are dimensioned in accordance with TEK

17 (the Norwegian regulations on technical requirements for construction works). It is expected that the apartments will be classified in category B or C, but the location and size of the window surfaces may result in individual differences and a different classification than category C.

Inspection hatches

Several of the technical installations require inspection hatches that are visible, such as pipe-in-pipe systems, district heating cabinets with meters and exchangers for hot water, ventilation systems, shafts, WCs and electric cabinets etc. Such doors and hatches will, as far as possible, be located in the technical room and hallway, in closets and in bathrooms. In some cases, it may be necessary to locate them in living spaces, where they will be visible.

Garage/parking

The clearance height of the garage is at least 250 cm – including through the garage door. There will be marked spaces on asphalt/concrete. Lighting at the entrance for easy traffic management. The parking spaces vary in size based on where they are located. The minimum size of a parking space is approx. 2.3x5.0 m. There is a right to rent one (1) parking space per section in a dynamic utilisation of the underground parking garage. There are additional spaces for cars in the garage facility that can be rented, e.g. in connection with the rental obligation or for other uses for a dynamic utilisation of the spaces.

Storage areas/sports equipment storage areas

The corridor wall in the hallway is of a timber frame construction and clad on one side with OSB plyboard. There is an air gap between the ceiling and the upper part of the wall, which is fitted with netting for free ventilation and the routing of the sprinkler system. There are flat white-painted doors, with untreated frames and fittings. Ventilation systems for the storage areas are linked with the ventilation system in the basement parking garage. All storage areas are

equipped with one light and one double power socket that are connected to the electricity meter for common areas.

TECHNICAL INSTALLATIONS

Heating

Inside each apartment, waterborne thermostatically controlled underfloor heating is used with its own consumption meter. Bathrooms are supplied with waterborne underfloor heating. Waterborne underfloor heating is distributed from the technical cabinet to each individual room. For the heating of the apartments and common areas, and for the consumption of hot water, the buildings will be connected to the district heating grid in Trysil, with one meter on the service connection. The consumption of heating is metered and billed separately in each apartment (ISTA). The installation of a wood stove is not possible. Gas fireplaces can be supplied as an option for the top floor apartments on request. Top floor apartments can be found on several floors, namely floors 5, 6, 7, 8 and 9. On some floors, some but not all units will be defined as being a top floor apartment.

Hot water

The apartments are supplied with hot water from a separate exchanger located in each apartment. The consumption of hot water and cold water is metered separately and billed.

Ventilation

Each individual apartment has its own air treatment facility for balanced ventilation without cooling. This is located in the technical room/kitchen cabinets or close to the entrance. The air treatment system has good heat recovery and an electric reheating coil. Treated fresh air is supplied to the living room/kitchen and bedrooms, with extractors in the bathroom/WC, storage areas and kitchen. Supply and extraction vents are located in the ceiling or wall. As far as is possible, the ventilation system will be located in a technical room with visible channels. The intake is on the roof or in the façade.

Exhaust air is led over the roof in a ventilation tower. The standard volume hood in the kitchen is adapted for control of the unit.

Fire protection/sprinkler systems

Fire detection is divided into two parts, with separate detection in the apartment and common areas. Fire detection inside each apartment is in accordance with TEK 17 (the Norwegian regulations on technical requirements for construction works). There is a residential sprinkler system in the apartments. Basement, commercial and common areas including stairs will be fully sprinkled. The presence of sprinkler heads and their routing must be expected on balconies. There will normally be a disc covering the sprinkler head, but in areas that require it, they may be visible in skirts and ceilings.

Electric

There is a light strip above the kitchen countertop and the mirror in the bathroom, and a ceiling lamp in the bedroom and in the interior storage area. In the bathroom, shower/WC and other enclosed areas, there are LED downlights recessed in the ceiling. The number depends on the size of the ceiling and apartment in accordance with the drawing from the electrical contractor. The number of power sockets is in accordance with the NEK 400-8-823:2014 standard for electrical installations. Consult the electrical contractor's drawing for the location and number of power sockets and lighting equipment.

Cable TV/fibre

A fibre cable is routed into the technical room of each apartment. There are two (2) sockets for the cable TV system – one in the living room, one in the master bedroom – as well as one in the living room of the connection room in apartments that have this. The commonhold is tied to the Telenor *Komplett 10* package for the first 60 months from the takeover of each building. After this, the infrastructure belongs to the commonhold. Increased bandwidth beyond this

is ordered and paid for by the individual apartment owner.

OPTIONS

There will be opportunities to make some individual customisations to the apartment within given deadlines and at an additional cost. The buyer will have a separate meeting with the developer/turnkey contractor and subcontractors for clarification of the options.

Options will primarily be agreed directly between the apartment buyer and contractor/professional supplier. In the case of options in phases 1 and 2, a start-up fee of NOK 3,000 including VAT is estimated. The possibility of offering options is governed by the progress of the project.

Additional options are available in the following areas:

- Furniture packages
- Alternative interior doors
- Alternative types of parquet and skirting boards
- Glass plate between kitchen countertop and wall cabinets
- Different wall surface colour (paint)
- More electrical points and boxes for broadband telephony and TV connectors

There is a certain amount of flexibility for changing the floor plan of the apartment within the framework of requirements, laws and regulations. This must be clarified during the purchase phase. This does not allow for changes that affect the apartment's façades, including windows, terraces, or balconies.

RESERVATIONS

Illustrations used in the prospectus and other marketing communications are intended to create an impression of the completed building and the apartments, and therefore cannot be regarded as the final delivery. The illustrations of equipment/fixtures are only indicative of the furniture

packages.

The developer reserves the right for any changes and deviations in the floor plan.

The seller reserves the right to manage the allocation of sports equipment storage areas, as well as their location. For complete information and terms and conditions of purchase, the contract of sale and all annexes must be scrutinised.

It should be noted that shrinkage cracks and gaps may occur some time after the handover. This applies in particular to the transition between the outer wall and ceiling and the skewing of fittings. This is not a justified reason for making a complaint. This will be dealt with during a one-year inspection, when an agreement will be made regarding any possible repair.

It is advised that sports equipment storage areas are not suitable for storing items of clothing and moisture-sensitive items.

Trysil Alpine Lodge is planned to comprise 144 commonhold apartments that are organised on a commonhold co-ownership basis. The seller reserves the right to organise the apartment part into one or more commonholds. Furthermore, the project contains a construction property with commercial areas. The commercial areas are built in the lower part of buildings 1 and 2, where the developer/seller will be the owner of these with full right of disposal. It is intended that the commercial areas will contain basement parking garages, storage areas, ski/bike services with storage, swimming and spa facilities, exercise rooms, stock rooms and apartments. The section owners will have the right to use storage areas in the commercial areas.

The planned organisation and number of apartments/sections in the respective stages of construction is subject to change.

Furnishings are defined in a separate description. More detailed documentation of furnishings in kitchens, bathrooms and dressing rooms will be provided on request.

Since detailed planning has not been carried out at the time this description was prepared, reservations are made for permitted deviations to façade designs/appearances and that wall thicknesses may be altered to accommodate the necessary routing of shafts and technical installations. In addition, it may prove necessary to box in less vertical and/or horizontal routing for technical systems. Technical systems will primarily be located in technical rooms or similar, but the detailed planning of technical fields may lead to the location being adjusted somewhat.



CONTRACT OF SALE

ABOUT THE RIGHT TO HOUSING IN A COMMONHOLD UNDER CONSTRUCTION WITH LAND

The provisions of the contract are supplemented by the Norwegian Housing Construction Act (BUOFL) of 13 June no. 43 1997 and other background law. The contract applies to an agreement pursuant to Section 1, first paragraph (b) of the Act; agreement regarding a home or holiday home under construction and where the agreement also includes the right to possession.

between

Trysilfjell Apartment Eiendom AS	Org. no. 986 296 344
c/o Bjarne Sletten	Tel. no. +47 949 89 532
Bergevegen 54	E-mail bjarne@trysilalpinlodge.com
2420 Trysil	

Hereinafter referred to as *the Seller*, and

Name of buyer 1	Plot no.	

Name of buyer 2	Plot no.	

Address	Postcode/City	E-mail

Hereinafter referred to as *the Buyer*,

have this day entered into the following contract of sale:

1 THE PROPERTY

The contract relates to the purchase of housing in commonhold property, Land no. 37, Dwelling no. 1417 and others in Trysil Municipality, hereinafter referred to as *the Section*. The property designation can be changed in connection with Construction Stages I to V, so that each construction stage gets its own property designation.

With the Section is included 1x sports equipment storage area in the property's common area.

The Section's address is: _____

The dwelling number is not currently available.

The Seller will arrange and pay for sectioning, in accordance with the Property Unit Ownership Act of 16 June 2017 no. 65. The Section's final section number will be assigned when sectioning is completed.

In this contract of sale, the term *the Section* refers to both the physical apartment including ancillary areas, as well as the undivided interest of the entire property including indoor and outdoor common areas.

2 PURCHASE PRICE AND ADDITIONAL COSTS

The purchase price is agreed at _____
 NOK _____ (NOK _____ 00/100) for the Section.

The purchase price is fixed and not subject to adjustment.

Payment schedule

1) 10% of the purchase price no later than ten (10) days after signing	NOK _____
2) Final settlement by the date of takeover	NOK _____
Total purchase price	NOK _____

In addition to the purchase price, the Buyer pays the following charges at the time of final settlement, cf. clause 1:

3) Registration fee for the title deed	NOK _____
4) Registration and copy fee for the mortgage deed (per copy)	NOK 5,000
5) Share of initial capital to the commonhold NOK 5,000	NOK _____
6) Share of cable TV/broadband connection	NOK _____
Total additional costs	NOK _____

Purchase price and additional costs in total

The commonhold and section owners are exempt from the payment of a share of the connection fee for cable TV/broadband. This is due to a 60 month binding subscription agreement concluded by the Seller with Telenor, on behalf of the commonhold in connection with the design and installation of technical infrastructure in the buildings. Monthly subscription costs and the main provisions of the agreement are set out in the common costs budget for the commonhold and the delivery description, cf. clause 13.

Reservations are made for changes in the additional cost amounts and the basis for calculating the stamp duty on the share of the land value as a result of changes in the organisation of one or more co-owners, and changes in statutory charges or fees.

All statutory fees and charges in connection with the sectioning and the development are included in the contract price. Any valuation survey of the Section is done at the Buyer's expense.

3 SETTLEMENT

The settlement between the parties is managed by EiendomsMegler 1 Hedmark Eiendom AS. The Buyer pays the purchase price, additional costs and any late payment interest.

All payments associated with this contract shall be paid into the real estate agent's client account two (2) working days prior to the takeover date, cf. Section 7 of BUOFL. All payments must be made to EiendomsMegler 1 - the settlement department - pb 198 - 2302 Hamar, client account 1800 60 46580 marked with the Customer Identification Number

The purchase price is not considered as paid with liberating effect for the Buyer until it has been received in the real estate agent's client account. Written confirmation from the Buyer's bank that such a payment has been transferred must be sent by e-mail to oppgjorhamar@em1.no

If partial settlement/final settlement is paid later than agreed, late payment interest of 8.75% is accrued on the portion of the purchase price affected by the delay, in accordance with the interest rate applicable at that time in accordance with the Act relating to Interest on Overdue Payments etc. Interest on any paid part of the purchase price, calculated from takeover, is deducted from the calculation of late payment interest in the final settlement. Settlement is considered to have taken place when the amount is credited to the real estate agent's account. This provision does not grant the Buyer the right to extend the payment deadline beyond what is agreed in the contract unless notice of the delay is given by the Seller.

Delayed payment of the purchase price, as well as payment for all additional work/changes that the Buyer may have ordered, of

more than fourteen (14) days for amounts due ten (10) days after the contract is entered into and thirty (30) days for other agreed payments, is considered as a material breach of contract, and the Seller has the right to cancel the purchase immediately in accordance with Section 57 of BUOFL.

In the event of breach of contract/cancellation by the Buyer, the Seller will hold the Buyer responsible for financial losses and additional costs due to the cancellation. In addition, any additional or amendment work commissioned by the Buyer must be paid for in full. If the contract is not completed, interest on the paid advance will go to the Buyer.

Registration of the title deed will not take place until the Buyer has made full settlement including payment for all additional or amendment work, including the payment of late payment interest.

The Buyer has, cf. Section 49, Paragraph 2 of BUOFL, a possessory lien for the disputed amount, and according to Section 49, Paragraph 1 may still demand takeover and title transfer. The Seller may, in accordance with the Act relating to Interest on Overdue Payments, etc., require interest from the Buyer for amounts that are unwarranted/excessive.

Any delays with the registration that are due to delayed settlement by the Buyer are the responsibility of the Buyer. If the Buyer has taken over and/or moved into the Section before full settlement has taken place, in spite of guarantees, or for other reasons does not make full settlement in accordance with this contract, the Buyer accepts being evicted from the Section without litigation and judgement as they are then not entitled to possess the Section, cf. Section 13-2 third paragraph (e) of the Enforcement Act. The portions of the purchase price due for payment prior to the takeover shall be deposited into the real estate agent's client account. The amount can only be paid to the Seller if a satisfactory conditional guarantee (selvskyldnergaranti) in accordance with Section 47 of BUOFL is available.

If a conditional guarantee (selvskyldnergaranti) is not given, settlement with the Seller will not take place until the Buyer's takeover of the Section.

4 OFFICIAL REGISTRATION/SECURITY

Title deeds for the Section are issued by the Seller at the conclusion of this contract or at the latest upon takeover, and are held by the real estate agent until takeover and full settlement has taken place. Registration cannot take place until full settlement including additional work and costs has been paid.

The Seller has issued a mortgage deed (security bond) to the real estate agent for an amount that as a minimum corresponds to the purchase price.

The mortgage deed also contains a declaration of non-disposal. The mortgage deed is registered, or will be registered by the real estate agent. The mortgage document serves as security for the paid portion of the sales price. The real estate agent shall, free of charge, arrange the deletion of the mortgage deed when settlement between the parties has been completed and the deed is accepted for registration.

No later than ten (10) days after the contract is entered into, the Seller shall provide an irrevocable bank guarantee for the fulfilment of the agreement, cf. Section 12 of BUOFL. The guarantee must be submitted to the Buyer before all or part of the purchase price is paid. The Buyer is not obliged to make any part of the payment until the Seller has provided a guarantee, cf. Section 12 last paragraph of BUOFL.

For claims that the Buyer makes against the Seller prior to the takeover, the guarantee shall constitute 3% of the agreed purchase price.

For claims made within 5 years from the takeover, the guarantee shall constitute 5% of the agreed purchase price.

The Seller guarantees that the Section is delivered free of any liens other than those applied by the Buyer. If there are two (2) or more commonholds, it must be possible to register obligations for the joint responsibility for the operation, maintenance etc. of

the neighbouring commonhold to this commonhold. The Buyer has been provided with a printout from the land register and has familiarised themselves with it. The Buyer is made aware that the land register printout includes the entire property (prior to the sectioning).

All of the documentation for the property shall be produced by the real estate agent. Documents that must be registered shall as soon as possible, and in good time before the takeover, be handed over to the real estate agent signed and in a registration-ready state.

5 DESIGN AND CONSTRUCTION

The scope of the agreement is set forth in the following contractual documents and annexes specified in section 13. The Seller's performance of its obligation shall be in accordance with applicable laws, regulations and government rulings. The performance must be of a good craftsmanship standard and correspond to information about properties or uses provided in accordance with the conclusion of the contract or through marketing, with the exception of the marketing online, which is approximate. Reference is made to Sections 25, 26 and 27 of BUOFL.

If contract documents contain provisions that are in conflict with each other, the younger provisions take precedence over the older ones, in particular general provisions and provisions specifically prepared for this agreement take precedence over standardised provisions. In the event of a conflict between the delivery description and drawings, the delivery description shall apply.

The project's illustrations do not form part of these drawings and neither do they constitute a contract document.

The plot shall be in accordance with the delivery description.

6 AMENDMENT WORK, ADDITIONAL WORK AND OPTIONS

Agreements regarding amendment work, additional work and options shall be agreed directly between the Buyer and the contractor, with the addition of any statutory participation by the Seller. The agreement shall be in writing and clarify for the Buyer the cost and temporal consequences the change/addition entails. Reference is made to Sections 7 and 8 of BUOFL.

In the event of amendment or additional work, a written agreement shall be created stating what the change entails in terms of payment and any additional deadline. The above amendment/additional work shall be invoiced directly by the contractor to the Buyer, with any statutory warranty-provision from the Seller. In general, amendment and additional work agreed between Buyer and contractor will not be covered by the Seller's warranty liability, but will be a warranty liability directly with the contractor/sub-contractor.

The Buyer may under no circumstances demand any amendment or additional work, including cancellations, which change the Seller's payment by more than 15%. Reference is made to Section 9 of BUOFL.

As the project and its prices are based on the fact that the development is to be carried out rationally, the possibility of ordering changes in the execution will be limited in accordance with the ongoing construction work.

The Seller has the right to make minor changes to construction, technical installations and material choices that do not reduce the quality of the home, without this giving the Buyer the right to a change of the agreed purchase price. The Seller shall as far as practically possible inform the Buyer of such changes. The delivery descriptions that are specified in the prospectus regulate the interiors of the individual Sections. Contractors will also present to the Buyer the possibility of choosing alternative suppliers.

The Buyer cannot oppose or demand a price reduction/compensation for registration of necessary declarations relating to the execution of the project. Any registration costs are covered by the Seller.

There may be deviations from the attached drawings.

7 COMPLETION

Completion is estimated to be in Q4 2021 or Q1 2022, based on a planned construction start in Q2 or Q3 of 2019 and with a construction period of approximately 24-27 months. The timings are provisional, non-binding and do not trigger daily penalties. The work shall be carried out with reasonable progress and without unnecessary interruption.



Once the Seller has cancelled reservations in the agreement, the Seller will determine a takeover period at three (3) monthly intervals. The Seller will keep the Buyer informed about the progress. The Seller undertakes to, no later than 2 months before completion of the Section, inform the Buyer in writing of the fixed takeover date. A copy of the notice is also sent to the real estate agent. This notified date then applies as a binding takeover date, triggers daily penalties and shall be within the takeover period. The Buyer cannot oppose a takeover earlier than what the Seller has estimated in the first paragraph of this clause.

The Seller is entitled to an additional deadline if the terms and conditions mentioned in Section 11 of BUOFL are met.

The Seller shall convene a takeover inspection in accordance with Section 15 of BUOFL. During the inspection, a record shall be kept of faults and/or defects to be corrected by the Seller. The record must be signed by both parties and a copy sent to the real estate agent. Prior to takeover, the Seller may convene a pre-inspection where a record is kept in the same way as upon takeover. This happens 2-3 weeks before the takeover date.

The takeover inspection can be held even if minor work remains, but the work must not prevent the entire Section from being occupied. There must upon takeover be a temporary use permit or certificate of completion.

In the event of delayed takeover due to circumstances on the Seller's side, the provisions of Section 18 of BUOFL regarding a daily penalty (0.75 per thousand per day) and Section 19 on compensation shall apply. It is requested that any claim for a daily penalty is entered into the record of the takeover inspection. However, the Buyer is entitled to a daily penalty pursuant to Section 18, even if the claim is not entered into the record.

In the event of a significant delay, with the exception of force majeure, the Buyer is entitled to cancel the contract and have repaid the already paid part of the purchase price, including accrued interest in the real estate agent's account due to the payment.

The Seller is obliged to correct faults/omissions included in the record without undue delay and in accordance with the takeover protocol. The outside work is done according to the time of year, as referred to in Sections 10 and 11 of BUOFL. It is the Seller's responsibility to obtain a certificate of completion for the agreed delivery.

The Buyer is obliged without compensation or payment, to grant the Seller's representatives access to the Section within normal working hours (07:00-16:30), so that any corrective action can be carried out in a rational manner.

Should there be any faults/omissions that will be excessively costly to remedy, the Seller has the right to give the Buyer a price reduction rather than to make repairs, if the defect/omission does not substantially reduce the value of the Section, cf. Section 32 of BUOFL.

8 TAKEOVER

The Buyer is not entitled to take over the Section until the full purchase price with amendment/additional work, including additional costs and interest on overdue payments in accordance with clauses 2 and 3, has been paid. The Buyer has the right of disposal to security for claims against the Seller if parts of the agreed performance are not delivered or are disputed at the takeover. Reference is made to Sections 24, 31 and 49 of BUOFL.

Once the Section has been taken over, the Buyer's legal right to instruct the real estate agent regarding the purchase amount lapses, unless otherwise agreed at the takeover inspection between the Buyer and Seller. Such an agreement must be included in the record of the takeover inspection and include the size of any amount to be withheld. The amount deposited with the real estate agent and the release of this amount requires the signatures of both parties. The amount must be in reasonable proportion to the value of the remaining work. Unless otherwise agreed, interest on any retained amount will go to the Seller.

Visible faults and omissions must be raised at the takeover inspection. Such faults and omissions cannot be raised by the Buyer after takeover.

If the Section has faults/omissions that give the Buyer grounds not to take over the Section, the paid portion of the purchase price will be blocked in the real estate agent's client account until the Section can be taken over, cf. Sections 15 and 31 of BUOFL. Inter-

est accrued during the delay period goes to the Buyer.

Upon takeover, the property must be delivered in a construction-clean condition. This means that the Buyer must accept limited instances of building dust on some surfaces, as well as that the floor surfaces in general may have limited visible traffic marks and/or washing streaks in the reflected light from windows..

Common areas are completed upon takeover. A proportion of outdoor facilities and other outdoor areas will be completed upon takeover, or as soon as this is feasible according to the temperature and season after taking over the Section. The takeover of all common areas is handled by the commonhold's board. Upon takeover of the outdoor area, any guarantee/deposited amount that may have been allocated for this purpose is released by the real estate agent. The Seller reserves the right to complete all outdoor areas sequentially and in the context of the upcoming stages of construction.

From the takeover, the risk for the Section is transferred to the Buyer. The Buyer is responsible for expenses incurred as well as for the collection of any revenue. When the takeover inspection has been held, the Buyer is deemed to have accepted the Section as being according to contract, although this is subject to any remarks in the record from the takeover inspection.

The Buyer is aware that there may be building and construction work on neighbouring properties in the development of the further construction stages of the sub-areas S7 and S8. Furthermore, the Buyer is aware of the zoning conditions applicable to the adjacent areas and asks to be kept regularly updated of any future changes to these.

9 WARRANTY AND RIGHT TO COMPLAIN

The Seller shall on their own initiative convene an inspection of the Section about one year after the takeover. The Seller shall keep a record in the same way as at the takeover inspection. Reference is made to Section 16 of BUOFL. For the common areas of the commonhold, the Seller will convene the commonhold's board of directors for an equivalent inspection.

The Seller provides a five (5) year warranty for the Section that is included in the contract, calculated from the date of takeover. The warranty covers an amount equal to 5% of the purchase price. The warranty shall be issued directly to the Buyer; if necessary, the 3% warranty can be increased prior to the due date for the final settlement. The original warranty is handed over to the real estate agent and sent to the Buyer after the takeover has taken place.

The Buyer is especially advised that the transfer of the warranty upon sale of the Section during the warranty period must be approved by the guarantor.

It is particularly pointed out that the Seller's duty to rectify faults or omissions does not include the following points:

- Repairs covered by normal maintenance
- Defects that occur due to inadequate maintenance and/or improper use of the Section and equipment
- Damage caused by accidental events after takeover that the Seller cannot be blamed or held responsible for

Complaints in relation to the above warranty must be submitted in writing to the Seller with a copy to the guarantor, cf. Section 30 of BUOFL. Any complaints and follow-up work will be carried out as far as possible for all the apartments, unless normal use of the Section requires that any defect be rectified immediately.

The right to complain under Section 30 of BUOFL is limited to five (5) years after the date of takeover.

10 RISK - INSURANCE

The Seller is responsible for the risk of the Section until takeover has taken place in accordance with clauses 1 and 7 of the contract._____

During the construction period, and until the handover, the Section is kept separately insured by the Seller. The board of the commonhold is obliged to take out its own insurance at the handover, and report this to the Seller who can then cancel their insurance. After this time, the commonhold is responsible for insurance.

The Buyer must take out their own contents insurance from the date of takeover.

If the Section is damaged by fire or subjected to other compensable damage prior to the takeover, this contract can be fully upheld if the Buyer so wishes. In such a case, compensation shall be paid to the Seller/Seller's building loan bank, which is obliged to undertake reconstruction/repair of the building in the shortest possible time without any additional charge or payment of interest on the capital paid into the account in connection with the purchase.

11 THE COMMONHOLD

Upon acquisition of the Section, the Buyer becomes a co-owner in the Trysil Alpine Lodge commonhold. The Seller reserves the right to choose a solution with one (1) commonhold for Trysil Alpine Lodge I (Buildings 1 and 2), II (Building 3), III (Building 4), IV (Building 5) and V (Building 6), or a solution with two (2) or more commonholds.

The commonhold has the task of safeguarding the common interests of the co-owners, including the operation of common areas. The Buyer is obliged to abide by the commonhold's resolutions and statutes, and to pay their proportion of the commonhold's expenses (common expenses). The various cost items in common expenses for the commonhold will be distributed proportionally between the sections, and calculated partly according to the Section's usable floor space and partly according to the number of sections. A draft budget for common costs distributed between the respective sections in the commonhold has been prepared, see annex cf. clause 13. The budget for common expenses for the commonhold is determined by resolution at the commonhold annual meeting. Based on previous figures from comparable commonholds and estimated costs for the first year of operation, the Section's share of the commonhold's common costs is stipulated at approximately NOK x per month. The Buyer is aware that the common costs may be adjusted as a result of changes in the consumer price index, maintenance needs, the commonhold's own resolutions etc. Reservation is made that the Seller can adjust the stipulated common costs as a result of changes in budget items.

The Seller has the right, but not the obligation, to employ a business manager for the first two (2) years of operation. The commonhold can freely choose to change the business manager from the 5th operating year. The fiberoptic supplier has been selected for the first 5 operating years, cf. clause 2.

The Seller, or the Seller's representative, as owner of unsold sections, has a right to attend board meetings regardless of whether or not they are elected as a member of the commonhold board.

The Buyer is aware that the commonhold has a first priority charge for an amount corresponding to two (2) times the National Insurance basic amount, cf. Section 31 of the Property Unit Ownership Act.

The Buyer is aware that the Seller, in connection with Sales and Construction Stage 1, will organise U2 and U1 (parking), as well as any other commercial areas/section(s) as a separate construction property. The Seller will be the owner of the construction property and the commercial section(s), and has full right of disposal over these.

The Buyer is aware that, for the area in which the commonhold is situated, the zoning and lease provisions include a rental obligation during parts of the year that is applicable to 75% of the apartment sections. Private legal agreements have been signed to ensure the rental obligation and that the standard of the commonhold is maintained. For section numbers listed in Annex 1 of the draft statute, a rental obligation has been adopted for parts of the year, at least fourteen (14) weeks, administered by Trysil Alpine Lodge AS. For other/remaining sections, there is an agreed obligation for any rental to be administered by Trysil Alpine Lodge AS. In addition, everyone is obliged to enter into and be bound by the operating and cleaning agreement, administered by Trysil Alpine Lodge AS.

12 SITE INSPECTION

Accessing the construction site during the construction period entails a high level of risk and should only take place following prior agreement with the contractor and/or Seller.

13 ANNEX

The property is handed over in accordance with the following contract documents, which are provided to the Buyer:

- Plan drawing of the Section in a scale of 1:50
- Delivery description

- Draft statutes for the commonhold including an overview of section numbers with a rental obligation
- Land register printout for the property dated 11/03/19
- Copy of ground lease agreement registered 28/03/17
- Zoning plan with provisions for Trysilfjell Tourist Centre dated 15/12/09, with minor changes dated 28/01/19
- Prospectus with ground plan
- Price list, dated
- Common costs budget
- Copy of BUOFL

14 DISPUTES

In the event of a dispute regarding the interpretation of this contract or the implementation of this transaction, the parties shall endeavour to resolve the conflict that has arisen amicably.

If the Buyer takes legal action with the assertion that the purchase is not contractual, the Buyer is still obliged to make the settlement payment to the real estate agent as specified in this contract. Any disputes will be conducted in the Section's jurisdiction.

15 SPECIAL CONDITIONS/RESERVATIONS

The Buyer is aware that project planning is underway for the Section. The final projected drawings may therefore have minor deviations from the enclosed prospectus and plan drawing, without this having any practical significance to the Buyer's use of the Section.

The sale is subject to necessary private/statutory permits and any changes in the design as required by the authorities, a contractor or sub-contractor.

Further reservations are made regarding satisfactory pre-sales, and that the Seller considers the implementation of the project to be economically sound. If by 01/12/19 the Seller has not cancelled reservations in the contractual documents, each party may terminate this binding agreement and any contract of sale entered into without obligation to the other party. The Buyer will then be refunded the already paid amount including the accrued interest. The Seller reserves the right to change the number of residential and commercial sections, as well as the owner fraction and draft budget for the commonhold's common costs as a result of this. The Seller reserves the right to assign the contract of sale from the Seller to another company without the consent of the Buyer. The Seller reserves the right to at any time adjust the sales prices of unsold apartments in the project. Irrespective of whether the asking price for similar apartments in the period after entering the contract is adjusted up or down, neither of the parties may for this reason demand a discount or surcharge.

This contract is prepared in three (3) identical copies, of which each of the parties receives one (1) copy, and one (1) copy remains with the real estate agent, EiendomsMegler 1 Hedmark Eiendom AS.

Location and date

BJARNE SLETTEN
For Trysilfjell Apartment Eiendom AS

BUYER 1

BJØRN AASMUND SLETTEN
For Trysilfjell Apartment Eiendom AS

BUYER 2



COMMONHOLD STATUTES – DRAFT

APPLICABLE TO THE TRYSIL ALPINE LODGE COMMONHOLD

The statutes below are a preliminary draft of the statutes of Sameie Trysil Alpine Lodge 1 and 2, prepared by the Developer/Seller in connection with the sale of apartments in the project. The draft must therefore be perceived as a general framework for giving a picture of the buyer's rights and obligations, and may be significantly changed in connection with the completion of the project, municipal decisions etc. Explicit reservations are made regarding the organisation and division of the number of commonholds and owner sections for the Trysil Alpine Lodge area. Reference is also made to the reservations that are included in the prospectus and other sales literature. Final statutes are determined by the developer.

1 COMMONHOLD OBJECT

1.1 Name

The name of the commonhold is Sameie Trysil Alpine Lodge.

1.2 What the commonhold includes

These statutes apply to the commonhold of the property Land no. 37, Dwelling no. 1417 in Trysil Municipality, hereinafter referred to as the Property.

The developer is Trysilfjell Apartment Eiendom AS, hereinafter referred to as *the Developer*.

The ideal proportion of the individual partner in the Property (sections) is expressed in a so-called '*commonhold fraction*'.

The commonhold consists of 144 residential sections, commercial sections, and common areas. The Property constitutes a contiguous structure consisting of:

- Apartments
- Construction property containing commercial areas (underground parking, restaurants, lobby, spa and swimming facilities, ski service, storage areas, stock rooms and technical rooms etc.).
- Common areas

For each housing section there is the exclusive right to use of a utility unit, which consists of a main part and any additional part(s). The main part consists of a clearly bounded and interconnected part of a building, with its own entrance. Each housing section has the right to use a parking space and a storage room. Any additional part consists of areas that in the registered sectioning application are defined as additional parts to the housing unit.

The parts of the Property not included in the individual housing units are common areas, including corridors, stairs, lifts, store rooms for the operation of the apartments, technical rooms etc.

The main part, additional part and commonhold fraction for each owner section, as well as common areas, is shown in the enclosed section application and annex, registered on (date). The sections cannot be distinguished from this commonhold.

1.3 Purpose

The purpose of the commonhold is to maintain the common interests of the co-owners in the property and to ensure proper operation and maintenance of the common areas, assets etc. belonging to the co-owners, for the best of both owners and users of the sections.

2 USE OF THE PROPERTY

2.1 Legal right

The individual co-owner is the owner of their section and has full legal rights over their section, including the right to transfer and mortgage, unless otherwise provided by law or these statutes.

In connection with the change of ownership, written notice shall be given to the board of directors of the new owner, as well as the new address of the owner, or the name and address of the owner's contact person.

If subsequent stages of construction are realised and shall be part of this commonhold, all section owners are obliged to participate in the necessary resectioning and/or change of statutes.

2.2 Rental clause

For the area in which the commonhold is situated, the zoning and lease provisions include a rental obligation during parts of the year that is applicable to 75% of the apartment sections. Annex 1 of the statute lists those apartments (section numbers) in the Property that are bound by such a rental obligation in the winter season – for 14 weeks between 1 November and 1 May, (the rental obligation includes all days in the relevant weeks, seven days, from Monday to Sunday).

2.3 Administration of rental, booking, cleaning and other operations

To optimise all rental, booking, cleaning and other operations on the Property, it is decided that this shall be administered by the Developer. All section owners, including future section owners, will thus be bound by the agreement for rental, booking etc., administered by the Developer or by another company that the Developer assigns.

The Developer has a time-limited right to use the hallways, corridors, stairs, lifts etc. in the commonhold in connection with the performance of operations according to sections 2.2 and 2.3.

2.4 Legal right

The section owner has the sole right to use their operating unit with the limitations mentioned in sections 2.2 and 2.3. The section owner has the right to use the common areas for what they are intended for, or commonly used for, and for other things that are in accordance with the time and circumstances.

If the annual meeting has not made a decision on their use, the board shall decide how to use the common areas. The annual meeting can adopt and change the rules of order with the usual majority of the votes. The section owners are obliged to follow the rules of order applicable at any time.

The housing unit and the common areas may not be used so that other section owners suffer damage or are inconvenienced in an unreasonable or unnecessary manner.

The housing unit can only be used in accordance with the purpose. A change in the purpose of use requires resectioning.

2.5 Parking spaces and storage areas

Each section has the right of use for one storage area and the right to rent one parking space. The rental right for the parking space is subsidised and is regarded as private, therefore it can not be sublet.

The Developer has the legal right/property rights over the parking areas and any free/unallocated parking spaces and can freely rent or sell these.

Housing units in Building 1 have preferential rights to rent free spaces. After which the spaces can be rented out to the housing units in Building 2, where priority is based on the size of the unit. In the event of equal size, priority is determined by seniority. In the event of equal seniority, the allocation is decided by a draw. The Developer has the right to sell or rent parking spaces that are not sold or rented to the housing units in the Trysil Alpine Lodge project to others.

There is a limited number of charging stations for electric cars that can be rented on demand – for one charge at a time.

2.6 Parking and other measures for section owners with disabilities

A section owner may, with the consent of the board, carry out actions in the common areas that are necessary because of the disabilities of the section owner or household members. The board may only refuse to consent if there are reasonable grounds. The right of use of adapted parking spaces is reserved for residents who, due to disabilities, have a documented need for a suitable space. The right lasts as long as a documented need is present. The Developer can provide further rules on the allocation criteria.

There is no need to resection in each individual case. This statute clause cannot be changed without the explicit agreement of all section owners. The municipality has the right to veto the amendment of the statute. The statutes must be registered in the Register of Business Enterprises.

2.7 Pets

It is not permitted to keep pets without the board's prior approval. Approval is dependent on good reasons for keeping the pet, and that the keeping of the pet would not disadvantage the other users of the property.

3 DISTRIBUTION OF COMMON COSTS AND COMMON REVENUES

Costs associated with the Property that do not relate to individual housing units shall be distributed between the co-owners according to the commonhold fraction, unless special reasons exist for distributing the costs according to the benefit to individual housing units or according to consumption.

This may be maintenance costs in common parts and common areas, building insurance, collective agreements for the delivery of TV/broadband, a proportion of operating and maintenance costs for the parking garage, lifts, fire alarm, sprinkler system, administration costs, costs of the business manager, ground lease charges, road charges, taxes and other fees etc.

Costs that can be limited to each section, such as heating and hot water, cold water, and electricity consumption (including network charge), are paid by the individual section owner base on the actual consumption.

If the section owners who are affected expressly agree, the statutes may stipulate a different form of distribution than the one described in the first paragraph.

The individual section owner shall pay an account amount as determined by the section owners at the annual meeting, or by the board, to cover their share of the common costs. The on account amount may also cover the deposition of funds for future maintenance, charges or other joint action on the property if the annual meeting has adopted such a provision. A change of the on-account amount may come into effect only after one month's notice.

The revenue of the Property that is not related to individual housing units shall be distributed between the section owners in accordance with the commonhold fraction.

4 MORTGAGE RIGHTS FOR THE SECTION OWNER'S OBLIGATIONS

The other section owners have a lien in the section for claims against the section owner, based on the of co-ownership relationship, cf. Section 31 of the Property Unit Ownership Act. The lien cannot exceed an amount which for each housing unit corresponds to two-2 times the National Insurance base amount at the time the compulsory cover is decided to be implemented. The lien also includes claims that should have been paid after a application has been submitted to the enforcement authorities for compulsory cover.

5 MAINTENANCE

5.1 The section owner's obligation to maintain the housing unit

The section owner shall maintain the utility unit in a way that prevents damage to the common areas and inconvenience to the

other section owners. The maintenance obligation also includes any additional parts associated with the housing unit.

The section owner's maintenance obligation includes:

- a) fixtures
- b) equipment, such as WC, hot water heater, bathtub and sinks
- c) appliances, such as fire extinguishers
- d) cabinets, benches, internal doors and frames
- e) mouldings, partitions, wallpaper
- f) floor coverings, heating cables, membranes and drains
- g) tiles on walls, floors and ceilings
- h) piping, wires, fuse cabinets starting with the first main fuse or inlet fuse
- i) windows and exterior doors
- j) interior surfaces of the balcony or similar

The section owner must maintain wet rooms to prevent leaks.

The section owner must clean drains and keep the drain pipes clear until the common drain line. This also applies to drains on the balcony or similar of the housing unit.

The maintenance obligation also includes the necessary repair and replacement of what is mentioned in the second, third and fourth paragraphs, but not the replacement of drains, windows or exterior doors.

The maintenance obligation does not include the repair or replacement of roofs, joists, bearing wall constructions and pipes or wiring built into load-bearing structures.

Internal water and drain lines are covered by the maintenance obligation as far as they are visible in or readily accessible from the housing unit and are not built into floor voids and other load-bearing structures or also serve other housing units. Encasement and other hindrances implemented by current or former co-owners, do not give exemption from the maintenance obligation.

The maintenance obligation also includes the repair of accidental damage, such as damage caused by storms, burglary or vandalism.

The section owner is responsible for ensuring that the housing unit is equipped with fire protection equipment and that it works and is in the prescribed condition.

For rental obligations, the owner shall ensure that the necessary maintenance/repairs are carried out on an ongoing basis so that the rental is not prevented during the mandatory rental period.

The section owner is responsible for keeping the housing unit heated so that the pipes do not freeze.

After a change of ownership, the new section owner has the obligation to perform maintenance, including repairs and replacements in accordance with this provision. This obligation applies even if the maintenance should have been performed by the former section owner.

A section owner who does not fulfil his/her maintenance obligation shall compensate the losses incurred by other section owners, cf. Section 34 of the Property Unit Ownership Act.

For damages that a section owner is liable for, the section owner's insurance shall be used to the maximum extent, including any excess amount, before the commonhold's insurance is used. If the commonhold's insurance is used, the person liable shall pay the excess amount on the insurance. The provision also applies when the damage is caused by any member of the section owner's household or persons to whom the section owner has granted access to the property or entrusted their section to.

5.2 The commonhold's obligation to maintain and repair common areas etc.

The commonhold shall keep the external and internal common areas, including the building and common installations, in a good condition. The maintenance must be carried out in such a way that damage to the common areas and individual housing units is



prevented and so that the section owners are not inconvenienced. The maintenance obligation includes everything that does not fall under the individual section owner's maintenance obligation in accordance with 5.1. The maintenance obligation also includes repair and replacement when necessary, and remediation of incidental damages.

The maintenance obligation also includes common installations that run through housing units, such as pipes, wires and ducts. The commonhold has the right to route such new installations through the housing units if it does not create a significant inconvenience for the relevant section owner. The section owner shall give the commonhold access to the housing unit to maintain, install and check installations as mentioned in the first and second clauses. Notification of checks and work in the housing units must be given in reasonable time with the checks and work carried out in such a way that they do not cause unnecessary inconvenience to the section owner or other users.

If the commonhold does not fulfil its maintenance obligation, it shall compensate the section owners for any loss suffered by damage to the housing units, cf. Section 35 of the Property Unit Ownership Act.

5.3 Building work

The replacement of windows and external doors, erecting of awnings, changing of facade cladding, changing of external colours or the like shall take place in accordance with an overall plan adopted by the annual meeting. Such measures shall be coordinated with the developer in a comprehensive plan for the maintenance and upgrading of the development. The work must be carried out by a competent expert with relevant documentation provided to the developer and the commonhold. Additions/extensions and other changes to the building, which, under clause 7.10 of the statutes and the Property Unit Ownership Act, require the consent of the annual meeting, must not be initiated until consent is given. This applies even if the building authorities have given permission for work to begin. Any application or message to the building authorities must be approved by the board before the application for consent can be sent.

6 DEFAULTS

6.1 Order to sell the section

If a section owner despite a written warning is in material breach of their obligations, the board may order that person to sell the section, cf. Section 38 of the Property Unit Ownership Act. The warning shall state that substantial defaults give the board the right to require that the Section is sold. Deadlines for correcting the defaults cannot be set shorter than 6 months.

6.2 Surrender of the housing unit (eviction)

If the conduct of the section owner, or section user, constitutes a risk of destruction or substantial deterioration of the property, or if the conduct of a section owner or user is a serious nuisance or annoyance to the property's other users, the board may demand the surrender of the housing unit pursuant to Chapter 13 of the Enforcement Act, cf. Section 39 of the Property Unit Ownership Act.

7 ANNUAL MEETING

7.1 The authority of the annual meeting

The highest authority of the commonhold is exercised by the annual meeting.

7.2 The majority requirements and limitations of the annual meeting's authority Each Section is given one vote in the annual meeting. When counting votes, blank votes are deemed not to have been cast.

With the exceptions provided for in law or the statutes, all resolutions of the annual meeting are made by ordinary majority of the votes cast.

If the votes are the same, the matter is decided by drawing lots

A majority of at least two-thirds of the votes in the annual meeting are required to decide:

- a) remodelling, extension or other changes to the building or plot that go beyond normal management and maintenance in the commonhold in question
- b) the conversion of common areas into new housing units or the extension of existing housing units
- c) the sale, purchase, rental or lease of real estate, including sections in the commonhold that belong will belong to the

- d) section owners jointly, or other judicial dispositions of real estate that go beyond normal management
- d) on consent for a change of use for one or more housing units
- e) on consent for resectioning as mentioned in Section 20, second paragraph, second sentence of the Property Unit Ownership Act.
- f) on amendment to the statutes unless the law poses stricter requirements.

Measures that relate to the residential or user interests of the section owners, and which go beyond normal management, and which entail joint financial responsibility or expenses for the section owners of less than five per cent of the annual common costs, are decided by an ordinary majority of the votes cast at the annual meeting. If the measure entails joint financial responsibility or expenses for the section owners of more than five percent of the annual common costs, a majority of at least two-thirds of the votes cast at the annual meeting are required.

If a measure under the first paragraph carries a total financial liability or outlay for certain section owners of more than half the National Insurance base amount at the time of the decision, the measure can only be implemented if these section owners expressly agree.

All section owners, either at the annual meeting or at any other time, must expressly agree if the commonhold is to be able to make a decision regarding:

- a) Sale or disposal of all or a substantial portion of the property
- b) Dissolution of the commonhold
- c) A significant change in the nature of the commonhold
- d) any measure that goes beyond the interests of the section owners, regardless of the size of the cost that the measure entails, and regardless of the amount of financial liability or expense that the measure entails for individual section owners.

7.3 The Annual Meeting

All section owners have the right to participate in the annual meeting with the right to make proposals, speak and vote. For residential sections, the section owner's spouse, partner, or another member of the section's household has the right to be present and to speak. Such meeting and speaking rights also apply to board members, business managers and housing section tenants. The chairman and business manager are obliged to be present unless it is obviously unnecessary, or they have valid excuse.

A section owner may be represented by a proxy with written authorisation. The authorisation can be revoked at any time. The section owner has the right to bring an advisor to the annual meeting. The advisor is only entitled to address the annual meeting if the annual meeting gives permission. The decision is reached by ordinary majority. An ordinary annual meeting shall be held every year by the end of June.

An extraordinary annual meeting will be held when the board finds it necessary, or when at least two section owners that together have at least one-tenth of the votes, require it and at the same specify the matters they would like discussed.

7.4 Notice of an Annual Meeting

The annual meeting is convened by the board with written notice of at least eight and maximum twenty days. If necessary, an extraordinary annual meeting can be convened with shorter notice, this must be at least five days.

If the board is in breach of its obligation to convene an ordinary or extraordinary annual meeting, a section owner, board member or business manager may demand that the District Court, immediately and at the joint expense of the section owners, convenes a meeting

The notice shall specify the matters to be discussed in the annual meeting. Should a proposal that according to the law or statutes must be adopted with at least a two-thirds majority be considered, the main content must be specified in the notice.

The board shall notify the section owners of the date of the meeting and the final deadline for the submission of any matters that they want discussing. Matters that a section owner wants discussed in the ordinary annual meeting shall be mentioned in the notice when the board has received a request for this before the deadline.

7.5 What matters the annual meeting will and can discuss

The annual meeting shall discuss matters specified in the notice of the meeting.

Regardless of whether the matters are mentioned in the notice, the ordinary annual meeting shall

- a) discuss the board's annual report
- b) discuss and optionally approve the board's summary of the accounts for the preceding calendar year
- c) elect the chairman of the board, directors and/or deputies if any of these up for election.

The annual report, accounts and any audit report shall at the latest one week before the ordinary annual meeting, be sent out to section owners with a known address. The documents shall also be made available at the annual meeting.

Apart from matters referred to in clauses a) to c), the annual meeting can only make decisions about matters specified in the notice of the meeting.

If all the section owners are present at the annual meeting and vote for it, the annual meeting can also make decisions on matters not in the notice. However, the fact that a matter is not mentioned in the notice is not a hindrance to a decision being made to convene a new annual meeting to decide on proposals made in the meeting.

7.6 Chairmanship of the Meeting Minutes

The annual meeting will be chaired by the chairman of the board unless the annual meeting chooses another chairman, who does not need to be a section owner.

It shall be the responsibility of the meeting chairman to ensure that minutes are kept of all matters discussed and all decisions made by the annual meeting.

The minutes must be signed by the chairman and at least one section owner who is appointed from those present by the annual meeting

The minutes shall be made available to the section owners at all times.

8 THE BOARD

8.1 Selection of the board

The commonhold shall have a board. The board shall have one chairman. The board shall have three members, and two deputies.

The annual meeting chooses the board with an ordinary majority of the votes cast. The chairman is chosen separately. Only legal, physical persons can be elected as a member of the board. The annual meeting can also elect deputies to the board. A board member serves for two years unless otherwise determined by the annual meeting. When special circumstances exist, a board member has the right to retire before their period of service expires.

8.2 Board meetings

The chairman of the board shall ensure that the board holds meeting as often as is necessary. A board member, or the business manager, may require the board to be convened.

The board meeting shall be chaired by the chairman. If the chairman of the board is not present, and no deputy chair is selected, the board shall elect a chairman for the meeting. The board has a quorum when more than half of all the board members are present. Decisions in the board are reached by a majority of the ordinary votes cast. If the votes are equal, the chairman's vote is decisive. Those who vote for a decision must still constitute more than one third of all the board members.

The board shall keep minutes of its negotiations. The minutes shall be signed by the attending board members. The minutes from board meetings shall be available for the annual meeting.

8.3 The tasks of the board

The board shall ensure the maintenance and operation of the property and otherwise ensure the management of the commonhold's affairs in accordance with the law, statutes and resolutions of the annual meeting. The board has, within the scope of its decision-making authority, the opportunity to make all decisions that according to the law or statutes are not incumbent on other bodies.

8.4 Decision-making authority of the board

Decisions that can be made by an ordinary majority in the annual meeting can also be taken by the board unless otherwise provided for by law or the statutes or by an individual decision in the annual meeting

9 BUSINESS MANAGER

The annual meeting may, by a majority of the votes cast, decide that the commonhold shall have a business manager.

If the statutes do not determine otherwise, it is the responsibility of the board to employ the business manager and other employees. The board is responsible for giving instructions to the commonhold's employees, the determination of remuneration, supervision and the hiring and payment of external contractors.

10 INCAPACITY

No one can participate in a vote concerning a lawsuit against themselves or closely related parties, their own responsibilities or those of closely related party to the commonhold, or a lawsuit against another party or another party's liability to the commonhold, if they have a significant personal interest in the case, which may conflict with the interests of the commonhold. The same applies to a vote on ordering a sale or an eviction under Clause 20 of the statutes.

The rules regarding incapacity when voting also apply to those who are acting as a proxy.

A board member or business manager cannot participate in any discussion or decision to do with a matter that they themselves or a close associate have a prominent personal or financial interest in.

11 WHO CAN COMMIT THE COMMONHOLD EXTERNALLY

The board represents the section owners and commits them with their signature on matters relating to the section owners' joint rights and obligations, including the implementation of decisions taken by the annual meeting or the board and the rights and obligations relating to the common areas and property in general.

In matters relating to ordinary management and maintenance, the business manager can represent the section owners in the same way as the board.

12 MINORITY PROTECTION

The annual meeting, the board or others representing the commonhold cannot make a decision that is liable to give certain section owners or others an unreasonable advantage at the expense of the other section owners.

13 ACCOUNTING

The board shall ensure proper and adequate accounting. The accounts for the previous calendar year must be presented at the annual meeting.

The accounts must be kept and the annual accounts and the annual report must be prepared in accordance with the provisions given in or pursuant to the Norwegian Accounting Act.

14 AUDITING

The commonhold shall have a state-authorized or registered auditor.

The accounts shall be audited by a person selected by the annual meeting.

The auditor serves until another auditor is selected.

The auditor has the right to be present at the annual meeting and to express their views.

15 RELATIONSHIP TO THE PROPERTY UNIT OWNERSHIP ACT

Unless otherwise stated in these statutes, the rules of the Property Unit Ownership Act of 16 June 2017 no. 65.

APARTMENTS WITH A RENTAL OBLIGATION

TYPE	USABLE FLOOR SPACE/INTERNAL AREA	SLEEPS	CR	QUANTITY	APARTMENT NUMBER
PRESTIGE A-101	119/117 m ²	6-10	Yes	5	521, 621
PRESTIGE END A-102	130/128 m ²	6-8	Yes	1	-
PRESTIGE END RIGHT A-103	131/130 m ²	6-8	Yes	8	205
PRESTIGE END MIDDLE A-104	131/130 m ²	6-8	Yes	2	-
PRESTIGE END LEFT A-105	131/130 m ²	6-8	Yes	8	206
PRESTIGE CORNER A-106	136/135 m ²	6-8	Yes	4	214
PRESTIGE CORNER END A-107	142/135 m ²	6-8	Yes	1	-
JUNIOR A-108	88/86 m ²	4-6	Yes	20	202s, 208, 209s, 302s, 308, 309s, 402s, 408, 409s, 414, 502s, 508, 509s, 514, 522s, 622s, 709s
JUNIOR B A-109	88/86 m ²	4-6	Yes	8	415s, 418s, 515s, 525s, 625s, 627s, 712st, 714st
JUNIOR + A-110	88/86 m ²	5-8	Yes	5	419, 526
JUNIOR CORNER A-111	117/116 m ²	6-8	Yes	4	416, 523, 623
SENIOR A-112	103/101 m ²	5-8	Yes	9	413, 417s, 420, 513, 524s, 527, 624s
SENIOR CORNER A-113	107/102 m ²	5-8	Yes	2	-
DOUBLE STANDARD A-114	66/64 m ²	3-4	-	33	201s, 203s, 204, 210s, 211, 301s, 303s, 304, 310s, 401s, 403s, 404, 410s, 501s, 503s, 504, 510s, 516s, 517, 518s, 531s, 601st, 607st, 613st, 614s, 615, 616s, 617, 701s, 702, 703s, 704
STUDIO A-115	37/36 m ²	2	-	11	216s, 217, 218s, 319s, 320, 321s, 423s, 424, 425s, 530s, 612st
STUDIO CORNER A-116	40/39 m ²	2	-	5	215, 318, 422, 529, 611t
STUDIO SHORT A-117	32/31 m ²	2	-	10	207, 307, 407, 507, 519s, 520, 620, 707
INNER CORNER A-118	81/80 m ²	4-6	Yes	4	312, 412, 512, 609t
JUNIOR ONE A-119	48/47 m ²	2	-	3	411, 511, 608t
JUNIOR TWO A-120	78/77 m ²	4-6	Yes	1	311



Send to: EiendomsMegler 1 \\trysil@em1.no \\
Storgata 26, 2408 Elverum

CONFIRMATION OF PURCHASE

Name 1	_____	Name 2	_____
NI no./Organisation no.	_____	NI no./Organisation no.	_____
Address	_____	Address	_____
Postcode/City	_____	Postcode/City	_____
Country	_____	Country	_____
Mobile	_____	Mobile	_____
E-mail	_____	E-mail	_____

Name (1) will be used as the main contact person unless otherwise expressly agreed in connection with the signing and acknowledgment of this confirmation of purchase.

I/we hereby enter into a binding agreement with the Seller regarding the purchase of apartment no. _____ in Trysil Alpine Lodge, Sales Stage 1, taking into consideration the price list, prospectus with project description and annexes, information and terms, and make an offer of

fixed price NOK _____ - NOK _____ 00/100

with the addition of the additional costs cf. the price list for Trysil Alpine Lodge Sales Stage 1, dated _____

FINANCING PLAN

Own capital (bank deposit, cash, property)	NOK	_____
Loan/intermediate financing from _____	NOK	_____
Contact person/customer advisor _____	Tel.	_____

Any reservations/assumptions

Location and date _____

Signature 1

Signature 2

INFORMATION FOR THE CONSUMER WHEN ENTERING INTO A PURCHASE AGREEMENT

All offers must be in written form or confirmed in writing and must be submitted signed via e-mail or delivered to the real estate agent.

The form must be filled out as accurately as possible in respect of financing, the contact person at the finance institution and the equity portion.

The real estate agent will confirm to the buyer that the offer has been accepted.

Please note that there is no form of grace period when purchasing or selling property.

If the buyer is deemed to be a professional and there is more than one (1) confirmation of purchase for the same apartment from two or more companies deemed to be in the same group, the seller reserves the right to refuse all confirmations of purchase bar one (1) from this group.

TERMS AND CONDITIONS

A contract of sale will be signed once the offer has been accepted by the seller. The real estate agent will convene the contract signing.

PAYMENT TERMS

10% of the purchase price is payable at least ten (10) days after the contract of sale has been signed, provided that a satisfactory warranty from the seller has been established in accordance with Section 12 of the Norwegian Housing Construction Act. If the purchaser is regarded as being a professional, 20% of the purchase amount must be paid by no later than ten (10) days after the contract of sale has been signed. The remaining purchase price and costs are payable upon takeover.

Any additional/amendment work must be fully paid for and agreed directly with the executing contractor before they are started.

COSTS OF BREACH OF CONTRACT

In the event of a breach of contract/cancellation on the part of the buyer, the seller will hold the buyer responsible for any economic loss and additional costs which may arise

due to the cancellation, cf. the provisions of the Norwegian Housing Construction Act.

The costs of commenced additional/amendment work must be paid in full. If the contract is not implemented, the interest on any paid advance will go to the buyer.

ADDITIONAL COSTS

Please refer to the price list for the stipulated cost per apartment.

The additional cost amounts are subject to change due to political decisions or legislative changes. According to the applicable regulations from the Norwegian Mapping Authority, exemptions for calculating the document fee shall apply to newly built dwellings on leased land.

RENTAL OBLIGATION

The buyer is aware that, for the area in which the commonhold is situated, the zoning and lease provisions include a rental obligation during parts of the year that is applicable to 75% of the apartment sections. Private legal agreements have been signed to ensure the rental obligation and that the standard of the commonhold is maintained. For section numbers that are listed in the statutes, there is a rental obligation for parts of the year (at least 14 weeks), which is administered by Trysil Alpine Lodge AS. For the other/remaining sections, those who do not have a rental obligation, it is an obligation that any rental must be administered by Trysil Alpine Lodge. In addition, everyone is obliged to enter into and be bound by the operating and cleaning agreement, administered by Trysil Alpine Lodge.

GENERAL RESERVATIONS

The sale is subject to necessary private/statutory permits and any changes in the design as required by the authorities, a contractor or sub-contractor. Further reservations are made regarding satisfactory pre-sales, and that the Seller considers the implementation of the project to be economically sound. If by 01/03/20 the seller has not cancelled any reservations made in the contract documents, either party may terminate this binding agreement, and any contract of sale that has

been entered into, without any obligations from the other party. The buyer will then be refunded any prepaid amount including accrued interest. The seller reserves the right to change the number of apartments and business units, as well as the owner fraction and draft budget for the commonhold's joint costs due to this. The Seller reserves the right to assign the contract of sale from the Seller to another company without the consent of the Buyer. The seller reserves the right to at any time adjust the selling prices of any unsold apartments in the project. Irrespective of whether the asking price for similar apartments in the period after entering the contract is adjusted up or down, neither of the parties may for this reason demand a discount or surcharge.

Common costs are partly allocated per m² usable floor space, and partly by number of units. This means that smaller apartments get higher common costs per m² usable floor space than larger apartments. The statutes and distribution principles, as well as stipulated common costs for the individual apartments, are subject to change. Final statutes are determined by the developer.

The seller has the right to make minor changes to the construction, façades, technical installations and materials that do not reduce the quality of the apartment, without this giving the buyer the right to a change of the agreed purchase price. In the event of any contradictions between the prospectus drawings and descriptions, the details on the drawings shall apply. Trysil Alpine Lodge reserves the right to make adjustments and changes to the outdoor plan.

The property is sold free of liens, however, with the exception of liens that are incumbent on the commonhold. The seller may register any provisions relating to the commonhold, adjacent areas or conditions imposed by the authorities.

The buyer is aware that the contract of sale cannot be transferred without the consent of the seller. Warranties cannot be transferred without the consent of both the seller and the guarantor.





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