



ÅRSREGNSKAPET FOR REGNSKAPSÅRET 2025 - GENERELL INFORMASJON

Enheten

Organisasjonsnummer: 920 153 828
Organisasjonsform: Aksjeselskap
Foretaksnavn: KIRKEGATA 19 AS
Forretningsadresse: c/o Malling & Co. Forvaltning AS
Dronning Mauds gate 15
0250 OSLO

Regnskapsår

Årsregnskapets periode: 01.01.2025 - 31.12.2025

Konsern

Morselskap i konsern: Nei

Regnskapsregler

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

Årsregnskapet fastsatt av kompetent organ

Bekreftet av representant for selskapet: MALLING & CO FORVALTNING AS

Dato for fastsettelse av årsregnskapet: 27.02.2026

Grunnlag for avgivelse

År 2025: Årsregnskapet er elektronisk innlevert
År 2024: Tall er hentet fra elektronisk innlevert årsregnskap fra 2025

Det er ikke krav til at årsregnskapet m.v. som sendes til Regnskapsregisteret er undertegnet. Kontrollen på at dette er utført ligger hos revisor/enhetens øverste organ. Sikkerheten ivaretas ved at innsender har rolle/rettighet for innsending av årsregnskapet via Altinn, og ved at det bekreftes at årsregnskapet er fastsatt av kompetent organ.

Brønnøysundregistrene, 22.03.2026



Brønnøysundregistrene

Brønnøysundregistrene Årsregnskap regnskapsåret 2025 for 920153828

Postadresse: 8910 Brønnøysund

Telefoner: Opplysningstelefonen 75 00 75 00 Telefaks 75 00 75 05

E-post: firmapost@brreg.no Internett: www.brreg.no

Organisasjonsnummer: 974 760 673



Resultatregnskap

Beløp i: NOK	Note	2025	2024
RESULTATREGNSKAP			
Inntekter			
Other income			350 000
Revenue		4 938 275	4 861 242
Sum inntekter		4 938 275	5 211 242
Kostnader			
Depreciation and amortisation expenses	1	939 073	933 007
Other expenses		1 002 232	710 264
Sum kostnader		1 941 306	1 643 271
Driftsresultat		2 996 969	3 567 970
Finansinntekter og finanskostnader			
Annen renteinntekt		93 346	66 269
Other financial income	2	365 875	
Sum finansinntekter		459 221	66 269
Rentekostnad til foretak i samme konsern	2	1 628 184	1 709 785
Sum finanskostnader		1 628 184	1 709 785
Netto finans		-1 168 963	-1 643 516
Resultat før skattekostnad		1 828 007	1 924 454
Income tax expense	3	402 161	423 380
Årsresultat	4	1 425 846	1 501 074
Årsresultat etter minoritetsinteresser		1 425 846	1 501 074
Totalresultat		1 425 846	1 501 074
Overføringer og disponeringer			
Avgitt konsernbidrag		1 419 973	1 225 776
Other equity		5 872	275 298
Sum overføringer og disponeringer		1 425 846	1 501 074



Resultatregnskap

Beløp i: NOK	Note	2025	2024
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Balanse

Beløp i: NOK	Note	2025	2024
BALANSE - EIENDELER			
Anleggsmidler			
Immaterielle eiendeler			
Utsatt skattefordel	3		
Varige driftsmidler			
Buildings and land		30 019 035	30 958 108
Sum varige driftsmidler	1	30 019 035	30 958 108
Sum anleggsmidler		30 019 035	30 958 108
Omløpsmidler			
Varer			
Fordringer			
Accounts receivables		20 939	25 000
Other short-term receivables		581 495	588 730
Sum fordringer		602 435	613 730
Bankinnskudd, kontanter og lignende			
Cash and cash equivalents		1 118 345	3 069 859
Sum bankinnskudd, kontanter og lignende		1 118 345	3 069 859
Sum omløpsmidler		1 720 780	3 683 589
SUM EIENDELER		31 739 815	34 641 697
BALANSE - EGENKAPITAL OG GJELD			
Egenkapital			
Innskutt egenkapital			
Share capital		340 000	340 000
Annen innskutt egenkapital		954 552	954 552
Sum innskutt egenkapital		1 294 552	1 294 552



Balanse

Beløp i: NOK	Note	2025	2024
Opptjent egenkapital			
Other equity		2 466 082	2 460 210
Sum opptjent egenkapital		2 466 082	2 460 210
Sum egenkapital	4	3 760 634	3 754 762
Gjeld			
Langsiktig gjeld			
Utsatt skatt	3	1 330 374	1 328 718
Sum avsetninger for forpliktelser		1 330 374	1 328 718
Annen langsiktig gjeld			
Langsiktig konserngjeld	2	23 085 109	26 169 691
Sum annen langsiktig gjeld		23 085 109	26 169 691
Sum langsiktig gjeld		24 415 483	27 498 409
Kortsiktig gjeld			
Leverandørgjeld		60 060	60 329
Tax payable	3		
Public duties payable		1	
Kortsiktig konserngjeld	2	3 471 097	3 324 188
Other current liabilities		32 539	4 010
Sum kortsiktig gjeld		3 563 698	3 388 527
Sum gjeld		27 979 181	30 886 936
SUM EGENKAPITAL OG GJELD		31 739 815	34 641 697



Brønnøysundregistrene

ÅRSREGNSKAP FOR REGNSKAPSÅRET 2025 - GENERELL INFORMASJON

Journalnummer: 2026 335984

Virksomheten

Organisasjonsnummer: 920 153 828
Organisasjonsform: Aksjeselskap
Foretaksnavn: KIRKEGATA 19 AS
Forretningsadresse: c/o Malling & Co. Forvaltning AS
Dronning Mauds gate 15
0250 OSLO

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Konsern

Morselskap i konsern: Nei

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Regler for små foretak benyttet: Ja
Benyttet ved utarbeidelsen av
årsregnskapet: Regnskapslovens alminnelige regler

Årsregnskapet fastsatt av kompetent organ

Bekreftet av: MALLING & CO FORVALTNING AS
Dato for fastsettelse av årsregnskapet: 27.02.2026

Grunnlag for avgivelse

År 2025: Årsregnskap er elektronisk innlevert.
År 2024: Tall er hentet fra elektronisk innlevert årsregnskap fra 2025.

Virksomheten sitt øverste organ er ansvarlig for at årsregnskapet er signert. Det er mulig å levere årsregnskap uten signatur fordi sikkerheten for rett rapportering er ivaretatt ved at innsenderen har rolle/rettighet for innsending i Altinn. Navnet på representanten, som bekrefter at årsregnskapet er godkjent, er i tillegg oppgitt.

Brønnøysundregistrene, 21.03.2026



Organisasjonsnr: 920 153 828
KIRKEGATA 19 AS

RESULTATREGNSKAP

Beløp i: NOK	Note	2025	2024
RESULTATREGNSKAP			
Inntekter			
Other income			350 000
Revenue		4 938 275	4 861 242
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Kostnader			
Depreciation and amortisation expenses	1	939 073	933 007
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Driftsresultat		2 996 969	3 567 970
Finansinntekter og finanskostnader			
Annen renteinntekt		93 346	66 269
Other financial income	2	365 875	
Sum finansinntekter		459 221	66 269
Rentekostnad til foretak i samme konsern	2	1 628 184	1 709 785
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Årsresultat etter minoritetsinteresser		1 425 846	1 501 074
Totalresultat		1 425 846	1 501 074
Overføringer og disponeringer			
Avgitt konsernbidrag		1 419 973	1 225 776
Other equity		5 872	275 298
Sum overføringer og disponeringer		1 425 846	1 501 074



Organisasjonsnr: 920 153 828
KIRKEGATA 19 AS

BALANSE

Beløp i: NOK Note 2025 2024

BALANSE - EIENDELER

Anleggsmidler

Immaterielle eiendeler

Utsatt skattefordel 3

Varige driftsmidler

Buildings and land 30 019 035 30 958 108

Sum varige driftsmidler 1 30 019 035 30 958 108

Sum anleggsmidler 30 019 035 30 958 108

Omløpsmidler

Varer

Fordringer

Accounts receivables 20 939 25 000

Other short-term receivables 581 495 588 730

Sum fordringer 602 435 613 730

Bankinnskudd, kontanter og lignende

Cash and cash equivalents 1 118 345 3 069 859

Sum bankinnskudd, kontanter og lignende 1 118 345 3 069 859

Sum omløpsmidler 1 720 780 3 683 589

SUM EIENDELER 31 739 815 34 641 697

BALANSE - EGENKAPITAL OG GJELD

Egenkapital

Innskutt egenkapital

Share capital 340 000 340 000

Annen innskutt egenkapital 954 552 954 552

Sum innskutt egenkapital 1 294 552 1 294 552

Opptjent egenkapital

Other equity 2 466 082 2 460 210

Sum opptjent egenkapital 2 466 082 2 460 210

Sum egenkapital 4 3 760 634 3 754 762

Gjeld

Langsiktig gjeld

Utsatt skatt 3 1 330 374 1 328 718



Sum avsetninger for forpliktelser		1 330 374	1 328 718
Annen langsiktig gjeld			
Langsiktig konserngjeld	2	23 085 109	26 169 691
Sum annen langsiktig gjeld		23 085 109	26 169 691
Sum langsiktig gjeld		24 415 483	27 498 409
Kortsiktig gjeld			
Leverandørgjeld		60 060	60 329
Tax payable	3		
Public duties payable		1	
Kortsiktig konserngjeld	2	3 471 097	3 324 188
Other current liabilities		32 539	4 010
Sum kortsiktig gjeld		3 563 698	3 388 527
Sum gjeld		27 979 181	30 886 936
SUM EGENKAPITAL OG GJELD		31 739 815	34 641 697



Organisasjonsnr: 920 153 828
KIRKEGATA 19 AS

NOTEOPPLYSNINGER - SELSKAP

- alle poster oppgitt i hele tall

Note

Antall årsverk i regnskapsåret
0.00



Annual Report 2025
Kirkegata 19 AS

Revenue statement
Balance sheet
Notes to the Accounts



Org.no.: 920 153 828



REVENUE STATEMENT

KIRKEGATA 19 AS

OPERATING INCOME AND OPERATING EXPENSES	Note	2025	2024
Other income		0	350 000
Revenue		4 938 275	4 861 242
Total income		4 938 275	5 211 242
Depreciation and amortisation expenses	1	939 073	933 007
Other expenses		1 002 232	710 264
Total expenses		1 941 306	1 643 271
Operating profit		2 996 969	3 567 970
FINANCIAL INCOME AND EXPENSES			
Other interest income		93 346	66 269
Other financial income	2	365 875	0
Interest expense to group companies	2	1 628 184	1 709 785
Net financial items		-1 168 963	-1 643 516
Profit before tax		1 828 007	1 924 454
Income tax expense	3	402 161	423 380
Net profit after tax		1 425 846	1 501 074
Net profit or loss	4	1 425 846	1 501 074
ATTRIBUTABLE TO			
Intra-group contribution given		1 419 973	1 225 776
Other equity		5 872	275 298
Total		1 425 846	1 501 074

KIRKEGATA 19 AS

SIDE 2



BALANCE SHEET

KIRKEGATA 19 AS

ASSETS	Note	2025	2024
PROPERTY, PLANT AND EQUIPMENT			
Buildings and land		30 019 035	30 958 108
Total property, plant and equipment	1	30 019 035	30 958 108
Total non-current assets		30 019 035	30 958 108
CURRENT ASSETS			
DEBTORS			
Accounts receivables		20 939	25 000
Other short-term receivables		581 495	588 730
Total receivables		602 435	613 730
Cash and cash equivalents		1 118 345	3 069 859
Total current assets		1 720 780	3 683 589
Total assets		31 739 815	34 641 697



BALANCE SHEET

KIRKEGATA 19 AS

EQUITY AND LIABILITIES	Note	2025	2024
EQUITY			
PAID-IN CAPITAL			
Share capital		340 000	340 000
Other paid-up equity		954 552	954 552
Total paid-up equity		1 294 552	1 294 552
RETAINED EARNINGS			
Other equity		2 466 082	2 460 210
Total retained earnings		2 466 082	2 460 210
Total equity	4	3 760 634	3 754 762
LIABILITIES			
PROVISIONS			
Deferred tax	3	1 330 374	1 328 718
Total provisions		1 330 374	1 328 718
OTHER NON-CURRENT LIABILITIES			
Non-current liabilities to group companies	2	23 085 109	26 169 691
Total non-current liabilities		23 085 109	26 169 691
CURRENT LIABILITIES			
Trade payables		60 060	60 329
Public duties payable		1	0
Liabilities to group companies	2	3 471 097	3 324 188
Other current liabilities		32 539	4 010
Total current liabilities		3 563 698	3 388 527
Total liabilities		27 979 181	30 886 936
Total equity and liabilities		31 739 815	34 641 697

Oslo, 27.02.2026
The board of Kirkegata 19 AS

Meta Sophia Beemer
chairman of the board

Mark Robert Maduras
member of the board

Jean-Baptiste Garcia
member of the board



Accounting principles

The annual accounts have been prepared in conformity with the Accounting Act and NRS 8 - Good accounting practice for small companies.

OPERATING REVENUES

Income from the sale of goods is recognised on the date of delivery. Services are posted to income as they are delivered. Rental income is recognised on a linear basis over the rental period. Possible costs in the form of rent rebates, compensation payments or the likes are distributed over the duration of the lease so that the income is recognised on a linear basis.

TAX

The tax charge in the profit and loss account consists of tax payable for the period and the change in deferred tax. Deferred tax is calculated at the tax rate at 22 % on the basis of tax-reducing and tax-increasing temporary differences that exist between accounting and tax values, and the tax loss carried forward at the end of the accounting year. Tax-increasing and tax-reducing temporary differences that reverse or may reverse in the same period are set off and entered net.

CLASSIFICATION AND VALUATION OF FIXED ASSETS

Fixed assets include assets included for long-term ownership and use. Fixed assets are valued at acquisition cost. Property, plant and equipment are entered in the balance sheet and depreciated over the asset's economic lifetime. The depreciation period for real property acquired after 2009 is divided into the part that represents the building and the part that represents fixed technical installations. Property, plant and equipment are written down to a recoverable amount in the case of fall in value which is expected not to be temporary. The recoverable amount is the higher of the net sale value and value in use. Value in use is the present value of future cash flows related to the asset. Write-downs are reversed when the basis for the write-down is no longer present.

CLASSIFICATION AND VALUATION OF CURRENT ASSETS

Current assets and short-term liabilities normally include items that fall due for payment within one year of the balance sheet date, as well as items that relate to the stock cycle. Current assets are valued at the lower of acquisition cost and fair value.

RECEIVABLES

Receivables from customers and other receivables are entered at par value after deducting a provision for expected losses. The provision for losses is made on the basis of an individual assessment of the respective receivables.



Note 1 Fixed assets

	Building incl. tenant improvements	Technical installation	Total plant and equipment
Acquisition cost 01.01.2025	37 996 011	176 712	38 172 724
Acquisition cost 31.12.2025	37 996 011	176 712	38 172 724
Accumulated depreciation 31.12.2025	8 116 722	36 966	8 153 689
Book value as at 31.12.2025	29 879 289	139 746	30 019 035
The year's depreciation	921 402	17 671	939 073
Depreciation rates	2%-10%	10%	

Tenant improvements are accrued over the life of the contract

Oslo Urban Development has taken a loan with pledge in the property registered in Kirkegata 19 AS. The pledge is registered with NOK 382 000 000 per 31/12/2025 and has pledge in multiple properties aside from the property registered by this company. The annual report of Oslo Urban Development provides a full overview of the properties covered by the pledge.

Note 2 Inter-company items between companies in the same group

	2025	2024
Liabilities		
Loans from companies in the same group	23 085 109	26 169 691
Debt to suppliers within the group	22 435	42 895
Other short-term liabilities within the group	3 448 662	3 281 293
Total	26 556 206	29 493 879

The interest rate on loan from companies in the same group will be calculated at market value. There is no agreement on a time-limit for the loan.



Note 3 Tax

This year's tax expense	2025	2024
Entered tax on ordinary profit/loss:		
Payable tax	400 505	345 732
Changes in deferred tax	1 656	77 648
Tax expense on ordinary profit/loss	402 161	423 380
Taxable income:		
Result before tax	1 828 007	1 924 454
Permanent differences	0	0
Changes in temporary differences	-7 528	-83 733
Provided intra-group contribution	-1 820 478	-1 571 508
Allocation of loss to be brought forward	0	-269 213
Taxable income	0	0
Payable tax in the balance:		
Payable tax on this year's result	400 505	345 732
Payable tax on provided Group contribution	-400 505	-345 732
Total payable tax in the balance	0	0

The tax effect of temporary differences that has formed the basis for deferred tax and deferred tax advantages, specified on type of temporary differences

	2025	2024	Difference
Tangible assets	6 047 156	6 039 627	-7 528
Total	6 047 156	6 039 627	-7 528
Basis for deferred tax	6 047 156	6 039 627	-7 528
Deferred tax (22 %)	1 330 374	1 328 718	-1 656

Note 4 Equity capital

	Share capital	Other paid-in equity capital	Other equity capital	Total equity capital
Pr. 31.12.2024	340 000	954 552	2 460 210	3 754 762
Result of the year			1 425 846	1 425 846
Group contributions made			-1 419 973	-1 419 973
Pr 31.12.2025	340 000	954 552	2 466 082	3 760 634

Note 5 Salary costs and benefits

Kirkegata 19 AS has not had any salary costs or benefits in 2025, and there are no such obligations. In 2025 the company employed 0 full-time equivalent. The company has no employees and does not need OTP.



*English Office Translation
In case of discrepancy the Norwegian wording shall apply.*

REFERAT FRA STYREMØTE

Den 27.02.2026 ble det avholdt styremøte i selskapene som kommer frem av vedlegg 1 ("**Selskapene**") via sirkulasjon av denne protokollen.

Til stede var:

- Styreleder, Meta Sophia Beemer
- Styremedlem, Jean-Baptiste Garcia, Mark Robert Maduras

Styret var således beslutningsdyktige.

Det var ingen innvendinger mot innkalling eller agenda.

Følgende saker ble behandlet:

1. ÅRSREGNSKAP 2025

Selskapenes årsregnskap for 2025 ble godkjent.

2. DISPONERING AV ÅRETS RESULTAT

Styret diskuterte administrasjonens forslag til disponering av årets resultat og godkjente dette enstemmig.

3. GODTGJØRELSE TIL STYRETS MEDLEMMER

Styrets medlemmer tildeles ikke godtgjørelse for regnskapsåret 2025.

4. REVISORS GODTGJØRELSE

Godtgjørelse til selskapenes revisor for regnskapsåret 2025 godkjennes i henhold til regning.

5. INNKALLING TIL ORDINÆR GENERALFORSAMLING.

Styret vedtok innkalling til ordinær generalforsamling den 27.02.2026 for behandling av styrets forslag etter reglene om forenklet generalforsamlingsbehandling, jf. Aksjeloven §§5-7 jf. §5-7a.

Samtlige beslutninger var enstemmige.

Ingen flere saker forelå til behandling og møtet ble hevet.

MINUTES FROM BOARD MEETING

On the 27.02.2026, a meeting of the Board of Directors was held in the companies listed in appendix 1 (the "**Companies**"), by circulating this minutes.

Present:

- Chairman of the board, Meta Sophia Beemer
- Board member, Jean-Baptiste Garcia, Mark Robert Maduras

The board formed a quorum.

There were no objections to the summoning or the agenda.

The following agenda was processed:

1. ANNUAL ACCOUNTS 2025

The Annual accounts for the companies for 2025 was approved.

2. ALLOCATION OF THE YEAR RESULT

The board discussed the administration's motion for allocation of the result for the year and approved this unanimously.

3. REMUNERATION OF THE MEMBERS OF THE BOARD

The members of the board will not receive remuneration for the financial year 2025.

4. AUDITORS FEE

The auditors fee for the companies for the financial year of 2025 is approved according to the received invoice.

5. SUMMONING OF THE ORDINARY GENERAL MEETING

The board decided to summon the ordinary general meeting on 27.02.2026 to process the motion of the board in accordance with the rules on simplified written procedure, ref. NCA section 5-7, ref. Section 5-7a.

All decisions were unanimous.

No further matters were discussed, and the meeting was adjourned.



Oslo 27.02.2026

Meta Sophia Beemer
Styreleder/Chairman of the meeting

Mark Robert Maduras
Styremedlem/Board Member

Jean-Baptiste Garcia
Styremedlem/Board Member



Vedlegg 1 / Appendix 1

Selskap / Company	Organisasjonsnummer/ Business Registration Number
Thereses Gate 28 Næring AS	995835037
Seksjonsdrift AS	990260524
Seksjonsdrift 2 AS	820154002
Prinsens Gate AS	988196770
Parkveien 25 Eiendom AS	975357147
Kirkegata 19 AS	920153828
Sandakerveien 101B AS	912294072
Grefsenveien 6 B AS	823477732
Hammerfestgata 2 AS	923477713
Hallingsgate 1 AS	923477691



English Office Translation
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PROTOKOLL FRA ORDINÆR GENERALFORSAMLING

Den 27.02.2026 ble det avholdt ordinær generalforsamling i datterselskapene til Oslo Urban Development AS som kommer frem av vedlegg 1 ("Selskapene").

Generalforsamling ble avholdt via sirkulasjon av denne protokollen.

Aksjeeiere var representert ved:

For Oslo Urban Development AS (org.no. 922 116 288)

- Anuj Kumar Mittal
- Jean-Baptiste Garcia
- Mark Robert Maduras
- Meta Sophia Beemer

Dermed var samtlige aksjer og stemmer representert.

Til behandling forelå følgende:

1. VALG AV MØTELEDER OG PERSON TIL Å UNDERTEGNE PROTOKOLL

Meta Sophia Beemer ble valgt til møteleder og Anuj Kumar Mittal ble valgt til å undertegne protokollen med møteleder.

2. GODKJENNING OG INNKALLING AV DAGSORDEN

Innkalling og dagsorden ble godkjent.

3. ÅRSREGNSKAP 2025

Generalforsamlingen fattet følgende vedtak:

Styrets forslag til årsregnskap for 2025 godkjennes.

4. DISPONERING AV ÅRETS RESULTAT

Generalforsamlingen fattet følgende vedtak:

Styrets forslag til disponering av årets resultat godkjennes.

5. GODTGJØRELSE TIL STYRETS MEDLEMMER

Generalforsamlingen fattet følgende vedtak i tråd med styrets forslag:

Styrets medlemmer tildeles ikke godtgjørelse for regnskapsåret 2025.

5. REVISORS GODTGJØRELSE

Generalforsamlingen fattet følgende vedtak i tråd med styrets forslag:

MINUTES OF ORDINARY GENERAL MEETING

On the 27.02.2026, the Ordinary General Meeting in the subsidiaries of Oslo Urban Development AS (the "Companies"), as listed in appendix 1, was held.

The Ordinary General Meeting was held by circulating this minutes.

Shareholders was represented by:

For Oslo Urban Development AS (reg.no. 922 116 288)

- Anuj Kumar Mittal
- Jean-Baptiste Garcia
- Mark Robert Maduras
- Meta Sophia Beemer

Thus, all shares and votes were represented.

The agenda was as follows:

1. APPOINTMENT OF A PERSON TO CHAIR THE MEETING AND A PERSON TO CO-SIGN THE MINUTES

Meta Sophia Beemer was appointed to chair the meeting. Anuj Kumar Mittal was appointed to co-sign the minutes alongside the chairperson of the meeting.

2. APPROVAL OF THE NOTICE AND AGENDA

The notice and the agenda were approved.

3. ANNUAL ACCOUNT 2025

The general meeting made the following resolution:

The board of directors' motion for the annual accounts for 2025 was approved.

4. ALLOCATION OF THE YEAR RESULT

The general meeting made the following resolution:

The board of directors' motion for allocation of the result for the year was approved.

5. RENUMERATION OF THE MEMBERS OF THE BOARD

The general meeting made the following resolution in line with the board's proposal.

The members of the board will not receive remuneration for the financial year 2025

5. AUDITORS FEE

The general meeting made the following resolution in line with the board's proposal:



Godtgjørelse til selskapenes revisor for regnskapsåret 2025 godkjennes i henhold til regning.

The auditor's fee for the companies for the financial year 2025 is approved according to received invoice.

Samtlige beslutninger var enstemmige.

All decisions were unanimous.

Ingen flere saker forelå til behandling og møtet ble hevet.

No further matters were discussed, and the meeting was adjourned.

Oslo 27.02.2026

Meta Sophia Beemer
Møteleder/Chairman of the meeting

Anuj Kumar Mittal
Styremedlem/Board Member



Vedlegg 1 / Appendix 1

Selskap / Company	Organisasjonsnummer/ Business Registration Number
Thereses Gate 28 Næring AS	995835037
Seksjonsdrift AS	990260524
Seksjonsdrift 2 AS	820154002
Prinsens Gate AS	988196770
Parkveien 25 Eiendom AS	975357147
Kirkegata 19 AS	920153828
Sandakerveien 101B AS	912294072
Grefsenveien 6 B AS	823477732
Hammerfestgata 2 AS	923477713
Hallingsgate 1 AS	923477691



Skatteetaten

Vår dato 07.11.2023	Din/Deres dato 13.09.2023	Saksbehandler Vibeke Home
800 80 000 Skatteetaten.no	Din/Deres referanse	Telefon 48123176
Org.nr 974761076	Vår referanse 2023/5525997	Postadresse Postboks 9200 Grønland 0134 OSLO

OSLO URBAN AGF DEVELOPMENT AS
c/o Malling & Co Forvaltning AS, Postboks 1883 Vika
0124 OSLO

Att.Morten Svendsen

Tillatelse til å utarbeide årsregnskap og årsberetning på engelsk

Vi viser til deres brev av 13. september 2023 der det søkes om dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk for følgende selskaper:

Oslo Urban AGF Development AS	org.nr. 929 629 264
Oslo Urban Development AS	org.nr. 922 116 288
Thereses Gate 28 Næring AS	org.nr. 995 835 037
Seksjonsdrift AS	org nr. 990 260 524
Seksjonsdrift 2 AS	org.nr. 820 154 002
Prinsens Gate AS	org.nr. 988 196 770
Parkveien 25 Eiendom AS	org.nr. 975 357 147
Kirkegata 19 AS	org.nr. 920 153 828
Dronningens Gate 26 AS	org.nr. 991 544 232
Høymyrmarka 2 Eiendom AS	org.nr. 913 749 804
Bjørndalen Senter Eiendom AS	org.nr. 913 750 039
Peter Møllers vei 2 AS	org.nr. 915 595 146
Peter Møllers vei 37 AS	org.nr. 923 477 748
Sandakerveien 101B AS	org.nr. 912 294 072
Grefsenveien 6 B AS	org.nr. 823 477 732
Hammerfestgata 2 AS	org.nr. 923 477 713
Hallingsgate 1 AS	org.nr. 923 477 691
Jens Bjelkes Gate 57/62 AS	org.nr. 923 477 853

Skattekontoret gir på bakgrunn av en konkret helhetsvurdering de overnevnte selskaper dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk, jf. regnskapsloven § 3-4 tredje ledd. Dispensasjonen gjelder så lenge opplysningene som danner grunnlaget for vedtaket ikke endres vesentlig.

Kopi av dette brevet må sendes til Regnskapsregisteret i Brønnøysund sammen med årsregnskapet. Den regnskapspliktige må selv dokumentere ved dette brev at tillatelse er gitt.



Bakgrunn

Oslo Urban AGF Development AS har profesjonelle eiere, både norske og utenlandske. Selskapet er også majoritetsaksjonær i Oslo Urban Development AS. Øvrige selskaper er direkte eller indirekte eid av Oslo Urban Developent AS. Selskapene driver med utleie av næringseiendom.

Rapporteringsspråket for selskapene er engelsk og styreleder/styremedlemmene i selskapene er ikke norske.

Skattekontorets vurdering

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

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

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

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

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

Det er særlig hensynet til brukerne av regnskapsinformasjon som skal vurderes ved en dispensasjonssøknad. I denne vurderingen har skattekontoret lagt særlig vekt på at selskapene, direkte eller indirekte, har profesjonelle eiere, både norske og utenlandske.



Videre er det vektlagt at selskapene driver virksomhet i bransje der alle sentrale aktører behersker og benytter engelsk.

Vennligst oppgi vår referanse ved henvendelse i saken.

Med hilsen

Vibeke Horne
Skatteetaten

Dokumentet er elektronisk godkjent og har derfor ikke håndskrevne signaturer.



BDO AS
Bygdøy Allè 2
PO Box 1704 Vika
0121 Oslo
Norway

To the General Meeting of KIRKEGATA 19 AS

Independent Auditor's Report

Opinion

We have audited the financial statements of KIRKEGATA 19 AS.

The financial statements
comprise:

- The balance sheet as at 31 December 2025
- The income statement for 2025
- Notes to the financial statements, including a summary of significant accounting policies

In our opinion:

- The financial statements comply with applicable statutory requirements, and
- The financial statements give a true and fair view of the financial position of the Company as at 31 December 2025, and its financial performance for the year then ended in accordance with the Norwegian Accounting Act and accounting standards and practices generally accepted in Norway.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company as required by relevant laws and regulations in Norway and the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code), and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of the Board of Directors for the Financial Statements

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

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting insofar as it is not likely that the enterprise will cease operations.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a



guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

For further description of Auditor's Responsibilities for the Audit of the Financial Statements reference is made to:

<https://revisorforeningen.no/revisjonsberetninger>

BDO AS

Øyvind Hjemgård
State Authorised Public Accountant
(This document is signed electronically)

Penneo Dokumentnøkkel: UASYO-GZGWE-UUVU50-Z0FHM-PIB00-Y0A17



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

Øyvind Hjemgård

Statsautorisert revisor

På vegne av: BDO AS

Serienummer: bankid.no no_bankid:9578-5999-4-2146438

IP: 188.95.xxx.xxx

2026-03-03 15:07:08 UTC



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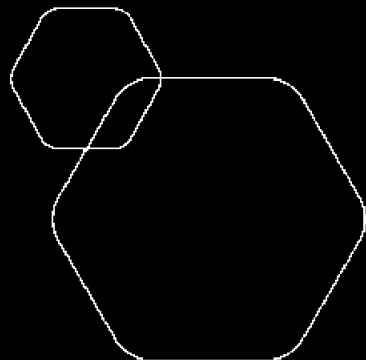
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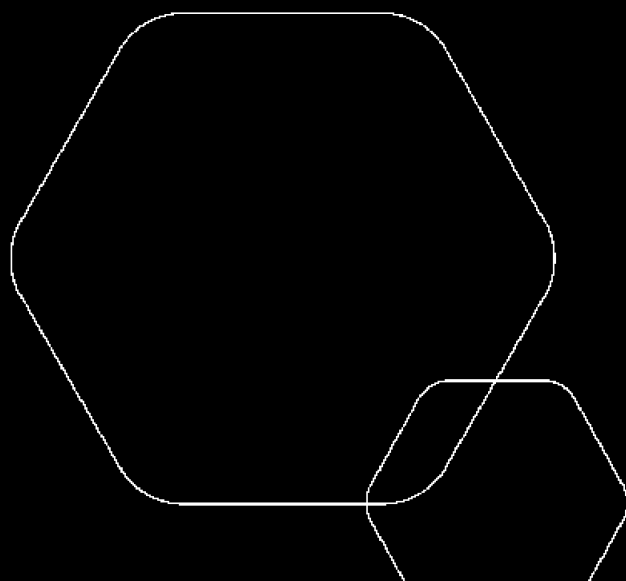
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Annual Report 2025
Kirkegata 19 AS

Revenue statement
Balance sheet
Notes to the Accounts



Org.no.: 920 153 828



REVENUE STATEMENT

KIRKEGATA 19 AS

OPERATING INCOME AND OPERATING EXPENSES	Note	2025	2024
Other income		0	350 000
Revenue		4 938 275	4 861 242
Total income		4 938 275	5 211 242
Depreciation and amortisation expenses	1	939 073	933 007
Other expenses		1 002 232	710 264
Total expenses		1 941 306	1 643 271
Operating profit		2 996 969	3 567 970
FINANCIAL INCOME AND EXPENSES			
Other interest income		93 346	66 269
Other financial income	2	365 875	0
Interest expense to group companies	2	1 628 184	1 709 785
Net financial items		-1 168 963	-1 643 516
Profit before tax		1 828 007	1 924 454
Income tax expense	3	402 161	423 380
Net profit after tax		1 425 846	1 501 074
Net profit or loss	4	1 425 846	1 501 074
ATTRIBUTABLE TO			
Intra-group contribution given		1 419 973	1 225 776
Other equity		5 872	275 298
Total		1 425 846	1 501 074

KIRKEGATA 19 AS

SIDE 2



BALANCE SHEET

KIRKEGATA 19 AS

ASSETS	Note	2025	2024
PROPERTY, PLANT AND EQUIPMENT			
Buildings and land		30 019 035	30 958 108
Total property, plant and equipment	1	30 019 035	30 958 108
Total non-current assets		30 019 035	30 958 108
CURRENT ASSETS			
DEBTORS			
Accounts receivables		20 939	25 000
Other short-term receivables		581 495	588 730
Total receivables		602 435	613 730
Cash and cash equivalents		1 118 345	3 069 859
Total current assets		1 720 780	3 683 589
Total assets		31 739 815	34 641 697



BALANCE SHEET

KIRKEGATA 19 AS

EQUITY AND LIABILITIES	Note	2025	2024
EQUITY			
PAID-IN CAPITAL			
Share capital		340 000	340 000
Other paid-up equity		954 552	954 552
Total paid-up equity		1 294 552	1 294 552
RETAINED EARNINGS			
Other equity		2 466 082	2 460 210
Total retained earnings		2 466 082	2 460 210
Total equity	4	3 760 634	3 754 762
LIABILITIES			
PROVISIONS			
Deferred tax	3	1 330 374	1 328 718
Total provisions		1 330 374	1 328 718
OTHER NON-CURRENT LIABILITIES			
Non-current liabilities to group companies	2	23 085 109	26 169 691
Total non-current liabilities		23 085 109	26 169 691
CURRENT LIABILITIES			
Trade payables		60 060	60 329
Public duties payable		1	0
Liabilities to group companies	2	3 471 097	3 324 188
Other current liabilities		32 539	4 010
Total current liabilities		3 563 698	3 388 527
Total liabilities		27 979 181	30 886 936
Total equity and liabilities		31 739 815	34 641 697

Oslo, 27.02.2026
The board of Kirkegata 19 AS

Meta Sophia Beemer
chairman of the board

Mark Robert Maduras
member of the board

Jean-Baptiste Garcia
member of the board



Accounting principles

The annual accounts have been prepared in conformity with the Accounting Act and NRS 8 - Good accounting practice for small companies.

OPERATING REVENUES

Income from the sale of goods is recognised on the date of delivery. Services are posted to income as they are delivered. Rental income is recognised on a linear basis over the rental period. Possible costs in the form of rent rebates, compensation payments or the likes are distributed over the duration of the lease so that the income is recognised on a linear basis.

TAX

The tax charge in the profit and loss account consists of tax payable for the period and the change in deferred tax. Deferred tax is calculated at the tax rate at 22 % on the basis of tax-reducing and tax-increasing temporary differences that exist between accounting and tax values, and the tax loss carried forward at the end of the accounting year. Tax-increasing and tax-reducing temporary differences that reverse or may reverse in the same period are set off and entered net.

CLASSIFICATION AND VALUATION OF FIXED ASSETS

Fixed assets include assets included for long-term ownership and use. Fixed assets are valued at acquisition cost. Property, plant and equipment are entered in the balance sheet and depreciated over the asset's economic lifetime. The depreciation period for real property acquired after 2009 is divided into the part that represents the building and the part that represents fixed technical installations. Property, plant and equipment are written down to a recoverable amount in the case of fall in value which is expected not to be temporary. The recoverable amount is the higher of the net sale value and value in use. Value in use is the present value of future cash flows related to the asset. Write-downs are reversed when the basis for the write-down is no longer present.

CLASSIFICATION AND VALUATION OF CURRENT ASSETS

Current assets and short-term liabilities normally include items that fall due for payment within one year of the balance sheet date, as well as items that relate to the stock cycle. Current assets are valued at the lower of acquisition cost and fair value.

RECEIVABLES

Receivables from customers and other receivables are entered at par value after deducting a provision for expected losses. The provision for losses is made on the basis of an individual assessment of the respective receivables.



Note 1 Fixed assets

	Building incl. tenant improvements	Technical installation	Total plant and equipment
Acquisition cost 01.01.2025	37 996 011	176 712	38 172 724
Acquisition cost 31.12.2025	37 996 011	176 712	38 172 724
Accumulated depreciation 31.12.2025	8 116 722	36 966	8 153 689
Book value as at 31.12.2025	29 879 289	139 746	30 019 035
The year's depreciation	921 402	17 671	939 073
Depreciation rates	2%-10%	10%	

Tenant improvements are accrued over the life of the contract

Oslo Urban Development has taken a loan with pledge in the property registered in Kirkegata 19 AS. The pledge is registered with NOK 382 000 000 per 31/12/2025 and has pledge in multiple properties aside from the property registered by this company. The annual report of Oslo Urban Development provides a full overview of the properties covered by the pledge.

Note 2 Inter-company items between companies in the same group

	2025	2024
Liabilities		
Loans from companies in the same group	23 085 109	26 169 691
Debt to suppliers within the group	22 435	42 895
Other short-term liabilities within the group	3 448 662	3 281 293
Total	26 556 206	29 493 879

The interest rate on loan from companies in the same group will be calculated at market value. There is no agreement on a time-limit for the loan.



Note 3 Tax

This year's tax expense	2025	2024
Entered tax on ordinary profit/loss:		
Payable tax	400 505	345 732
Changes in deferred tax	1 656	77 648
Tax expense on ordinary profit/loss	402 161	423 380
Taxable income:		
Result before tax	1 828 007	1 924 454
Permanent differences	0	0
Changes in temporary differences	-7 528	-83 733
Provided intra-group contribution	-1 820 478	-1 571 508
Allocation of loss to be brought forward	0	-269 213
Taxable income	0	0
Payable tax in the balance:		
Payable tax on this year's result	400 505	345 732
Payable tax on provided Group contribution	-400 505	-345 732
Total payable tax in the balance	0	0

The tax effect of temporary differences that has formed the basis for deferred tax and deferred tax advantages, specified on type of temporary differences

	2025	2024	Difference
Tangible assets	6 047 156	6 039 627	-7 528
Total	6 047 156	6 039 627	-7 528
Basis for deferred tax	6 047 156	6 039 627	-7 528
Deferred tax (22 %)	1 330 374	1 328 718	-1 656

Note 4 Equity capital

	Share capital	Other paid-in equity capital	Other equity capital	Total equity capital
Pr. 31.12.2024	340 000	954 552	2 460 210	3 754 762
Result of the year			1 425 846	1 425 846
Group contributions made			-1 419 973	-1 419 973
Pr 31.12.2025	340 000	954 552	2 466 082	3 760 634

Note 5 Salary costs and benefits

Kirkegata 19 AS has not had any salary costs or benefits in 2025, and there are no such obligations. In 2025 the company employed 0 full-time equivalent. The company has no employees and does not need OTP.