



ÅRSREGNSKAPET FOR REGNSKAPSÅRET 2024 - GENERELL INFORMASJON

Enheten

Organisasjonsnummer: 924 756 659
Organisasjonsform: Aksjeselskap
Foretaksnavn: CARUCEL SENTRUM HOLDING AS
Forretningsadresse: Fridtjof Nansens plass 4
0160 OSLO

Regnskapsår

Årsregnskapets periode: 01.01.2024 - 31.12.2024

Konsern

Morselskap i konsern: Ja
Konsernregnskap lagt ved: Ja

Regnskapsregler

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

Årsregnskapet fastsatt av kompetent organ

Bekreftet av representant for selskapet: MALLING & CO FORVALTNING AS

Dato for fastsettelse av årsregnskapet: 30.04.2025

Grunnlag for avgivelse

År 2024: Årsregnskapet er elektronisk innlevert
År 2023: Tall er hentet fra elektronisk innlevert årsregnskap fra 2024

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, 12.08.2025



Resultatregnskap

Beløp i: NOK	Note	2024	2023
RESULTATREGNSKAP			
Kostnader			
Other operating expenses	1	447 168	473 719
Sum kostnader		447 168	473 719
Driftsresultat		-447 168	-473 719
Finansinntekter og finanskostnader			
Income from subsidiaries	2		
Financial income	2, 3	44 997 165	11 038 895
Sum finansinntekter		44 997 165	11 038 895
Rentekostnad til foretak i samme konsern	3		
Annen rentekostnad	2		
Financial expenses	2, 3, 4	-3 706 566	46 171 415
Sum finanskostnader		-3 706 566	46 171 415
Netto finans		48 703 732	-35 132 520
Resultat før skattekostnad		48 256 564	-35 606 239
Income tax expense	5	-1 703 556	-2 333 372
Årsresultat		49 960 120	-33 272 867
Årsresultat etter minoritetsinteresser		49 960 120	-33 272 867
Totalresultat		49 960 120	-33 272 867
Overføringer og disponeringer			
Udekket tap		49 960 120	-33 272 867
Sum overføringer og disponeringer	6	49 960 120	-33 272 867



Balanse

Beløp i: NOK	Note	2024	2023
BALANSE - EIENDELER			
Anleggsmidler			
Immaterielle eiendeler			
Utsatt skattefordel	5	10 420 913	8 717 357
Sum immaterielle eiendeler		10 420 913	8 717 357
Finansielle anleggsmidler			
Investering i datterselskap	4	390 655 062	313 655 062
Lån til foretak i samme konsern	3	9 445 947	55 688 132
Other receivables		978 226	4 891 131
Sum finansielle anleggsmidler		401 079 235	374 234 325
Sum anleggsmidler		411 500 148	382 951 682
Omløpsmidler			
Varer			
Fordringer			
Accounts receivables from group companies	3		
Other current receivables		39 039	29 885
Konsernfordringer	3	41 118 173	8 478 249
Sum fordringer		41 157 212	8 508 134
Bankinnskudd, kontanter og lignende			
Cash and cash equivalents		503 092	131 518
Sum bankinnskudd, kontanter og lignende		503 092	131 518
Sum omløpsmidler		41 660 304	8 639 652
SUM EIENDELER		453 160 452	391 591 334

BALANSE - EGENKAPITAL OG GJELD

Egenkapital

Innskutt egenkapital



Balanse

Beløp i: NOK	Note	2024	2023
Share capital	6, 7	1 200 000	1 000 000
Beholdning av egne aksjer	6		
Overkurs	6	32 100 000	20 800 000
Annen innskutt egenkapital	6		
Sum innskutt egenkapital		33 300 000	21 800 000
Opptjent egenkapital			
Other equity	6		
Udekket tap	6	10 357 716	60 317 835
Sum opptjent egenkapital		-10 357 716	-60 317 835
Sum egenkapital		22 942 284	-38 517 835
Gjeld			
Langsiktig gjeld			
Utsatt skatt	5		
Annen langsiktig gjeld			
Gjeld til kredittinstitusjoner	4	423 000 000	423 000 000
Langsiktig konserngjeld	3	3 250 354	3 184 216
Sum annen langsiktig gjeld		426 250 354	426 184 216
Sum langsiktig gjeld		426 250 354	426 184 216
Kortsiktig gjeld			
Leverandørgjeld	3	64 384	23 953
Tax payable	5		
Kortsiktig konserngjeld	3		
Other current liabilities		3 903 429	3 901 000
Sum kortsiktig gjeld		3 967 813	3 924 953
Sum gjeld		430 218 167	430 109 169
SUM EGENKAPITAL OG GJELD		453 160 452	391 591 334



Konsernets resultatregnskap

Beløp i: NOK	Note	2024	2023
RESULTATREGNSKAP			
Inntekter			
Sales revenue		138 257	108 078
Rental income		29 116 926	26 037 870
Other operating income		49 110	
Sum inntekter		29 304 293	26 145 948
Kostnader			
Depreciation of tangible and intangible fixed assets		7 726 303	6 037 812
Nedskrivning av varige driftsmidler og immaterielle eiendeler		-42 000 000	42 000 000
Other operating expenses		11 739 210	11 111 114
Sum kostnader		-22 534 487	59 148 926
Driftsresultat		51 838 780	-33 002 978
Finansinntekter og finanskostnader			
Financial income		558 799	3 182 124
Sum finansinntekter		558 799	3 182 124
Financial expenses		20 995 670	23 639 204
Sum finanskostnader		20 995 670	23 639 204
Netto finans		-20 436 871	-20 457 080
Resultat før skattekostnad		31 401 909	-53 460 058
Tax expense		6 993 274	-11 690 114
Årsresultat		24 408 635	-41 769 944
Årsresultat etter minoritetsinteresser		24 408 635	-41 769 944
Totalresultat		24 408 635	-41 769 944
Overføringer og disponeringer			
Controlling interest		24 408 635	-41 769 945
Sum overføringer og disponeringer		24 408 635	-41 769 945



Konsernets resultatregnskap

Beløp i: NOK	Note	2024	2023
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Konsernets balanse

Beløp i: NOK	Note	2024	2023
BALANSE - EIENDELER			
Anleggsmidler			
Immaterielle eiendeler			
Goodwill		17 584 149	17 969 852
Sum immaterielle eiendeler		17 584 149	17 969 852
Varige driftsmidler			
Property, plant and equipment		424 337 415	379 471 182
Sum varige driftsmidler		424 337 415	379 471 182
Finansielle anleggsmidler			
Other long-term receivables		978 226	4 891 131
Sum finansielle anleggsmidler		978 226	4 891 131
Sum anleggsmidler		442 899 790	402 332 165
Omløpsmidler			
Varer			
Fordringer			
Accounts receivables		1 411 083	824 824
Other short-term receivables		3 515 181	2 181 525
Sum fordringer		4 926 264	3 006 349
Bankinnskudd, kontanter og lignende			
Bank deposits, cash and cash equivalents		11 637 315	12 198 520
Sum bankinnskudd, kontanter og lignende		11 637 315	12 198 520
Sum omløpsmidler		16 563 580	15 204 869
SUM EIENDELER		459 463 370	417 537 034

BALANSE - EGENKAPITAL OG GJELD

Egenkapital



Konsernets balanse

Beløp i: NOK	Note	2024	2023
Innskutt egenkapital			
Share capital		1 200 000	1 000 000
Overkurs		32 100 000	-40 794 076
Sum innskutt egenkapital		33 300 000	-39 794 076
Opptjent egenkapital			
Other equity		-101 541 981	-12 356 541
Unallocated result (aut)			1
Udekket tap		-52 000 000	
Sum opptjent egenkapital		-49 541 981	-12 356 540
Sum egenkapital		-16 241 981	-52 150 616
Gjeld			
Langsiktig gjeld			
Utsatt skatt		45 377 490	38 384 216
Sum avsetninger for forpliktelser		45 377 490	38 384 216
Annen langsiktig gjeld			
Obligasjonslån		423 000 000	423 000 000
Sum annen langsiktig gjeld		423 000 000	423 000 000
Sum langsiktig gjeld		468 377 490	461 384 216
Kortsiktig gjeld			
Leverandørgjeld		1 120 475	1 064 345
Public duties payable			432 917
Kortsiktig konserngjeld		601 226	365 980
Other current liabilities		5 606 160	6 440 192
Sum kortsiktig gjeld		7 327 861	8 303 434
Sum gjeld		475 705 350	469 687 650
SUM EGENKAPITAL OG GJELD		459 463 370	417 537 034



Brønnøysundregistrene

ÅRSREGNSKAP FOR REGNSKAPSÅRET 2024 - GENERELL INFORMASJON

Journalnummer: 2025 696997

Enheten

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Organisasjonsform: Aksjeselskap
Foretaksnavn: CARUCEL SENTRUM HOLDING AS
Forretningsadresse: Fridtjof Nansens plass 4
0160 OSLO

Regnskapsår

Årsregnskapets periode: 01.01.2024 - 31.12.2024

Konsern

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Konsernregnskap lagt ved: Ja

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

Årsregnskapet fastsatt av kompetent organ

Bekreftet av representant for selskapet: MALLING & CO FORVALTNING AS
Dato for fastsettelse av årsregnskapet: 30.04.2025

Revisjon

Årsregnskapet er utarbeidet av ekstern
autorisert regnskapsfører: Ja
Ekstern autorisert regnskapsfører har i
løpet av regnskapsåret bistått ved den
løpende regnskapsføringen eller utført
andre tjenester for selskapet enn å
utarbeide årsregnskapet: Ja

Grunnlag for avgivelse

År 2024: Årsregnskap er elektronisk innlevert.
År 2023: Tall er hentet fra elektronisk innlevert årsregnskap fra 2024.

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, 11.08.2025

Brønnøysundregistrene
Postadresse: Postboks 900, 8910 Brønnøysund
Telefon: 75 00 75 00
E-post: firmapost@brreg.no Internett: www.brreg.no
Organisasjonsnummer: 974 760 673



Organisasjonsnr: 924 756 659
CARUCEL SENTRUM HOLDING AS

RESULTATREGNSKAP

Beløp i: NOK	Note	2024	2023
RESULTATREGNSKAP			
Kostnader			
Other operating expenses	1	447 168	473 719
Sum kostnader		447 168	473 719
Driftsresultat		-447 168	-473 719
Finansinntekter og finanskostnader			
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Financial income	2, 3	44 997 165	11 038 895
Sum finansinntekter		44 997 165	11 038 895
Rentekostnad til foretak i samme konsern	3		
Annen rentekostnad	2		
Financial expenses	2, 3, 4	-3 706 566	46 171 415
Sum finanskostnader		-3 706 566	46 171 415
Netto finans		48 703 732	-35 132 520
Resultat før skattekostnad		48 256 564	-35 606 239
Income tax expense	5	-1 703 556	-2 333 372
Årsresultat		49 960 120	-33 272 867
Årsresultat etter minoritetsinteresser		49 960 120	-33 272 867
Totalresultat		49 960 120	-33 272 867
Overføringer og disponeringer			
Udekket tap		49 960 120	-33 272 867
Sum overføringer og disponeringer	6	49 960 120	-33 272 867



Organisasjonsnr: 924 756 659
CARUCEL SENTRUM HOLDING AS

BALANSE

Beløp i: NOK Note 2024 2023

BALANSE - EIENDELER

Anleggsmidler

Immaterielle eiendeler

Utsatt skattefordel	5	10 420 913	8 717 357
Sum immaterielle eiendeler		10 420 913	8 717 357

Finansielle anleggsmidler

Investering i datterselskap	4	390 655 062	313 655 062
Lån til foretak i samme konsern	3	9 445 947	55 688 132
Other receivables		978 226	4 891 131
Sum finansielle anleggsmidler		401 079 235	374 234 325

Sum anleggsmidler		411 500 148	382 951 682
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Omløpsmidler

Varer

Fordringer

Accounts receivables from group companies	3		
Other current receivables		39 039	29 885
Konsernfordringer	3	41 118 173	8 478 249
Sum fordringer		41 157 212	8 508 134

Bankinnskudd, kontanter og lignende

Cash and cash equivalents		503 092	131 518
Sum bankinnskudd, kontanter og lignende		503 092	131 518

Sum omløpsmidler		41 660 304	8 639 652
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SUM EIENDELER		453 160 452	391 591 334
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BALANSE - EGENKAPITAL OG GJELD

Egenkapital

Innskutt egenkapital

Share capital	6, 7	1 200 000	1 000 000
Beholdning av egne aksjer	6		
Overkurs	6	32 100 000	20 800 000
Annen innskutt egenkapital	6		
Sum innskutt egenkapital		33 300 000	21 800 000

Opptjent egenkapital



Other equity	6		
Udekket tap	6	10 357 716	60 317 835
Sum opptjent egenkapital		-10 357 716	-60 317 835
Sum egenkapital		22 942 284	-38 517 835
Gjeld			
Langsiktig gjeld			
Utsatt skatt	5		
Annen langsiktig gjeld			
Gjeld til			
kredittinstitusjoner	4	423 000 000	423 000 000
Langsiktig konserngjeld	3	3 250 354	3 184 216
Sum annen langsiktig gjeld		426 250 354	426 184 216
Sum langsiktig gjeld		426 250 354	426 184 216
Kortsiktig gjeld			
Leverandørgjeld	3	64 384	23 953
Tax payable	5		
Kortsiktig konserngjeld	3		
Other current liabilities		3 903 429	3 901 000
Sum kortsiktig gjeld		3 967 813	3 924 953
Sum gjeld		430 218 167	430 109 169
SUM EGENKAPITAL OG GJELD		453 160 452	391 591 334



Organisasjonsnr: 924 756 659
CARUCEL SENTRUM HOLDING AS

KONSERNRESULTATREGNSKAP

Beløp i: NOK	Note	2024	2023
RESULTATREGNSKAP			
Inntekter			
Sales revenue		138 257	108 078
Rental income		29 116 926	26 037 870
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Kostnader			
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Other operating expenses		11 739 210	11 111 114
Sum kostnader		-22 534 487	59 148 926
Driftsresultat		51 838 780	-33 002 978
Finansinntekter og finanskostnader			
Financial income		558 799	3 182 124
Sum finansinntekter		558 799	3 182 124
Financial expenses		20 995 670	23 639 204
Sum finanskostnader		20 995 670	23 639 204
Netto finans		-20 436 871	-20 457 080
Resultat før skattekostnad		31 401 909	-53 460 058
Tax expense		6 993 274	-11 690 114
Årsresultat		24 408 635	-41 769 944
Årsresultat etter minoritetsinteresser		24 408 635	-41 769 944
Totalresultat		24 408 635	-41 769 944
Overføringer og disponeringer			
Controlling interest		24 408 635	-41 769 945
Sum overføringer og disponeringer		24 408 635	-41 769 945



Organisasjonsnr: 924 756 659
CARUCEL SENTRUM HOLDING AS

KONSERNBALANSE

Beløp i: NOK	Note	2024	2023
BALANSE - EIENDELER			
Anleggsmidler			
Immaterielle eiendeler			
Goodwill		17 584 149	17 969 852
Sum immaterielle eiendeler		17 584 149	17 969 852
Varige driftsmidler			
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Sum varige driftsmidler		424 337 415	379 471 182
Finansielle anleggsmidler			
Other long-term receivables		978 226	4 891 131
Sum finansielle anleggsmidler		978 226	4 891 131
Sum anleggsmidler		442 899 790	402 332 165
Omløpsmidler			
Varer			
Fordringer			
Accounts receivables		1 411 083	824 824
Other short-term receivables		3 515 181	2 181 525
Sum fordringer		4 926 264	3 006 349
Bankinnskudd, kontanter og lignende			
Bank deposits, cash and cash equivalents		11 637 315	12 198 520
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Sum omløpsmidler		16 563 580	15 204 869
SUM EIENDELER		459 463 370	417 537 034
BALANSE - EGENKAPITAL OG GJELD			
Egenkapital			
Innskutt egenkapital			
Share capital		1 200 000	1 000 000
Overkurs		32 100 000	-40 794 076
Sum innskutt egenkapital		33 300 000	-39 794 076
Opptjent egenkapital			



Other equity	-101 541 981	-12 356 541
Unallocated result (aut)		1
Udekket tap	-52 000 000	
Sum opptjent egenkapital	-49 541 981	-12 356 540
Sum egenkapital	-16 241 981	-52 150 616
Gjeld		
Langsiktig gjeld		
Utsatt skatt	45 377 490	38 384 216
Sum avsetninger for forpliktelser	45 377 490	38 384 216
Annen langsiktig gjeld		
Obligasjonslån	423 000 000	423 000 000
Sum annen langsiktig gjeld	423 000 000	423 000 000
Sum langsiktig gjeld	468 377 490	461 384 216
Kortsiktig gjeld		
Leverandørgjeld	1 120 475	1 064 345
Public duties payable		432 917
Kortsiktig konserngjeld	601 226	365 980
Other current liabilities	5 606 160	6 440 192
Sum kortsiktig gjeld	7 327 861	8 303 434
Sum gjeld	475 705 350	469 687 650
SUM EGENKAPITAL OG GJELD	459 463 370	417 537 034



Organisasjonsnr: 924 756 659
CARUCEL SENTRUM HOLDING AS

NOTEOPPLYSNINGER - SELSKAP - alle poster oppgitt i hele tall

Note
Prinsippnote

Antall årsverk i regnskapsåret
0.00

<u>Sum</u>	<u>Beløp</u>
<u>Balanseført verdi 31.12.</u>	<u>Varige driftsmidler Immaterielle eiend.</u>

Konsernregnskap

Morselskapet sitt navn

Forretningskontor for morselskapet

Begrunnelse for at datterselskap er utelatt fra konsolideringen

<u>Samlet beløp - tilknyttet selskap</u>	<u>Årets</u>	<u>Fjorårets</u>
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<u>Samlet beløp - foretak i samme konsern</u>	<u>Årets</u>	<u>Fjorårets</u>
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<u>Samlet beløp - foretak i samme konsern</u>	<u>Årets</u>	<u>Fjorårets</u>
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<u>Samlet beløp - felles kontrollert virksomhet</u>	<u>Årets</u>	<u>Fjorårets</u>
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<u>Pantstillelse</u>	<u>Beløp</u>
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<u>Beholdning av egne aksjer</u>	<u>Antall</u>	<u>Pålydende</u>	<u>Andel av aksjek.</u>
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Organisasjonsnr: 924 756 659
CARUCEL SENTRUM HOLDING AS

NOTEOPPLYSNINGER - KONSERN

- alle poster oppgitt i hele tall



BDO AS
Bygdøy allé 2
Postboks 1704 Vika
0121 Oslo

To the General Meeting of Carucel Sentrum Holding AS

Independent Auditor's Report

Opinion

We have audited the financial statements of Carucel Sentrum Holding AS.

The financial statements comprise:

- The financial statements of the parent Company, which comprise the balance sheet as at 31 December 2024, the income statement and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies, and
- The financial statements of the Group, which comprise the balance sheet as at 31 December 2024, the income statement and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion:

- The financial statements comply with applicable statutory requirements.
- The accompanying financial statements give a true and fair view of the financial position of the Company as at 31 December 2024, and its financial performance and its cash flows for the year then ended in accordance with the Norwegian Accounting Act and accounting standards and practices generally accepted in Norway.
- The accompanying financial statements give a true and fair view of the financial position of the Group as at 31 December 2024, and its financial performance and its cash flows for the year then ended in accordance with the Norwegian Accounting Act and accounting standards and practices generally accepted in Norway.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company and the Group 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.

Other information

The Board of Directors (management) is responsible for the other information. The other information comprises the Board of Directors' report. Our opinion on the financial statements does not cover the other information.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with



the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinion on the Board of Directors' report

Based on our knowledge obtained in the audit, in our opinion the Board of Directors' report

- is consistent with the financial statements and
- contains the information required by applicable legal requirements.

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 and Group'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

Eivin A. Redbo Kjær
State Authorised Public Accountant
(This document is signed electronically)



PENNEO

Signaturene i dette dokumentet er juridisk bindende. Dokument signert med "Penneo™ - sikker digital signatur". De signerende parter sin identitet er registrert, og er listet nedenfor.

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

Kjær, Eivin Aleksander Redbo

Partner

På vegne av: BDO AS

Serienummer: no_bankid:9578-5998-4-832041

IP: 188.95.xxx.xxx

2025-04-30 10:25:10 UTC



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Carucel Sentrum Holding AS
Consolidated Financial Statements 2024
(all amounts in NOK thousand)

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The consolidated financial statement for Carucel Sentrum Holding AS consists of the following parts:

- * *Annual Report 2024*
- * *Income Statement*
- * *Balance Sheet*
- * *Cash Flow Statement*
- * *Notes*

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The Board of Directors' Report 2024 – Carucel Sentrum Holding AS

Operations and locations

Carucel Sentrum Holding AS ("the Company") is a holding company focused on real estate. Through its wholly-owned subsidiaries (collectively with the Company, the "Group"), the company owns a mix of residential and commercial properties centrally located in Oslo: Thereses Gate 51, Frognerveien 2, Frognerveien 9, and Vibes Gate 8. Carucel Living AS is the sole shareholder of the Company and the groups properties is managed by Carucel Management AS.

In addition to Carucel Sentrum Holding AS, the Group comprises the following subsidiaries:

- Theresesgate 51 AS
- Listia Eiendom AS
- Frognerveien 9b og c AS
- Vibes Gate 8 AS

The Company's operations are carried out in Oslo, and its headquarters are located in Oslo.

Financial Review

The Group's revenue increased from NOK 26,0m last year to NOK 29,1m in 2024. This growth was driven by consistently high occupancy, CPI adjustments, and increased rental levels from both commercial tenants and residential units.

Total operating expenses amounted to NOK 11,7m in 2024, compared to NOK 11,1m in 2023. The valuation of the Group's real estate portfolio led to a full reversal of prior years' impairment losses, amounting to NOK 42,0m. As a result, reported operating profit improved significantly, from NOK -33,0m in 2023 to NOK 51,8m in 2024. Excluding the effects of impairment reversals, the Group's underlying operating profit increased from NOK 9,0m in 2023 to NOK 9,8m in 2024.

The Group recorded a net profit of NOK 51,8m in 2024, compared to a net loss of NOK 33,0m in 2023.

Cash flow from operating activities amounted to negative NOK 1,4m in 2024, whereas operating profit was NOK 51,8m. The difference is mainly explained by the reversal of prior years' impairment losses, net financial items, and timing differences in working capital. Total investments for the year amounted to NOK 10,6m, primarily related to improvements at Frognerveien 2 and 9. Net cash flow from financing activities was NOK 11,5m, resulting from a share issue aimed at providing liquidity for planned investments.

The Group's liquidity reserves amounted to NOK 11,6m as of 31 December 2024. The Group's financial position remains robust, and as of year-end 2024, it had sufficient liquid assets to repay all short-term debt obligations.

Total capital at the end of the year was NOK 459,5m, compared to NOK 417,5m in the previous year. The Group was established in 2020 without any change of control, requiring the transaction to be recorded at book value in accordance with NGAAP accounting principles. Consequently, the Group was established with a negative equity book value. The equity ratio as of 31 December 2024 was negative 3,5%, compared to negative 12,5% as of 31 December 2023.

The parent company, Carucel Sentrum Holding AS, recorded an operating loss of NOK 0,5m and a profit for the year of NOK 50,0m in 2024.



Financial Risk

The Group's activities entail financial risk primarily related to interest rates, credit, and liquidity. The Group manages these risks with the objective of ensuring predictable cash flows and maintaining sufficient liquidity to meet natural fluctuations in working capital requirements. Carucel AS, the ultimate parent company, has taken out directors' and officers' liability insurance. The insurance covers members of the Board of Directors and senior executives, with a broad coverage area and an insurance amount that the Board considers sufficient to cover the Group's exposure.

Market risk

The Group is exposed to market risk primarily related to developments in the commercial and residential rental markets. Changes in economic conditions, occupancy rates, rental price levels, and tenant demand may impact the Group's revenues and property values. In the commercial segment, market risk is influenced by business activity levels and competition for tenants, while the residential segment is more sensitive to general economic trends and population movements. The Group mitigates these risks through a diversified tenant mix and by maintaining a range of lease lengths across its portfolio.

Credit risk

The Group has stable operations with minor fluctuations in working capital. The risk of counterparties being unable to fulfill their obligations is considered moderate, as there have historically been few losses on receivables. The risk is further mitigated by requiring deposits or bank guarantees from tenants, maintaining sound credit policies, and closely monitoring outstanding accounts receivable.

Interest rate risk

As of 31 December 2024, the Group's external debt totaled NOK 423m. The debt is based on fixed interest rates, significantly reducing the Group's exposure to short-term fluctuations in the interest rate market.

Going concern

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

Equality and discrimination

There are no employees in the group. The company has a sole board member who is male, and for practical reasons, this will continue.

External Environment

The industry of the company is not considered to cause significant pollution or emissions that may harm the environment, and it is not regulated by licenses or other requirements. However, the company will continue to work towards reducing energy consumption and pollution from its properties and places a strong emphasis on creating value in a conscious and sustainable manner.

Enterprise Transparency

As per the new Transparency Act in Norway that focuses on promoting fundamental human rights and fair working conditions, the board is mandated to conduct and disclose a "human rights due diligence" report. This report involves evaluating potential risks that may have adverse impacts on human rights and decent working conditions within the supply chain. The board's official statement is available on the company's website, www.Carucel.no.

Oslo, 30.04.2025

Carl Erik Krefting

Chairman of the board (electronically signed)



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Consolidated Financial Statements 2024
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Parent		INCOME STATEMENT			
2024	2023		Note	Group	
				2024	2023
		Operating income			
0	0	Rental income	1	29 117	26 038
0	0	Sales revenue		138	55
0	0	Other operating income		49	53
0	0	Total operating income		29 304	26 146
		Operating expenses			
0	0	Depreciation and amortisation	2	7 726	6 038
0	0	Impairment loss		(42 000)	42 000
447	474	Other operating expenses	2,3	11 739	11 111
447	474	Total operating expenses		(22 534)	59 149
(447)	(474)	Operating profit		51 839	(33 003)
		Financial income and expenses			
44 997	11 039	Financial income	4, 5	559	473
(3 707)	46 171	Financial expenses	4, 5	20 996	20 930
48 704	(35 133)	Net financial items		(20 437)	(20 457)
48 257	(35 606)	Profit before tax		31 402	(53 460)
(1 704)	(2 333)	Tax expense	6	6 993	(11 690)
49 960	(33 273)	Profit for the year		24 409	(41 770)



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(all amounts in NOK thousand)

Parent		BALANCE SHEET			Group	
2024	2023		Note	2024	2023	
ASSETS						
Fixed assets						
Intangible assets						
0	0	Goodwill (technical goodwill related to deferred tax)	2	17 584	17 970	
10 421	8 717	Deferred tax benefits	6	0	0	
10 421	8 717	Total intangible assets		17 584	17 970	
Tangible assets						
0	0	Property, plant and equipment	2,8	424 337	379 471	
0	0	Total tangible assets		424 337	379 471	
Financial fixed assets						
390 655	313 655	Investments in subsidiaries	8,9	0	0	
9 446	55 688	Loan to group companies	5	0	0	
978	4 891	Other long-term receivables	10	978	4 891	
401 079	374 234	Total financial fixed assets		978	4 891	
411 500	382 952	Total fixed assets		442 900	402 332	
Current assets						
Receivables						
0	0	Accounts receivables	8	1 411	825	
39	30	Other short-term receivables		3 515	2 182	
41 118	8 478	Receivables from group companies	5	0	0	
41 157	8 508	Total receivables		4 926	3 006	
503	132	Cash and cash equivalents		11 637	12 199	
41 660	8 640	Total current assets		16 564	15 205	
453 160	391 591	TOTAL ASSETS		459 463	417 537	

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Parent		BALANCE SHEET			Group	
2024	2023		Note	2024	2023	
EQUITY AND LIABILITIES						
Equity						
Paid-in equity						
1 200	1 000	Share capital	7, 11	1 200	1 000	
32 100	0	Unregistered share capital increase	7, 11	0	0	
33 300	1 000	Total paid-in equity		1 200	1 000	
Other equity						
(10 358)	(39 518)	Other equity	7,13,14	(17 442)	(53 151)	
(10 358)	(39 518)	Total other equity		(17 442)	(53 151)	
22 942	(38 518)	Total equity		(16 242)	(52 151)	
Liabilities						
Provisions for liabilities						
0	0	Deferred tax	6	45 377	38 384	
0	0	Total provisions		45 377	38 384	
Other long-term liabilities						
423 000	423 000	Bond loans	8,12	423 000	423 000	
0	3 184	Liabilities to group companies		0	0	
423 000	426 184	Total of other long-term liabilities		423 000	423 000	
Current liabilities						
64	24	Accounts payable		1 722	1 430	
0	0	Public duties payable		0	433	
3 250	0	Debt to group companies	5	0	0	
3 903	3 901	Other current debt		5 606	6 440	
7 218	3 925	Total current liabilities		7 328	8 303	
430 218	430 109	Total liabilities		475 705	469 688	
453 160	391 591	TOTAL EQUITY AND LIABILITIES		459 463	417 537	



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Parent		CASH FLOW STATEMENT			Group	
2024	2023		Note	2024	2023	
Cash flow from operating activities						
48 257	(35 606)	Profit before tax		31 402	(53 460)	
0	0	Depreciation and amortisation	2	7 726	6 038	
(25 000)	25 000	Impairment loss		(42 000)	42 000	
0	0	Change in accounts receivables		(586)	(518)	
40	24	Change in accounts payable		291	637	
3 906	(69)	Change in other short-term items		1 722	2 423	
27 203	(10 652)	Net cash flow from operating activities		(1 445)	(2 881)	
Cash flow from investing activities						
0	0	Proceeds from sale of fixed assets	2	0	0	
0	0	Payments for buying fixed assets	2	(10 617)	(16 398)	
0	3 913	Net proceeds from changes in long-term receivables		0	0	
0	3 913	Net cash flow from investing activities		(10 617)	(16 398)	
Cash flow from financing activities						
(38 332)	(14 198)	Net proceeds from changes in group company loans		0	0	
11 500	11 000	Payments from capital increase	7	11 500	11 000	
(26 832)	(3 198)	Net cash flow from financing activities		11 500	11 000	
372	(9 936)	Net change in liquidity reserve through the year		(561)	(8 278)	
132	10 068	Liquidity reserve 1.1		12 198	20 477	
503	132	Liquidity reserve 31.12		11 637	12 198	



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Consolidated Financial Statements 2024
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ACCOUNTING PRINCIPLES

The consolidated financial statements consist of income statement, balance sheet, cash flow statement and notes to the financial statements. The consolidated financial statements have been prepared in accordance with the Norwegian Accounting Act and generally accepted accounting principles. There is no uncertainty regarding continued operations. The accounts have been prepared on the going concern assumption.

Basis for consolidation

The Group's consolidated financial statements comprise Carucel Sentrum Holding AS and companies in which Carucel Sentrum Holding AS has a controlling interest. A controlling interest is normally obtained when the Group owns more than 50% of the shares in the company and can exercise control over the company. Minority interests are included in the Group's equity. Transactions between group companies have been eliminated in the consolidated financial statement. The consolidated financial statement has been prepared in accordance with the same accounting principles for both parent and subsidiary.

The purchase method is applied when accounting for business combinations. Companies which have been bought or sold during the year are included in the consolidated financial statements from the date when control is achieved and until the date when control ceases.

A joint venture is a business entity created by two or more parties in a cooperative agreement for joint control over business activities. Joint control exists only when strategic, financial and operational decisions regarding the business require unanimity between the participants. The consolidated financial statements include the Group's share of the profits/losses from joint ventures, accounted for using the gross method of accounting, from the date when a joint venture is established. The gross method of accounting includes the Group's pro-rata share of the joint venture's consolidated financial statements on a line-by-line basis in the financial statements.

When the Group's share of a loss exceeds the Group's investment in an associate, the amount carried in the Group's balance sheet is reduced to zero and further losses are not recognised unless the Group has an obligation to cover any such loss.

Classification and assessment of balance sheet items:

Assets intended for long-term ownership have been classified as fixed assets. Assets relating to the operating cycle have been classified as current assets. Other receivables are classified as current assets if they are to be repaid within one year of the transaction date. Similar criteria apply to liabilities. First year's instalment on long term liabilities and receivables are, however, not classified as short-term liabilities and current assets.

Tangible fixed assets are capitalized and depreciated linearly down to the residual value over the expected useful economic life of the assets. When the depreciation plan is changed, the effect is distributed over the remaining depreciation period. Maintenance of operating equipment is expensed on an ongoing basis. Upgrades or improvements are added to the acquisition cost of the asset and depreciated in line with the asset. The difference between maintenance and upgrade / improvement is assessed based on the condition of the asset when purchased. Plots and land are not depreciated. Costs related to leases of fixed assets are expensed over the lease period. Prepayments are reflected in the balance sheet as a prepaid expense and are distributed over the rental period.

Revenue recognition

Rental income is recognised at the fair value of the consideration, net after deduction of VAT, discounts and other reductions. Rental income is recognized as income on a straight-line basis over the rental period. Rental discounts are accrued over the rental period so that the income is recognized on a straight-line basis. The recognized rental income is presented as an other short-term receivable in the balance sheet. Gains from the realization of real estate and other fixed assets are recognised as other operating income.



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ACCOUNTING PRINCIPLES

Income Tax

The tax expense consists of the tax payable and changes to deferred tax. Deferred tax/tax assets are calculated on all differences between the book value and tax value of assets and liabilities. Deferred tax is calculated as 22% percent of temporary differences and the tax effect of tax losses carried forward. Deferred tax assets are recorded in the balance sheet when it is more likely than not that the tax assets will be utilized. Taxes payable and deferred taxes are recognised directly in equity to the extent that they relate to equity transactions. Tax enhancing or tax reducing temporary differences, which are reversed or may be reversed in the same period, have been offset and netted.

Accounts receivable and other receivables

Accounts receivable and other current receivables are recorded in the balance sheet at nominal value less provisions for doubtful accounts. Provisions for doubtful accounts are based on an individual assessment of the different receivables. For the remaining receivables, a general provision is estimated based on expected loss.

Use of estimates

The management has used estimates and assumptions that have affected assets, liabilities, incomes, expenses and information on potential liabilities in accordance with generally accepted accounting principles in Norway.

Cash flow statement

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

Comparative Information

In the event of a reclassification of accounting items, the comparative figures have been restated accordingly. Comparable amounts for the consolidated income statement and balance sheet have been prepared based on the best estimates available, in accordance with Generally Accepted Accounting Principles. The cash flow statement and certain notes to the financial statements do not include comparable amounts, as the necessary information is not considered sufficiently reliable.

Treatment of costs directly related to long-term debt

Costs that are directly attributable to the issuance of long term debt are accrued on a straight-line basis over the term of the loan. The deferred expense recognition is presented as other long term receivables in the balance sheet.

Pensions

For pension schemes where an agreed subsidy is paid by the employer and where the pension funds are managed separately (subsidy plans), the subsidy is included in labor and other personnel costs.

Intangible assets

Intangible assets are capitalized when it is both expected to provide future income and where acquisition cost can be measured reliably. Depreciation is calculated on a straight-line basis over the assets' expected economic life.



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Note 1 - SEGMENT INFORMATION

The group conducts its operations exclusively in Norway. All revenue, assets, and activities are attributable to the Norwegian market.

Note 2 - FIXED ASSETS

	Land/ Buildings	Goodwill*	2024
Acquisition cost 01.01.	469 839	19 834	489 673
Additions	10 617	0	10 617
Disposals	0	0	0
Other Changes	(410)	0	0
Acquisition costs 31.12.	480 046	19 834	500 290
Acc. depreciation/impairment 31.12.	55 708	2 250	57 958
Book value 31.12.	424 337	17 584	441 922
Depreciation	7 341	386	7 726
Impairments	(42 000)	0	(42 000)
Total	(34 659)	386	(34 274)
Economic lifetime	0/100y	50/100y	
Depreciation plan	Linear	Linear	

* Technical goodwill is related to deferred tax liabilities on fixed assets and is depreciated with the same depreciation plan as the underlying asset.

Note 3 - PAYROLL

No remuneration has been paid to senior executives or members of the board in 2024.

No loans/sureties has been granted to the Chairman of the Board or other related parties.
The group has no employees.

Note 4 - FINANCIAL ITEMS

Parent			group	
2024	2023		2024	2023
60	109	Interest income	559	473
0	0	Other financial income	0	0
60	109	Total financial income	559	473
16 920	16 920	Interest expenses	20 720	16 920
(20 627)	29 010	Other financial expenses	275	4 010
(3 707)	45 930	Total financial expenses	20 996	20 930
41 110	8 463	Income from subsidiaries	0	0
3 827	2 227	Net interests from group companies	0	0
48 704	(35 133)	Total net financial items	(20 437)	(20 457)



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Note 5 - RELATED PARTIES

Parent		Balances with group companies and related parties	group	
2024	2023		2024	2023
Receivables				
9 446	55 688	Long-term receivables on group companies and related parties	0	0
41 118	8 478	Short-term receivables on group companies and related parties	0	0
50 564	64 166	Total receivables	0	0
Liabilities				
0	3 184	Long-term liabilities to group companies and related parties	0	0
3 250	0	Short-term liabilities to group companies and related parties	0	0
3 250	3 184	Total liabilities	0	0
47 314	60 982	Total net balances with group companies and related parties	0	0

All transactions between group companies are conducted on market terms.

The group's transactions with related parties:

2024	2023		2024	2023
0	0	Management fee	1 677	1 031
0	0	Total	1 677	1 031



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Note 6 - TAX

Parent			Group	
2024	2023		2024	2023
		Income tax payable is calculated as follows:		
0	0	Tax payable	0	0
(1 704)	(2 333)	Changes in deferred tax	6 993	(11 690)
(1 704)	(2 333)	Income tax expense	6 993	(11 690)
		Taxable income:		
48 257	(35 606)	Profit before tax	31 402	(53 460)
(56 000)	25 000	Permanent differences	386	308
3 913	3 913	Change in temporary differences	(35 603)	48 388
0	0	Change in loss carry-forwards	0	0
0	0	Group contribution	0	0
(3 831)	(31 693)	Taxable income:	(3 815)	(4 764)
		From nominal to actual tax rate:		
48 257	(35 606)	Profit before tax	31 402	(53 460)
10 616	(7 833)	Expected tax expense at nominal tax rate (22 %)	6 908	(11 761)
		Tax-effect on the following items:		
(12 320)	5 500	Non-deductible costs / Non-taxable income	85	71
0	0	Other items	0	0
(1 704)	(2 333)	Tax expense	6 993	(11 690)
-4 %	7 %	Effective tax rate	22 %	22 %
		Specification of the tax effect of temporary differences and losses carried forward:		
2024	2023	Tax liability (-benefit)	2024	2023
0	0	Fixed assets	55 538	47 094
0	0	Current assets	0	0
0	0	Receivables	(14)	226
0	0	Profit- and loss accounts	0	0
0	0	Payables	0	0
(10 636)	(9 793)	Accumulated loss to be brought forward	(10 636)	(9 793)
215	1 076	Other temporary differences	633	1 004
0	0	Not included in the calculation of deferred tax	(143)	(147)
(10 421)	(8 717)	Deferred tax	45 377	38 384
		Tax payable in the balance:		
0	0	Tax payable on this year's profit	0	0
0	0	Total tax payable in the balance	0	0



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Note 7 - EQUITY

Group			
Equity:	Share capital	Other equity	Total
<u>Equity 01.01</u>	1 000	(53 151)	(52 151)
<i>This years change in equity:</i>			
Profit for the year	0	24 409	24 409
Capital Increase	200	11 300	11 500
<u>Equity 31.12</u>	<u>1 200</u>	<u>(17 442)</u>	<u>(16 242)</u>

The fair values of the properties exceeds the book value. Consequently, the financial statements have have been prepared on the going concern assumption.

Parent			
Equity:	Share capital	Other equity	Total
<u>Equity 01.01</u>	1 000	(39 518)	(38 518)
<i>This years change in equity:</i>			
Profit for the year	0	49 960	49 960
Capital Increase	200	11 300	11 500
<u>Equity 31.12</u>	<u>1 200</u>	<u>21 742</u>	<u>22 942</u>

The fair values of the properties exceeds the book value. Consequently, the financial statements have been prepared under the assumption of going concern.



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Note 8 - INTEREST-BEARING DEBT AND SECURED DEBT

Parent			Group	
2024	2023		2024	2023
423 000	423 000	Secured debt	423 000	423 000
423 000	423 000	Total	423 000	423 000

Parent			Group	
2024	2023	Pledged assets and book value:	2024	2023
0	0	Property, plant and equipment	424 337	379 471
0	0	Account receivables	1 411	825
390 655	313 655	Investments in subsidiaries	0	0
390 655	313 655	Total	425 748	380 296

Covenants in the group:

- Loan to value
- Requirements of minimum liquidity

Note 9 - SHARES IN SUBSIDIARIES

Group companies

Company	Business office	Shareholding/ voting rights
Listia Eiendom AS	Oslo	100 %
Thereses Gate 51 AS	Oslo	100 %
Frognerveien 9B og C AS	Oslo	100 %
Vibes Gate 8 AS	Oslo	100 %

Note 10 - RECEIVABLES

Receivables due more than one year after the end of fiscal year:

The long-term receivable represents capitalized costs that are directly attributable to the issuance of long-term debt and are expensed on a straight-line basis over the bond's duration. The group has no receivables due by more than 1 year as pr 31.12.2024.

Note 11 - SHARE CAPITAL AND SHAREHOLDER INFORMATION

Share capital Carucel Sentrum Holding AS consists of (in NOK):

	Face value	No of shares	Share Capital
Ordinary shares	12	100 000	1 200 000
Total		100 000	1 200 000

The company has the following shareholders

Name	Ordinary shares	Ownership	Voting rights
Carucel Living AS	100 000	100,00 %	100,00 %
Total	100 000	100,00 %	100,00 %

The consolidated financial statement can be obtained at Fridtjof Nansens Plass 4, 0160 Oslo

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Note 12 - OTHER LONG-TERM LIABILITIES

Debt due in more than five years per 31. December 2024:

The group has NOKm 0 debt due in more than five years per 31. December 2024

Note 13 - SIGNIFICANT TRANSACTIONS IN THE FINANCIAL YEAR

There are no significant transactions throughout the financial year.

Note 14 - SUBSEQUENT EVENTS

The secured bond issue with maturity on 7 April 2025 has been refinanced through a new five-year secured bond issue.



Carucel Sentrum Holding A...nancial Statement 2024

Name Date
Krefting, Carl Erik 2025-04-29

Identification

 bankID Krefting, Carl Erik



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Advanced Electronic Signatures (Regulation (EU) No 910/2014 (eIDAS))



Skatteetaten

Vår dato	Din/Deres dato	Saksbehandler
02.02.2024	15.01.2024	Lars Waalorp
800 80 000	Din/Deres referanse	Telefon
Skatteetaten.no		90833418
Org.nr	Vår referanse	Postadresse
974761076	2024/5038038	Postboks 9200 Grønland 0134 OSLO

CARUCEL AS
Att.Frederik Michael Waaler
c/o Malling & Co Forvaltning AS, Postboks 1883 Vika
0124 OSLO
Norge

Tillatelse til å utarbeide årsregnskap og årsberetning på engelsk

Vi viser til deres brev av 15. januar 2024 der det søkes om dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk for selskaper oppgitt i vedlegget til dette vedtaket.

Søknaden ble sendt til Skattedirektoratet. Skattedirektoratets myndighet til å treffe enkeltvedtak etter regnskapsloven § 3-4 tredje ledd ble delegert til skattekontoret med virkning fra 1. juni 2019.

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

Selskapene inngår i et konsern hvor det er både norske og utenlandske eiere. Selskapene er enten holdingselskaper eller driver virksomhet innen kjøp og utleie av eiendommer. Konsernet har flere obligasjoner, hvorav én er listet på børs i Tyskland. All rapportering og kommunikasjon tilknyttet konsernet og underkonsern foregår derfor på engelsk. Flere av styremedlemmene i selskapene er utenlandske.

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 inngår i et konsern som har både norske og utenlandske eiere. Videre er det vektlagt at alle sentrale aktører og samarbeidspartnere behersker og benytter engelsk.

Vennligst oppgi vår referanse ved henvendelse i saken.

Med hilsen

Lars Waalorp
Skatteetaten

Dokumentet er elektronisk godkjent og har derfor ikke håndskrevne signaturer.



Vedlegg - Oversikt over selskaper som omfattes av vedtaket

Selskap	Org.nr.
AS Bogstadveien 34	933 071 456
B6A Bispekaia Fbk AS	928 125 203
Barcode104 AS	928 124 835
Barcode113 AS	928 124 754
Barcode116 AS	828 124 692
Barcode122 AS	928 124 738
Barcode124 AS	828 124 722
Barcode132 AS	928 125 343
Barcode135 AS	928 125 238
Barcode Portfolio AS	920 035 221
Bispevika Portfolio AS	820 035 232
Bjørnstjerne Bjørnsons Gate 118-124 AS	923 227 954
Bogstadveien 30 Eiendom AS	990 554 323
Bogstadveien 58 AS	990 554 366
Bogstadveien Invest AS	918 192 271
Borettslaget Deichmannsgate 6	912 331 407
Bygdøy Allé 9 AS	925 322 857
Carucel AS	925 311 464
Carucel Eiendom AS	921 428 464
Carucel Finance AS	925 311 480
Carucel Front Holding AS	925 193 712
Carucel Helse AS	928 980 170
Carucel High Yield AS	928 980 243
Carucel Holding AS	925 311 499
Carucel Home AS	927 056 682
Orobe AS	927 020 572
Carucel Hylle 1 AS	927 823 470
Orobe Holding AS	927 823 527
Carucel Invest AS	923 814 396
Carucel Investor AS	920 017 401
Carucel Leisure AS	928 980 235
Carucel Living AS	928 980 308
Carucel Living HoldCo AS	929 375 629
Carucel Management AS	925 850 497
Carucel Property AS	925 988 413
Carucel Sentrum Holding AS	924 756 659
Carucel Stella AS	927 900 726
Carucel Urban Development AS	928 980 111
Carucel Urban Sub AS	929 047 699
Carucel Viken AS	920 596 444
D1A Næring AS	999 122 957
Dalsbergstien 2 AS	990 932 700
Deichmannsgate 6 AS	911 727 161
Dronninglunden Fbk AS	928 125 092
Eikringen 19 og 20 AS	915 096 158
Ekebergveien 235 AS	923 101 314



Eufemia Fbk AS	928 124 983
Eufemia Fbk Syd AS	928 124 908
Eufemias Hage Fbk AS	928 124 878
Frogner Plass AS	910 204 246
Frognerveien 9B og C AS	919 369 744
Frydenhaugveien 2 AS	912 402 495
Haslumhuset Holding AS	924 203 536
Haslumhuset Leiligheter 1 AS	921 146 256
Haslumhuset Næring AS	925 311 502
Hegdehaugsveien 12 AS	922 884 293
Hegdehaugsveien 23 AS	991 663 029
Heggelibakken 2 AS	828 425 412
Helgesens Gate 50 AS	916 541 066
Helsebolig AS	922 224 161
Home Eiendom ANS	979 227 477
Thorvald Meyers Gate 45 AS	914 653 266
Hurdal Eiendom AS	955 356 616
Hyggeligbakken AS	917 143 048
Karlstadsgaten 11 AS	991 289 135
Listia Eiendom AS	923 108 165
Lufthavnveien 17 Leknes AS	923 025 847
Munch Brygge AS	920 035 213
Munch Brygge Eiendom AS	916 354 711
Munthesgate 33 Eiendom AS	921 517 017
Neslia AS	922 122 253
Niels Juelsgate33 AS	925 311 537
Nordregate 18 AS	827 226 572
Nusfjord AS	965 070 672
Nusfjord Drift AS	912 890 651
Observatoriegaten 25 AS	989 231 413
Oslo Bay District AS	920 035 175
Oslobukta Promotion AS	915 014 895
Parkveien 6 AS	923 108 211
Posthallen AS	922 808 570
Skjeppsjøen Eiendom AS	824 205 442
Skovveien 15 AS	930 086 681
Stensbyhagen AS	899 038 452
Sørenga 1 Næring AS	917 415 897
Sørenga 5 Næring AS	914 741 246
Sørenga 51 Næring AS	914 740 991
Sørenga 7 Næring AS	914 741 041
Sørenga 8 Næring AS	914 741 157
Sørenga Parkering AS	914 219 167
Sørenga Portfolio AS	920 035 191
Søylen Eiendom AS	920 889 352
Tennisveien 23 Leilighet I AS	926 516 973
Thereses Gate 51 AS	821 146 232
Thorvald Meyers Gate 69 AS	917 386 854
Thorviks Rederi AS	930 481 459



Ullevålsveien 88A AS	990 932 670
Vibes Gate 8 AS	924 830 255
Olaf Ryes Plass 4 AS	931 523 287
Kirkegårdsgata 7 AS	931 523 309
Thorvald Meyers Gate 83 AS	931 523 244
Grüners Gate 1 AS	932 409 356
Olaf Ryes plass 9 AS	932 409 410
Olaf Ryes plass 10 AS	932 409 429
Holsts Gate 1 AS	932 409 372
Kirkegårdsgata 13 AS	932 409 402
Oslobukta Serveringssteder AS	931 565 362
Seilduksgata 19 AS	932 409 496
Skolebakken Kolbotn Næring AS	926 165 542
Steenstrups gate 1 AS	932 409 437