



## ÅRSREGNSKAPET FOR REGNSKAPSÅRET 2023 - GENERELL INFORMASJON

### Enheten

Organisasjonsnummer: 917 994 897  
Organisasjonsform: Aksjeselskap  
Foretaksnavn: FROST CO-INVESTOR AS  
Forretningsadresse: v/UNION Eiendomskapital AS  
Bolette brygge 1  
0252 OSLO

### Regnskapsår

Årsregnskapets periode: 01.01.2023 - 31.12.2023

### Konsern

Morselskap i konsern: Nei

### Regnskapsregler

Regler for små foretak benyttet: Nei  
Benyttet ved utarbeidelsen av årsregnskapet til selskapet: IFRS

### Årsregnskapet fastsatt av kompetent organ

Bekreftet av representant for selskapet: Torgeir Røstberg  
Dato for fastsettelse av årsregnskapet: 09.02.2024

### Grunnlag for avgivelse

År 2023: Årsregnskapet er elektronisk innlevert  
År 2022: Tall er hentet fra elektronisk innlevert årsregnskap fra 2023

*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, 12.07.2024



### Resultatregnskap

Beløp i: NOK	Note	2023	2022
<b>RESULTATREGNSKAP</b>			
<b>Kostnader</b>			
Annen driftskostnad		355 937	272 289
<b>Sum kostnader</b>		<b>355 937</b>	<b>272 289</b>
<b>Driftsresultat</b>		<b>-355 937</b>	<b>-272 289</b>
<b>Finansinntekter og finanskostnader</b>			
Inntekt på investering i datterselskap og tilknyttet selskap		-2 517 379	-5 137 146
Renteinntekt fra foretak i samme konsern		79 457	4 502
Annen renteinntekt		128	
<b>Sum finansinntekter</b>		<b>-2 437 794</b>	<b>-5 132 644</b>
Rentekostnad til foretak i samme konsern			4 929
Annen rentekostnad			27
<b>Sum finanskostnader</b>			<b>4 956</b>
<b>Netto finans</b>		<b>-2 437 794</b>	<b>-5 137 600</b>
<b>Ordinært resultat før skattekostnad</b>		<b>-2 793 731</b>	<b>-5 409 889</b>
Skattekostnad på resultat		9 904	
<b>Ordinært resultat etter skattekostnad</b>		<b>-2 803 635</b>	<b>-5 409 889</b>
<b>Årsresultat</b>		<b>-2 803 635</b>	<b>-5 409 889</b>
<b>Årsresultat etter minoritetsinteresser</b>		<b>-286 256</b>	<b>-272 744</b>
<b>Overføringer og disponeringer</b>			
Avsatt til annen egenkapital		-2 803 635	
Overført fra annen egenkapital			-5 409 890
<b>Sum overføringer og disponeringer</b>		<b>-2 803 635</b>	<b>-5 409 890</b>



### Balanse

Beløp i: NOK	Note	2023	2022
<b>BALANSE - EIENDELER</b>			
<b>Anleggsmidler</b>			
<b>Immaterielle eiendeler</b>			
<b>Finansielle anleggsmidler</b>			
Investeringer i tilknyttet selskap		34 980 116	50 702 295
<b>Sum finansielle anleggsmidler</b>		<b>34 980 116</b>	<b>50 702 295</b>
<b>Sum anleggsmidler</b>		<b>34 980 116</b>	<b>50 702 295</b>
<b>Omløpsmidler</b>			
<b>Varer</b>			
<b>Bankinnskudd, kontanter og lignende</b>			
Bankinnskudd, kontanter o.l.		2 352 146	1 411 199
<b>Sum bankinnskudd, kontanter og lignende</b>		<b>2 352 146</b>	<b>1 411 199</b>
<b>Sum omløpsmidler</b>		<b>2 352 146</b>	<b>1 411 199</b>
<b>SUM EIENDELER</b>		<b>37 332 262</b>	<b>52 113 494</b>
<b>BALANSE - EGENKAPITAL OG GJELD</b>			
<b>Egenkapital</b>			
<b>Innskutt egenkapital</b>			
Aksjekapital		2 374 526	2 374 526
<b>Sum innskutt egenkapital</b>		<b>2 374 526</b>	<b>2 374 526</b>
<b>Opptjent egenkapital</b>			
Fond for vurderingsforskjeller		396 753	2 914 132
Annen egenkapital		34 528 423	46 814 679
<b>Sum opptjent egenkapital</b>		<b>34 925 176</b>	<b>49 728 811</b>
<b>Sum egenkapital</b>		<b>37 299 702</b>	<b>52 103 337</b>



## Balanse

<b>Beløp i: NOK</b>	<b>Note</b>	<b>2023</b>	<b>2022</b>
<b>Sum langsiktig gjeld</b>		<b>0</b>	<b>0</b>
<b>Kortsiktig gjeld</b>			
Leverandørgjeld		22 656	10 156
Betalbar skatt		9 904	
<b>Sum kortsiktig gjeld</b>		<b>32 560</b>	<b>10 156</b>
<b>Sum gjeld</b>		<b>32 560</b>	<b>10 156</b>
<b>SUM EGENKAPITAL OG GJELD</b>		<b>37 332 262</b>	<b>52 113 493</b>



**Frost Co-Investor AS**

**Annual accounts**

**2023**

**Auditor's report**

**Director's report**

**Statement of comprehensive income**

**Statement of financial position at 31 December**

**Statement of changes in equity**

**Cash flow statement**

**Notes**





The board of directors report 2023 for Frost Co-Investor AS

## Frost Co-Investor AS

### Operational review

Frost Co-investor AS ("the Company") was established in 2016 and is registered as an alternative investment fund, to invest in shares issued by Frost Retail Holding AS, which again is owned by the alternative investment fund UNION Real Estate Fund II Holding AS ("the Fund"). The Company and the Fund are managed by UNION Eiendoms kapital UREF AS.

Frost Retail Holding AS has invested in a property portfolio consisting of 58 retail properties in Norway ("the Portfolio"), whereas 56 properties out of 58 properties are sold per 31.12.2023.

### Going Company

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 company, and that the economic and financial position is sound.

### Comments related to the financial statements

As of 31.12.2023 237 452 638 shares were issued in the Company.

The portfolio of properties in the Fund as of 31.12.2023 had a rental occupancy of 100%, and the average duration of the lease contracts were 9,6 years.

The Board of Frost Co-Investor AS proposes that the negative total comprehensive income for the year of the parent company is allocated as follows:

• Transferred to fund for unrealized gains	NOK	-2 517 379
• <u>Transferred to other equity</u>	NOK	<u>- 286 256</u>
• Total transfers	NOK	-2 803 635

As per 31.12.2023 the Company had a bank balance of MNOK 2,4.

The total capital pr. 31.12.2023 was MNOK 37,3. The equity ratio was 100%.

### Board liability insurance

The current board is covered for board liability by board liability insurance taken out by the company's Manager.





## Environment and equality

The parent company and the Group do not pollute the environment beyond what is normal for the operations of the Group. Waste and emissions arising from operations are treated under applicable laws and regulations. The company does not discriminate between the sexes and believe that equality is safeguarded thus no specific measures is implemented.

## Financial risk

### Market risk

The company is exposed to effects related to macro-economic conditions and local market conditions. This could lead to changes in rent levels, occupancy rate and value of the properties. There has been increasing focus on location as investment criteria over the past years.

Frost Co-Investor AS is indirectly exposed to changes in interest rates. Indirectly liabilities to credit institutions in Frost Retail Holding AS are per 31.12.2023 MNOK 19,6. The portfolio has a floating interest rate (3-month NIBOR) the margin is applied. The Group complies with all covenants per 31.12.2023.

### Credit risk

The Fund has risks associated with its tenants on the properties. The tenant's economy and financial strength, and thus their ability to serve the rent, has great significance for the risk associated with the loss of rent/income. The risk of vacancy depends to a large extent on the economic conditions. Vacancy in a property will lead to loss of rental income and cause the fund to cover the missing common costs. The fund strives to achieve a bank guarantee or rent deposit upon signing or renegotiating lease contracts.

### Risk of liquidity

The Board assesses the Funds liquidity as satisfactory and it strives to have a liquidity buffer in case unforeseen things arise through daily operation of the properties.

## Research and development

Frost Co-Investor AS has no research and development activities.

## Future development

The Board believe investments in real estate in Norway are attractive long-term investment opportunities due to factors such as strong public finances and a favorable demographic development.

The Board is not aware of any other incidents that has occurred which may impact the Company's annual results or financial position.





Oslo, 9th February 2024

*Bjørn Henningsen*

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Bjørn Henningsen  
Chairman

*Lars Even Moe*

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Lars Even Moe  
Board member

*Øyste*

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Øyste  
Board member





**Frost Co-Investor AS**

**Statement of comprehensive income**

All amounts in NOK	Note	2023	2022
Share of net profit/(loss) from associates		(2,517,379)	(5,137,146)
General and administrative expenses	3, 4, 8	(355,937)	(272,289)
<b>Operating profit / (loss)</b>		<b>(2,873,316)</b>	<b>(5,409,435)</b>
Financial income	5	79,585	(455)
<b>Net financial items</b>	5	<b>79,585</b>	<b>(455)</b>
<b>Profit / (Loss) before tax</b>		<b>(2,793,731)</b>	<b>(5,409,890)</b>
Income tax expense	6	(9,904)	-
<b>Profit / (Loss) for the year</b>		<b>(2,803,635)</b>	<b>(5,409,890)</b>
<b>Other comprehensive income</b>		<b>-</b>	<b>-</b>
<b>Total comprehensive income / (loss) for the year</b>		<b>(2,803,635)</b>	<b>(5,409,890)</b>





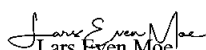
## Frost Co-Investor AS


## Statement of financial position at 31 December

All amounts in NOK	Note	2023	2022
<b>ASSETS</b>			
<b>Non-current assets</b>			
Investments in associated companies	2, 9	34,980,116	50,702,295
<b>Total non-current assets</b>		<b>34,980,116</b>	<b>50,702,295</b>
<b>Current assets</b>			
Cash and cash equivalents	7	2,352,146	1,411,199
<b>Total current assets</b>		<b>2,352,146</b>	<b>1,411,199</b>
<b>TOTAL ASSETS</b>		<b>37,332,262</b>	<b>52,113,494</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
<b>Paid in capital</b>			
Issued capital	10	2,374,526	2,374,526
Share premium		-	-
Other paid in capital			
<b>Total paid in capital</b>		<b>2,374,526</b>	<b>2,374,526</b>
<b>Accumulated profits</b>			
Fund for unrealised gains		396,753	2,914,132
Retained earnings / (Accumulated Deficit)		34,528,423	46,814,679
<b>Total accumulated profits</b>		<b>34,925,176</b>	<b>49,728,811</b>
<b>Total equity</b>		<b>37,299,702</b>	<b>52,103,337</b>
<b>Current liabilities</b>			
Accounts payable	7	22,656	10,156
Tax payable	6	9,904	-
<b>Total current liabilities</b>		<b>32,560</b>	<b>10,157</b>
<b>Total liabilities</b>		<b>32,560</b>	<b>10,157</b>
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>37,332,262</b>	<b>52,113,495</b>

The Board of Frost Co-Investor AS

Oslo, 9th February 2024

  
Lars Even Moe  
Chairman

  
Bjørn Henningsen  
Board member

  
Øydis Audun





Frost Co-Investor AS

Statement of changes in equity

All amounts in NOK	Note	Share capital	Share premium	Other paid in capital	Fund for unrealised gains	Retained earnings / (Accumulated Deficit)	Total equity
<b>Equity as at 31.12 2021</b>		<b>2,374,526</b>	-	-	<b>8,051,278</b>	<b>53,689,824</b>	<b>64,115,629</b>
Dividends distributed		-	-	-		(6,602,400)	<b>(6,602,400)</b>
Total comprehensive income		-	-	-	(5,137,146)	(272,745)	<b>(5,409,891)</b>
Transfer to other equity		-	-	-	-	-	-
<b>Equity as at 31.12 2022</b>		<b>2,374,526</b>	-	-	<b>2,914,132</b>	<b>46,814,678</b>	<b>52,103,337</b>
Dividends distributed		-	-	-		(12,000,000)	<b>(12,000,000)</b>
Total comprehensive income		-	-	-	(2,517,379)	(286,256)	<b>(2,803,635)</b>
<b>Equity as at 31.12 2023</b>		<b>2,374,526</b>	-	-	<b>396,753</b>	<b>34,528,423</b>	<b>37,299,702</b>





**Frost Co-Investor AS**  
**Statement of cash flows**

All amounts in NOK	Note	2023	2022
<b>Cash flow from operating activities</b>			
Profit before tax for the year from total operations		(2,793,731)	(5,409,890)
Change in value shares		2,517,379	5,137,146
Tax payment			(11,927)
Increase/(decrease) in accounts payable		12,500	10,156
<b>Net cash flow from operating activities</b>		<b>(263,852)</b>	<b>(274,514)</b>
<b>Cash flows from investing activities</b>			
Purchase of investments in associated companies		-	-
Dividend received		13,204,800	6,602,400
<b>Net cash flow used in investing activities</b>		<b>13,204,800</b>	<b>6,602,400</b>
<b>Cash flows from financing activities</b>			
Proceeds from issue of share capital		-	-
Redemption of shares		-	-
Dividend paid		(12,000,000)	(6,602,400)
<b>Net cash flow from financing activities</b>		<b>(12,000,000)</b>	<b>(6,602,400)</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>		<b>940,948</b>	<b>(274,514)</b>
Cash and cash equivalents at beginning of period		1,411,199	1,685,716
<b>Cash and cash equivalents at end of period</b>		<b>2,352,146</b>	<b>1,411,199</b>





## Frost Co-Investor AS

### Notes 2023

#### 1 Summary of significant accounting policies

Frost Co-Investor AS is a limited company, incorporated in Norway, headquartered in Oslo. Address headquarter: c/o UNION Eiendomskapital AS, Bolette Brygge 1, 0252 Oslo, Norway.

The Company is an investment company, and owns shares in one company located in Norway. Frost Co-Investor AS is managed by UNION Eiendomskapital UREF AS (the Manager).

#### 1.1 Basis for preparation of the annual accounts

The Frost Co-Investor AS' annual accounts have been prepared in accordance with International Financial Reporting Standards (IFRS) which have been adopted by the EU and are mandatory for financial years beginning on or after 1 January 2023, and Norwegian disclosure requirements listed in the Norwegian Accounting Act as of 31.12.2023.

The annual accounts are based on historical cost, with the exception of the following:

- Financial instruments at fair value through profit or loss, and loans, receivables and other financial liabilities which are recognised at amortised cost.

#### 1.2 Functional currency and presentation currency

The functional currency and presentation currency for the company is NOK. The financial statements are presented in NOK.

#### 1.3 The use of estimates and assessment of accounting policies when preparing the annual accounts

##### 1.3.1 Estimates and assumptions

The management has used estimates and assumptions that have affected assets, liabilities, incomes, expenses and information on potential liabilities. Estimates and their underlying assumptions are reviewed on a regular basis and are based on best estimates and historical experience. Changes in accounting estimates are recognised during the period when the changes take place. If the changes also apply to future periods, the effect is divided among the present and future periods.

##### 1.3.2 Judgements

The management has, when preparing the financial statements; made certain significant assessments based on critical judgement when it comes to application of the accounting principles. The following items have been subjected to a significant level of judgement when applying the accounting principles:

- Fair value of investments in associates (notes 2, 7 and 9)

#### 1.4 Revenue recognition

The company recognises revenue on an accruals basis, when the amount of revenue can be reliably measured and it is probable that future economic benefits will flow to the company.

#### 1.5 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 assets are recognised when it is probable that the company will have a sufficient profit for tax purposes in subsequent periods to utilise the tax asset. The company recognises previously unrecognised deferred tax assets to the extent it has become probable that the company can utilise the deferred tax asset. Similarly, the company will reduce a deferred tax asset to the extent that the company no longer regards it as probable that it can utilise the deferred tax asset.

Deferred tax and deferred tax assets are measured on the basis of the expected future tax rates.

Deferred tax and deferred tax assets are recognised at their nominal value and classified as non-current asset investments (long-term liabilities) in the balance sheet.





## Frost Co-Investor AS

### Notes 2023

Taxes payable and deferred taxes are recognised directly in equity to the extent that they relate to equity transactions.

#### 1.6 Financial assets and financial liabilities

##### *Recognition and measurement*

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instruments.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and liabilities (other than financial assets and liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition.

Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in the income statement.

The Company classifies its financial assets in the following categories: at fair value through profit and loss (FVTPL), and loans and receivables. The classification depends on the nature and purpose of the financial assets.

##### (a) Fair value through profit or loss (FVTPL)

Financial assets at FVTPL are initially recognised and subsequently measured at fair value on a recurring basis with gains or losses arising from changes in fair value recognised through gains in investments in the income statement. Dividends or interest earned on the financial asset are excluded from the gains on investments and recognised separately within finance income.

Assets in this category are classified as current if they are either held for trading or are expected to be realised within 12 months of the balance sheet date. Otherwise, they are classified as non-current.

The Company's management have designated all investments in associates in the financial statement as financial instruments at fair value through profit or loss. See note 9 for "Associates".

##### (b) Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They are included in current assets except for maturities greater than 12 months after the end of the reporting period. These are classified as non-current assets.

The Company classifies its financial liabilities in the following categories: at fair value through profit or loss (FVTPL), and other financial liabilities.

##### *Derecognition of financial assets and liabilities*

The Company derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or when substantially all the risks and rewards of ownership of the asset are transferred to another party. On derecognition of a financial asset in its entirety, the difference between the asset's carrying value amount and the sum of the consideration received and receivable, and the cumulative gain or loss previously recognised in other comprehensive income and accumulated in equity, is recognised in profit or loss.

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or they expire. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in the income statement.





## Frost Co-Investor AS

### Notes 2023

#### *Offsetting of financial assets and liabilities*

Financial assets and liabilities are offset and the net amount presented in the statement of financial position when the Company has a legal right to offset the amounts and intends to either settle on a net basis, or to realise the asset and settle the liability simultaneously.

#### **1.7 Cash and cash equivalents**

Cash includes cash in hand and at bank. Cash equivalents are short-term liquid investments that can be converted immediately into a known amount of cash and have a maximum term to maturity of three months.

#### **1.8 Equity**

##### **Equity and liabilities**

Financial instruments are classified as liabilities or equity in accordance with the underlying economical realities.

Interest, dividend, gains and losses relating to a financial instrument classified as a liability will be presented as an expense or income. Amounts distributed to holders of financial instruments that are classified as equity will be recorded directly in equity.

Transaction costs directly related to an equity transaction are recognised directly in equity after deducting tax expenses.

#### **1.9 Application of new and amended standards**

##### *Amendments to IAS 1 - Classification of Liabilities as Current or Non-Current*

The International Accounting Standards Board has issued amendments to IAS 1 Presentation of Financial Statements to clarify how to classify debt and other liabilities as current or non-current.

The amendments aim to promote consistency in applying the requirements by helping companies determine whether, in the statement of financial position, debt and other liabilities with an uncertain settlement date should be classified as current (due or potentially due to be settled within one year) or non-current. The amendments include clarifying the classification requirements for debt a company might settle by converting it into equity.

The amendments clarify:

- The meaning of right to defer settlement
- That the right to defer must exist at the end of the reporting period
- That classification is not affected by the probability that an entity will exercise its deferral right
- That the terms of a liability would not impact its classification, only if an embedded derivative is an equity instrument itself.

The amendments must be applied retrospectively and are effective for annual periods beginning on or after 1 January 2023.

It is not expected that the amendments will have any major effect to the financial statement of the company.

##### **Amendments to standards and interpretations with a future effective date**

Certain amendments to accounting standards have been published that are not mandatory for 31 December 2023 reporting periods and have not been early adopted by the group. These amendments are not expected to have a material impact on the entity in the current or future reporting periods and on foreseeable future transactions.

##### *Amendments to IAS 8 - Definition of Accounting Estimates*

IASB has issued amendments to IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors. The amendments clarify how companies should distinguish changes in accounting policies from changes in accounting estimates. That distinction is important because changes in accounting estimates are applied





## Frost Co-Investor AS

### Notes 2023

prospectively only to future transactions and other future events, but changes in accounting policies are generally also applied retrospectively to past transactions and other past events.

The amendments are effective for annual periods beginning on or after 1 January 2023, but earlier application is permitted. The company does not intend to early adopt the amendments.

It is not expected that the amendments will have any major effect to the financial statement of the Company.

#### *Amendments to IAS 1 and IFRS Practice Statement 2 - Disclosure of Accounting policies*

Following feedback that more guidance was needed to help companies decide what accounting policy information should be disclosed, IASB has issued amendments to IAS 1 Presentation of Financial Statements and IFRS Practice Statement 2 Making Materiality Judgements. The amendments to IAS 1 require companies to disclose their material accounting policy information rather than their significant accounting policies. The amendments to IFRS Practice Statement 2 provide guidance on how to apply the concept of materiality to accounting policy disclosures.

The amendments are effective for annual periods beginning on or after 1 January 2023, but earlier application is permitted as long as this fact is disclosed. The company does not intend to early adopt the amendments.

Some of the accounting policies presented in the annual accounts for 2022 may in this not be required for the 2023 annual accounts.





## Frost Co-Investor AS

### Notes 2023

All amounts in NOK unless otherwise stated

#### 2 Critical accounting estimates and subjective judgements

In accordance with IFRS 13, disclosure is required for financial instruments that are measured in the statement of financial position at fair value.

This requires disclosure of fair value measurements by level for the following fair value measurement hierarchy:

- Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities
- Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices)
- Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (i.e. unobservable inputs)

The following provides an analysis of financial instruments that are measured subsequent to initial recognition at fair value, grouped into Levels 1 to 3 based on the degree to which the fair value is observable.

There were no transfers between levels in the period.

#### Fair value of investments in associates

The sole purpose of the associate is to own subsidiaries. Any other assets or liabilities that the associate may have will for the most part consist of cash and cash equivalents and short-term payables and receivables, and the fair value of these items is expected to approximate the nominal and carrying amounts.

The valuation technique for measuring the fair value of the associate is an adjusted net asset value method, where the fair value of the main assets are measured by an income approach, and the fair value of the associate is then estimated by adjusting for any other assets and liabilities.

Reconciliation of Level 3 fair value measurements of associated companies:

Balance as of 1 January 2023	50,702,295
Additions	-
Disposals	-
Dividends	(13,204,800)
Change in fair value	(2,517,379)
<b>Balance as of 31 December 2023</b>	<b>34,980,116</b>





## Frost Co-Investor AS

### Notes 2023

All amounts in NOK unless otherwise stated

#### 3 Wages and remuneration

##### Number of employees

The company has no employees.

##### Remuneration to members of the Board

The Board has not received any remuneration for their work.

<b>Expensed audit fee (inc. VAT)</b>	<b>2023</b>	<b>2022</b>
Statutory audit	35,750	36,938
Other assurance services	-	-
Other non-assurance services	34,031	35,324
Tax consultant services	-	-
<b>Total expensed audit fee</b>	<b>69,781</b>	<b>72,262</b>

<b>Shares held by Board members*</b>	<b>Position</b>	<b>2023</b>
Lars Even Moe	Chairman	0.24%
Bjørn Henningsen	Board member	0.24%
Øystein A. Landvik	Board member	0.24%
<b>Total</b>		<b>0.73%</b>

\* The shares are owned indirectly in the form of ownership in UREF II Sponsor AS through private holding companies. UREF II Sponsor AS owns directly shares in Frost Co-Investor AS.

#### 4 General and administrative expenses

<b>General and administrative expenses</b>	<b>2023</b>	<b>2022</b>
Auditor's fee	69,781	72,262
Other general and administrative expenses	286,156	200,027
<b>Total general and administrative expenses</b>	<b>355,937</b>	<b>272,289</b>

#### 5 Financial income and costs

<b>Financial income</b>	<b>2023</b>	<b>2022</b>
Interest income on cash and cash equivalents	79,585	4,502
Dividends and other contributions	-	-
<b>Total financial income</b>	<b>79,585</b>	<b>4,502</b>
<b>Financial costs</b>		
Share of net profit from joint ventures	-	4,929
Other financial costs	-	27
<b>Total financial costs</b>	<b>-</b>	<b>4,956</b>
<b>Net financial items</b>	<b>79,585</b>	<b>(454)</b>





## Frost Co-Investor AS

### Notes 2023

All amounts in NOK unless otherwise stated

#### 6 Income tax

Income tax expense	2023	2022
<i>Current tax:</i>		
Tax payable	9,904	-
<i>Deferred tax:</i>		
Changes in deferred tax	-	-
Changes in tax rate	-	-
<b>Total income tax expense</b>	<b>9,904</b>	<b>-</b>
<b>Reconciliation of the effective rate of tax</b>	<b>2023</b>	<b>2022</b>
Income taxes calculated at 22% of profit before tax	(614,621)	(1,190,176)
Changes in unrecognised deferred tax (asset)/liabilities	(16,422)	16,422
Tax related to change in value of shares	553,823	1,130,172
Tax effect on non deductible expenses	-	6
Dividends received (of which 97 % are tax free)	87,152	43,576
Other	(28)	(1)
<b>Total income tax expense</b>	<b>9,904</b>	<b>(0)</b>
<b>Deferred tax and deferred tax assets:</b>	<b>2023</b>	<b>2022</b>
<i>Deferred tax assets</i>		
Tax losses carried forward	-	-
Deferred tax assets - gross	-	-
<b>Net deferred tax asset/(liabilities)</b>	<b>-</b>	<b>-</b>
<b>Net recognised deferred tax asset/(liabilities)</b>	<b>-</b>	<b>-</b>
<b>Book value at 31.12 (22%)</b>	<b>-</b>	<b>-</b>

#### 7 Carrying amounts and fair value of financial instruments

The following table provides information about the carrying amounts and the fair value of all classes of financial instruments:

Financial assets - non current	2023	2022
<i>Financial assets designated as FVTPL</i>		
Investments in associated companies	34,980,116	50,702,295
<b>Total non current financial assets</b>	<b>34,980,116</b>	<b>50,702,295</b>
<b>Financial assets - current</b>		
<i>Loans and receivables held at amortised cost</i>		
Cash and cash equivalents	2,352,146	1,411,199
<b>Total current financial assets</b>	<b>2,352,146</b>	<b>1,411,199</b>
<b>Financial liabilities - current</b>		
<i>Financial liabilities at amortised cost</i>		
Accounts payables	22,656	10,156
<b>Total current liabilities</b>	<b>22,656</b>	<b>10,156</b>

The fair values for all "Loans and receivables held at amortised cost", "Cash and cash equivalents", and all current "Financial liabilities held at amortised cost" are expected to approximate their carrying amounts given the short-term nature of these financial instruments.

The total carrying value of non current "Financial liabilities measured at amortised cost" is a reasonable approximation of their fair value at the year end date.

#### 8 Related parties

There are no significant transactions with related parties in 2023.





## Frost Co-Investor AS

### Notes 2023

All amounts in NOK unless otherwise stated

#### 9 Investment in associates

The only associate is a 33,01 % interest in Frost Retail Holding AS, a company located in Oslo. Frost Retail Holding AS owns 100% of Frost Retail Invest AS.

The associate is accounted for using the equity method in the financial statement.

The table below provides summarised financial information for the associate. The information disclosed is based on a consolidation in accordance with IFRS for the associate. The information have been amended to reflect adjustments made by the Company when using the equity method, including fair value adjustments and modifications for differences in accounting policy.

These are consolidated figures at 100% and is not adjusted for holding period.

Frost Retail Holding AS		
Income statement	2023	2022
Revenues	9,138,703	13,303,082
Operating costs	(6,542,637)	(6,675,138)
Depreciation and amortisation	-	-
Net interest	(737,533)	(1,374,614)
Income/loss of underlying investments	(8,175,743)	(4,983,365)
Gain/loss sale of properties	-	-
Income tax expense	4,912,230	(556,604)
<b>Profit for the period</b>	<b>(1,404,981)</b>	<b>(286,640)</b>
Other comprehensive income	-	-
<b>Total comprehensive income</b>	<b>(1,404,981)</b>	<b>(286,640)</b>
<b>Assets and liabilities</b>		
Investment properties	75,354,847	95,195,685
Investment in Joint Ventures	22,337,259	31,763,002
Other non current assets	32,637,878	-
Cash and cash equivalents	33,731,321	64,889,914
Other current assets	713,276	34,422,891
Current liabilities	(3,697,040)	(4,635,668)
Non current liabilities	(28,616,070)	(44,860,945)
<b>Net assets</b>	<b>132,461,476</b>	<b>176,774,883</b>
Minority interests	20,400,795	23,187,415
<b>Net assets to majority</b>	<b>112,060,676</b>	<b>153,587,468</b>
Dividends received from the associate	-	-
<b>Reconciliation to carrying amounts</b>		
Opening net assets 1 January	153,587,468	189,148,920
Capital increase/capital decrease	-	-
Acquisition	-	-
Profit/(loss) for the period	(1,404,981)	(286,640)
Minority's share of profit/(loss) for the period	-	-
Other comprehensive income	-	-
Other changes	(6,220,668)	(15,274,812)
Dividends paid	(40,000,000)	(20,000,000)
<b>Closing net assets</b>	<b>105,961,819</b>	<b>153,587,468</b>
Company's share in %	33.01%	33.01%
Carrying amount	34,980,116	50,702,295

There are no particular significant restrictions on the ability of the associate to transfer funds to the Company in the form of cash dividends or to repay loans or advances.

The Company have no commitments or contingent liabilities in respect of this associate.





## Frost Co-Investor AS

### Notes 2023

All amounts in NOK unless otherwise stated

#### 10 Share capital, shareholder information and dividend

(Number of shares are in whole numbers)

10.1 Share capital	2023	2022
Ordinary shares, nominal amount NOK 0,01	235,078,112	235,078,112
Sponsor shares, nominal amount NOK 0,01	2,374,526	2,374,526
<b>Total number of shares</b>	<b>237,452,638</b>	<b>237,452,638</b>

The sponsor shares have the right to elect the board members of the company, ordinary shares are without voting rights concerning the board election

#### 10.2 Shareholders

	Ordinary shares	Sponsor shares	Ownership interest	Voting interest
Geveran Trading Co. Limited	103,229,953	-	43.5 %	43.5 %
Partners Group VBV Private Markets SCA SICAV-RAIF-	58,631,304	-	24.7 %	24.7 %
Crown Small Cap Real Estate Fund II-UK LP	35,627,884	-	15.0 %	15.0 %
Partners Group Red Dragon LP	22,971,220	-	9.7 %	9.7 %
Partners Group Generation S.A SICAB-SIF-Privat Markets	10,282,356	-	4.3 %	4.3 %
Crown Small Cap Real Estate Fund II-T LP	4,335,395	-	1.8 %	1.8 %
UREF II Sponsor AS	-	2,374,526	1.0 %	1.0 %
<b>Total number of shares 31.12.2023</b>	<b>235,078,112</b>	<b>2,374,526</b>	<b>100%</b>	<b>100%</b>

Reconciliation of total number of shares in issue:

	Ordinary shares	Sponsor shares	Total
As at December 31 2022	235,078,112	2,374,526	237,452,638
Redemption during the period	-	-	-
Issued during the period	-	-	-
<b>Issued as of 31 December 2023 - fully paid in</b>	<b>235,078,112</b>	<b>2,374,526</b>	<b>237,452,638</b>
As at December 31 2021	235,078,112	2,374,526	237,452,638
Redemption during the period	-	-	-
Issued during the period	-	-	-
<b>Issued as of 31 December 2022 - fully paid in</b>	<b>235,078,112</b>	<b>2,374,526</b>	<b>237,452,638</b>
As at December 31 2020	235,078,112	2,374,526	237,452,638
Redemption during the period	-	-	-
Issued during the period	-	-	-
<b>Issued as of 31 December 2021 - fully paid in</b>	<b>235,078,112</b>	<b>2,374,526</b>	<b>237,452,638</b>
As at December 31 2019	235,078,112	2,374,526	237,452,638
Redemption during the period	-	-	-
Issued during the period	-	-	-
<b>Issued as of 31 December 2020 - fully paid in</b>	<b>235,078,112</b>	<b>2,374,526</b>	<b>237,452,638</b>
As at December 31 2018	235,078,112	2,374,526	237,452,638
Redemption during the period	-	-	-
Issued during the period	-	-	-
<b>Issued as of 31 December 2019 - fully paid in</b>	<b>235,078,112</b>	<b>2,374,526</b>	<b>237,452,638</b>

#### 10.3 Dividends

Cash dividends approved and paid	2023		2022	
	NOK pr share	Total	NOK pr share	Total
Ordinary shares				
Total dividends approved and paid	0.05	10,963,609	0.03	5,915,136
Sponsor shares				
Total dividends approved and paid	0.44	1,036,391	0.29	687,264
<b>Total</b>		<b>12,000,000</b>		<b>6,602,400</b>





## Verification

Transaction 09222115557510334024

### Document

Frost Co Investor - årsregnskap til signering

Main document

17 pages

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eSign (Ie)

Finalised on 2024-02-11 09:51:35 CET (+0100)

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To the General Meeting of Frost Co-Investor AS

RSM Norge AS

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Pb 1312 Vika, 0112 Oslo  
Org.nr: 982 316 588 MVA

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## Independent Auditor's Report

[www.rsmnorge.no](http://www.rsmnorge.no)

### Opinion

We have audited the financial statements of Frost Co-Investor AS showing a loss of NOK 2 803 635, which comprise the balance sheet as at 31 December 2023, the income statement, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policy information.

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 2023, and its financial performance and its cash flows for the year then ended in accordance with IFRS Accounting Standards as adopted by the EU.

### 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.

### Other Information

The Board of Directors (management) is responsible for the other information accompanying the financial statements. The other information comprises information in the annual report, but does not include the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information accompanying the financial statements.

In connection with our audit of the financial statements, our responsibility is to read the other information. The purpose is to consider if there is material inconsistency between the other information and the financial statements or our knowledge obtained in the audit, or whether the other information appears to be materially misstated. We are required to report if there is a material misstatement in the other information. We have nothing to report in this regard.

### Responsibilities of Management for the Financial Statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with IFRS Accounting Standards as adopted by the EU, 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.

THE POWER OF BEING UNDERSTOOD  
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RSM Norge AS is a member of the RSM network and trades as RSM. RSM is the trading name used by the members of the RSM network. Each member of the RSM network is an independent accounting and consulting firm which practices in its own right. The RSM network is not itself a separate legal entity in any jurisdiction.

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Independent Auditor's report 2023 for Frost Co-Investor AS



In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

*Auditor's Responsibilities for the Audit of the Financial Statements*

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

Oslo, 12 February 2024  
RSM Norge AS

Per-Henning Lie  
*State Authorised Public Accountant*  
(This document is signed electronically)

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## Per-Henning Schulz Lie

Statsautorisert revisor

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## Skattedirektoratet

Saksbehandler	Deres dato	Vår dato
Jeanette Munkvold Skovholt	12.01.2018	29.01.2018
Telefon	Deres referanse	Vår referanse
90076012	Jannecke Vinjum	2018/32968

UNION EIENDOMSKAPITAL UREF AS  
c/o Union Gruppen AS Postboks 1715 Vika  
0121 OSLO

## Tillatelse til å utarbeide årsregnskap og årsberetning på engelsk språk

Vi viser til deres brev av 12. januar 2018 der det søkes om dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk språk for:

- Frost Co Investor AS, org.nr. 917 994 897
- Frost Co Investor II AS, org.nr. 819 060 312

Skattedirektoratet gir på bakgrunn av en konkret helhetsvurdering ovenstående selskaper dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk språk, jf. regnskapsloven § 3-4 tredje ledd. Dispensasjonen forutsetter at opplysningene som vedtaket baserer seg på ikke endres vesentlig.

Kopi av dette brevet må sendes Regnskapsregisteret i Brønnøysund sammen med årsregnskapet. Det påligger den regnskapspliktige å dokumentere ved dette brev at tillatelsen er gitt.

### Bakgrunn

Selskapene har kun internasjonale eiere, og virksomheten består i å eie aksjer i et stort eiendomsfond. Den funksjonelle valutaen er NOK, og regnskapsspråket er IFRS. Arbeidsspråket er engelsk. Brukerne av regnskapet er utenlandske.

En norsk oversettelse av årsregnskap og årsberetning vil kun ha til formål å tilfredsstille regnskapslovens språkkrav.

### Skattedirektoratets vurdering

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

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

*”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*

Postadresse	Besøksadresse:	Sentralbord
Postboks 9200 Grønland	Se <a href="http://www.skatteetaten.no">www.skatteetaten.no</a>	800 80 000
0134 Oslo	Org.nr: 996250318	Telefaks
	E-post:	22 17 08 60
	<a href="mailto:skatteetaten.no/sendepost">skatteetaten.no/sendepost</a>	



*forutsetning for at ressursbruken i samfunnsøkonomien skal bli best mulig. Gode regnskaper vil også gjøre det vanskeligere for markedsdeltakere å ta ut speulasjonsgevinster med basis i skjevt fordelt informasjon.”*

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

Det er etter Skattedirektoratets vurdering derfor avgjørende ved vurdering av om dispensasjon fra kravet til å utarbeide årsregnskap og/eller årsberetning på norsk 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 Skattedirektoratet lagt vekt på at selskapene er eid av utenlandske investorer. Eierkretsen er begrenset. Selskapene driver virksomhet i en internasjonal bransje og arbeidsspråket er engelsk. Videre er det vektlagt at alle sentrale brukere av regnskapet behersker og benytter engelsk språk.

Vennligst oppgi vår referanse ved henvendelser i saken.

Med hilsen

Torstein Kinden Helleland  
*seniorrådgiver*  
Rettsavdelingen, foretaksskatt  
Skattedirektoratet

Jeanette Munkvold Skovholt

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