



ÅRSREGNSKAPET FOR REGNSKAPSÅRET 2023 - GENERELL INFORMASJON

Enheten

Organisasjonsnummer: 914 741 246
Organisasjonsform: Aksjeselskap
Foretaksnavn: SØRENGA 5 NÆRING AS
Forretningsadresse: c/o Malling & Co Forvaltning ASS
Dronning Mauds gate 15
0250 OSLO

Regnskapsår

Årsregnskapets periode: 01.01.2023 - 31.12.2023

Konsern

Morselskap i konsern: Nei

Regnskapsregler

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

Årsregnskapet fastsatt av kompetent organ

Bekreftet av representant for selskapet: Carl Erik Krefting
Dato for fastsettelse av årsregnskapet: 26.04.2024

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, 12.06.2025



Resultatregnskap

Beløp i: NOK	Note	2023	2022
RESULTATREGNSKAP			
Inntekter			
Rental income		3 066 729	1 177 394
Sum inntekter		3 066 729	1 177 394
Kostnader			
Depreciation	1, 2	1 846 589	1 268 345
Nedskrivning av varige driftsmidler og immaterielle eiendeler	1		
Other operating expenses	3	1 629 385	2 572 805
Sum kostnader		3 475 974	3 841 150
Driftsresultat		-409 246	-2 663 756
Finansinntekter og finanskostnader			
Annen renteinntekt	4		
Financial income	4		
Annen rentekostnad	4		
Financial expenses	4	1 319 909	145 104
Sum finanskostnader		1 319 909	145 104
Netto finans		-1 319 909	-145 104
Ordinært resultat før skattekostnad		-1 729 155	-2 808 860
Income tax expense	5	-380 414	-626 268
Ordinært resultat etter skattekostnad		-1 348 741	-2 182 592
Årsresultat		-1 348 741	-2 182 592
Årsresultat etter minoritetsinteresser		-1 348 741	-2 182 592
Totalresultat		-1 348 741	-2 182 592
Overføringer og disponeringer			
Other equity		-1 348 741	-2 182 592
Sum overføringer og disponeringer	6	-1 348 741	-2 182 592



Resultatregnskap

Beløp i: NOK	Note	2023	2022
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Balanse

Beløp i: NOK	Note	2023	2022
BALANSE - EIENDELER			
Anleggsmidler			
Immaterielle eiendeler			
Research & development	2		21 317
Other intangible assets	2		
Utsatt skattefordel	5	2 782 227	2 401 813
Sum immaterielle eiendeler		2 782 227	2 423 130
Varige driftsmidler			
Property, plant and equipment	1, 7	57 823 624	37 624 553
Operating moveable equipment	1	649 074	
Equipment	1		
Sum varige driftsmidler	1	58 472 698	37 624 553
Finansielle anleggsmidler			
Lån til foretak i samme konsern	8		
Sum anleggsmidler		61 254 925	40 047 683
Omløpsmidler			
Varer			
Fordringer			
Accounts receivables		154 967	175 393
Accounts receivables from group companies	8		
Other current receivables		1 857 095	185 138
Konsernfordringer	8	116 951	
Sum fordringer		2 129 013	360 532
Bankinnskudd, kontanter og lignende			
Cash and cash equivalents		1 689 648	340 080
Sum bankinnskudd, kontanter og lignende		1 689 648	340 080
Sum omløpsmidler		3 818 660	700 612
SUM EIENDELER		65 073 585	40 748 295



Balanse

Beløp i: NOK	Note	2023	2022
BALANSE - EGENKAPITAL OG GJELD			
Egenkapital			
Innskutt egenkapital			
Share capital	6, 9	1 000 000	1 000 000
Beholdning av egne aksjer	6		
Overkurs	6	33 514 092	34 862 832
Annen innskutt egenkapital	6		
Sum innskutt egenkapital		34 514 092	35 862 832
Opptjent egenkapital			
Retained earnings	6		
Udekket tap	6		
Sum egenkapital		34 514 092	35 862 832
Gjeld			
Langsiktig gjeld			
Utsatt skatt	5		
Annen langsiktig gjeld			
Langsiktig konserngjeld	8	30 052 501	4 201 842
Sum annen langsiktig gjeld		30 052 501	4 201 842
Sum langsiktig gjeld		30 052 501	4 201 842
Kortsiktig gjeld			
Leverandørgjeld	8	168 548	264 369
Tax payable	5		
Public duties payable			253 855
Kortsiktig konserngjeld	8		
Other current liabilities		338 445	165 398
Sum kortsiktig gjeld		506 993	683 621
Sum gjeld		30 559 494	4 885 463
SUM EGENKAPITAL OG GJELD		65 073 585	40 748 295



Balanse

Beløp i: NOK	Note	2023	2022
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Brønnøysundregistrene

ÅRSREGNSKAP FOR REGNSKAPSÅRET 2023 - GENERELL INFORMASJON

Journalnummer: 2024 604658

Enheten

Organisasjonsnummer: 914 741 246
Organisasjonsform: Aksjeselskap
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årsregnskapet til selskapet: Regnskapslovens alminnelige regler

Årsregnskapet fastsatt av kompetent organ

Bekreftet av representant for selskapet: Carl Erik Krefting
Dato for fastsettelse av årsregnskapet: 26.04.2024

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 2023: Årsregnskap er elektronisk innlevert.
År 2022: Tall er hentet fra elektronisk innlevert årsregnskap fra 2023.

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Brønnøysundregistrene, 09.07.2024

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: 914 741 246
SØRENGA 5 NÆRING AS

RESULTATREGNSKAP

Beløp i: NOK	Note	2023	2022
RESULTATREGNSKAP			
Inntekter			
Rental income		3 066 729	1 177 394
Sum inntekter		3 066 729	1 177 394
Kostnader			
Depreciation	1, 2	1 846 589	1 268 345
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Sum kostnader		3 475 974	3 841 150
Driftsresultat		-409 246	-2 663 756
Finansinntekter og finanskostnader			
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Årsresultat etter minoritetsinteresser		-1 348 741	-2 182 592
Totalresultat		-1 348 741	-2 182 592
Overføringer og disponeringer			
Other equity		-1 348 741	-2 182 592
Sum overføringer og disponeringer	6	-1 348 741	-2 182 592



Organisasjonsnr: 914 741 246
SØRENGA 5 NÆRING AS

BALANSE

Beløp i: NOK **Note** **2023** **2022**

BALANSE - EIENDELER

Anleggsmidler

Immaterielle eiendeler

Research & development	2		21 317
Other intangible assets	2		
Utsatt skattefordel	5	2 782 227	2 401 813
Sum immaterielle eiendeler		2 782 227	2 423 130

Varige driftsmidler

Property, plant and equipment	1, 7	57 823 624	37 624 553
Operating moveable equipment	1	649 074	
Equipment	1		
Sum varige driftsmidler	1	58 472 698	37 624 553

Finansielle anleggsmidler

Lån til foretak i samme konsern	8		
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Sum anleggsmidler		61 254 925	40 047 683
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Omløpsmidler

Varer

Fordringer

Accounts receivables		154 967	175 393
Accounts receivables from group companies	8		
Other current receivables		1 857 095	185 138
Konsernfordringer	8	116 951	
Sum fordringer		2 129 013	360 532

Bankinnskudd, kontanter og lignende

Cash and cash equivalents		1 689 648	340 080
Sum bankinnskudd, kontanter og lignende		1 689 648	340 080

Sum omløpsmidler		3 818 660	700 612
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SUM EIENDELER		65 073 585	40 748 295
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BALANSE - EGENKAPITAL OG GJELD

Egenkapital

Innskutt egenkapital



Share capital	6, 9	1 000 000	1 000 000
Beholdning av egne aksjer	6		
Overkurs	6	33 514 092	34 862 832
Annen innskutt egenkapital	6		
Sum innskutt egenkapital		34 514 092	35 862 832
Opptjent egenkapital			
Retained earnings	6		
Udekket tap	6		
Sum egenkapital		34 514 092	35 862 832
Gjeld			
Langsiktig gjeld			
Utsatt skatt	5		
Annen langsiktig gjeld			
Langsiktig konserngjeld	8	30 052 501	4 201 842
Sum annen langsiktig gjeld		30 052 501	4 201 842
Sum langsiktig gjeld		30 052 501	4 201 842
Kortsiktig gjeld			
Leverandørgjeld	8	168 548	264 369
Tax payable	5		
Public duties payable			253 855
Kortsiktig konserngjeld	8		
Other current liabilities		338 445	165 398
Sum kortsiktig gjeld		506 993	683 621
Sum gjeld		30 559 494	4 885 463
SUM EGENKAPITAL OG GJELD		65 073 585	40 748 295



Organisasjonsnr: 914 741 246
SØRENGA 5 NÆRING AS

NOTEOPPLYSNINGER - SELSKAP - alle poster oppgitt i hele tall

Note

Antall årsverk i regnskapsåret
0.00

Sum Beløp

Balanseført verdi 31.12. Varige driftsmidler Immaterielle eiend.

Konsernregnskap

Morselskapet sitt navn

Forretningskontor for morselskapet

Begrunnelse for at datterselskap er utelatt fra konsolideringen

Samlet beløp - tilknyttet selskap Årets Fjorårets

Samlet beløp - foretak i samme konsern Årets Fjorårets

Samlet beløp - foretak i samme konsern Årets Fjorårets

Samlet beløp - felles kontrollert virksomhet Årets Fjorårets

Pantstillelse Beløp

Beholdning av egne aksjer Antall Pålydende Andel av aksjek.



BDO AS
Munkedamsveien 45
PO Box 1704 Vika
0121 Oslo
Norway

Independent Auditor's Report

To the General meeting of Sørenga 5 Næring AS

Opinion

We have audited the financial statements of Sørenga 5 Næring AS.

The financial statements
comprise:

- The balance sheet as at 31 December 2023
- The income statement for 2023
- Notes to the financial statements, including a summary of significant accounting policies

In our opinion:

- The financial statements comply with applicable statutory requirements, and
- The financial statements give a true and fair view of the financial position of the Company as at 31 December 2023, and its financial performance for the year then ended in accordance with the Norwegian Accounting Act and accounting standards and practices generally accepted in Norway.

Basis for Opinion

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

Responsibilities of the Board of Directors for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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



misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

<https://revisorforeningen.no/revisjonsberetninger>

BDO AS

Fredrik Bratt Rebne
State Authorised Public Accountant
(This document is signed electronically)

Peemoo document key: LCNDF-Q7ZIN-LITYN-H0KTE-0N44T-3ZT51



PENNEO

The signatures in this document are legally binding. The document is signed using Penneo™ secure digital signature. The identity of the signers has been recorded, and are listed below.

"By my signature I confirm all dates and content in this document."

Rebne, Fredrik Bratt

Partner

On behalf of: BDO AS

Serial number: no_bankid:9578-5999-4-2119704

IP: 188.95.xxx.xxx

2024-04-29 15:51:40 UTC



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Annual Report 2023

Sørenga 5 Næring AS

Revenue statement
Balance sheet
Notes to the Financial Statement

Org.no.: 914 741 246



Income Statement

Sørenga 5 Næring AS

Operating income and operating expenses	Note	2023	2022
Rental income		3 066 729	1 177 394
Total income		3 066 729	1 177 394
Depreciation	1, 2	1 846 589	1 268 345
Other operating expenses	3	1 629 385	2 572 805
Total expenses		3 475 974	3 841 150
Operating profit/loss		-409 246	-2 663 756
Financial income and expenses			
Financial expenses	4	1 319 909	145 104
Net financial items		-1 319 909	-145 104
Profit before income tax		-1 729 155	-2 808 860
Income tax expense	5	-380 414	-626 268
Profit for the year		-1 348 741	-2 182 592
Attributable to			
Other equity		-1 348 741	-2 182 592
Total	6	-1 348 741	-2 182 592



Balance Sheet
Sørenga 5 Næring AS

Assets	Note	2023	2022
Non-current assets			
<i>Intangible assets</i>			
Research & development	2	0	21 317
Deferred tax assets	5	2 782 227	2 401 813
Total intangible assets		2 782 227	2 423 130
<i>Property, plant and equipment</i>			
Property, plant and equipment	1, 7	57 823 624	37 624 553
Operating moveable equipment	1	649 074	0
Total property, plant and equipment	1	58 472 698	37 624 553
Total non-current assets		61 254 925	40 047 683
Current assets			
<i>Receivables</i>			
Accounts receivables		154 967	175 393
Other current receivables		1 857 095	185 138
Receivables from group companies	8	116 951	0
Total receivables		2 129 013	360 532
<i>Cash and cash equivalents</i>			
Cash and cash equivalents		1 689 648	340 080
Total cash and cash equivalents		1 689 648	340 080
Total current assets		3 818 660	700 612
Total assets		65 073 585	40 748 295



Balance Sheet
Sørenga 5 Næring AS

Equity and liabilities	Note	2023	2022
Equity			
<i>Paid-in equity</i>			
Share capital	6, 9	1 000 000	1 000 000
Share premium	6	33 514 092	34 862 832
Total paid-up equity		34 514 092	35 862 832
Total equity		34 514 092	35 862 832
Liabilities			
<i>Non-current liabilities</i>			
Debt to group companies	8	30 052 501	4 201 842
Total non-current liabilities		30 052 501	4 201 842
<i>Current liabilities</i>			
Accounts payable		168 548	264 369
Public duties payable		0	253 855
Other current liabilities		338 445	165 398
Total current liabilities		506 993	683 621
Total liabilities		30 559 494	4 885 463
Total equity and liabilities		65 073 585	40 748 295

Oslo,
The board of Sørenga 5 Næring AS

Carl Erik Krefting
Chairman of the board

Caroline Brun-Lie Krefting
Member of the board

Carey Joseph Flaherty
Member of the board

Ola M Abdelrahman
Member of the board



Notes to the financial statement 2023

Accounting principles

The financial statements have been prepared in compliance with the Norwegian Accounting Act and generally accepted accounting principles. The accounts have been prepared on the going concern assumption.

Use of estimates

The preparation of financial statements in compliance with the Accounting Act requires the use of estimates. It also requires Group management to exercise judgment in applying the Group's accounting policies.

Revenue

Rental income is recognised on a linear basis over the rental period. Possible costs in the form of rent rebates, compensation payments or the likes are distributed over the duration of the lease so that the income is recognised on a linear basis.

Classification and assessment of balance sheet items

Assets intended for long-term ownership and use 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 instalments on long term liabilities and long term receivables are, however, not classified as short term liabilities and current assets.

Fixed assets

Tangible fixed assets are capitalised 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.

Impairment of fixed assets

Impairment tests are carried out if there is indication that the carrying amount of an asset exceeds the estimated recoverable amount. The test is performed on the lowest level of fixed assets at which independent ingoing cashflows can be identified. If the carrying amount is higher than both the fair value less cost to sell and the value in use (net present value of future use/ownership), the asset is written down to the highest of fair value less cost to sell and the value in use.

Previous impairment charges, except write-down of goodwill, are reversed in later periods if the conditions causing the write-down are no longer present.

Receivables

Accounts receivables and other receivables are recorded in the balance sheet at face value after deduction of provisions for expected loss. Provisions for losses are made on the basis of individual assessments of the individual receivables.

Additionally, for accounts receivables, an unspecified provision is made to cover expected losses.



Notes to the financial statement 2023

Taxes

The income tax expense in the income statement consists of tax payable and changes in deferred tax. Deferred tax is calculated at 22 % on the basis of the temporary differences that exist between accounting and tax values, as well as any possible taxable loss carried forwards at the end of the accounting year. Tax enhancing or tax reducing temporary differences, which are reversed or may be reversed in the same period, have been offset and netted.

The disclosure of deferred tax benefits on net tax reducing differences which have not been eliminated, and tax losses varied forward losses, is based on estimated future earnings. Deferred tax and tax benefits which may be shown in the balance sheet are presented net.

Tax reduction on group contributions given and tax on group contribution received, booked as a reduction of acquisition cost or booked directly to equity, are booked directly against tax in the balance sheet (offset against tax payable if the group contribution has affected tax payable, and offset against deferred taxes if the group contribution has affected deferred taxes).

Comparison figures

In the event of a change in the classification of accounting items, the comparative figures have been restated accordingly. Comparable amounts have been prepared (best estimate) in accordance with the Accounting Act.

Note 1 Fixed assets

	Buildings	Technical Installations	Plant Under Construction	Land	Operating moveable equipment	Total
Acquisition cost 01.01.	24 358 825	7 051 411	1 327 026	12 570 611	0	45 307 873
Additions	13 124 121	10 214 630	0	0	661 693	24 000 444
Disposals	0	0	-1 327 026	0	0	-1 327 026
Acquisition cost 31.12.	37 482 946	17 266 041	0	12 570 611	661 693	67 981 291
Acc. Deprec. 31.12.2023	4 131 828	5 364 145	0	0	12 619	9 508 593
Book value 31.12.	33 351 118	11 901 895	0	12 570 611	649 074	58 472 698
Deprec. and write down	864 158	948 496	0	0	12 619	1 825 273
Deprec. plan	Linear	Linear			Linear	
Economic useful life (years)	50	10			5	

Tenant improvements are recognized in the following asset groups: buildings, fixed technical installations and equipment. Depreciation is calculated on a straight line basis. Economic useful life is set to reflect the rent period for the tenant.



Notes to the financial statement 2023

Note 2 Intangible assets

	Software
Acquisition cost 01.01	70 957
Additions	0
Disposals	0
Acquisition cost 31.12	70 957
Acc. depreciation/ impairment 31.12	-70 957
Book value 31.12	0
Depreciation and write downs	21 317
Amortisation plan	Linear
Economic useful life	2 years

Note 3 Personnel expenses, number of employees, remuneration, loan to employees

No remuneration have been paid to senior executives or members of the board in 2023.

No loans/sureties have been granted to the general manager, the Board chairman or other related parties.

OTP (Statutory occupational pension)

The company does not have employees, consequently it has not been necessary to establish a statutory occupational pension in accordance with the Norwegian law on required occupational pension ("lov om obligatorisk tjenstepensjon").



Notes to the financial statement 2023

Note 4 Items that are aggregated in the accounts

Financial expenses	2023	2022
Interest expenses to companies in the same group	1 318 986	145 104
Interest expenses	923	0
Total financial expenses	1 319 909	145 104

Note 5 Tax

This year's tax expense	2023	2022
Entered tax on ordinary profit/loss:		
Payable tax	0	0
Changes in deferred tax assets	-380 414	-626 268
Tax expense on ordinary profit/loss	-380 414	-626 268
Taxable income:		
Result before tax	-1 729 155	-2 808 860
Permanent differences	0	0
Changes in temporary differences	-3 185 421	653 629
Taxable income	-4 914 576	-2 155 231
Payable tax in the balance:		
Payable tax on this year's result	0	0
Total payable tax in the balance	0	0

The tax effect of temporary differences and loss for to be carried forward that has formed the basis for deferred tax and deferred tax advantages, specified on type of temporary differences

	2023	2022	Difference
Tangible assets	2 448 290	1 495 862	-952 428
Accounts receivable	0	-525 824	-525 824
Other differences	1 707 169	0	-1 707 169
Total	4 155 459	970 038	-3 185 421
Accumulated loss to be brought forward	-16 801 947	-11 887 371	4 914 576
Basis for deferred tax assets	-12 646 488	-10 917 333	1 729 155
Deferred tax assets (22 %)	-2 782 227	-2 401 813	380 414

Note 6 Equity

	Share capital	Share premium	Other equity	Total equity
Equity 01.01	1 000 000	34 862 832	0	35 862 832
Annual profit of the year			-1 348 741	-1 348 741
Reclassification		-1 348 741	1 348 741	0
Equity 31.12	1 000 000	33 514 091	0	34 514 092



Notes to the financial statement 2023

Note 7 Debtors, liabilities, pledged assets and guarantees etc.

Balance sheet value of assets pledged as security	2023	2022
Property, plant and equipment	57 823 624	37 624 553
Account receivable	154 967	175 393
Total	57 978 591	37 799 947

The property and receivables are pledged as security for a loan of NOK 1 595 985 000 in Oslo Bay District AS.

DnB and Danske Bank has a first-priority pledge on property, plant and equipment.

Note 8 Inter-company items between companies in the same group

	2023	2022
Receivables		
Short term loans to group companies	116 951	0
Total	116 951	0
Liabilities		
Debts to group companies	30 052 501	4 201 842
Total	30 052 501	4 201 842

Loans and debts to group companies are carried out on market terms.
There is no agreed repayment period for the loans.

Note 9 Shareholders

The share capital in Sørenga 5 Næring AS as of 31.12 consists of:

	Total	Face value	Entered
Ordinary shares	6 661 986	0,150105	1 000 000
Total	6 661 986		1 000 000

Ownership structure

The largest shareholders in % at year end:

	Ordinary	Owner interest	Share of votes
SØRENGA PORTFOLIO AS	6 661 986	100	100,0

The company has only one class of shares and all shares come with full voting rights.

Sørenga 5 Næring AS is a subsidiary of Carucel AS which prepare consolidated accounts wherein Sørenga 5 Næring AS is consolidated. The consolidated accounts are available at Fridtjof Nansens plass 4, 0160 Oslo.



Sørenga 5 Næring AS 25

Name

Date

Carey J. Flaherty

2024-04-26



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



Skatteetaten

Vår dato
04.05.2023

Din/Deres dato
20.03.2023

Saksbehandler
Lars Waalorp

800 80 000
Skatteetaten.no

Din/Deres referanse
AR542895984

Telefon
90833418

Org.nr
974761076

Vår referanse
2023/5155688

Postadresse
Postboks 9200 Grønland
0134 OSLO

CARUCEL EIENDOM AS
c/o Malling & Co Forvaltning AS, Postboks 1883 Vika
0124 OSLO

Att. Frederik M. Waaler

Tillatelse til å utarbeide årsregnskap og årsberetning på engelsk

Vi viser til deres brev mottatt 20. mars 2023 der det søkes om dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk for følgende selskaper:

Oslo Bay District AS	org.nr. 920 035 175
B6A Bispekaia Fbk AS	org.nr. 928 125 203
Barcode 104 AS	org.nr. 928 124 835
Barcode 113 AS	org.nr. 928 124 754
Barcode 116 AS	org.nr. 828 124 692
Barcode 122 AS	org.nr. 928 124 738
Barcode 124 AS	org.nr. 828 124 722
Barcode 132 AS	org.nr. 928 125 343
Barcode 135 AS	org.nr. 928 125 238
Barcode Portfolio AS	org.nr. 920 035 221
Bispevika Portfolio AS	org.nr. 820 035 232
D1A Næring AS	org.nr. 999 122 957
Dronninglunden Fbk AS	org.nr. 928 125 092
Eufemia Fbk AS	org.nr. 928 124 983
Eufemia Fbk Syd AS	org.nr. 928 124 908
Eufemias Hage Fbk AS	org.nr. 928 124 878
Munch Brygge AS	org.nr. 920 035 213
Munch Brygge Eiendom AS	org.nr. 916 354 711
Oslobukta Promotion AS	org.nr. 915 014 895
Sørenga 1 Næring AS	org.nr. 917 415 897
Sørenga 5 Næring AS	org.nr. 914 741 246
Sørenga 51 Næring AS	org.nr. 914 740 991
Sørenga 7 Næring AS	org.nr. 914 741 041
Sørenga 8 Næring AS	org.nr. 914 741 157
Sørenga Parkering AS	org.nr. 914 219 167
Sørenga Portfolio AS	org.nr. 920 035 191



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. De regnskapspliktige må selv dokumentere ved dette brev at tillatelse er gitt.

Bakgrunn

Oslo Bay District AS er morselskap i et konsern hvor de øvrige selskapene inngår som datterselskaper mv. Eierstrukturen fremgår av vedlegg til søknaden. 50 % av investorene i Oslo Bay District AS er utenlandske. Selskapene er enten holdingselskaper eller driver virksomhet innen kjøp og utleie av forretningseiendommer. All kommunikasjon, skriftlig og muntlig, foregår 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 hvor morselskapet har utenlandske investorer som eier 50 % av selskapet. 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
seniorrådgiver
Brukerdialog, brukerkontakt
Skatteetaten

Dokumentet er elektronisk godkjent og har derfor ikke håndskrevne signaturer.



Annual Report 2023

Sørenga 5 Næring AS

Revenue statement
Balance sheet
Notes to the Financial Statement

Org.no.: 914 741 246



Income Statement

Sørenga 5 Næring AS

Operating income and operating expenses	Note	2023	2022
Rental income		3 066 729	1 177 394
Total income		3 066 729	1 177 394
Depreciation	1, 2	1 846 589	1 268 345
Other operating expenses	3	1 629 385	2 572 805
Total expenses		3 475 974	3 841 150
Operating profit/loss		-409 246	-2 663 756
Financial income and expenses			
Financial expenses	4	1 319 909	145 104
Net financial items		-1 319 909	-145 104
Profit before income tax		-1 729 155	-2 808 860
Income tax expense	5	-380 414	-626 268
Profit for the year		-1 348 741	-2 182 592
Attributable to			
Other equity		-1 348 741	-2 182 592
Total	6	-1 348 741	-2 182 592



Balance Sheet

Sørenga 5 Næring AS

Assets	Note	2023	2022
Non-current assets			
<i>Intangible assets</i>			
Research & development	2	0	21 317
Deferred tax assets	5	2 782 227	2 401 813
Total intangible assets		2 782 227	2 423 130
<i>Property, plant and equipment</i>			
Property, plant and equipment	1, 7	57 823 624	37 624 553
Operating moveable equipment	1	649 074	0
Total property, plant and equipment	1	58 472 698	37 624 553
Total non-current assets		61 254 925	40 047 683
Current assets			
<i>Receivables</i>			
Accounts receivables		154 967	175 393
Other current receivables		1 857 095	185 138
Receivables from group companies	8	116 951	0
Total receivables		2 129 013	360 532
<i>Cash and cash equivalents</i>			
Cash and cash equivalents		1 689 648	340 080
Total cash and cash equivalents		1 689 648	340 080
Total current assets		3 818 660	700 612
Total assets		65 073 585	40 748 295



Balance Sheet
Sørenga 5 Næring AS

Equity and liabilities	Note	2023	2022
Equity			
<i>Paid-in equity</i>			
Share capital	6, 9	1 000 000	1 000 000
Share premium	6	33 514 092	34 862 832
Total paid-up equity		34 514 092	35 862 832
Total equity		34 514 092	35 862 832
Liabilities			
<i>Non-current liabilities</i>			
Debt to group companies	8	30 052 501	4 201 842
Total non-current liabilities		30 052 501	4 201 842
<i>Current liabilities</i>			
Accounts payable		168 548	264 369
Public duties payable		0	253 855
Other current liabilities		338 445	165 398
Total current liabilities		506 993	683 621
Total liabilities		30 559 494	4 885 463
Total equity and liabilities		65 073 585	40 748 295

Oslo,
The board of Sørenga 5 Næring AS

Carl Erik Krefting
Chairman of the board

Caroline Brun-Lie Krefting
Member of the board

Carey Joseph Flaherty
Member of the board

Ola M Abdelrahman
Member of the board



Notes to the financial statement 2023

Accounting principles

The financial statements have been prepared in compliance with the Norwegian Accounting Act and generally accepted accounting principles. The accounts have been prepared on the going concern assumption.

Use of estimates

The preparation of financial statements in compliance with the Accounting Act requires the use of estimates. It also requires Group management to exercise judgment in applying the Group's accounting policies.

Revenue

Rental income is recognised on a linear basis over the rental period. Possible costs in the form of rent rebates, compensation payments or the likes are distributed over the duration of the lease so that the income is recognised on a linear basis.

Classification and assessment of balance sheet items

Assets intended for long-term ownership and use 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 instalments on long term liabilities and long term receivables are, however, not classified as short term liabilities and current assets.

Fixed assets

Tangible fixed assets are capitalised 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.

Impairment of fixed assets

Impairment tests are carried out if there is indication that the carrying amount of an asset exceeds the estimated recoverable amount. The test is performed on the lowest level of fixed assets at which independent ingoing cashflows can be identified. If the carrying amount is higher than both the fair value less cost to sell and the value in use (net present value of future use/ownership), the asset is written down to the highest of fair value less cost to sell and the value in use.

Previous impairment charges, except write-down of goodwill, are reversed in later periods if the conditions causing the write-down are no longer present.

Receivables

Accounts receivables and other receivables are recorded in the balance sheet at face value after deduction of provisions for expected loss. Provisions for losses are made on the basis of individual assessments of the individual receivables.

Additionally, for accounts receivables, an unspecified provision is made to cover expected losses.



Notes to the financial statement 2023

Taxes

The income tax expense in the income statement consists of tax payable and changes in deferred tax. Deferred tax is calculated at 22 % on the basis of the temporary differences that exist between accounting and tax values, as well as any possible taxable loss carried forwards at the end of the accounting year. Tax enhancing or tax reducing temporary differences, which are reversed or may be reversed in the same period, have been offset and netted.

The disclosure of deferred tax benefits on net tax reducing differences which have not been eliminated, and tax losses varied forward losses, is based on estimated future earnings. Deferred tax and tax benefits which may be shown in the balance sheet are presented net.

Tax reduction on group contributions given and tax on group contribution received, booked as a reduction of acquisition cost or booked directly to equity, are booked directly against tax in the balance sheet (offset against tax payable if the group contribution has affected tax payable, and offset against deferred taxes if the group contribution has affected deferred taxes).

Comparison figures

In the event of a change in the classification of accounting items, the comparative figures have been restated accordingly. Comparable amounts have been prepared (best estimate) in accordance with the Accounting Act.

Note 1 Fixed assets

	Buildings	Technical Installations	Plant Under Construction	Land	Operating moveable equipment	Total
Acquisition cost 01.01.	24 358 825	7 051 411	1 327 026	12 570 611	0	45 307 873
Additions	13 124 121	10 214 630	0	0	661 693	24 000 444
Disposals	0	0	-1 327 026	0	0	-1 327 026
Acquisition cost 31.12.	37 482 946	17 266 041	0	12 570 611	661 693	67 981 291
Acc. Deprec. 31.12.2023	4 131 828	5 364 145	0	0	12 619	9 508 593
Book value 31.12.	33 351 118	11 901 895	0	12 570 611	649 074	58 472 698
Deprec. and write down	864 158	948 496	0	0	12 619	1 825 273
Deprec. plan	Linear	Linear			Linear	
Economic useful life (years)	50	10			5	

Tenant improvements are recognized in the following asset groups: buildings, fixed technical installations and equipment. Depreciation is calculated on a straight line basis. Economic useful life is set to reflect the rent period for the tenant.



Notes to the financial statement 2023

Note 2 Intangible assets

	Software
Acquisition cost 01.01	70 957
Additions	0
Disposals	0
Acquisition cost 31.12	70 957
Acc. depreciation/ impairment 31.12	-70 957
Book value 31.12	0
Depreciation and write downs	21 317
Amortisation plan	Linear
Economic useful life	2 years

Note 3 Personnel expenses, number of employees, remuneration, loan to employees

No remuneration have been paid to senior executives or members of the board in 2023.

No loans/sureties have been granted to the general manager, the Board chairman or other related parties.

OTP (Statutory occupational pension)

The company does not have employees, consequently it has not been necessary to establish a statutory occupational pension in accordance with the Norwegian law on required occupational pension ("lov om obligatorisk tjenstepensjon").



Notes to the financial statement 2023

Note 4 Items that are aggregated in the accounts

Financial expenses	2023	2022
Interest expenses to companies in the same group	1 318 986	145 104
Interest expenses	923	0
Total financial expenses	1 319 909	145 104

Note 5 Tax

This year's tax expense	2023	2022
Entered tax on ordinary profit/loss:		
Payable tax	0	0
Changes in deferred tax assets	-380 414	-626 268
Tax expense on ordinary profit/loss	-380 414	-626 268
Taxable income:		
Result before tax	-1 729 155	-2 808 860
Permanent differences	0	0
Changes in temporary differences	-3 185 421	653 629
Taxable income	-4 914 576	-2 155 231
Payable tax in the balance:		
Payable tax on this year's result	0	0
Total payable tax in the balance	0	0

The tax effect of temporary differences and loss for to be carried forward that has formed the basis for deferred tax and deferred tax advantages, specified on type of temporary differences

	2023	2022	Difference
Tangible assets	2 448 290	1 495 862	-952 428
Accounts receivable	0	-525 824	-525 824
Other differences	1 707 169	0	-1 707 169
Total	4 155 459	970 038	-3 185 421
Accumulated loss to be brought forward	-16 801 947	-11 887 371	4 914 576
Basis for deferred tax assets	-12 646 488	-10 917 333	1 729 155
Deferred tax assets (22 %)	-2 782 227	-2 401 813	380 414

Note 6 Equity

	Share capital	Share premium	Other equity	Total equity
Equity 01.01	1 000 000	34 862 832	0	35 862 832
Annual profit of the year			-1 348 741	-1 348 741
Reclassification		-1 348 741	1 348 741	0
Equity 31.12	1 000 000	33 514 091	0	34 514 092



Notes to the financial statement 2023

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Loans and debts to group companies are carried out on market terms. There is no agreed repayment period for the loans.

Note 9 Shareholders

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Total	6 661 986		1 000 000

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Sørenga 5 Næring AS 25

Name	Date
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Name	Date
Ola Abdelrahman	2024-04-26

Name	Date
Carey J. Flaherty	2024-04-25

Name	Date
Caroline Brun-Lie Krefting	2024-04-26



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