



ÅRSREGNSKAPET FOR REGNSKAPSÅRET 2023 - GENERELL INFORMASJON

Enheten

Organisasjonsnummer: 914 741 041
Organisasjonsform: Aksjeselskap
Foretaksnavn: SØRENGA 7 NÆRING AS
Forretningsadresse: c/o Malling & Co Forvaltning AS
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			
Sales revenue		1 000	7 270
Rental income		4 123 369	3 537 536
Sum inntekter		4 124 369	3 544 806
Kostnader			
Depreciation	1, 2	1 404 187	1 445 327
Nedskrivning av varige driftsmidler og immaterielle eiendeler	1		
Other operating expenses	3	542 771	477 465
Sum kostnader		1 946 958	1 922 792
Driftsresultat		2 177 411	1 622 014
Finansinntekter og finanskostnader			
Annen renteinntekt	4		
Financial income	4	773 387	351 005
Sum finansinntekter		773 387	351 005
Annen rentekostnad	4		
Financial expenses	4		
Netto finans		773 387	351 005
Ordinært resultat før skattekostnad		2 950 798	1 973 019
Income tax expense	5	649 175	434 064
Ordinært resultat etter skattekostnad		2 301 623	1 538 955
Årsresultat		2 301 623	1 538 955
Årsresultat etter minoritetsinteresser		2 301 623	1 538 955
Totalresultat		2 301 623	1 538 955
Overføringer og disponeringer			
Other equity		2 301 623	1 263 851



Resultatregnskap

Beløp i: NOK	Note	2023	2022
Sum overføringer og disponeringer	6	2 301 623	1 263 851



Balanse

Beløp i: NOK	Note	2023	2022
BALANSE - EIENDELER			
Anleggsmidler			
Immaterielle eiendeler			
Research and development	2		8 533
Utsatt skattefordel	5		
Sum immaterielle eiendeler			8 533
Varige driftsmidler			
Property, plant and equipment	1, 7	31 542 233	32 937 887
Other operating assets	1		
Equipment	1		
Sum varige driftsmidler	1	31 542 233	32 937 887
Finansielle anleggsmidler			
Lån til foretak i samme konsern	8	12 877 994	10 893 202
Sum finansielle anleggsmidler		12 877 994	10 893 202
Sum anleggsmidler		44 420 227	43 839 622
Omløpsmidler			
Varer			
Fordringer			
Accounts receivables from group companies	8		
Other current receivables		1 793 109	2 482 932
Konsernfordringer	8		175
Sum fordringer		1 793 109	2 483 108
Bankinnskudd, kontanter og lignende			
Cash and cash equivalents		1 022 813	206 625
Sum bankinnskudd, kontanter og lignende		1 022 813	206 625
Sum omløpsmidler		2 815 922	2 689 732
SUM EIENDELER		47 236 149	46 529 354



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	39 129 084	39 129 084
Annen innskutt egenkapital	6		
Sum innskutt egenkapital		40 129 084	40 129 084
Opptjent egenkapital			
Other equity	6	2 843 936	3 159 916
Unallocated result (aut)			275 104
Udekket tap	6		
Sum opptjent egenkapital		2 843 936	3 435 020
Sum egenkapital		42 973 020	43 564 104
Gjeld			
Langsiktig gjeld			
Utsatt skatt	5	665 715	754 838
Sum avsetninger for forpliktelser		665 715	754 838
Annen langsiktig gjeld			
Langsiktig konserngjeld	8		
Sum langsiktig gjeld		665 715	754 838
Kortsiktig gjeld			
Leverandørgjeld	8	98 188	63 352
Tax payable	5		
Kortsiktig konserngjeld	8	3 499 226	2 337 714
Other current liabilities			84 450
Sum kortsiktig gjeld		3 597 414	2 485 516
Sum gjeld		4 263 129	3 240 354
SUM EGENKAPITAL OG GJELD		47 236 149	46 804 458



Balanse

Beløp i: NOK	Note	2023	2022
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Brønnøysundregistrene

ÅRSREGNSKAP FOR REGNSKAPSÅRET 2023 - GENERELL INFORMASJON

Journalnummer: 2024 604679

Enheten

Organisasjonsnummer: 914 741 041
Organisasjonsform: Aksjeselskap
Foretaksnavn: SØRENGA 7 NÆRING AS
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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

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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: 914 741 041
SØRENGA 7 NÆRING AS

RESULTATREGNSKAP

Beløp i: NOK	Note	2023	2022
RESULTATREGNSKAP			
Inntekter			
Sales revenue		1 000	7 270
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Årsresultat etter minoritetsinteresser		2 301 623	1 538 955
Totalresultat		2 301 623	1 538 955
Overføringer og disponeringer			
Other equity		2 301 623	1 263 851
Sum overføringer og disponeringer	6	2 301 623	1 263 851



Organisasjonsnr: 914 741 041
SØRENGA 7 NÆRING AS

BALANSE

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Anleggsmidler			
Immaterielle eiendeler			
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Utsatt skattefordel	5		
Sum immaterielle eiendeler			8 533
Varige driftsmidler			
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Other operating assets	1		
Equipment	1		
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Finansielle anleggsmidler			
Lån til foretak i samme konsern	8	12 877 994	10 893 202
Sum finansielle anleggsmidler		12 877 994	10 893 202
Sum anleggsmidler		44 420 227	43 839 622
Omløpsmidler			
Varer			
Fordringer			
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Other current receivables		1 793 109	2 482 932
Konsernfordringer	8		175
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Sum omløpsmidler		2 815 922	2 689 732
SUM EIENDELER		47 236 149	46 529 354
BALANSE - EGENKAPITAL OG GJELD			
Egenkapital			
Innskutt egenkapital			
Share capital	6, 9	1 000 000	1 000 000



Beholdning av egne aksjer	6		
Overkurs	6	39 129 084	39 129 084
Annen innskutt egenkapital	6		
Sum innskutt egenkapital		40 129 084	40 129 084
Opptjent egenkapital			
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Annen langsiktig gjeld			
Langsiktig konserngjeld	8		
Sum langsiktig gjeld		665 715	754 838
Kortsiktig gjeld			
Leverandørgjeld	8	98 188	63 352
Tax payable	5		
Kortsiktig konserngjeld	8	3 499 226	2 337 714
Other current liabilities			84 450
Sum kortsiktig gjeld		3 597 414	2 485 516
Sum gjeld		4 263 129	3 240 354
SUM EGENKAPITAL OG GJELD		47 236 149	46 804 458



Organisasjonsnr: 914 741 041
SØRENGA 7 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 7 Næring AS

Opinion

We have audited the financial statements of Sørenga 7 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)

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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

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Annual Report 2023

Sørenga 7 Næring AS

Revenue statement
Balance sheet
Notes to the Financial Statement

Org.no.: 914 741 041



Income Statement

Sørenga 7 Næring AS

Operating income and operating expenses	Note	2023	2022
Sales revenue		1 000	7 270
Rental income		4 123 369	3 537 536
Total income		4 124 369	3 544 806
Depreciation	1, 2	1 404 187	1 445 327
Other operating expenses	3	542 771	477 465
Total expenses		1 946 958	1 922 792
Operating profit/loss		2 177 411	1 622 014
Financial income and expenses			
Financial income	4	773 387	351 005
Net financial items		773 387	351 005
Profit before income tax		2 950 798	1 973 019
Income tax expense	5	649 175	434 064
Profit for the year		2 301 623	1 538 955
Attributable to			
Other equity		2 301 623	1 538 955
Total	6	2 301 623	1 538 955



Balance Sheet
Sørenga 7 Næring AS

Assets	Note	2023	2022
Non-current assets			
<i>Intangible assets</i>			
Research and development	2	0	8 533
Total intangible assets		0	8 533
<i>Property, plant and equipment</i>			
Property, plant and equipment	1, 7	31 542 233	32 937 887
Total property, plant and equipment	1	31 542 233	32 937 887
<i>Non-current financial assets</i>			
Loan to group companies	8	12 877 994	10 893 202
Total non-current financial assets		12 877 994	10 893 202
Total non-current assets		44 420 227	43 839 622
Current assets			
<i>Receivables</i>			
Other current receivables		1 793 109	2 482 932
Receivables from group companies	8	0	175
Total receivables		1 793 109	2 483 108
<i>Cash and cash equivalents</i>			
Cash and cash equivalents		1 022 813	206 625
Total cash and cash equivalents		1 022 813	206 625
Total current assets		2 815 922	2 689 732
Total assets		47 236 149	46 529 354



Balance Sheet
Sørenga 7 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	39 129 084	39 129 084
Total paid-in equity		40 129 084	40 129 084
<i>Other equity</i>			
Other equity	6	2 843 936	3 159 916
Total other equity		2 843 936	3 159 917
Total equity		42 973 020	43 289 001
Liabilities			
<i>Provisions</i>			
Deferred tax	5	665 715	754 838
Total provisions		665 715	754 838
<i>Current liabilities</i>			
Accounts payable		98 188	63 352
Liabilities to group companies	8	3 499 226	2 337 714
Other current liabilities		0	84 450
Total current liabilities		3 597 414	2 485 516
Total liabilities		4 263 129	3 240 354
Total equity and liabilities		47 236 149	46 529 354

Oslo,
The board of Sørenga 7 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.

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.



Notes to the financial statement 2023

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	Land	Total
Acquisition cost 01.01.	24 490 949	8 156 931	8 465 604	41 113 484
Additions	0	0	0	0
Disposals	0	0	0	0
Acquisition cost 31.12.	24 490 949	8 156 931	8 465 604	41 113 484
Acc. Deprec. 31.12.2023	3 907 204	5 664 046	0	9 571 251
Book value 31.12.	20 583 744	2 492 885	8 465 604	31 542 233
Deprec. and write down	579 961	815 693	0	1 395 654
Deprec. plan	Linear	Linear		
Economic useful life (years*)	50	10		

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.

Note 2 Intangible assets

	Software
Acquisition cost 01.01.2023	67 800
Additions	0
Disposals	0
Acquisition cost 31.12.2023	67 800
Acc. depreciation and write-downs 31.12.2023	-67 800
Book value 31.12.2023	0
Depreciation and write-downs	8 533
Depreciation plan	Linear
Economic useful life	2 years



Notes to the financial statement 2023

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 tjenestepensjon").

Note 4 Items that are aggregated in the accounts

Financial income	2023	2022
Interest income from companies in the same group	748 166	329 690
Interest income	25 221	21 315
Total financial income	773 387	351 005

Note 5 Tax

This year's tax expense	2023	2022
Entered tax on ordinary profit/loss:		
Payable tax	738 298	511 658
Changes in deferred tax	-89 123	-77 594
Tax expense on ordinary profit/loss	649 175	434 064
Taxable income:		
Result before tax	2 950 798	1 973 019
Permanent differences	0	0
Changes in temporary differences	405 103	352 698
Provided intra-group contribution	-3 355 901	-2 325 717
Taxable income	0	0
Payable tax in the balance:		
Payable tax on this year's result	738 298	511 658
Payable tax on provided Group contribution	-738 298	-511 658
Total payable tax in the balance	0	0

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

	2023	2022	Difference
Tangible assets	1 263 158	1 461 047	197 889
Other differences	1 762 822	1 970 035	207 213
Total	3 025 980	3 431 082	405 103
Basis for deferred tax	3 025 980	3 431 082	405 103
Deferred tax (22 %)	665 715	754 838	89 123



Notes to the financial statement 2023

Note 6 Equity

	Share capital	Share premium	Other equity	Total equity
Equity 01.01	1 000 000	39 129 084	3 159 916	43 289 000
Group contribution			-2 617 603	-2 617 603
Annual profit of the year			2 301 623	2 301 623
Equity 31.12	1 000 000	39 129 084	2 843 936	42 973 020

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

Balance sheet value of assets pledged as security	2023	2022
Property, plant and equipment	31 542 233	32 937 887
Total	31 542 233	32 937 887

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
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Loans to group companies	12 877 994	10 893 202
Short term loans to group companies	0	175
Total	12 877 994	10 893 377
Liabilities		
Short term debts to group companies	3 499 226	2 337 714
Total	3 499 226	2 337 714

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



Notes to the financial statement 2023

Note 9 Shareholders

The share capital in Sørenga 7 Næring AS as of 31.12 consists of:

	Total	Face value	Entered
Ordinary shares	6 661 986	0,1501	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 7 Næring AS is a subsidiary of Carucel AS which prepare consolidated accounts wherein Sørenga 7 Næring AS is consolidated. The consolidated accounts are available at Fridtjof Nansens plass 4, 0160 Oslo.



Sørenga 7 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 7 Næring AS

Revenue statement
Balance sheet
Notes to the Financial Statement

Org.no.: 914 741 041



Income Statement

Sørenga 7 Næring AS

Operating income and operating expenses	Note	2023	2022
Sales revenue		1 000	7 270
Rental income		4 123 369	3 537 536
Total income		4 124 369	3 544 806
Depreciation	1, 2	1 404 187	1 445 327
Other operating expenses	3	542 771	477 465
Total expenses		1 946 958	1 922 792
Operating profit/loss		2 177 411	1 622 014
Financial income and expenses			
Financial income	4	773 387	351 005
Net financial items		773 387	351 005
Profit before income tax		2 950 798	1 973 019
Income tax expense	5	649 175	434 064
Profit for the year		2 301 623	1 538 955
Attributable to			
Other equity		2 301 623	1 538 955
Total	6	2 301 623	1 538 955



Balance Sheet
Sørenga 7 Næring AS

Assets	Note	2023	2022
Non-current assets			
<i>Intangible assets</i>			
Research and development	2	0	8 533
Total intangible assets		0	8 533
<i>Property, plant and equipment</i>			
Property, plant and equipment	1, 7	31 542 233	32 937 887
Total property, plant and equipment	1	31 542 233	32 937 887
<i>Non-current financial assets</i>			
Loan to group companies	8	12 877 994	10 893 202
Total non-current financial assets		12 877 994	10 893 202
Total non-current assets		44 420 227	43 839 622
Current assets			
<i>Receivables</i>			
Other current receivables		1 793 109	2 482 932
Receivables from group companies	8	0	175
Total receivables		1 793 109	2 483 108
<i>Cash and cash equivalents</i>			
Cash and cash equivalents		1 022 813	206 625
Total cash and cash equivalents		1 022 813	206 625
Total current assets		2 815 922	2 689 732
Total assets		47 236 149	46 529 354



Balance Sheet
Sørenga 7 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	39 129 084	39 129 084
Total paid-in equity		40 129 084	40 129 084
<i>Other equity</i>			
Other equity	6	2 843 936	3 159 916
Total other equity		2 843 936	3 159 917
Total equity		42 973 020	43 289 001
Liabilities			
<i>Provisions</i>			
Deferred tax	5	665 715	754 838
Total provisions		665 715	754 838
<i>Current liabilities</i>			
Accounts payable		98 188	63 352
Liabilities to group companies	8	3 499 226	2 337 714
Other current liabilities		0	84 450
Total current liabilities		3 597 414	2 485 516
Total liabilities		4 263 129	3 240 354
Total equity and liabilities		47 236 149	46 529 354

Oslo,
The board of Sørenga 7 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.

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.



Notes to the financial statement 2023

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	Land	Total
Acquisition cost 01.01.	24 490 949	8 156 931	8 465 604	41 113 484
Additions	0	0	0	0
Disposals	0	0	0	0
Acquisition cost 31.12.	24 490 949	8 156 931	8 465 604	41 113 484
Acc. Deprec. 31.12.2023	3 907 204	5 664 046	0	9 571 251
Book value 31.12.	20 583 744	2 492 885	8 465 604	31 542 233
Deprec. and write down	579 961	815 693	0	1 395 654
Deprec. plan	Linear	Linear		
Economic useful life (years*)	50	10		

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.

Note 2 Intangible assets

	Software
Acquisition cost 01.01.2023	67 800
Additions	0
Disposals	0
Acquisition cost 31.12.2023	67 800
Acc. depreciation and write-downs 31.12.2023	-67 800
Book value 31.12.2023	0
Depreciation and write-downs	8 533
Depreciation plan	Linear
Economic useful life	2 years



Notes to the financial statement 2023

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 tjenestepensjon").

Note 4 Items that are aggregated in the accounts

Financial income	2023	2022
Interest income from companies in the same group	748 166	329 690
Interest income	25 221	21 315
Total financial income	773 387	351 005

Note 5 Tax

This year's tax expense	2023	2022
Entered tax on ordinary profit/loss:		
Payable tax	738 298	511 658
Changes in deferred tax	-89 123	-77 594
Tax expense on ordinary profit/loss	649 175	434 064

Taxable income:		
Result before tax	2 950 798	1 973 019
Permanent differences	0	0
Changes in temporary differences	405 103	352 698
Provided intra-group contribution	-3 355 901	-2 325 717
Taxable income	0	0

Payable tax in the balance:		
Payable tax on this year's result	738 298	511 658
Payable tax on provided Group contribution	-738 298	-511 658
Total payable tax in the balance	0	0

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

	2023	2022	Difference
Tangible assets	1 263 158	1 461 047	197 889
Other differences	1 762 822	1 970 035	207 213
Total	3 025 980	3 431 082	405 103
Basis for deferred tax	3 025 980	3 431 082	405 103
Deferred tax (22 %)	665 715	754 838	89 123



Notes to the financial statement 2023

Note 6 Equity

	Share capital	Share premium	Other equity	Total equity
Equity 01.01	1 000 000	39 129 084	3 159 916	43 289 000
Group contribution			-2 617 603	-2 617 603
Annual profit of the year			2 301 623	2 301 623
Equity 31.12	1 000 000	39 129 084	2 843 936	42 973 020

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Sørenga 7 Næring AS 25

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Name	Date
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Name	Date
Carey J. Flaherty	2024-04-25

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



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