



## ÅRSREGNSKAPET FOR REGNSKAPSÅRET 2022 - GENERELL INFORMASJON

### Enheten

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

### Regnskapsår

Årsregnskapets periode:	01.01.2022 - 31.12.2022
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### Konsern

Morselskap i konsern:	Ja
Konsernregnskap lagt ved:	Ja

### Regnskapsregler

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

### Årsregnskapet fastsatt av kompetent organ

Bekreftet av representant for selskapet:	MALLING & CO FORVALTNING AS
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Dato for fastsettelse av årsregnskapet:	24.04.2023
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### Grunnlag for avgivelse

År 2022: Årsregnskapet er elektronisk innlevert

År 2021: Tall er hentet fra elektronisk innlevert årsregnskap fra 2022

*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, 25.06.2024



### Resultatregnskap

Beløp i: NOK	Note	2022	2021
<b>RESULTATREGNSKAP</b>			
<b>Kostnader</b>			
Other expenses	1	428 293	410 586
<b>Sum kostnader</b>		<b>428 293</b>	<b>410 586</b>
<b>Driftsresultat</b>		<b>-428 293</b>	<b>-410 586</b>
<b>Finansinntekter og finanskostnader</b>			
Income from subsidiaries	2	10 580 176	6 963 860
Renteinntekt fra foretak i samme konsern	2	1 166 736	205 092
Annen renteinntekt		87 129	23 435
<b>Sum finansinntekter</b>		<b>11 834 041</b>	<b>7 192 387</b>
Rentekostnad til foretak i samme konsern	2	152 203	12 477
Annen rentekostnad	3	16 920 000	16 920 000
Other financial expenses		2 780 746	2 327 066
<b>Sum finanskostnader</b>		<b>19 852 949</b>	<b>19 259 543</b>
<b>Netto finans</b>		<b>-8 018 907</b>	<b>-12 067 157</b>
<b>Ordinært resultat før skattekostnad</b>		<b>-8 447 201</b>	<b>-12 477 743</b>
Income tax expense	4	-1 858 384	-2 745 104
<b>Ordinært resultat etter skattekostnad</b>		<b>-6 588 817</b>	<b>-9 732 639</b>
<b>Årsresultat</b>		<b>-6 588 817</b>	<b>-9 732 639</b>
<b>Årsresultat etter minoritetsinteresser</b>		<b>-6 588 817</b>	<b>-9 732 639</b>
<b>Totalresultat</b>		<b>-6 588 817</b>	<b>-9 732 639</b>
<b>Overføringer og disponeringer</b>			
Udekket tap		-6 588 817	-9 732 639
<b>Sum overføringer og disponeringer</b>	5	<b>-6 588 817</b>	<b>-9 732 639</b>



## Balanse

Beløp i: NOK	Note	2022	2021
<b>BALANSE - EIENDELER</b>			
<b>Anleggsmidler</b>			
<b>Immaterielle eiendeler</b>			
Utsatt skattefordel	4	6 383 985	4 525 601
<b>Sum immaterielle eiendeler</b>		<b>6 383 985</b>	<b>4 525 601</b>
Equipment., fixtures and fittings and other movables	3		
<b>Finansielle anleggsmidler</b>			
Investering i datterselskap	3, 6	338 655 062	338 655 062
Investering i annet foretak i samme konsern	6		
Lån til foretak i samme konsern	2	41 720 343	9 796 110
Investeringer i tilknyttet selskap	6		
Other long-term receivables	3	8 804 035	7 217 940
<b>Sum finansielle anleggsmidler</b>		<b>389 179 440</b>	<b>355 669 112</b>
<b>Sum anleggsmidler</b>		<b>395 563 425</b>	<b>360 194 713</b>
<b>Omløpsmidler</b>			
<b>Varer</b>			
Inventories	3		
<b>Fordringer</b>			
Accounts receivables	3		
Other short-term receivables		36 077	27 123
Konsernfordringer	2	10 587 592	6 963 860
<b>Sum fordringer</b>		<b>10 623 669</b>	<b>6 990 983</b>
<b>Bankinnskudd, kontanter og lignende</b>			
Cash and cash equivalents		10 067 974	387 575
<b>Sum bankinnskudd, kontanter og lignende</b>		<b>10 067 974</b>	<b>387 575</b>
<b>Sum omløpsmidler</b>		<b>20 691 643</b>	<b>7 378 559</b>
<b>SUM EIENDELER</b>		<b>416 255 068</b>	<b>367 573 271</b>



### Balanse

Beløp i: NOK	Note	2022	2021
<b>BALANSE - EGENKAPITAL OG GJELD</b>			
<b>Egenkapital</b>			
<b>Innskutt egenkapital</b>			
Share capital	5, 7	800 000	400 000
Overkurs	5		9 900 000
Annen innskutt egenkapital	5	10 000 000	
<b>Sum innskutt egenkapital</b>		<b>10 800 000</b>	<b>10 300 000</b>
<b>Opptjent egenkapital</b>			
Other equity	5		
Udekket tap	5	27 044 968	69 956 151
<b>Sum opptjent egenkapital</b>		<b>-27 044 968</b>	<b>-69 956 151</b>
<b>Sum egenkapital</b>		<b>-16 244 968</b>	<b>-59 656 151</b>
<b>Gjeld</b>			
<b>Langsiktig gjeld</b>			
Utsatt skatt	4		
<b>Annen langsiktig gjeld</b>			
Konvertible lån	2		
Obligasjonslån		423 000 000	423 000 000
Gjeld til kredittinstitusjoner	3		
Langsiktig konserngjeld	2		
Other non-current liabilities	2		
<b>Sum annen langsiktig gjeld</b>		<b>423 000 000</b>	<b>423 000 000</b>
<b>Sum langsiktig gjeld</b>		<b>423 000 000</b>	<b>423 000 000</b>
<b>Kortsiktig gjeld</b>			
Liabilities to financial institutions	3		
Leverandørgjeld			66 828
Tax payable	4		
Public duties payable			23 468
Kortsiktig konserngjeld	2	5 523 404	177 564
Other current liabilities		3 976 632	3 961 563
<b>Sum kortsiktig gjeld</b>		<b>9 500 036</b>	<b>4 229 423</b>



## Balanse

<b>Beløp i: NOK</b>	<b>Note</b>	<b>2022</b>	<b>2021</b>
Sum gjeld		432 500 036	427 229 423
<b>SUM EGENKAPITAL OG GJELD</b>		<b>416 255 068</b>	<b>367 573 271</b>



### Konsernets resultatregnskap

Beløp i: NOK	Note	2022	2021
<b>RESULTATREGNSKAP</b>			
<b>Inntekter</b>			
Leieinntekt		21 476 809	
Salgsinntekt		-6 056	
<b>Sum inntekter</b>		<b>21 470 753</b>	
<b>Kostnader</b>			
Avskrivning av driftsmidler og immaterielle eiendeler		5 161 505	
Annen driftskostnad		7 033 191	
<b>Sum kostnader</b>		<b>12 194 696</b>	
<b>Driftsresultat</b>		<b>9 276 057</b>	
<b>Finansinntekter og finanskostnader</b>			
Annen renteinntekt		252 267	
Annen finansinntekt		2 779	
<b>Sum finansinntekter</b>		<b>255 046</b>	
Annen rentekostnad		19 563 904	
Annen finanskostnad		136 841	
<b>Sum finanskostnader</b>		<b>19 700 746</b>	
<b>Netto finans</b>		<b>-19 445 700</b>	
<b>Ordinært resultat før skattekostnad</b>		<b>-10 169 643</b>	<b>0</b>
Skattekostnad på ordinært resultat		-2 144 641	
<b>Ordinært resultat etter skattekostnad</b>		<b>-8 025 002</b>	<b>0</b>
<b>Årsresultat</b>		<b>-8 025 002</b>	<b>0</b>
<b>Årsresultat etter minoritetsinteresser</b>		<b>-8 025 002</b>	
<b>Totalresultat</b>		<b>-8 025 002</b>	
<b>Overføringer og disponeringer</b>			
Overført fra annen egenkapital		-8 025 002	



## Konsernets resultatregnskap

<b>Beløp i: NOK</b>	<b>Note</b>	<b>2022</b>	<b>2021</b>
Sum overføringer og disponeringer		-8 025 002	



## Konsernets balanse

Beløp i: NOK	Note	2022	2021
<b>BALANSE - EIENDELER</b>			
<b>Anleggsmidler</b>			
<b>Immaterielle eiendeler</b>			
Goodwill		18 355 555	
<b>Sum immaterielle eiendeler</b>		<b>18 355 555</b>	
<b>Varige driftsmidler</b>			
Tomter, bygninger o.a. fast eiendom		410 725 482	
<b>Sum varige driftsmidler</b>		<b>410 725 482</b>	
<b>Finansielle anleggsmidler</b>			
Andre langsiktige fordringer		8 804 035	
<b>Sum finansielle anleggsmidler</b>		<b>8 804 035</b>	
<b>Sum anleggsmidler</b>		<b>437 885 073</b>	<b>0</b>
<b>Omløpsmidler</b>			
<b>Varer</b>			
<b>Fordringer</b>			
Kundefordringer		306 559	
Andre kortsiktige fordringer		2 956 193	
<b>Sum fordringer</b>		<b>3 262 753</b>	
<b>Bankinnskudd, kontanter og lignende</b>			
Bankinnskudd, kontanter o.l.		20 476 964	
<b>Sum bankinnskudd, kontanter og lignende</b>		<b>20 476 964</b>	
<b>Sum omløpsmidler</b>		<b>23 739 717</b>	<b>0</b>
<b>SUM EIENDELER</b>		<b>461 624 790</b>	<b>0</b>

## BALANSE - EGENKAPITAL OG GJELD

### Egenkapital



## Konsernets balanse

Beløp i: NOK	Note	2022	2021
<b>Innskutt egenkapital</b>			
Aksjekapital		800 000	
<b>Sum innskutt egenkapital</b>		<b>800 000</b>	
<b>Opptjent egenkapital</b>			
Annen egenkapital		-22 180 669	
<b>Sum opptjent egenkapital</b>		<b>-22 180 669</b>	
<b>Sum egenkapital</b>		<b>-21 380 669</b>	<b>0</b>
<b>Gjeld</b>			
<b>Langsiktig gjeld</b>			
Utsatt skatt		50 074 329	
<b>Sum avsetninger for forpliktelser</b>		<b>50 074 329</b>	
<b>Annen langsiktig gjeld</b>			
Obligasjonslån		423 000 000	
<b>Sum annen langsiktig gjeld</b>		<b>423 000 000</b>	
<b>Sum langsiktig gjeld</b>		<b>473 074 329</b>	<b>0</b>
<b>Kortsiktig gjeld</b>			
Leverandørgjeld		793 064	
Skyldig offentlige avgifter		263 881	
Annen kortsiktig gjeld		8 874 186	
<b>Sum kortsiktig gjeld</b>		<b>9 931 131</b>	
<b>Sum gjeld</b>		<b>483 005 459</b>	<b>0</b>
<b>SUM EGENKAPITAL OG GJELD</b>		<b>461 624 790</b>	<b>0</b>



## Brønnøysundregistrene

### ÅRSREGNSKAP FOR REGNSKAPSÅRET 2022 - GENERELL INFORMASJON

Journalnummer: 2023 481444

#### Enheten

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

#### Regnskapsår

Årsregnskapets periode: 01.01.2022 - 31.12.2022

#### Konsern

Morselskap i konsern: Ja  
Konsernregnskap lagt ved: Ja

#### Regnskapsregler

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

#### Årsregnskapet fastsatt av kompetent organ

Bekreftet av representant for selskapet: MALLING & CO FORVALTNING AS  
Dato for fastsettelse av årsregnskapet: 24.04.2023

#### 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 2022: Årsregnskap er elektronisk innlevert.  
År 2021: Tall er hentet fra elektronisk innlevert årsregnskap fra 2022.

*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, 20.06.2023

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



Organisasjonsnr: 924 756 659  
CARUCEL SENTRUM HOLDING AS

## RESULTATREGNSKAP

<b>Beløp i: NOK</b>	<b>Note</b>	<b>2022</b>	<b>2021</b>
<b>RESULTATREGNSKAP</b>			
<b>Kostnader</b>			
Other expenses	1	428 293	410 586
<b>Sum kostnader</b>		<b>428 293</b>	<b>410 586</b>
<b>Driftsresultat</b>		<b>-428 293</b>	<b>-410 586</b>
<b>Finansinntekter og finanskostnader</b>			
Income from subsidiaries	2	10 580 176	6 963 860
Renteinntekt fra foretak i samme konsern	2	1 166 736	205 092
Annen renteinntekt		87 129	23 435
<b>Sum finansinntekter</b>		<b>11 834 041</b>	<b>7 192 387</b>
Rentekostnad til foretak i samme konsern	2	152 203	12 477
Annen rentekostnad	3	16 920 000	16 920 000
Other financial expenses		2 780 746	2 327 066
<b>Sum finanskostnader</b>		<b>19 852 949</b>	<b>19 259 543</b>
<b>Netto finans</b>		<b>-8 018 907</b>	<b>-12 067 157</b>
<b>Ordinært resultat før skattekostnad</b>		<b>-8 447 201</b>	<b>-12 477 743</b>
Income tax expense	4	-1 858 384	-2 745 104
<b>Ordinært resultat etter skattekostnad</b>		<b>-6 588 817</b>	<b>-9 732 639</b>
<b>Årsresultat</b>		<b>-6 588 817</b>	<b>-9 732 639</b>
<b>Årsresultat etter minoritetsinteresser</b>		<b>-6 588 817</b>	<b>-9 732 639</b>
<b>Totalresultat</b>		<b>-6 588 817</b>	<b>-9 732 639</b>
<b>Overføringer og disponeringer</b>			
Udekket tap		-6 588 817	-9 732 639
<b>Sum overføringer og disponeringer</b>	5	<b>-6 588 817</b>	<b>-9 732 639</b>



Organisasjonsnr: 924 756 659  
CARUCEL SENTRUM HOLDING AS

## BALANSE

Beløp i: NOK Note 2022 2021

### BALANSE - EIENDELER

#### Anleggsmidler

##### Immaterielle eiendeler

Utsatt skattefordel 4 6 383 985 4 525 601  
Sum immaterielle eiendeler 6 383 985 4 525 601

Equipment., fixtures and fittings and other movables 3

##### Finansielle anleggsmidler

Investering i datterselskap 3, 6 338 655 062 338 655 062  
Investering i annet foretak i samme konsern 6  
Lån til foretak i samme konsern 2 41 720 343 9 796 110  
Investeringer i tilknyttet selskap 6  
Other long-term receivables 3 8 804 035 7 217 940  
Sum finansielle anleggsmidler 389 179 440 355 669 112

Sum anleggsmidler 395 563 425 360 194 713

#### Omløpsmidler

##### Varer

Inventories 3

##### Fordringer

Accounts receivables 3  
Other short-term receivables 36 077 27 123  
Konsernfordringer 2 10 587 592 6 963 860  
Sum fordringer 10 623 669 6 990 983

##### Bankinnskudd, kontanter og lignende

Cash and cash equivalents 10 067 974 387 575  
Sum bankinnskudd, kontanter og lignende 10 067 974 387 575

Sum omløpsmidler 20 691 643 7 378 559

SUM EIENDELER 416 255 068 367 573 271

### BALANSE - EGENKAPITAL OG GJELD

#### Egenkapital

Innskutt egenkapital



Share capital	5, 7	800 000	400 000
Overkurs	5		9 900 000
Annen innskutt egenkapital	5	10 000 000	
<b>Sum innskutt egenkapital</b>		<b>10 800 000</b>	<b>10 300 000</b>
<b>Opptjent egenkapital</b>			
Other equity	5		
Udekket tap	5	27 044 968	69 956 151
<b>Sum opptjent egenkapital</b>		<b>-27 044 968</b>	<b>-69 956 151</b>
<b>Sum egenkapital</b>		<b>-16 244 968</b>	<b>-59 656 151</b>
<b>Gjeld</b>			
<b>Langsiktig gjeld</b>			
Utsatt skatt	4		
<b>Annen langsiktig gjeld</b>			
Konvertible lån	2		
Obligasjonslån		423 000 000	423 000 000
Gjeld til kredittinstitusjoner	3		
Langsiktig konserngjeld	2		
Other non-current liabilities	2		
<b>Sum annen langsiktig gjeld</b>		<b>423 000 000</b>	<b>423 000 000</b>
<b>Sum langsiktig gjeld</b>		<b>423 000 000</b>	<b>423 000 000</b>
<b>Kortsiktig gjeld</b>			
Liabilities to financial institutions	3		
Leverandørgjeld			66 828
Tax payable	4		
Public duties payable			23 468
Kortsiktig konserngjeld	2	5 523 404	177 564
Other current liabilities		3 976 632	3 961 563
<b>Sum kortsiktig gjeld</b>		<b>9 500 036</b>	<b>4 229 423</b>
<b>Sum gjeld</b>		<b>432 500 036</b>	<b>427 229 423</b>
<b>SUM EGENKAPITAL OG GJELD</b>		<b>416 255 068</b>	<b>367 573 271</b>



Organisasjonsnr: 924 756 659  
CARUCEL SENTRUM HOLDING AS

## KONSERNRESULTATREGNSKAP

<b>Beløp i: NOK</b>	<b>Note</b>	<b>2022</b>	<b>2021</b>
<b>RESULTATREGNSKAP</b>			
<b>Inntekter</b>			
Leieinntekt		21 476 809	
Salgsinntekt		-6 056	
<b>Sum inntekter</b>		<b>21 470 753</b>	
<b>Kostnader</b>			
Avskrivning av driftsmidler og immaterielle eiendeler		5 161 505	
Annen driftskostnad		7 033 191	
<b>Sum kostnader</b>		<b>12 194 696</b>	
<b>Driftsresultat</b>		<b>9 276 057</b>	
<b>Finansinntekter og finanskostnader</b>			
Annen renteinntekt		252 267	
Annen finansinntekt		2 779	
<b>Sum finansinntekter</b>		<b>255 046</b>	
Annen rentekostnad		19 563 904	
Annen finanskostnad		136 841	
<b>Sum finanskostnader</b>		<b>19 700 746</b>	
<b>Netto finans</b>		<b>-19 445 700</b>	
<b>Ordinært resultat før skattekostnad</b>		<b>-10 169 643</b>	<b>0</b>
Skattekostnad på ordinært resultat		-2 144 641	
<b>Ordinært resultat etter skattekostnad</b>		<b>-8 025 002</b>	<b>0</b>
<b>Årsresultat</b>		<b>-8 025 002</b>	<b>0</b>
<b>Årsresultat etter minoritetsinteresser</b>		<b>-8 025 002</b>	
<b>Totalresultat</b>		<b>-8 025 002</b>	
<b>Overføringer og disponeringer</b>			
Overført fra annen egenkapital		-8 025 002	
<b>Sum overføringer og disponeringer</b>		<b>-8 025 002</b>	



Organisasjonsnr: 924 756 659  
CARUCEL SENTRUM HOLDING AS

## KONSERNBALANSE

**Beløp i: NOK** **Note** **2022** **2021**

### BALANSE - EIENDELER

<b>Anleggsmidler</b>			
<b>Immaterielle eiendeler</b>			
Goodwill		18 355 555	
<b>Sum immaterielle eiendeler</b>		<b>18 355 555</b>	
<b>Varige driftsmidler</b>			
Tomter, bygninger o.a. fast eiendom		410 725 482	
<b>Sum varige driftsmidler</b>		<b>410 725 482</b>	
<b>Finansielle anleggsmidler</b>			
Andre langsiktige fordringer		8 804 035	
<b>Sum finansielle anleggsmidler</b>		<b>8 804 035</b>	
<b>Sum anleggsmidler</b>		<b>437 885 073</b>	<b>0</b>
<b>Omløpsmidler</b>			
<b>Varer</b>			
<b>Fordringer</b>			
Kundefordringer		306 559	
Andre kortsiktige fordringer		2 956 193	
<b>Sum fordringer</b>		<b>3 262 753</b>	
<b>Bankinnskudd, kontanter og lignende</b>			
Bankinnskudd, kontanter o. l.		20 476 964	
<b>Sum bankinnskudd, kontanter og lignende</b>		<b>20 476 964</b>	
<b>Sum omløpsmidler</b>		<b>23 739 717</b>	<b>0</b>
<b>SUM EIENDELER</b>		<b>461 624 790</b>	<b>0</b>

### BALANSE - EGENKAPITAL OG GJELD

<b>Egenkapital</b>			
<b>Innskutt egenkapital</b>			
Aksjekapital		800 000	
<b>Sum innskutt egenkapital</b>		<b>800 000</b>	
<b>Opptjent egenkapital</b>			



Annen egenkapital	-22 180 669	
<b>Sum opptjent egenkapital</b>	<b>-22 180 669</b>	
<b>Sum egenkapital</b>	<b>-21 380 669</b>	<b>0</b>
<b>Gjeld</b>		
<b>Langsiktig gjeld</b>		
Utsatt skatt	50 074 329	
<b>Sum avsetninger for forpliktelser</b>	<b>50 074 329</b>	
<b>Annen langsiktig gjeld</b>		
Obligasjonslån	423 000 000	
<b>Sum annen langsiktig gjeld</b>	<b>423 000 000</b>	
<b>Sum langsiktig gjeld</b>	<b>473 074 329</b>	<b>0</b>
<b>Kortsiktig gjeld</b>		
Leverandørgjeld	793 064	
Skyldig offentlige avgifter	263 881	
Annen kortsiktig gjeld	8 874 186	
<b>Sum kortsiktig gjeld</b>	<b>9 931 131</b>	
<b>Sum gjeld</b>	<b>483 005 459</b>	<b>0</b>
<b>SUM EGENKAPITAL OG GJELD</b>	<b>461 624 790</b>	<b>0</b>



Organisasjonsnr: 924 756 659  
CARUCEL SENTRUM HOLDING AS

NOTEOPPLYSNINGER - SELSKAP - alle poster oppgitt i hele tall

Note  
Prinsippnote

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.



Organisasjonsnr: 924 756 659  
CARUCEL SENTRUM HOLDING AS

NOTEOPPLYSNINGER - KONSERN

- alle poster oppgitt i hele tall



Skatteetaten

Vår dato  
09.03.2023

Din/Deres dato  
13.02.2023

Saksbehandler  
Lars Waalorp

800 80 000  
Skatteetaten.no

Din/Deres referanse  
AR536736160

Telefon  
90833418

Org.nr  
974761076

Vår referanse  
2020/6228462

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 13. februar 2023 der det søkes om dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk for følgende selskaper:

Carucel Living HoldCo AS	org.nr. 929 375 629
Carucel Living AS	org.nr. 928 980 308
Carucel Sentrum Holding AS	org.nr. 924 756 659
Vibes Gate 8 AS	org.nr. 924 830 255
Thereses Gate 51 AS	org.nr. 821 146 232
Listia Eiendom AS	org.nr. 923 108 165
Frognerveien 9B og C AS	org.nr. 919 369 744
Posthallen AS	org.nr. 922 808 570
Carucel Home AS	org.nr. 927 056 682
Home Eiendom II ANS	org.nr. 930 010 286
Bygdøy Allé 9 AS	org.nr. 925 322 857
Home Eiendom AS	org.nr. 996 100 774
Hegdehaugsveien 12 AS	org.nr. 922 884 293
Thorvald Meyers Gate 69 AS	org.nr. 917 386 854
Observatoriegaten 25 AS	org.nr. 989 231 413
Home Eiendomsholding AS	org.nr. 914 653 266
Skovveien 15 AS	org.nr. 930 086 681

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

Carucel Living HoldCo AS er morselskap i et konsern hvor de øvrige selskapene inngår som datterselskaper mv. Eierstrukturen fremgår av vedlegg til søknaden. Carucel Living HoldCo AS er eid av norske og utenlandske profesjonelle investorer. 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 er eid av norske og utenlandske profesjonelle investorer. 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.*



Munkedamsveien 45  
Postboks 1704 Vika  
0121 Oslo  
www.bdo.no

## Independent Auditor's Report

### To the Annual Shareholders meeting of Carucel Sentrum Holding AS

#### Opinion

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

#### The financial statements comprise:

- The financial statements of the parent company, which comprise the balance sheet as at 31 December 2022, the income statement and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies, and
- The financial statements of the group, which comprise the balance sheet as at 31 December 2022, the income statement and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

#### In our opinion:

- The financial statements comply with applicable statutory requirements.
- The accompanying financial statements give a true and fair view of the financial position of the company as at 31 December 2022, and its financial performance and its cash flows for the year then ended in accordance with the Norwegian Accounting Act and accounting standards and practices generally accepted in Norway.
- The accompanying financial statements give a true and fair view of the financial position of the group as at 31 December 2022, and its financial performance and its cash flows for the year then ended in accordance with the Norwegian Accounting Act and accounting standards and practices generally accepted in Norway.

#### Basis for Opinion

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

#### Other information

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

#### Opinion on the Board of Director's report

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



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

#### **Responsibilities of the Board of Directors for the Financial Statements**

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 and Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting insofar as it is not likely that the enterprise will cease operations.

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

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

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

<https://revisorforeningen.no/revisjonsberetninger>

BDO AS

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

Pemneo Dokumentnøkkel: YB116-TXZ28-Z07JF-J6TBE-TJH8C-5T1Z7



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## Eivin Aleksander Redbo

Partner

Serienummer: 9578-5998-4-832041

IP: 188.95.xxx.xxx

2023-04-28 18:13:13 UTC



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**Carucel Sentrum Holding AS**  
**Consolidated Financial Statements 2022**  
(all amounts in NOK thousand)

CARUCEL



**Carucel Sentrum Holding AS**  
921 428 472

**Consolidated Financial Statements 2022**  
(all amounts in NOK thousand)

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

- \* *Annual Report 2022*
- \* *Income Statement*
- \* *Balance Sheet*
- \* *Cash Flow Statement*
- \* *Notes*



## Statement of the annual report 2022 – Carucel Sentrum Holding AS

### Operations and locations

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

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

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

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

### Financial Performance

The Group's revenue increased from NOKt 20.065 last year to NOKt 21.477 in 2022, primarily due to a reduced vacancy. The Group recorded a loss of NOKt 8.025 in 2022, compared to a loss of NOKt 12.373 in 2021.

Operating expenses decreased to NOKt 12.201 in 2022 from NOKt 17.092 in 2021. The decrease in operating expenses was mainly due to extensive maintenance work carried out in 2021. Maintenance costs in 2022 amounted to a more normalized level of NOKt 1.108, which is a considerable reduction from NOKt 5.995 in 2021.

In October 2022, it was announced that the lessee Champagneria AS had filed for bankruptcy. As a precaution, any outstanding receivables in excess of the deposit were reserved for losses. The deposit amount was paid in November, and there is an ongoing process against the estate to recover any possible losses. Subsequently, the premises were leased to Libertine Frogner AS, which took over the premises on March 1, 2023, with an expected opening in the second quarter of the year.

The Group's total cash flow from operating activities amounted to a negative NOKt 3,512, whereas the operating profit for the Group was a positive NOKt 9.276. The difference is mainly explained by ordinary depreciation, paid interest, and timing differences in working capital. In 2022, the Group's total investments amounted to NOKt 36.546, primarily related to improvements in Frognerveien 9. The net cash flow from financing activities was NOKt 50,000, resulting from a share issuance aimed at providing liquidity to the Group for the planned investments.

The Group's liquidity reserves were NOKt 20.477 as of December 31, 2022. The Group will be provided with liquidity if needed. The Group's financial position is robust, and as of December 31, 2022, it has sufficient liquid assets to repay its short-term debt obligations.

Total capital at the end of the year was NOKt 461.625, compared to NOKt 419.061 the previous year. The Group was established in 2020 without any change of control and the transaction had to be recorded using historical cost, as per the NGAAP accounting principle. Consequently, the Group was established with negative equity. The equity ratio as of December 31, 2022 was -4,6%, compared to -16.04% as of December 31, 2021.



## Future Development

The company has experienced some vacancies in the years 2021 and 2022. With the opening of the new restaurant Kød in Frognerveien 9 and the completion of the larger property renovation in Frognerveien 9, the company expects an increase in revenue in 2023. The company therefore expects a positive development in the company's operating results.

## Financial Risk

### Overview of objectives and strategy

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

### Foreign exchange risk

The group's revenues are denominated in Norwegian kroner, which means that the group does not bear any direct risk related to currency fluctuations.

### Credit risk

The group has stable operations with minor fluctuations in working capital. The risk of counterparties being unable to fulfill their obligations is considered moderate, as there have been historically few losses on receivables. There may be credit risk related to rental income from tenants. The risk is sought to be mitigated by requiring deposits or bank guarantees from tenants, having good credit policies, and closely monitoring outstanding customer receivables.

### Interest rate risk

As of December 31, 2022, the group's external debt totaled NOK 423 million. The debt is based on fixed interest rates. This means that the group does not bear any short-term risk related to changes in the interest rate market. However, managing interest rate risk will be decisive in relation to refinancing of the external debt.

### Going concern

In accordance with the Norwegian Accounting Act § 3-3a, it is confirmed that the assumptions of a going concern are present. The group is in a healthy financial and economic position.

### Appropriation of profit

The board proposes the following appropriation of the annual profit in Carucel Sentrum Holding AS:

Disposition Other Equity: tNOK -8.025

### Equality and discrimination

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



#### External Environment

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

Oslo, 28.04.2023

**Carl Erik Krefting**

Chairman of the board (electronically signed)





Carucel Sentrum Holding AS  
921 428 472

Consolidated Financial Statements 2022  
(all amounts in NOK thousand)

Parent		BALANCE SHEET			Group	
2022	2021		Note	2022	2021	
<b>ASSETS</b>						
<b>Fixed assets</b>						
<b>Intangible assets</b>						
0	0	Goodwill (technical goodwill related to deferred tax)	2	18 356	18 741	
6 384	4 526	Deferred tax benefits	6	0	0	
<b>6 384</b>	<b>4 526</b>	<b>Total intangible assets</b>		<b>18 356</b>	<b>18 741</b>	
<b>Tangible assets</b>						
0	0	Property, plant and equipment	2,8	410 725	378 959	
<b>0</b>	<b>0</b>	<b>Total tangible assets</b>		<b>410 725</b>	<b>378 959</b>	
<b>Financial fixed assets</b>						
338 655	338 655	Investments in subsidiaries	9	0	0	
41 720	9 796	Loan to group companies	2	0	0	
8 804	7 218	Other long-term receivables	10	8 804	7 218	
<b>389 179</b>	<b>355 669</b>	<b>Total financial fixed assets</b>		<b>8 804</b>	<b>7 218</b>	
<b>395 563</b>	<b>360 195</b>	<b>Total fixed assets</b>		<b>437 885</b>	<b>404 919</b>	
<b>Current assets</b>						
<b>Receivables</b>						
0	0	Accounts receivables	8	307	1 148	
36	27	Other short-term receivables		2 956	1 333	
10 588	6 964	Receivables from group companies	2	0	0	
<b>10 624</b>	<b>6 991</b>	<b>Total receivables</b>		<b>3 263</b>	<b>2 481</b>	
10 068	388	Cash and cash equivalents		20 477	11 661	
<b>20 692</b>	<b>7 379</b>	<b>Total current assets</b>		<b>23 740</b>	<b>14 142</b>	
<b>416 255</b>	<b>367 573</b>	<b>TOTAL ASSETS</b>		<b>461 625</b>	<b>419 061</b>	



Carucel Sentrum Holding AS  
921 428 472

Consolidated Financial Statements 2022  
(all amounts in NOK thousand)

Parent		BALANCE SHEET			Group	
2022	2021		Note	2022	2021	
<b>EQUITY AND LIABILITIES</b>						
<b>Equity</b>						
<b>Paid-in equity</b>						
800	400	Share capital	7, 11	800	400	
10 000	0	Unregistered share capital increase	7, 11	10 000	0	
<b>10 800</b>	<b>400</b>	<b>Total paid-up equity</b>		<b>10 800</b>	<b>400</b>	
<b>Other equity</b>						
(27 045)	(60 056)	Other equity	7, 13, 14	(32 181)	(63 756)	
<b>(27 045)</b>	<b>(60 056)</b>	<b>Total other equity</b>		<b>(32 181)</b>	<b>(63 756)</b>	
<b>(16 245)</b>	<b>(59 656)</b>	<b>Total equity</b>		<b>(21 381)</b>	<b>(63 356)</b>	
<b>Liabilities</b>						
<b>Provisions for liabilities</b>						
0	0	Deferred tax	6	50 074	52 415	
<b>0</b>	<b>0</b>	<b>Total provisions</b>		<b>50 074</b>	<b>52 415</b>	
<b>Other long-term liabilities</b>						
423 000	423 000	Bond loans	8, 12	423 000	423 000	
<b>423 000</b>	<b>423 000</b>	<b>Total of other long-term liabilities</b>		<b>423 000</b>	<b>423 000</b>	
<b>Current liabilities</b>						
0	67	Accounts payable	2	793	1 145	
0	23	Public duties payable		264	352	
5 523	178	Debt to group companies	2	0	0	
3 977	3 962	Other current debt		8 874	5 505	
<b>9 500</b>	<b>4 229</b>	<b>Total current liabilities</b>		<b>9 931</b>	<b>7 002</b>	
<b>432 500</b>	<b>427 229</b>	<b>Total liabilities</b>		<b>483 005</b>	<b>482 417</b>	
<b>416 255</b>	<b>367 573</b>	<b>TOTAL EQUITY AND LIABILITIES</b>		<b>461 625</b>	<b>419 061</b>	



Carucel Sentrum Holding AS  
921 428 472

**Consolidated Financial Statements 2022**  
(all amounts in NOK thousand)

Parent		CASH FLOW STATEMENT		Group	
2022	2021		Note	2022	2021
<b>Cash flow from operating activities</b>					
(8 447)	(12 478)	Profit before tax		(10 170)	(15 557)
0	0	Corporate tax paid		0	0
0	0	Loss (gain) on sale of fixed assets or shares		0	0
0	0	Income from associated companies		0	0
0	0	Depreciation and amortisation	2	5 162	5 065
0	0	Change in accounts receivables		841	420
(67)	38	Change in accounts payable		(352)	(705)
(17)	2 207	Change in other short-term items		1 467	2 998
<b>(8 531)</b>	<b>(10 233)</b>	<b>Net cash flow from operating activities</b>		<b>(3 053)</b>	<b>(7 779)</b>
<b>Cash flow from investing activities</b>					
0	0	Proceeds from sale of fixed assets	2	0	0
0	0	Payments for buying fixed assets	2	(36 546)	(8 004)
0	0	Proceeds from sale of shares in other companies		0	0
0	0	Payments from buying shares in other companies		0	0
0	0	Net proceeds from financial portfolio		0	0
(1 586)	0	Net proceeds from changes in long-term receivables		(1 586)	0
0	0	Payments on acquisitions of new group companies		0	0
<b>(1 586)</b>	<b>0</b>	<b>Net cash flow from investing activities</b>		<b>(38 132)</b>	<b>(8 004)</b>
<b>Cash flow from financing activities</b>					
0	0	Net proceeds from changes in other long-term debt		0	0
(30 202)	(7 656)	Net proceeds from changes in group company loans		0	0
0	0	Proceeds from share contributions		0	0
50 000	10 000	Payments from capital increase		50 000	10 000
<b>19 798</b>	<b>2 344</b>	<b>Net cash flow from financing activities</b>		<b>50 000</b>	<b>10 000</b>
<b>9 680</b>	<b>(7 889)</b>	<b>Net change in liquidity reserve through the year</b>		<b>8 816</b>	<b>(5 783)</b>
<b>388</b>	<b>8 276</b>	Liquidity reserve 1.1		<b>11 661</b>	<b>17 444</b>
<b>10 068</b>	<b>388</b>	<b>Liquidity reserve 31.12</b>		<b>20 477</b>	<b>11 661</b>



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## ACCOUNTING PRINCIPLES

The consolidated financial statements consist of income statement, balance sheet, cash flow statement and notes to the financial statements. The consolidated financial statements have been prepared in accordance with the Norwegian Accounting Act and generally accepted accounting principles. There is still uncertainty associated with the long-term effects of the COVID-19 pandemic. As the situation is per preparation, there is no uncertainty regarding continued operations. The accounts have been prepared on the going concern assumption.

### Basis for consolidation

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

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

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

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

### Classification and assessment of balance sheet items:

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

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



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## ACCOUNTING PRINCIPLES

### Revenue recognition

Revenues from the sale of goods are recognised in the income statement once delivery has taken place and most of the risk and return has been transferred. Gains from the realization of real estate and other fixed assets are recognised as other operating income.

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

### Income Tax

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

### Inventories

Inventories are recognised at the lowest of cost and net selling price. The net selling price is the estimated selling price in the case of ordinary operations minus the estimated completion, marketing and distribution costs. The cost is arrived at using the FIFO method and includes the costs incurred in acquiring the goods and the costs of bringing the goods to their current state and location.

### Accounts receivable and other receivables

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

### Short term investments

Short term investments (stocks and shares seen as current assets) are valued at fair value. Dividends and other distributions are recognized as other financial income.

### Use of estimates

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

### Cash flow statement

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

### Comparison figures

In the event of a change in the classification of accounting items, the comparative figures have been restated accordingly. Comparable amounts for the consolidated income statement and the balance sheet have been prepared (best estimate) in accordance with the Accounting Act. The cash flow and some of the notes to the financial statement do not have comparable amounts, as such information is not sufficiently reliable.



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## **ACCOUNTING PRINCIPLES**

### **Treatment of costs directly related to long-term debt**

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

### **Pensions**

For pension schemes where an agreed subsidy is paid by the employer and where the pension funds are managed separately

### **Intangible assets**

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



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**Note 1 - SEGMENT INFORMATION**

The Group has operations only in Norway.

**Note 2 - FIXED ASSETS**

	Land/ Buildings	Goodwill*	2022
Acquisition cost 01.01.	411 955	19 834	431 790
Additions	36 546	0	36 546
Additions by acquisitions	0	0	0
Disposals	0	0	0
<b>Acquisition costs 31.12</b>	<b>448 501</b>	<b>19 834</b>	<b>468 335</b>
Acc. depreciation/impairment 31.12	37 776	1 479	39 254
<b>Book value 31.12</b>	<b>410 725</b>	<b>18 356</b>	<b>429 081</b>
Depreciation and impairment	4 776	386	5 162
Economic lifetime	0-100 år	50-100 år	
Depreciation plan	Lineær	Lineær	

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

**Note 3 - PAYROLL, NO EMPLOYEES**

No remuneration has been paid to senior executives or members of the board in 2022

No loans/sureties has been granted to the general manager, the chairman of the board or other related parties.

**Note 4 - FINANCIAL ITEMS**

Parent			Group	
2022	2021		2022	2021
87	23	Interest income	252	46
0	0	Other financial income	3	1
<b>87</b>	<b>23</b>	<b>Total financial income</b>	<b>255</b>	<b>47</b>
16 920	16 920	Interest expenses	16 920	16 920
2 781	2 327	Other financial expenses	2 781	2 327
<b>19 701</b>	<b>19 247</b>	<b>Total financial expenses</b>	<b>19 701</b>	<b>19 247</b>
0	0	Share of profit from associated companies	0	0
10 580	6 964	Income from subsidiaries	0	0
1 015	193	Net interests from group companies	0	0
<b>(8 019)</b>	<b>(12 067)</b>	<b>Total net financial items</b>	<b>(19 446)</b>	<b>(19 200)</b>



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## Note 5 - RELATED PARTIES

Parent			Group	
2022	2021	Balances with group companies and related parties	2022	2021
		<b>Receivables</b>		
41 720	9 796	Long-term receivables on group companies and related parties	0	0
10 588	6 964	Short-term receivables on group companies and related parties		
<b>52 308</b>	<b>16 760</b>	<b>Total receivables</b>	<b>0</b>	<b>0</b>
		<b>Short-term liabilities</b>		
5 523	178	Short-term liabilities to group companies and related parties	0	0
<b>5 523</b>	<b>178</b>	<b>Total liabilities</b>	<b>0</b>	<b>0</b>
<b>46 785</b>	<b>16 582</b>	<b>Total net balances with group companies and related parties</b>	<b>0</b>	<b>0</b>

All transactions between group companies takes place on normal commercial terms.  
The Group's transactions with related parties:

2022	2021		2022	2021
0	192	Management fee	800	693
0	(30)	Utleiehonorar	220	833
8	0	Account payable	56	10
<b>8</b>	<b>162</b>	<b>Total</b>	<b>1 076</b>	<b>1 536</b>



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Note 6 - TAX

Parent			Group	
2022	2021		2022	2021
		<b>Income tax payable is calculated as follows:</b>		
0	0	Tax payable	0	0
(1 858)	(2 745)	Changes in deferred tax	(2 145)	(3 184)
		<b>Income tax expense</b>	<b>(2 145)</b>	<b>(3 185)</b>
		<b>Taxable income:</b>		
(8 447)	(12 478)	Profit before tax	(10 170)	(15 557)
0	0	Permanent differences	421	1 082
(1 594)	2 221	Change in temporary differences	(9 687)	2 103
0	0	Change in loss carry-forwards	9 688	0
0	0	Given/ received intra-group contribution	0	0
<b>(10 041)</b>	<b>(10 257)</b>	<b>Taxable income:</b>	<b>(9 748)</b>	<b>(12 372)</b>
		<b>From nominal to actual tax rate:</b>		
(8 447)	(12 478)	Profit before tax	(10 170)	(15 557)
(1 858)	(2 745)	Expected tax expense at nominal tax rate ( 22 %)	(2 237)	(3 423)
		<b>Tax-effect on the following items:</b>		
0	0	Costs without deduction/income without tax liability	93	238
0	0	Other items	(0)	0
<b>(1 858)</b>	<b>(2 745)</b>	<b>Tax expense</b>	<b>(2 145)</b>	<b>(3 185)</b>
<b>22 %</b>	<b>22 %</b>	<b>Effective tax rate</b>	<b>21 %</b>	<b>20 %</b>
		<b>Specification of the tax effect of temporary differences and losses carried forward:</b>		
2022	2021	Tax liability (-benefit)	2022	2021
0	0	Fixed assets	56 784	57 650
0	0	Current assets	0	0
2	0	Receivables	(73)	(425)
0	0	Profit- and loss accounts	0	0
0	0	Payables	0	0
(8 323)	(6 114)	Accumulated loss to be brought forward	(8 745)	(6 614)
1 937	1 588	Other temporary differences	2 258	1 804
0	0	Not included in the calculation of deferred tax	(150)	0
<b>(6 384)</b>	<b>(4 526)</b>	<b>Deferred tax</b>	<b>50 074</b>	<b>52 415</b>
		<b>Tax payable in the balance:</b>		
0	0	Tax payable on this year's profit	0	0
<b>0</b>	<b>0</b>	<b>Total tax payable in the balance</b>	<b>0</b>	<b>0</b>



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## Note 7 - EQUITY

### Group

<b>Equity:</b>	<b>Share capital</b>	<b>Unregistered share capital increase</b>	<b>Other equity</b>	<b>Total</b>
<b>Equity 01.01</b>				
<i>This years change in equity:</i>	400	0	(63 756)	(63 356)
Profit for the year	0	0	(8 025)	(8 025)
Capital Increase	400	10 000	39 600	50 000
<b>Equity 31.12</b>	<b>800</b>	<b>10 000</b>	<b>(32 181)</b>	<b>(21 381)</b>

There are added value to the properties in the group. Hence the accounts have been prepared on the assumption of going concern.

Numbers from 2021 in the balance sheet related to Property, Plant and Equipment, Goodwill, Deffered tax and Equity are adjusted due to an error related to a price purchase allocation in 2019/2020. Hence the Balance sheet does not correspond to the signed version of the Financial Statement in 2021. The effects of the 2021 correction is summarized below:

- Equity: Increased by tnok 3 212
- Goodwill: Increased by tnok 332
- Property, plant and equipment: Increased by tnok 3 692
- Deferred tax liability: Increased by tnok 812

### Parent

<b>Equity:</b>	<b>Share capital</b>	<b>Unregistered share capital increase</b>	<b>Other equity</b>	<b>Total</b>
<b>Equity 01.01</b>				
<i>This years change in equity:</i>	400	0	(60 056)	(59 656)
Profit for the year	0	0	(6 589)	(6 589)
Capital Increase	400	10 000	39 600	50 000
<b>Equity 31.12</b>	<b>800</b>	<b>10 000</b>	<b>(27 045)</b>	<b>(16 245)</b>

There are added value to the properties in the subsidiaries of Carucel Sentrum Holding AS. Hence the accounts have been prepared on the assumption of going concern.



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## Note 8 - INTEREST-BEARING DEBT AND SECURED DEBT

Parent			Group	
2022	2021		2022	2021
423 000	423 000	Secured debt	423 000	423 000
<b>423 000</b>	<b>423 000</b>	<b>Total</b>	<b>423 000</b>	<b>423 000</b>

Parent			Group	
2022	2021	Pledged assets and book value:	2022	2021
0	0	Property, plant and equipment	410 725	378 959
0	0	Account receivables	307	1 148
338 655	338 655	Investments in subsidiaries	0	0
<b>338 655</b>	<b>338 655</b>	<b>Total</b>	<b>411 032</b>	<b>380 107</b>

### Covenants in the group:

- Loan to value
- Requirements of minimum liquidity

## Note 9 - SHARES IN SUBSIDIARIES

### Group companies

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

## Note 10 - RECEIVABLES

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

The group have receivables due by more than 1 year per 31.12.2022 of NOKt 8 804

## Note 11 - SHARE CAPITAL AND SHAREHOLDER INFORMATION

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

	Face value	No of shares	Book value
Ordinary shares	8	100 000	800 000
<b>Total</b>		<b>100 000</b>	<b>800 000</b>

The company has the following shareholders

Name	Ordinary shares	Ownership	Voting rights
Carucel Living AS	100 000	100,00 %	100,00 %
<b>Total</b>	<b>100 000</b>	<b>100,00 %</b>	<b>100,00 %</b>

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



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**Note 12 - OTHER LONG-TERM LIABILITIES**

Debt due in more than five years per 31. December 2022:

The group has NOKm 0 debt due in more than five years per 31. December 2022

**Note 13 - SIGNIFICANT TRANSACTIONS IN THE FINANCIAL YEAR**

There are no significant transactions throughout the financial year.

**Note 14 - SUBSEQUENT EVENTS**

There are no material subsequent events after 31.12.



## Carucel Sentrum Holding AS - Konsernregnskap

Name	Date
Krefting, Carl Erik	2023-04-28

Identification

 bankID Krefting, Carl Erik



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