



ÅRSREGNSKAPET FOR REGNSKAPSÅRET 2025 - GENERELL INFORMASJON

Enheten

Organisasjonsnummer: 975 357 147
Organisasjonsform: Aksjeselskap
Foretaksnavn: PARKVEIEN 25 EIENDOM AS
Forretningsadresse: c/o Malling & Co. Forvaltning AS
Dronning Mauds gate 15
0250 OSLO

Regnskapsår

Årsregnskapets periode: 01.01.2025 - 31.12.2025

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: MALLING & CO FORVALTNING AS

Dato for fastsettelse av årsregnskapet: 27.02.2026

Grunnlag for avgivelse

År 2025: Årsregnskapet er elektronisk innlevert
År 2024: Tall er hentet fra elektronisk innlevert årsregnskap fra 2025

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, 22.03.2026



Brønnøysundregistrene

Brønnøysundregistrene Årsregnskap regnskapsåret 2025 for 975357147

Postadresse: 8910 Brønnøysund

Telefoner: Opplysningstelefonen 75 00 75 00 Telefaks 75 00 75 05

E-post: firmapost@brreg.no Internett: www.brreg.no

Organisasjonsnummer: 974 760 673



Resultatregnskap

| Beløp i: NOK | Note | 2025 | 2024 |
|---|------|-------------------|-------------------|
| RESULTATREGNSKAP | | | |
| Inntekter | | | |
| Revenue | | 511 974 | 2 847 077 |
| Sum inntekter | | 511 974 | 2 847 077 |
| Kostnader | | | |
| Depreciation and amortisation expenses | 1 | 1 510 604 | 1 510 604 |
| Other expenses | | 908 516 | 496 488 |
| Sum kostnader | | 2 419 120 | 2 007 091 |
| Driftsresultat | | -1 907 145 | 839 986 |
| Finansinntekter og finanskostnader | | | |
| Annen renteinntekt | | 26 976 | 33 069 |
| Other financial income | 2 | 213 101 | |
| Sum finansinntekter | | 240 078 | 33 069 |
| Rentekostnad til foretak i samme konsern | 2 | 1 142 725 | 1 115 810 |
| Sum finanskostnader | | 1 142 725 | 1 115 810 |
| Netto finans | | -902 647 | -1 082 741 |
| Resultat før skattekostnad | | -2 809 793 | -242 755 |
| Income tax expense | 3 | -618 154 | -53 406 |
| Årsresultat | 4 | -2 191 639 | -189 349 |
| Årsresultat etter minoritetsinteresser | | -2 191 639 | -189 349 |
| Totalresultat | | -2 191 639 | -189 349 |
| Overføringer og disponeringer | | | |
| Other equity | | -2 191 639 | -189 349 |
| Sum overføringer og disponeringer | | -2 191 639 | -189 349 |



Balanse

| Beløp i: NOK | Note | 2025 | 2024 |
|--|------|-------------------|-------------------|
| BALANSE - EIENDELER | | | |
| Anleggsmidler | | | |
| Immaterielle eiendeler | | | |
| Utsatt skattefordel | 3 | 592 159 | |
| Sum immaterielle eiendeler | | 592 159 | |
| Varige driftsmidler | | | |
| Buildings and land | | 11 566 219 | 12 406 290 |
| Equipment and other movables | | 670 533 | 1 341 065 |
| Sum varige driftsmidler | 1 | 12 236 751 | 13 747 355 |
| Sum anleggsmidler | | 12 828 911 | 13 747 355 |
| Omløpsmidler | | | |
| Varer | | | |
| Fordringer | | | |
| Accounts receivables | | 1 893 946 | 297 532 |
| Other short-term receivables | | 2 144 078 | 2 475 597 |
| Konsernfordringer | 2 | 2 191 639 | |
| Sum fordringer | | 6 229 663 | 2 773 130 |
| Bankinnskudd, kontanter og lignende | | | |
| Cash and cash equivalents | | 179 279 | 1 884 969 |
| Sum bankinnskudd, kontanter og lignende | | 179 279 | 1 884 969 |
| Sum omløpsmidler | | 6 408 942 | 4 658 099 |
| SUM EIENDELER | | 19 237 852 | 18 405 453 |
| BALANSE - EGENKAPITAL OG GJELD | | | |
| Egenkapital | | | |
| Innskutt egenkapital | | | |
| Share capital | | 240 000 | 240 000 |



Balanse

| Beløp i: NOK | Note | 2025 | 2024 |
|--|-------------|-------------------|-------------------|
| Annen innskutt egenkapital | | 118 483 | 118 483 |
| Sum innskutt egenkapital | | 358 483 | 358 483 |
| Opptjent egenkapital | | | |
| Other equity | | -189 349 | -189 349 |
| Sum opptjent egenkapital | | -189 349 | -189 349 |
| Sum egenkapital | 4 | 169 134 | 169 134 |
| Gjeld | | | |
| Langsiktig gjeld | | | |
| Utsatt skatt | 3 | | 25 995 |
| Sum avsetninger for forpliktelser | | | 25 995 |
| Annen langsiktig gjeld | | | |
| Langsiktig konserngjeld | 2 | 17 776 625 | 16 923 916 |
| Sum annen langsiktig gjeld | | 17 776 625 | 16 923 916 |
| Sum langsiktig gjeld | | 17 776 625 | 16 949 911 |
| Kortsiktig gjeld | | | |
| Leverandørgjeld | | | 33 860 |
| Tax payable | 3 | | |
| Kortsiktig konserngjeld | 2 | 1 265 341 | 1 218 833 |
| Other current liabilities | | 26 752 | 33 715 |
| Sum kortsiktig gjeld | | 1 292 093 | 1 286 408 |
| Sum gjeld | | 19 068 718 | 18 236 319 |
| SUM EGENKAPITAL OG GJELD | | 19 237 852 | 18 405 453 |



Brønnøysundregistrene

ÅRSREGNSKAP FOR REGNSKAPSÅRET 2025 - GENERELL INFORMASJON

Journalnummer: 2026 335986

Virksomheten

Organisasjonsnummer: 975 357 147
Organisasjonsform: Aksjeselskap
Foretaksnavn: PARKVEIEN 25 EIENDOM AS
Forretningsadresse: c/o Malling & Co. Forvaltning AS
Dronning Mauds gate 15
0250 OSLO

Regnskapsår

Årsregnskapets periode: 01.01.2025 - 31.12.2025

Konsern

Morselskap i konsern: Nei

Regnskapsregler

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

Årsregnskapet fastsatt av kompetent organ

Bekreftet av: MALLING & CO FORVALTNING AS
Dato for fastsettelse av årsregnskapet: 27.02.2026

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 2025: Årsregnskap er elektronisk innlevert.
År 2024: Tall er hentet fra elektronisk innlevert årsregnskap fra 2025.

Virksomheten sitt øverste organ er ansvarlig for at årsregnskapet er signert. Det er mulig å levere årsregnskap uten signatur fordi sikkerheten for rett rapportering er ivarettatt ved at innsenderen har rolle/rettighet for innsending i Altinn. Navnet på representanten, som bekrefter at årsregnskapet er godkjent, er i tillegg oppgitt.

Brønnøysundregistrene, 21.03.2026

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: 975 357 147
PARKVEIEN 25 EIENDOM AS

RESULTATREGNSKAP

| Beløp i: NOK | Note | 2025 | 2024 |
|---|-------------|-------------------|-------------------|
| RESULTATREGNSKAP | | | |
| Inntekter | | | |
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| Netto finans | | -902 647 | -1 082 741 |
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| Årsresultat | 4 | -2 191 639 | -189 349 |
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| Totalresultat | | -2 191 639 | -189 349 |
| Overføringer og disponeringer | | | |
| Other equity | | -2 191 639 | -189 349 |
| Sum overføringer og disponeringer | | -2 191 639 | -189 349 |



Organisasjonsnr: 975 357 147
PARKVEIEN 25 EIENDOM AS

BALANSE

| Beløp i: NOK | Note | 2025 | 2024 |
|--------------|------|------|------|
|--------------|------|------|------|

BALANSE - EIENDELER

Anleggsmidler

Immaterielle eiendeler

| | | | |
|-----------------------------------|---|----------------|--|
| Utsatt skattefordel | 3 | 592 159 | |
| Sum immaterielle eiendeler | | 592 159 | |

Varige driftsmidler

| | | | |
|--------------------------------|----------|-------------------|-------------------|
| Buildings and land | | 11 566 219 | 12 406 290 |
| Equipment and other movables | | 670 533 | 1 341 065 |
| Sum varige driftsmidler | 1 | 12 236 751 | 13 747 355 |

Sum anleggsmidler

| | | | |
|--|--|-------------------|-------------------|
| | | 12 828 911 | 13 747 355 |
|--|--|-------------------|-------------------|

Omløpsmidler

Varer

Fordringer

| | | | |
|------------------------------|---|------------------|------------------|
| Accounts receivables | | 1 893 946 | 297 532 |
| Other short-term receivables | | 2 144 078 | 2 475 597 |
| Konsernfordringer | 2 | 2 191 639 | |
| Sum fordringer | | 6 229 663 | 2 773 130 |

Bankinnskudd, kontanter og lignende

| | | | |
|--|--|----------------|------------------|
| Cash and cash equivalents | | 179 279 | 1 884 969 |
| Sum bankinnskudd, kontanter og lignende | | 179 279 | 1 884 969 |

Sum omløpsmidler

| | | | |
|--|--|------------------|------------------|
| | | 6 408 942 | 4 658 099 |
|--|--|------------------|------------------|

SUM EIENDELER

| | | | |
|--|--|-------------------|-------------------|
| | | 19 237 852 | 18 405 453 |
|--|--|-------------------|-------------------|

BALANSE - EGENKAPITAL OG GJELD

Egenkapital

Innskutt egenkapital

| | | | |
|---------------------------------|--|----------------|----------------|
| Share capital | | 240 000 | 240 000 |
| Annen innskutt egenkapital | | 118 483 | 118 483 |
| Sum innskutt egenkapital | | 358 483 | 358 483 |

Opptjent egenkapital

| | | | |
|---------------------------------|--|-----------------|-----------------|
| Other equity | | -189 349 | -189 349 |
| Sum opptjent egenkapital | | -189 349 | -189 349 |

Sum egenkapital

| | | | |
|--|----------|----------------|----------------|
| | 4 | 169 134 | 169 134 |
|--|----------|----------------|----------------|



| | | | |
|--|---|-------------------|-------------------|
| Gjeld | | | |
| Langsiktig gjeld | | | |
| Utsatt skatt | 3 | | 25 995 |
| Sum avsetninger for forpliktelseser | | | 25 995 |
| Annen langsiktig gjeld | | | |
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| Kortsiktig gjeld | | | |
| Leverandørgjeld | | | 33 860 |
| Tax payable | 3 | | |
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| Sum kortsiktig gjeld | | 1 292 093 | 1 286 408 |
| Sum gjeld | | 19 068 718 | 18 236 319 |
| SUM EGENKAPITAL OG GJELD | | 19 237 852 | 18 405 453 |



Organisasjonsnr: 975 357 147
PARKVEIEN 25 EIENDOM AS

NOTEOPPLYSNINGER - SELSKAP

- alle poster oppgitt i hele tall

Note

Antall årsverk i regnskapsåret
0.00



Skatteetaten

| | | |
|-------------------------------|-------------------------------|--|
| Vår dato 07.11.2023 | Din/Deres dato 13.09.2023 | Saksbehandler Vibeke Home |
| 800 80 000 Skatteetaten.no | Din/Deres referanse | Telefon 48123176 |
| Org.nr 974761076 | Vår referanse 2023/5525997 | Postadresse Postboks 9200 Grønland 0134 OSLO |

OSLO URBAN AGF DEVELOPMENT AS
c/o Malling & Co Forvaltning AS, Postboks 1883 Vika
0124 OSLO

Att.Morten Svendsen

Tillatelse til å utarbeide årsregnskap og årsberetning på engelsk

Vi viser til deres brev av 13. september 2023 der det søkes om dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk for følgende selskaper:

| | |
|--------------------------------------|----------------------------|
| Oslo Urban AGF Development AS | org.nr. 929 629 264 |
| Oslo Urban Development AS | org.nr. 922 116 288 |
| Thereses Gate 28 Næring AS | org.nr. 995 835 037 |
| Seksjonsdrift AS | org nr. 990 260 524 |
| Seksjonsdrift 2 AS | org.nr. 820 154 002 |
| Prinsens Gate AS | org.nr. 988 196 770 |
| Parkveien 25 Eiendom AS | org.nr. 975 357 147 |
| Kirkegata 19 AS | org.nr. 920 153 828 |
| Dronningens Gate 26 AS | org.nr. 991 544 232 |
| Høymyrmarka 2 Eiendom AS | org.nr. 913 749 804 |
| Bjørndalen Senter Eiendom AS | org.nr. 913 750 039 |
| Peter Møllers vei 2 AS | org.nr. 915 595 146 |
| Peter Møllers vei 37 AS | org.nr. 923 477 748 |
| Sandakerveien 101B AS | org.nr. 912 294 072 |
| Grefsenveien 6 B AS | org.nr. 823 477 732 |
| Hammerfestgata 2 AS | org.nr. 923 477 713 |
| Hallingsgate 1 AS | org.nr. 923 477 691 |
| Jens Bjelkes Gate 57/62 AS | org.nr. 923 477 853 |

Skattekontoret gir på bakgrunn av en konkret helhetsvurdering de overnevnte selskaper dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk, jf. regnskapsloven § 3-4 tredje ledd. Dispensasjonen gjelder så lenge opplysningene som danner grunnlaget for vedtaket ikke endres vesentlig.

Kopi av dette brevet må sendes til Regnskapsregisteret i Brønnøysund sammen med årsregnskapet. Den regnskapspliktige må selv dokumentere ved dette brev at tillatelse er gitt.



Bakgrunn

Oslo Urban AGF Development AS har profesjonelle eiere, både norske og utenlandske. Selskapet er også majoritetsaksjonær i Oslo Urban Development AS. Øvrige selskaper er direkte eller indirekte eid av Oslo Urban Development AS. Selskapene driver med utleie av næringseiendom.

Rapporteringsspråket for selskapene er engelsk og styreleder/styremedlemmene i selskapene er ikke norske.

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, direkte eller indirekte, har profesjonelle eiere, både norske og utenlandske.



Videre er det vektlagt at selskapene driver virksomhet i bransje der alle sentrale aktører behersker og benytter engelsk.

Vennligst oppgi vår referanse ved henvendelse i saken.

Med hilsen

Vibeke Horne
Skatteetaten

Dokumentet er elektronisk godkjent og har derfor ikke håndskrevne signaturer.



English Office Translation
In case of discrepancy the Norwegian wording shall apply.

REFERAT FRA STYREMØTE

Den 27.02.2026 ble det avholdt styremøte i selskapene som kommer frem av vedlegg 1 ("Selskapene") via sirkulasjon av denne protokollen.

Til stede var:

- Styreleder, Meta Sophia Beemer
- Styremedlem, Jean-Baptiste Garcia, Mark Robert Maduras

Styret var således beslutningsdyktige.

Det var ingen innvendinger mot innkalling eller agenda.

Følgende saker ble behandlet:

1. ÅRSREGNSKAP 2025

Selskapenes årsregnskap for 2025 ble godkjent.

2. DISPONERING AV ÅRETS RESULTAT

Styret diskuterte administrasjonens forslag til disponering av årets resultat og godkjente dette enstemmig.

3. GODTGJØRELSE TIL STYRETS MEDLEMMER

Styrets medlemmer tildeles ikke godtgjørelse for regnskapsåret 2025.

4. REVISORS GODTGJØRELSE

Godtgjørelse til selskapenes revisor for regnskapsåret 2025 godkjennes i henhold til regning.

5. INNKALLING TIL ORDINÆR GENERALFORSAMLING.

Styret vedtok innkalling til ordinær generalforsamling den 27.02.2026 for behandling av styrets forslag etter reglene om forenklet generalforsamlingsbehandling, jf. Aksjeloven §§5-7 jf. §5-7a.

Samtlige beslutninger var enstemmige.

Ingen flere saker forelå til behandling og møtet ble hevet.

MINUTES FROM BOARD MEETING

On the 27.02.2026, a meeting of the Board of Directors was held in the companies listed in appendix 1 (the "Companies"), by circulating this minutes.

Present:

- Chairman of the board, Meta Sophia Beemer
- Board member, Jean-Baptiste Garcia, Mark Robert Maduras

The board formed a quorum.

There were no objections to the summoning or the agenda.

The following agenda was processed:

1. ANNUAL ACCOUNTS 2025

The Annual accounts for the companies for 2025 was approved.

2. ALLOCATION OF THE YEAR RESULT

The board discussed the administration's motion for allocation of the result for the year and approved this unanimously.

3. REMUNERATION OF THE MEMBERS OF THE BOARD

The members of the board will not receive remuneration for the financial year 2025.

4. AUDITORS FEE

The auditors fee for the companies for the financial year of 2025 is approved according to the received invoice.

5. SUMMONING OF THE ORDINARY GENERAL MEETING

The board decided to summon the ordinary general meeting on 27.02.2026 to process the motion of the board in accordance with the rules on simplified written procedure, ref. NCA section 5-7, ref. Section 5-7a.

All decisions were unanimous.

No further matters were discussed, and the meeting was adjourned.



Oslo 27.02.2026

Meta Sophia Beemer
Styreleder/Chairman of the meeting

Mark Robert Maduras
Styremedlem/Board Member

Jean-Baptiste Garcia
Styremedlem/Board Member



Vedlegg 1 / Appendix 1

| Selskap / Company | Organisasjonsnummer/ Business Registration Number |
|----------------------------|--|
| Thereses Gate 28 Næring AS | 995835037 |
| Seksjonsdrift AS | 990260524 |
| Seksjonsdrift 2 AS | 820154002 |
| Prinsens Gate AS | 988196770 |
| Parkveien 25 Eiendom AS | 975357147 |
| Kirkegata 19 AS | 920153828 |
| Sandakerveien 101B AS | 912294072 |
| Grefsenveien 6 B AS | 823477732 |
| Hammerfestgata 2 AS | 923477713 |
| Hallingsgate 1 AS | 923477691 |



English Office Translation
In case of discrepancy the Norwegian wording shall apply.

PROTOKOLL FRA ORDINÆR GENERALFORSAMLING

Den 27.02.2026 ble det avholdt ordinær generalforsamling i datterselskapene til Oslo Urban Development AS som kommer frem av vedlegg 1 ("Selskapene").

Generalforsamling ble avholdt via sirkulasjon av denne protokollen.

Aksjeeiere var representert ved:

For Oslo Urban Development AS (org.no. 922 116 288)

- Anuj Kumar Mittal
- Jean-Baptiste Garcia
- Mark Robert Maduras
- Meta Sophia Beemer

Dermed var samtlige aksjer og stemmer representert.

Til behandling forelå følgende:

1. VALG AV MØTELEDER OG PERSON TIL Å UNDERTEGNE PROTOKOLL

Meta Sophia Beemer ble valgt til møteleder og Anuj Kumar Mittal ble valgt til å undertegne protokollen med møteleder.

2. GODKJENNING OG INNKALLING AV DAGSORDEN

Innkalling og dagsorden ble godkjent.

3. ÅRSREGNSKAP 2025

Generalforsamlingen fattet følgende vedtak:

Styrets forslag til årsregnskap for 2025 godkjennes.

4. DISPONERING AV ÅRETS RESULTAT

Generalforsamlingen fattet følgende vedtak:

Styrets forslag til disponering av årets resultat godkjennes.

5. GODTGJØRELSE TIL STYRETS MEDLEMMER

Generalforsamlingen fattet følgende vedtak i tråd med styrets forslag:

Styrets medlemmer tildeles ikke godtgjørelse for regnskapsåret 2025.

5. REVISORS GODTGJØRELSE

Generalforsamlingen fattet følgende vedtak i tråd med styrets forslag:

MINUTES OF ORDINARY GENERAL MEETING

On the 27.02.2026, the Ordinary General Meeting in the subsidiaries of Oslo Urban Development AS (the "Companies"), as listed in appendix 1, was held.

The Ordinary General Meeting was held by circulating this minutes.

Shareholders was represented by:

For Oslo Urban Development AS (reg.no. 922 116 288)

- Anuj Kumar Mittal
- Jean-Baptiste Garcia
- Mark Robert Maduras
- Meta Sophia Beemer

Thus, all shares and votes were represented.

The agenda was as follows:

1. APPOINTMENT OF A PERSON TO CHAIR THE MEETING AND A PERSON TO CO-SIGN THE MINUTES

Meta Sophia Beemer was appointed to chair the meeting. Anuj Kumar Mittal was appointed to co-sign the minutes alongside the chairperson of the meeting.

2. APPROVAL OF THE NOTICE AND AGENDA

The notice and the agenda were approved.

3. ANNUAL ACCOUNT 2025

The general meeting made the following resolution:

The board of directors' motion for the annual accounts for 2025 was approved.

4. ALLOCATION OF THE YEAR RESULT

The general meeting made the following resolution:

The board of directors' motion for allocation of the result for the year was approved.

5. RENUMERATION OF THE MEMBERS OF THE BOARD

The general meeting made the following resolution in line with the board's proposal.

The members of the board will not receive remuneration for the financial year 2025

5. AUDITORS FEE

The general meeting made the following resolution in line with the board's proposal:



Godtgjørelse til selskapenes revisor for regnskapsåret 2025 godkjennes i henhold til regning.

The auditor's fee for the companies for the financial year 2025 is approved according to received invoice.

Samtlige beslutninger var enstemmige.

All decisions were unanimous.

Ingen flere saker forelå til behandling og møtet ble hevet.

No further matters were discussed, and the meeting was adjourned.

Oslo 27.02.2026

Meta Sophia Beemer
Møteleder/Chairman of the meeting

Anuj Kumar Mittal
Styremedlem/Board Member



Vedlegg 1 / Appendix 1

| Selskap / Company | Organisasjonsnummer/ Business Registration Number |
|----------------------------|--|
| Thereses Gate 28 Næring AS | 995835037 |
| Seksjonsdrift AS | 990260524 |
| Seksjonsdrift 2 AS | 820154002 |
| Prinsens Gate AS | 988196770 |
| Parkveien 25 Eiendom AS | 975357147 |
| Kirkegata 19 AS | 920153828 |
| Sandakerveien 101B AS | 912294072 |
| Grefsenveien 6 B AS | 823477732 |
| Hammerfestgata 2 AS | 923477713 |
| Hallingsgate 1 AS | 923477691 |



Annual Report 2025
Parkveien 25 Eiendom AS

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Org.no.: 975 357 147



REVENUE STATEMENT

PARKVEIEN 25 EIENDOM AS

| OPERATING INCOME AND OPERATING EXPENSES | Note | 2025 | 2024 |
|---|------|-------------------|-------------------|
| Revenue | | 511 974 | 2 847 077 |
| Total income | | 511 974 | 2 847 077 |
| Depreciation and amortisation expenses | 1 | 1 510 604 | 1 510 604 |
| Other expenses | | 908 516 | 496 488 |
| Total expenses | | 2 419 120 | 2 007 091 |
| Operating profit | | -1 907 145 | 839 986 |
| FINANCIAL INCOME AND EXPENSES | | | |
| Other interest income | | 26 976 | 33 069 |
| Other financial income | 2 | 213 101 | 0 |
| Interest expense to group companies | 2 | 1 142 725 | 1 115 810 |
| Net financial items | | -902 647 | -1 082 741 |
| Net profit before tax | | -2 809 793 | -242 755 |
| Income tax expense | 3 | -618 154 | -53 406 |
| Net profit after tax | | -2 191 639 | -189 349 |
| Net profit or loss | 4 | -2 191 639 | -189 349 |
| ATTRIBUTABLE TO | | | |
| Other equity | | -2 191 639 | -189 349 |
| Total | | -2 191 639 | -189 349 |



BALANCE SHEET

PARKVEIEN 25 EIENDOM AS

| ASSETS | Note | 2025 | 2024 |
|--|----------|-------------------|-------------------|
| Deferred tax assets | 3 | 592 159 | 0 |
| Total intangible assets | | 592 159 | 0 |
| PROPERTY, PLANT AND EQUIPMENT | | | |
| Buildings and land | | 11 566 219 | 12 406 290 |
| Equipment and other movables | | 670 533 | 1 341 065 |
| Total property, plant and equipment | 1 | 12 236 751 | 13 747 355 |
| Total non-current assets | | 12 828 911 | 13 747 355 |
| CURRENT ASSETS | | | |
| DEBTORS | | | |
| Accounts receivables | | 1 893 946 | 297 532 |
| Other short-term receivables | | 2 144 078 | 2 475 597 |
| Receivables from group companies | 2 | 2 191 639 | 0 |
| Total receivables | | 6 229 663 | 2 773 130 |
| Cash and cash equivalents | | 179 279 | 1 884 969 |
| Total current assets | | 6 408 942 | 4 658 099 |
| Total assets | | 19 237 852 | 18 405 453 |



BALANCE SHEET

PARKVEIEN 25 EIENDOM AS

| EQUITY AND LIABILITIES | Note | 2025 | 2024 |
|--|----------|-------------------|-------------------|
| EQUITY | | | |
| PAID-IN CAPITAL | | | |
| Share capital | | 240 000 | 240 000 |
| Other paid-up equity | | 118 483 | 118 483 |
| Total paid-up equity | | 358 483 | 358 483 |
| RETAINED EARNINGS | | | |
| Other equity | | -189 349 | -189 349 |
| Total retained earnings | | -189 349 | -189 349 |
| Total equity | 4 | 169 134 | 169 134 |
| LIABILITIES | | | |
| PROVISIONS | | | |
| Deferred tax | 3 | 0 | 25 995 |
| Total provisions | | 0 | 25 995 |
| OTHER NON-CURRENT LIABILITIES | | | |
| Non-current liabilities to group companies | 2 | 17 776 625 | 16 923 916 |
| Total non-current liabilities | | 17 776 625 | 16 923 916 |
| CURRENT LIABILITIES | | | |
| Trade payables | | 0 | 33 860 |
| Liabilities to group companies | 2 | 1 265 341 | 1 218 833 |
| Other current liabilities | | 26 752 | 33 715 |
| Total current liabilities | | 1 292 093 | 1 286 408 |
| Total liabilities | | 19 068 718 | 18 236 319 |
| Total equity and liabilities | | 19 237 852 | 18 405 453 |

Oslo, 27.02.2026

The board of Parkveien 25 Eiendom AS

Meta Sophia Beemer
chairman of the board

Mark Robert Maduras
member of the board

Jean-Baptiste Garcia
member of the board



Accounting principles

The annual accounts have been prepared in conformity with the Accounting Act and NRS 8 - Good accounting practice for small companies.

OPERATING REVENUES

Income from the sale of goods is recognised on the date of delivery. Services are posted to income as they are delivered. 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.

TAX

The tax charge in the profit and loss account consists of tax payable for the period and the change in deferred tax. Deferred tax is calculated at the tax rate at 22 % on the basis of tax-reducing and tax-increasing temporary differences that exist between accounting and tax values, and the tax loss carried forward at the end of the accounting year. Tax-increasing and tax-reducing temporary differences that reverse or may reverse in the same period are set off and entered net.

CLASSIFICATION AND VALUATION OF FIXED ASSETS

Fixed assets include assets included for long-term ownership and use. Fixed assets are valued at acquisition cost. Property, plant and equipment are entered in the balance sheet and depreciated over the asset's economic lifetime. The depreciation period for real property acquired after 2009 is divided into the part that represents the building and the part that represents fixed technical installations. Property, plant and equipment are written down to a recoverable amount in the case of fall in value which is expected not to be temporary. The recoverable amount is the higher of the net sale value and value in use. Value in use is the present value of future cash flows related to the asset. Write-downs are reversed when the basis for the write-down is no longer present.

CLASSIFICATION AND VALUATION OF CURRENT ASSETS

Current assets and short-term liabilities normally include items that fall due for payment within one year of the balance sheet date, as well as items that relate to the stock cycle. Current assets are valued at the lower of acquisition cost and fair value.

RECEIVABLES

Receivables from customers and other receivables are entered at par value after deducting a provision for expected losses. The provision for losses is made on the basis of an individual assessment of the respective receivables.



Note 1 Fixed assets

| | Building | Inventory | Technical installation | Total plant and equipment |
|-------------------------------------|-------------------|------------------|------------------------|---------------------------|
| Acquisition cost 01.01.2025 | 13 308 284 | 8 220 722 | 9 839 053 | 31 368 059 |
| Acquisition cost 31.12.2025 | 13 308 284 | 8 220 722 | 9 839 053 | 31 368 059 |
| Accumulated depreciation 31.12.2025 | 4 365 497 | 7 550 189 | 7 215 622 | 19 131 308 |
| Book value as at 31.12.2025 | 8 942 787 | 670 533 | 2 623 432 | 12 236 751 |
| The year's depreciation | 266 166 | 670 533 | 573 905 | 1 510 604 |
| Depreciation rates | 2% | 20% | 5-10% | |

Oslo Urban Development has taken a loan with pledge in the property registered in Parkveien 25 Eiendom AS. The pledge is registered with NOK 382 000 000 per 31/12/2025 and has pledge in multiple properties aside from the property registered by this company. The annual report of Oslo Urban Development provides a full overview of the properties covered by the pledge.

Note 2 Inter-company items between companies in the same group

| | 2025 | 2024 |
|---|-------------------|-------------------|
| Receivables | | |
| Other short-term receivables within the group | 2 191 639 | 0 |
| Total | 2 191 639 | 0 |
| Liabilities | | |
| Loans from companies in the same group | 17 776 625 | 16 923 916 |
| Debt to suppliers within the group | 122 616 | 103 023 |
| Other short-term liabilities within the group | 1 142 725 | 1 115 810 |
| Total | 19 041 966 | 18 142 749 |

The interest rate on loan from companies in the same group will be calculated at market value. There is no agreement on a time-limit for the loan.



Note 3 Tax

| This year's tax expense | 2025 | 2024 |
|--|-----------------|----------------|
| Entered tax on ordinary profit/loss: | | |
| Payable tax | 0 | 0 |
| Changes in deferred tax | -618 154 | -53 406 |
| Tax expense on ordinary profit/loss | -618 154 | -53 406 |
| Taxable income: | | |
| Result before tax | -2 809 793 | -242 755 |
| Permanent differences | 0 | 0 |
| Changes in temporary differences | 3 215 519 | 518 842 |
| Allocation of loss to be brought forward | -405 726 | -276 088 |
| Taxable income | 0 | 0 |
| Payable tax in the balance: | | |
| Payable tax on this year's result | 0 | 0 |
| Total payable tax in the balance | 0 | 0 |

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

| | 2025 | 2024 | Difference |
|--|-------------------|------------------|-------------------|
| Tangible assets | 1 584 443 | 2 183 009 | 598 567 |
| Accounts receivable | -2 575 784 | 0 | 2 575 784 |
| Profit and loss account | 164 674 | 205 842 | 41 168 |
| Total | -826 668 | 2 388 851 | 3 215 519 |
| Accumulated loss to be brought forward | -1 864 964 | -2 270 690 | -405 726 |
| Basis for deferred tax | -2 691 632 | 118 161 | 2 809 793 |
| Deferred tax (22 %) | -592 159 | 25 995 | 618 154 |

Note 4 Equity capital

| | Share capital | Other paid-in equity capital | Other equity capital | Total equity capital |
|------------------------------|----------------------|-------------------------------------|-----------------------------|-----------------------------|
| Pr. 31.12.2024 | 240 000 | 118 483 | -189 349 | 169 134 |
| Result of the year | | | -2 191 639 | -2 191 639 |
| Group contributions received | | | 2 191 639 | 2 191 639 |
| Pr 31.12.2025 | 240 000 | 118 483 | -189 349 | 169 134 |



Note 5 Salary Costs and Benefits

Parkveien 25 Eiendom AS has not had any salary costs or benefits in 2025 , and there are no such obligations. In 2025 the company employed 0 full-time equivalent. the company has no employees and does not need OTP.



BDO AS
Bygdøy Allè 2
PO Box 1704 Vika
0121 Oslo
Norway

To the General Meeting of Parkveien 25 Eiendom AS

Independent Auditor's Report

Opinion

We have audited the financial statements of Parkveien 25 Eiendom AS.

The financial statements
comprise:

- The balance sheet as at 31 December 2025
- The income statement for 2025
- 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 2025, 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

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

Øyvind Hjemgård
State Authorised Public Accountant
(This document is signed electronically)

Penneo Dokumentnøkkel: A32FD-POGUS-5NPXL-64FQJ-E02SG-CP150



PENNEO

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

Øyvind Hjemgård

Statsautorisert revisor

På vegne av: BDO AS

Serienummer: bankid.no no_bankid:9578-5999-4-2146438

IP: 188.95.xxx.xxx

2026-03-03 15:07:08 UTC



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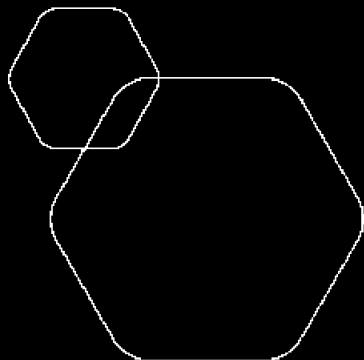
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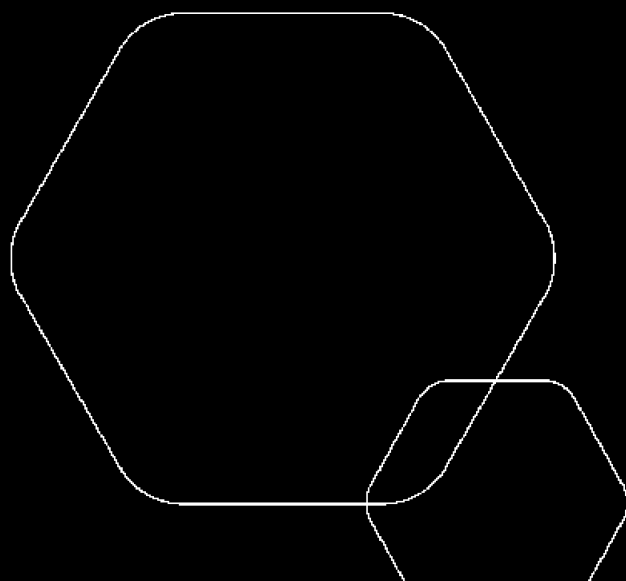
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Annual Report 2025

Parkveien 25 Eiendom AS

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Org.no.: 975 357 147



REVENUE STATEMENT

PARKVEIEN 25 EIENDOM AS

| OPERATING INCOME AND OPERATING EXPENSES | Note | 2025 | 2024 |
|---|------|-------------------|-------------------|
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| Operating profit | | -1 907 145 | 839 986 |
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| Other interest income | | 26 976 | 33 069 |
| Other financial income | 2 | 213 101 | 0 |
| Interest expense to group companies | 2 | 1 142 725 | 1 115 810 |
| Net financial items | | -902 647 | -1 082 741 |
| Net profit before tax | | -2 809 793 | -242 755 |
| Income tax expense | 3 | -618 154 | -53 406 |
| Net profit after tax | | -2 191 639 | -189 349 |
| Net profit or loss | 4 | -2 191 639 | -189 349 |
| ATTRIBUTABLE TO | | | |
| Other equity | | -2 191 639 | -189 349 |
| Total | | -2 191 639 | -189 349 |



BALANCE SHEET

PARKVEIEN 25 EIENDOM AS

| ASSETS | Note | 2025 | 2024 |
|--|----------|-------------------|-------------------|
| Deferred tax assets | 3 | 592 159 | 0 |
| Total intangible assets | | 592 159 | 0 |
| PROPERTY, PLANT AND EQUIPMENT | | | |
| Buildings and land | | 11 566 219 | 12 406 290 |
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| DEBTORS | | | |
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| Total assets | | 19 237 852 | 18 405 453 |



BALANCE SHEET

PARKVEIEN 25 EIENDOM AS

| EQUITY AND LIABILITIES | Note | 2025 | 2024 |
|--|----------|-------------------|-------------------|
| EQUITY | | | |
| PAID-IN CAPITAL | | | |
| Share capital | | 240 000 | 240 000 |
| Other paid-up equity | | 118 483 | 118 483 |
| Total paid-up equity | | 358 483 | 358 483 |
| RETAINED EARNINGS | | | |
| Other equity | | -189 349 | -189 349 |
| Total retained earnings | | -189 349 | -189 349 |
| Total equity | 4 | 169 134 | 169 134 |
| LIABILITIES | | | |
| PROVISIONS | | | |
| Deferred tax | 3 | 0 | 25 995 |
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| Total liabilities | | 19 068 718 | 18 236 319 |
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Oslo, 27.02.2026

The board of Parkveien 25 Eiendom AS

Meta Sophia Beemer
chairman of the board

Mark Robert Maduras
member of the board

Jean-Baptiste Garcia
member of the board



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| The year's depreciation | 266 166 | 670 533 | 573 905 | 1 510 604 |
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| | 2025 | 2024 |
|---|-------------------|-------------------|
| Receivables | | |
| Other short-term receivables within the group | 2 191 639 | 0 |
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| Total | 19 041 966 | 18 142 749 |

The interest rate on loan from companies in the same group will be calculated at market value. There is no agreement on a time-limit for the loan.



Note 3 Tax

| This year's tax expense | 2025 | 2024 |
|--|-----------------|----------------|
| Entered tax on ordinary profit/loss: | | |
| Payable tax | 0 | 0 |
| Changes in deferred tax | -618 154 | -53 406 |
| Tax expense on ordinary profit/loss | -618 154 | -53 406 |
| Taxable income: | | |
| Result before tax | -2 809 793 | -242 755 |
| Permanent differences | 0 | 0 |
| Changes in temporary differences | 3 215 519 | 518 842 |
| Allocation of loss to be brought forward | -405 726 | -276 088 |
| Taxable income | 0 | 0 |
| Payable tax in the balance: | | |
| Payable tax on this year's result | 0 | 0 |
| Total payable tax in the balance | 0 | 0 |

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

| | 2025 | 2024 | Difference |
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| Tangible assets | 1 584 443 | 2 183 009 | 598 567 |
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| Total | -826 668 | 2 388 851 | 3 215 519 |
| Accumulated loss to be brought forward | -1 864 964 | -2 270 690 | -405 726 |
| Basis for deferred tax | -2 691 632 | 118 161 | 2 809 793 |
| Deferred tax (22 %) | -592 159 | 25 995 | 618 154 |

Note 4 Equity capital

| | Share capital | Other paid-in equity capital | Other equity capital | Total equity capital |
|------------------------------|----------------------|-------------------------------------|-----------------------------|-----------------------------|
| Pr. 31.12.2024 | 240 000 | 118 483 | -189 349 | 169 134 |
| Result of the year | | | -2 191 639 | -2 191 639 |
| Group contributions received | | | 2 191 639 | 2 191 639 |
| Pr 31.12.2025 | 240 000 | 118 483 | -189 349 | 169 134 |



Note 5 Salary Costs and Benefits

Parkveien 25 Eiendom AS has not had any salary costs or benefits in 2025 , and there are no such obligations. In 2025 the company employed 0 full-time equivalent. the company has no employees and does not need OTP.