



ÅRSREGNSKAPET FOR REGNSKAPSÅRET 2023 - GENERELL INFORMASJON

Enheten

Organisasjonsnummer: 928 124 908
Organisasjonsform: Aksjeselskap
Foretaksnavn: EUFEMIA FBK SYD AS
Forretningsadresse: c/o Malling & Co Forvaltning AS
Dronning Mauds gate 15
0250 OSLO

Regnskapsår

Årsregnskapets periode: 01.01.2023 - 31.12.2023

Konsern

Morselskap i konsern: Nei

Regnskapsregler

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

Årsregnskapet fastsatt av kompetent organ

Bekreftet av representant for selskapet: MALLING & CO FORVALTNING AS

Dato for fastsettelse av årsregnskapet: 26.04.2024

Grunnlag for avgivelse

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

Det er ikke krav til at årsregnskapet m.v. som sendes til Regnskapsregisteret er undertegnet. Kontrollen på at dette er utført ligger hos revisor/enhetens øverste organ. Sikkerheten ivaretas ved at innsender har rolle/rettighet for innsending av årsregnskapet via Altinn, og ved at det bekreftes at årsregnskapet er fastsatt av kompetent organ.

Brønnøysundregistrene, 12.06.2025



Brønnøysundregistrene

Brønnøysundregistrene Årsregnskap regnskapsåret 2023 for 928124908

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	2023	2022
RESULTATREGNSKAP			
Inntekter			
Sales revenue			1 242
Rental income		4 802 381	4 665 519
Other operating income		19 828	
Sum inntekter		4 822 209	4 666 761
Kostnader			
Payroll expense	2		
Depreciation	1	2 111 406	2 137 575
Nedskrivning av varige driftsmidler og immaterielle eiendeler	1		
Other operating expenses	2	1 126 004	1 138 902
Sum kostnader		3 237 410	3 276 477
Driftsresultat		1 584 799	1 390 284
Finansinntekter og finanskostnader			
Renteinntekt fra foretak i samme konsern	4		
Annen renteinntekt	3		
Financial income	3	75 824	91 370
Sum finansinntekter		75 824	91 370
Rentekostnad til foretak i samme konsern	4		
Annen rentekostnad	3		
Financial expenses	3, 4	2 504 032	1 908 352
Sum finanskostnader		2 504 032	1 908 352
Netto finans		-2 428 208	-1 816 982
Ordinært resultat før skattekostnad		-843 410	-426 698
Income tax expense	5	-185 550	-90 088
Ordinært resultat etter skattekostnad		-657 860	-336 610
Årsresultat		-657 860	-336 610
Årsresultat etter minoritetsinteresser		-657 860	-336 610



Resultatregnskap

Beløp i: NOK	Note	2023	2022
Totalresultat		-657 860	-336 610
Overføringer og disponeringer			
Other equity			-336 610
Transferred from share premium		-657 860	
Sum overføringer og disponeringer	6	-657 860	-336 610



Balanse

Beløp i: NOK	Note	2023	2022
BALANSE - EIENDELER			
Anleggsmidler			
Immaterielle eiendeler			
Research & development	1		28 250
Utsatt skattefordel	5	605 423	419 873
Sum immaterielle eiendeler		605 423	448 123
Varige driftsmidler			
Property, plant and equipment	1, 7	32 299 189	34 572 288
Other operating assets	1		
Equipment	1		
Sum varige driftsmidler	1	32 299 189	34 572 288
Finansielle anleggsmidler			
Lån til foretak i samme konsern	4	3 823 256	
Sum finansielle anleggsmidler		3 823 256	
Sum anleggsmidler		36 727 868	35 020 411
Omløpsmidler			
Varer			
Fordringer			
Accounts receivables	7	246 059	2 096 289
Accounts receivables from group companies	4		
Other current receivables		3 928 009	3 255 632
Konsernfordringer	4		
Sum fordringer		4 174 068	5 351 920
Bankinnskudd, kontanter og lignende			
Cash and cash equivalents		1 049 894	3 507 449
Sum bankinnskudd, kontanter og lignende		1 049 894	3 507 449
Sum omløpsmidler		5 223 962	8 859 370
SUM EIENDELER		41 951 830	43 879 780



Balanse

Beløp i: NOK	Note	2023	2022
BALANSE - EGENKAPITAL OG GJELD			
Egenkapital			
Innskutt egenkapital			
Share capital	6, 8	30 000	30 000
Beholdning av egne aksjer	6		
Overkurs	6	145 734	803 594
Annen innskutt egenkapital	6	3 823 256	
Sum innskutt egenkapital		3 998 990	833 594
Opptjent egenkapital			
Retained earnings	6		
Udekket tap	6		
Sum egenkapital		3 998 990	833 594
Gjeld			
Langsiktig gjeld			
Utsatt skatt	5		
Annen langsiktig gjeld			
Langsiktig konserngjeld	4	37 569 662	40 993 098
Other long-term debt			1 875 000
Sum annen langsiktig gjeld		37 569 662	42 868 098
Sum langsiktig gjeld		37 569 662	42 868 098
Kortsiktig gjeld			
Leverandørgjeld	4	55 438	47 285
Tax payable	5		
Kortsiktig konserngjeld	4	3 745	
Other current liabilities		323 995	130 803
Sum kortsiktig gjeld		383 178	178 088
Sum gjeld		37 952 840	43 046 186
SUM EGENKAPITAL OG GJELD		41 951 830	43 879 780



Balanse

Beløp i: NOK	Note	2023	2022
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Brønnøysundregistrene

ÅRSREGNSKAP FOR REGNSKAPSÅRET 2023 - GENERELL INFORMASJON

Journalnummer: 2024 604455

Enheten

Organisasjonsnummer: 928 124 908
Organisasjonsform: Aksjeselskap
Foretaksnavn: EUFEMIA FBK SYD AS
Forretningsadresse: c/o Malling & Co Forvaltning AS
Dronning Mauds gate 15
0250 OSLO

Regnskapsår

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Morselskap i konsern: Nei

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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: 26.04.2024

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

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Brønnøysundregistrene, 09.07.2024



Organisasjonsnr: 928 124 908
EUFEMIA FBK SYD AS

RESULTATREGNSKAP

Beløp i: NOK	Note	2023	2022
RESULTATREGNSKAP			
Inntekter			
Sales revenue			1 242
Rental income		4 802 381	4 665 519
Other operating income		19 828	
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Kostnader			
Payroll expense	2		
Depreciation	1	2 111 406	2 137 575
Nedskrivning av varige driftsmidler og immaterielle eiendeler	1		
Other operating expenses	2	1 126 004	1 138 902
Sum kostnader		3 237 410	3 276 477
Driftsresultat		1 584 799	1 390 284
Finansinntekter og finanskostnader			
Renteinntekt fra foretak i samme konsern	4		
Annen renteinntekt	3		
Financial income	3	75 824	91 370
Sum finansinntekter		75 824	91 370
Rentekostnad til foretak i samme konsern	4		
Annen rentekostnad	3		
Financial expenses	3, 4	2 504 032	1 908 352
Sum finanskostnader		2 504 032	1 908 352
Netto finans		-2 428 208	-1 816 982
Ordinært resultat før skattekostnad			
Income tax expense	5	-185 550	-90 088
Ordinært resultat etter skattekostnad		-657 860	-336 610
Årsresultat		-657 860	-336 610
Årsresultat etter minoritetsinteresser		-657 860	-336 610
Totalresultat		-657 860	-336 610
Overføringer og disponeringer			



Other equity			-336 610
Transferred from share premium		-657 860	
Sum overføringer og disponeringer	6	-657 860	-336 610



Organisasjonsnr: 928 124 908
EUFEMIA FBK SYD AS

BALANSE

Beløp i: NOK	Note	2023	2022
BALANSE - EIENDELER			
Anleggsmidler			
Immaterielle eiendeler			
Research & development	1		28 250
Utsatt skattefordel	5	605 423	419 873
Sum immaterielle eiendeler		605 423	448 123
Varige driftsmidler			
Property, plant and equipment	1, 7	32 299 189	34 572 288
Other operating assets	1		
Equipment	1		
Sum varige driftsmidler	1	32 299 189	34 572 288
Finansielle anleggsmidler			
Lån til foretak i samme konsern	4	3 823 256	
Sum finansielle anleggsmidler		3 823 256	
Sum anleggsmidler		36 727 868	35 020 411
Omløpsmidler			
Varer			
Fordringer			
Accounts receivables	7	246 059	2 096 289
Accounts receivables from group companies	4		
Other current receivables		3 928 009	3 255 632
Konsernfordringer	4		
Sum fordringer		4 174 068	5 351 920
Bankinnskudd, kontanter og lignende			
Cash and cash equivalents		1 049 894	3 507 449
Sum bankinnskudd, kontanter og lignende		1 049 894	3 507 449
Sum omløpsmidler		5 223 962	8 859 370
SUM EIENDELER		41 951 830	43 879 780

BALANSE - EGENKAPITAL OG GJELD

Egenkapital
Innskutt egenkapital



Share capital	6, 8	30 000	30 000
Beholdning av egne aksjer	6		
Overkurs	6	145 734	803 594
Annen innskutt egenkapital	6	3 823 256	
Sum innskutt egenkapital		3 998 990	833 594
Opptjent egenkapital			
Retained earnings	6		
Udekket tap	6		
Sum egenkapital		3 998 990	833 594
Gjeld			
Langsiktig gjeld			
Utsatt skatt	5		
Annen langsiktig gjeld			
Langsiktig konserngjeld	4	37 569 662	40 993 098
Other long-term debt			1 875 000
Sum annen langsiktig gjeld		37 569 662	42 868 098
Sum langsiktig gjeld		37 569 662	42 868 098
Kortsiktig gjeld			
Leverandørgjeld	4	55 438	47 285
Tax payable	5		
Kortsiktig konserngjeld	4	3 745	
Other current liabilities		323 995	130 803
Sum kortsiktig gjeld		383 178	178 088
Sum gjeld		37 952 840	43 046 186
SUM EGENKAPITAL OG GJELD		41 951 830	43 879 780



Organisasjonsnr: 928 124 908
EUFEMIA FBK SYD AS

NOTEOPPLYSNINGER - SELSKAP - alle poster oppgitt i hele tall

Note
3

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.



Annual Report 2023

Eufemia Fbk Syd AS

Revenue statement
Balance sheet
Notes to the Financial Statement

Org.no.: 928 124 908



Income Statement

Eufemia Fbk Syd AS

Operating income and operating expenses	Note	2023	2022
Sales revenue		0	1 242
Rental income		4 802 381	4 665 519
Other operating income		19 828	0
Total income		4 822 209	4 666 761
Depreciation	1	2 111 406	2 137 575
Other operating expenses	2	1 126 004	1 138 902
Total expenses		3 237 410	3 276 477
Operating profit/loss		1 584 799	1 390 284
Financial income and expenses			
Financial income	3	75 824	91 370
Financial expenses	3, 4	2 504 032	1 908 352
Net financial items		-2 428 208	-1 816 982
Profit before income tax		-843 410	-426 698
Income tax expense	5	-185 550	-90 088
Profit for the year		-657 860	-336 610
Attributable to			
Other equity		0	-336 610
Transferred from share premium		-657 860	0
Total	6	-657 860	-336 610



Balance Sheet Eufemia Fbk Syd AS

Assets	Note	2023	2022
Non-current assets			
<i>Intangible assets</i>			
Research & development	1	0	28 250
Deferred tax assets	5	605 423	419 873
Total intangible assets		605 423	448 123
<i>Property, plant and equipment</i>			
Property, plant and equipment	1, 7	32 299 189	34 572 288
Total property, plant and equipment	1	32 299 189	34 572 288
<i>Non-current financial assets</i>			
Loan to group companies	4	3 823 256	0
Total non-current financial assets		3 823 256	0
Total non-current assets		36 727 868	35 020 411
Current assets			
<i>Receivables</i>			
Accounts receivables	7	246 059	2 096 289
Other current receivables		3 928 009	3 255 632
Total receivables		4 174 068	5 351 920
<i>Cash and cash equivalents</i>			
Cash and cash equivalents		1 049 894	3 507 449
Total cash and cash equivalents		1 049 894	3 507 449
Total current assets		5 223 962	8 859 370
Total assets		41 951 830	43 879 780



Balance Sheet Eufemia Fbk Syd AS

Equity and liabilities	Note	2023	2022
Equity			
<i>Paid-in equity</i>			
Share capital	6, 8	30 000	30 000
Share premium	6	145 734	803 594
Other paid-in equipment	6	3 823 256	0
Total paid-in equity		3 998 990	833 594
Total equity		3 998 990	833 594
Liabilities			
<i>Non-current liabilities</i>			
Debt to group companies	4	37 569 662	40 993 098
Other long-term debt		0	1 875 000
Total non-current liabilities		37 569 662	42 868 098
<i>Current liabilities</i>			
Accounts payable		55 438	47 285
Liabilities to group companies	4	3 745	0
Other current liabilities		323 995	130 803
Total current liabilities		383 178	178 088
Total liabilities		37 952 840	43 046 186
Total equity and liabilities		41 951 830	43 879 780

Oslo,
The board of Eufemia Fbk Syd AS

Carl Erik Krefting
Chairman of the board

Caroline Brun-Lie Krefting
Member of the board

Carey Joseph Flaherty
Member of the board

Ola M Abdelrahman
Member of the board



Notes to the financial statements 2023

Accounting principles

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

Use of estimates

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

Revenue

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

Classification and assessment of balance sheet items

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

Fixed assets

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

Costs related to leases of fixed assets are expensed over the lease period. Prepayments are reflected in the balance sheet as a prepaid expense, and are distributed over the rental period.

Impairment of fixed assets

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

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

Receivables

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

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



Notes to the financial statements 2023

Taxes

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

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

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

Comparison figures

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

Note 1 Fixed assets

	Buildings	Technical Installations	Land	Software	Total
Acquisition cost 01.01.	17 620 710	17 307 421	3 959 342	67 800	38 955 273
Additions	0	0	0	0	0
VAT adjustments	-189 942	0	0	0	-189 942
Disposals	0	0	0	0	0
Acquisition cost 31.12.	17 430 768	17 307 421	3 959 342	67 800	38 765 331
Acc. Deprec. 31.12.2023	1 075 827	5 322 515	0	67 800	6 466 142
Book value 31.12.	16 354 942	11 984 905	3 959 342	0	32 299 189
Deprec. and write down	352 414	1 730 742	0	28 250	2 111 406
Deprec. plan	Linear	Linear		Linear	
Economic useful life (years)	50	10		2	

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



Notes to the financial statements 2023

Note 2 Personnel expenses, number of employees, remuneration, loan to employees

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

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

OTP (Statutory occupational pension)

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

Note 3 Items that are aggregated in the accounts

Financial income	2023	2022
Interest income	75 824	91 370
Total financial income	75 824	91 370
Financial expenses	2023	2022
Interest expenses to companies in the same group	2 466 526	1 908 352
Interest expenses	37 506	0
Total financial expenses	2 504 032	1 908 352

Note 4 Inter-company items between companies in the same group

	2023	2022
Receivables		
Short term loans to group companies	3 823 256	0
Total	3 823 256	0
Liabilities		
Debts to group companies	37 569 662	40 993 098
Short term debts to group companies	3 745	0
Total	37 573 407	40 993 098

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



Notes to the financial statements 2023

Note 5 Tax

This year's tax expense	2023	2022
Entered tax on ordinary profit/loss:		
Payable tax	0	0
Changes in deferred tax assets	-185 550	-90 088
Tax expense on ordinary profit/loss	-185 550	-90 088
Taxable income:		
Result before tax	-843 410	-426 698
Permanent differences	0	0
Changes in temporary differences	-516 992	-1 069 411
Taxable income	-1 360 402	-1 496 108
Payable tax in the balance:		
Payable tax on this year's result	0	0
Total payable tax in the balance	0	0

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

	2023	2022	Difference
Tangible assets	34 946	420 647	385 701
Profit and loss account	106 240	132 800	26 560
Other differences	3 895 174	2 965 921	-929 253
Total	4 036 360	3 519 368	-516 992
Accumulated loss to be brought forward	-6 788 283	-5 427 881	1 360 402
Cut interest deduction	-17 208	-17 208	0
Not included in the deferred tax calculation	17 208	17 208	0
Basis for deferred tax assets	-2 751 923	-1 908 514	843 410
Deferred tax assets (22 %)	-605 423	-419 873	185 550

Note 6 Equity

	Share capital	Share premium	Total equity
Equity 01.01	30 000	803 594	833 594
Annual profit of the year		-657 860	-657 860
Equity 31.12	30 000	145 734	175 734



Notes to the financial statements 2023

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

Balance sheet value of assets pledged as security	2023	2022
Property, plant and equipment	32 299 189	34 572 288
Accounts receivables	246 059	2 096 289
Total	32 545 249	36 668 576

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

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

Note 8 Shareholders

The share capital in Eufemia Fbk Syd AS as of 31.12 consists of:

	Total	Face value	Entered
Ordinary shares	30 000	1	30 000
Total	30 000		30 000

Ownership structure

The largest shareholders in % at year end:

	Ordinary	Owner interest	Share of votes
Bispevika Portfolio AS	30 000	100	100,0

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

Eufemia FbK Syd AS is a subsidiary of Carucel AS which prepare consolidated accounts wherein Eufemia FbK Syd AS is consolidated. The consolidated accounts are available at Fridtjof Nansens plass 4, 0160 Oslo.



Eufemia Fbk Syd AS 25

Name

Date

Carey J. Flaherty

2024-04-26



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



Skatteetaten

Vår dato
04.05.2023

Din/Deres dato
20.03.2023

Saksbehandler
Lars Waalorp

800 80 000
Skatteetaten.no

Din/Deres referanse
AR542895984

Telefon
90833418

Org.nr
974761076

Vår referanse
2023/5155688

Postadresse
Postboks 9200 Grønland
0134 OSLO

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

Att. Frederik M. Waaler

Tillatelse til å utarbeide årsregnskap og årsberetning på engelsk

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

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



Søknaden ble sendt til Skattedirektoratet. Skattedirektoratets myndighet til å treffe enkeltvedtak etter regnskapsloven § 3-4 tredje ledd ble delegert til skattekontoret med virkning fra 1. juni 2019.

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

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

Bakgrunn

Oslo Bay District AS er morselskap i et konsern hvor de øvrige selskapene inngår som datterselskaper mv. Eierstrukturen fremgår av vedlegg til søknaden. 50 % av investorene i Oslo Bay District AS er utenlandske. Selskapene er enten holdingselskaper eller driver virksomhet innen kjøp og utleie av forretningseiendommer. All kommunikasjon, skriftlig og muntlig, foregår på engelsk. Flere av styremedlemmene i selskapene er utenlandske.

Skattekontorets vurdering

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

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

"Regjeringen har som siktemål at regnskapsloven skal bidra til informative regnskaper for ulike grupper av regnskapsbrukere. Regnskapsbrukerne er dels investorer og kreditorer som tilfører kapital til foretakene, og dels andre grupper som har interesse av å vite hvordan foretaket drives, f.eks. de ansatte og lokalsamfunnet. Informasjonen til kapitalmarkedet skal gi grunnlag for riktig prising av finansielle objekter. Riktig prisdannelse på aksjer er en forutsetning for at ressursbruken i samfunnsøkonomien skal bli best mulig. Gode regnskaper vil også gjøre det vanskeligere for markedsdeltakere å ta ut spekulasjonsgevinster med basis i skjevt fordelt informasjon."

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

Det er etter skattekontorets vurdering derfor avgjørende ved vurdering av om dispensasjon fra kravet til å utarbeide årsregnskap og/eller årsberetning på norsk kan gis, at det ikke foreligger mulige brukere av regnskapsinformasjon som blir vesentlig berørt negativt ved en eventuell dispensasjon.

Det er særlig hensynet til brukerne av regnskapsinformasjon som skal vurderes ved en dispensasjonssøknad. I denne vurderingen har skattekontoret lagt særlig vekt på at selskapene inngår i et



konsern hvor morselskapet har utenlandske investorer som eier 50 % av selskapet. Videre er det vektlagt at alle sentrale aktører og samarbeidspartnere behersker og benytter engelsk.

Vennligst oppgi vår referanse ved henvendelse i saken.

Med hilsen

Lars Waalorp
seniorrådgiver
Brukerdialog, brukerkontakt
Skatteetaten

Dokumentet er elektronisk godkjent og har derfor ikke håndskrevne signaturer.



BDO AS
Munkedamsveien 45
PO Box 1704 Vika
0121 Oslo
Norway

Independent Auditor's Report

To the General meeting of Eufemia FBK Syd AS

Opinion

We have audited the financial statements of Eufemia FBK Syd AS.

The financial statements
comprise:

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

In our opinion:

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

Basis for Opinion

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

Responsibilities of the Board of Directors for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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



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

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

<https://revisorforeningen.no/revisjonsberetninger>

BDO AS

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

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

Rebne, Fredrik Bratt

Partner

On behalf of: BDO AS

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

IP: 188.95.xxx.xxx

2024-04-29 15:51:40 UTC



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Annual Report 2023

Eufemia Fbk Syd AS

Revenue statement
Balance sheet
Notes to the Financial Statement

Org.no.: 928 124 908



Income Statement

Eufemia Fbk Syd AS

Operating income and operating expenses	Note	2023	2022
Sales revenue		0	1 242
Rental income		4 802 381	4 665 519
Other operating income		19 828	0
Total income		4 822 209	4 666 761
Depreciation	1	2 111 406	2 137 575
Other operating expenses	2	1 126 004	1 138 902
Total expenses		3 237 410	3 276 477
Operating profit/loss		1 584 799	1 390 284
Financial income and expenses			
Financial income	3	75 824	91 370
Financial expenses	3, 4	2 504 032	1 908 352
Net financial items		-2 428 208	-1 816 982
Profit before income tax		-843 410	-426 698
Income tax expense	5	-185 550	-90 088
Profit for the year		-657 860	-336 610
Attributable to			
Other equity		0	-336 610
Transferred from share premium		-657 860	0
Total	6	-657 860	-336 610



Balance Sheet Eufemia Fbk Syd AS

Assets	Note	2023	2022
Non-current assets			
<i>Intangible assets</i>			
Research & development	1	0	28 250
Deferred tax assets	5	605 423	419 873
Total intangible assets		605 423	448 123
<i>Property, plant and equipment</i>			
Property, plant and equipment	1, 7	32 299 189	34 572 288
Total property, plant and equipment	1	32 299 189	34 572 288
<i>Non-current financial assets</i>			
Loan to group companies	4	3 823 256	0
Total non-current financial assets		3 823 256	0
Total non-current assets		36 727 868	35 020 411
Current assets			
<i>Receivables</i>			
Accounts receivables	7	246 059	2 096 289
Other current receivables		3 928 009	3 255 632
Total receivables		4 174 068	5 351 920
<i>Cash and cash equivalents</i>			
Cash and cash equivalents		1 049 894	3 507 449
Total cash and cash equivalents		1 049 894	3 507 449
Total current assets		5 223 962	8 859 370
Total assets		41 951 830	43 879 780



Balance Sheet Eufemia Fbk Syd AS

Equity and liabilities	Note	2023	2022
Equity			
<i>Paid-in equity</i>			
Share capital	6, 8	30 000	30 000
Share premium	6	145 734	803 594
Other paid-in equipment	6	3 823 256	0
Total paid-in equity		3 998 990	833 594
Total equity		3 998 990	833 594
Liabilities			
<i>Non-current liabilities</i>			
Debt to group companies	4	37 569 662	40 993 098
Other long-term debt		0	1 875 000
Total non-current liabilities		37 569 662	42 868 098
<i>Current liabilities</i>			
Accounts payable		55 438	47 285
Liabilities to group companies	4	3 745	0
Other current liabilities		323 995	130 803
Total current liabilities		383 178	178 088
Total liabilities		37 952 840	43 046 186
Total equity and liabilities		41 951 830	43 879 780

Oslo,
The board of Eufemia Fbk Syd AS

Carl Erik Krefting
Chairman of the board

Caroline Brun-Lie Krefting
Member of the board

Carey Joseph Flaherty
Member of the board

Ola M Abdelrahman
Member of the board



Notes to the financial statements 2023

Accounting principles

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

Use of estimates

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

Revenue

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

Classification and assessment of balance sheet items

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

Fixed assets

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

Costs related to leases of fixed assets are expensed over the lease period. Prepayments are reflected in the balance sheet as a prepaid expense, and are distributed over the rental period.

Impairment of fixed assets

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

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

Receivables

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

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



Notes to the financial statements 2023

Taxes

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

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

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

Comparison figures

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

Note 1 Fixed assets

	Buildings	Technical Installations	Land	Software	Total
Acquisition cost 01.01.	17 620 710	17 307 421	3 959 342	67 800	38 955 273
Additions	0	0	0	0	0
VAT adjustments	-189 942	0	0	0	-189 942
Disposals	0	0	0	0	0
Acquisition cost 31.12.	17 430 768	17 307 421	3 959 342	67 800	38 765 331
Acc. Deprec. 31.12.2023	1 075 827	5 322 515	0	67 800	6 466 142
Book value 31.12.	16 354 942	11 984 905	3 959 342	0	32 299 189
Deprec. and write down	352 414	1 730 742	0	28 250	2 111 406
Deprec. plan	Linear	Linear		Linear	
Economic useful life (years)	50	10		2	

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



Notes to the financial statements 2023

Note 2 Personnel expenses, number of employees, remuneration, loan to employees

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

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

OTP (Statutory occupational pension)

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

Note 3 Items that are aggregated in the accounts

Financial income	2023	2022
Interest income	75 824	91 370
Total financial income	75 824	91 370
Financial expenses	2023	2022
Interest expenses to companies in the same group	2 466 526	1 908 352
Interest expenses	37 506	0
Total financial expenses	2 504 032	1 908 352

Note 4 Inter-company items between companies in the same group

	2023	2022
Receivables		
Short term loans to group companies	3 823 256	0
Total	3 823 256	0
Liabilities		
Debts to group companies	37 569 662	40 993 098
Short term debts to group companies	3 745	0
Total	37 573 407	40 993 098

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



Notes to the financial statements 2023

Note 5 Tax

This year's tax expense	2023	2022
Entered tax on ordinary profit/loss:		
Payable tax	0	0
Changes in deferred tax assets	-185 550	-90 088
Tax expense on ordinary profit/loss	-185 550	-90 088
Taxable income:		
Result before tax	-843 410	-426 698
Permanent differences	0	0
Changes in temporary differences	-516 992	-1 069 411
Taxable income	-1 360 402	-1 496 108
Payable tax in the balance:		
Payable tax on this year's result	0	0
Total payable tax in the balance	0	0

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

	2023	2022	Difference
Tangible assets	34 946	420 647	385 701
Profit and loss account	106 240	132 800	26 560
Other differences	3 895 174	2 965 921	-929 253
Total	4 036 360	3 519 368	-516 992
Accumulated loss to be brought forward	-6 788 283	-5 427 881	1 360 402
Cut interest deduction	-17 208	-17 208	0
Not included in the deferred tax calculation	17 208	17 208	0
Basis for deferred tax assets	-2 751 923	-1 908 514	843 410
Deferred tax assets (22 %)	-605 423	-419 873	185 550

Note 6 Equity

	Share capital	Share premium	Total equity
Equity 01.01	30 000	803 594	833 594
Annual profit of the year		-657 860	-657 860
Equity 31.12	30 000	145 734	175 734



Notes to the financial statements 2023

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

Balance sheet value of assets pledged as security	2023	2022
Property, plant and equipment	32 299 189	34 572 288
Accounts receivables	246 059	2 096 289
Total	32 545 249	36 668 576

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

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

Note 8 Shareholders

The share capital in Eufemia Fbk Syd AS as of 31.12 consists of:

	Total	Face value	Entered
Ordinary shares	30 000	1	30 000
Total	30 000		30 000

Ownership structure

The largest shareholders in % at year end:

	Ordinary	Owner interest	Share of votes
Bispevika Portfolio AS	30 000	100	100,0

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

Eufemia FbK Syd AS is a subsidiary of Carucel AS which prepare consolidated accounts wherein Eufemia FbK Syd AS is consolidated. The consolidated accounts are available at Fridtjof Nansens plass 4, 0160 Oslo.



Eufemia Fbk Syd AS 25

Name	Date
Carl Erik Krefting	2024-04-26

Name	Date
Ola Abdelrahman	2024-04-26

Name	Date
Carey J. Flaherty	2024-04-25

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



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