



ÅRSREGNSKAPET FOR REGNSKAPSÅRET 2023 - GENERELL INFORMASJON

Enheten

| | |
|----------------------|-------------------------------------|
| Organisasjonsnummer: | 987 521 465 |
| Organisasjonsform: | Aksjeselskap |
| Foretaksnavn: | SOLAND INVEST AS |
| Forretningsadresse: | Sandesundsveien 2 1724 SARPSBORG |

Regnskapsår

| | |
|-------------------------|-------------------------|
| Årsregnskapets periode: | 01.01.2023 - 31.12.2023 |
|-------------------------|-------------------------|

Konsern

| | |
|---------------------------|----|
| Mørselskap i konsern: | Ja |
| Konsernregnskap lagt ved: | Ja |

Regnskapsregler

| | |
|--|------------------------------------|
| Regler for små foretak benyttet: | Nei |
| Benyttet ved utarbeidelsen av årsregnskapet til selskapet: | Regnskapslovens alminnelige regler |
| Benyttet ved utarbeidelsen av årsregnskapet til konsernet: | Forenklet IFRS |

Årsregnskapet fastsatt av kompetent organ

| | |
|--|-----------------|
| Bekreftet av representant for selskapet: | Simon Martinsen |
| Dato for fastsettelse av årsregnskapet: | 28.06.2024 |

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, 12.08.2025



Resultatregnskap

| Beløp i: NOK | Note | 2023 | 2022 |
|--|------|-------------------|------------------|
| RESULTATREGNSKAP | | | |
| Kostnader | | | |
| Annen driftskostnad | 1 | 180 000 | 145 000 |
| Sum kostnader | | 180 000 | 145 000 |
| Driftsresultat | | -180 000 | -145 000 |
| Finansinntekter og finanskostnader | | | |
| Inntekt på investering i datterselskap og tilknyttet selskap | 2 | 23 193 000 | 5 000 000 |
| Annen renteinntekt | | 53 000 | 21 000 |
| Sum finansinntekter | | 23 246 000 | 5 021 000 |
| Rentekostnad til foretak i samme konsern | | 172 000 | 198 000 |
| Sum finanskostnader | | 172 000 | 198 000 |
| Netto finans | | 23 074 000 | 4 823 000 |
| Ordinært resultat før skattekostnad | | 22 894 000 | 4 678 000 |
| Skattekostnad på ordinært resultat | 3 | 1 124 000 | |
| Ordinært resultat etter skattekostnad | | 21 770 000 | 4 678 000 |
| Årsresultat | | 21 770 000 | 4 678 000 |
| Overføringer og disponeringer | | | |
| Overføringer til/fra annen egenkapital | | 21 770 000 | 4 677 000 |
| Sum overføringer og disponeringer | | 21 770 000 | 4 677 000 |



Balanse

| Beløp i: NOK | Note | 2023 | 2022 |
|--|------|-------------------|-------------------|
| BALANSE - EIENDELER | | | |
| Anleggsmidler | | | |
| Immaterielle eiendeler | | | |
| Utsatt skattefordel | | | 1 124 000 |
| Sum immaterielle eiendeler | 3 | | 1 124 000 |
| Finansielle anleggsmidler | | | |
| Investering i datterselskap | 4 | 27 926 000 | 12 674 000 |
| Lån til foretak i samme konsern | 5 | 253 000 | 149 000 |
| Sum finansielle anleggsmidler | | 28 179 000 | 12 823 000 |
| Sum anleggsmidler | | 28 179 000 | 13 947 000 |
| Omløpsmidler | | | |
| Varer | | | |
| Fordringer | | | |
| Andre fordringer | 5 | 905 000 | 5 004 000 |
| Sum fordringer | | 905 000 | 5 004 000 |
| Bankinnskudd, kontanter og lignende | | | |
| Bankinnskudd, kontanter og lignende | | 2 569 000 | 2 751 000 |
| Sum bankinnskudd, kontanter og lignende | | 2 569 000 | 2 751 000 |
| Sum omløpsmidler | | 3 474 000 | 7 755 000 |
| SUM EIENDELER | | 31 653 000 | 21 702 000 |
| BALANSE - EGENKAPITAL OG GJELD | | | |
| Egenkapital | | | |
| Innskutt egenkapital | | | |
| Selskapskapital | 6 | 1 000 000 | 1 000 000 |
| Sum innskutt egenkapital | | 1 000 000 | 1 000 000 |



Balanse

| Beløp i: NOK | Note | 2023 | 2022 |
|-----------------------------------|-------------|-------------------|-------------------|
| Opptjent egenkapital | | | |
| Annen egenkapital | | 28 303 000 | 8 833 000 |
| Sum opptjent egenkapital | | 28 303 000 | 8 833 000 |
| | | | |
| Sum egenkapital | 7 | 29 303 000 | 9 833 000 |
| | | | |
| Gjeld | | | |
| Langsiktig gjeld | | | |
| Annen langsiktig gjeld | | | |
| Langsiktig konserngjeld | 5 | | 6 869 000 |
| Sum annen langsiktig gjeld | | | 6 869 000 |
| | | | |
| Sum langsiktig gjeld | | 0 | 6 869 000 |
| | | | |
| Kortsiktig gjeld | | | |
| Leverandørgjeld | | 50 000 | |
| Utbytte | 2 | 2 300 000 | 5 000 000 |
| Sum kortsiktig gjeld | | 2 350 000 | 5 000 000 |
| | | | |
| Sum gjeld | | 2 350 000 | 11 869 000 |
| | | | |
| SUM EGENKAPITAL OG GJELD | | 31 653 000 | 21 702 000 |



Konsernets resultatregnskap

| Beløp i: NOK | Note | 2023 | 2022 |
|--|-------|----------------------|----------------------|
| RESULTATREGNSKAP | | | |
| Inntekter | | | |
| Salgsinntekt | 3 | 2 918 385 000 | 2 400 639 000 |
| Annen driftsinntekt | 3,4 | 9 596 000 | 17 410 000 |
| Sum inntekter | | 2 927 981 000 | 2 418 049 000 |
| Kostnader | | | |
| Varekostnad | | 2 206 150 000 | 1 776 535 000 |
| Lønnskostnad | 5,6 | 385 303 000 | 354 069 000 |
| Avskrivning på varige driftsmidler og immaterielle eiendeler | 7,8,9 | 91 714 000 | 76 912 000 |
| Annen driftskostnad | 10 | 208 872 000 | 126 698 000 |
| Sum kostnader | | 2 892 039 000 | 2 334 214 000 |
| Driftsresultat | | 35 942 000 | 83 835 000 |
| Finansinntekter og finanskostnader | | | |
| Annen renteinntekt | | 13 641 000 | 5 278 000 |
| Sum finansinntekter | | 13 641 000 | 5 278 000 |
| Annen rentekostnad | | 110 206 000 | 65 229 000 |
| Sum finanskostnader | | 110 206 000 | 65 229 000 |
| Netto finans | | -96 565 000 | -59 951 000 |
| Ordinært resultat før skattekostnad | | -60 623 000 | 23 884 000 |
| Skattekostnad på ordinært resultat | 11 | 21 492 000 | 13 101 000 |
| Ordinært resultat etter skattekostnad | | -82 115 000 | 10 783 000 |
| Årsresultat | | -82 115 000 | 10 783 000 |
| Minoritetsinteresser | | -9 544 000 | 3 779 000 |
| Årsresultat etter minoritetsinteresser | | -72 571 000 | 7 004 000 |
| Andre resultatkomponenter for IFRS-foretak | | -11 866 000 | 9 788 000 |
| Sum resultatkomponenter for IFRS-foretak | | -11 866 000 | 9 788 000 |
| Totalresultat | | -84 437 000 | 16 792 000 |



Konsernets resultatregnskap

| Beløp i: NOK | Note | 2023 | 2022 |
|--|-------------|--------------------|-------------------|
| Overføringer og disponeringer | | | |
| Overføringer til/fra annen egenkapital | | -82 115 000 | 10 783 000 |
| Sum overføringer og disponeringer | | -82 115 000 | 10 783 000 |



Konsernets balanse

| Beløp i: NOK | Note | 2023 | 2022 |
|---|----------|--------------------|--------------------|
| BALANSE - EIENDELER | | | |
| Anleggsmidler | | | |
| Immaterielle eiendeler | | | |
| Konsesjoner, patenter, lisenser, varemerker og lignende rettigheter | 7 | 6 018 000 | 8 938 000 |
| Utsatt skattefordel | 11 | 29 777 000 | 29 068 000 |
| Goodwill | 7 | 410 391 000 | 404 604 000 |
| Sum immaterielle eiendeler | | 446 186 000 | 442 610 000 |
| Varige driftsmidler | | | |
| Tomter, bygninger og annen fast eiendom | 8,12 | 29 965 000 | 31 416 000 |
| Maskiner og anlegg | 8,12 | 2 198 000 | 1 653 000 |
| Driftsløsøre, inventar, verktøy, kontormaskiner og lignende | 8,12,9 | 432 274 000 | 326 067 000 |
| Sum varige driftsmidler | | 464 437 000 | 359 136 000 |
| Finansielle anleggsmidler | | | |
| Lån til tilknyttet selskap og felles kontrollert virksomhet | | 3 750 000 | 3 750 000 |
| Andre fordringer | 11 | 2 780 000 | 171 000 |
| Sum finansielle anleggsmidler | | 6 530 000 | 3 921 000 |
| Sum anleggsmidler | | 917 153 000 | 805 667 000 |
| Omløpsmidler | | | |
| Varer | | | |
| Varer | 14,15,12 | 486 750 000 | 745 698 000 |
| Sum varer | | 486 750 000 | 745 698 000 |
| Fordringer | | | |
| Kundefordringer | 13,15,16 | 206 380 000 | 279 697 000 |
| Kontraktseiendeler | 13,16 | 67 765 000 | 59 977 000 |
| Andre fordringer | 4 | 48 988 000 | 18 894 000 |
| Sum fordringer | | 323 133 000 | 358 568 000 |
| Bankinnskudd, kontanter og lignende | | | |



Konsernets balanse

| Beløp i: NOK | Note | 2023 | 2022 |
|---------------------------------|-------------|----------------------|----------------------|
| Kortsiktig gjeld | | | |
| Gjeld til kredittinstitusjoner | 12 | 24 813 000 | 38 830 000 |
| Byggelån | | 50 382 000 | 278 448 000 |
| Obligasjonslån kortsiktig | 18 | 587 426 000 | |
| Leverandørgjeld | 13 | 219 431 000 | 280 599 000 |
| Betalbar skatt | 11 | 20 828 000 | |
| Skyldige offentlige avgifter | | 50 062 000 | 57 783 000 |
| Leasingforpliktelse | 9 | 79 239 000 | 50 989 000 |
| Kontraktsgjeld | 13,16 | 6 664 000 | 116 867 000 |
| Annen kortsiktig gjeld | | 224 998 000 | 205 276 000 |
| Sum kortsiktig gjeld | | 1 263 843 000 | 1 028 792 000 |
| | | | |
| Sum gjeld | | 1 741 574 000 | 1 973 348 000 |
| | | | |
| SUM EGENKAPITAL OG GJELD | | 1 859 359 000 | 2 187 414 000 |



To the General Meeting of Soland Invest AS

Independent Auditor's Report

Opinion

We have audited the financial statements of Soland Invest AS, which comprise:

- the financial statements of the parent company Soland Invest AS (the Company), which comprise the statement of financial position as at 31 December 2023, the income statement and cashflow statement for the year then ended, and notes to the financial statements, including a summary of significant accounting policies, and
- the consolidated financial statements of Soland Invest AS and its subsidiaries (the Group), which comprise the statement of financial position as at 31 December 2023, the income statement, statement of comprehensive income, statement of changes in equity and statement of cashflow 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 financial statements give a true and fair view of the financial position of the Company as at 31 December 2023, 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, and
- the consolidated financial statements give a true and fair view of the financial position of the Group as at 31 December 2023, and its financial performance and its cash flows for the year then ended in accordance with simplified application of international accounting standards according to section 3-9 of the Norwegian Accounting Act.

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 and the Managing Director (management) are responsible for the information in the Board of Directors' report. The other information comprises information in the annual report, but does not include the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the information in the Board of Directors' report.

In connection with our audit of the financial statements, our responsibility is to read the Board of Directors' report. The purpose is to consider if there is material inconsistency between the Board of Directors' report and the financial statements or our knowledge obtained in the audit, or whether the Board of Directors' report otherwise appears to be materially misstated. We are required to report if there is a material misstatement in the Board of Directors' report. We have nothing to report in this regard.

PricewaterhouseCoopers AS, Kalnesveien 5, 1712 Grålum

T: 02316, org. no.: 987 009 713 MVA, www.pwc.no

Statsautoriserte revisorer, medlemmer av Den norske Revisorforening og autorisert regnskapsførerselskap



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

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

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation of financial statements of the Company 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 the preparation of the consolidated financial statements of the Group that give a true and fair view in accordance with simplified application of international accounting standards according to the Norwegian Accounting Act section 3-9. Management is responsible 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 the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern. The financial statements of the Company use the going concern basis of accounting insofar as it is not likely that the enterprise will cease operations. The consolidated financial statements of the Group use the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

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 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>

Sarpsborg, 27 June 2024
PricewaterhouseCoopers AS

Dag Olav Haugen
State Authorised Public Accountant
(This document is signed electronically)



 Securely signed with Brevio

Revisjonsberetning

Signers:

| Name | Method | Date |
|------------------|---------------|------------------|
| Haugen, Dag Olav | BANKID | 2024-06-27 10:57 |

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SOLAND INVEST AS 2023



ANNUAL REPORT SOLAND INVEST GROUP 2023 BOARD OF DIRECTORS' REPORT

Operations and locations

Soland Invest AS strategic business areas are acquisition and management of shares and ownership interest in other businesses. The company's business office is Sandesundsveien 2, 1724 Sarpsborg.

Soland Invest AS is a holding company for the Frigaard Group with its underlying group structures. The company had no operational-related activity in 2023. A complete overview of all the companies that are a part of Soland Invest AS Group can be seen in the notes on page 21.

The following subgroups are included in the group per 31.12.2023:

FPG Invest AS

FPG Invest AS is a holding company of the Frigaard Group's subsidiaries related to construction and property development.

The purpose of FPG Invest AS are to own and manage ownership interests and shares in construction and property development companies. The company are also to be able to exercise a financial support function vis-à-vis the trading companies through loan brokerage or otherwise and provide administrative support as needed.

Frigaard Property Group

Frigaard Property Group is a leading construction and property development company. The head office is in Sarpsborg, Norway and the group operates mainly in the south east area of Norway, in former Viken county. For more information see homepage; www.fpg.no

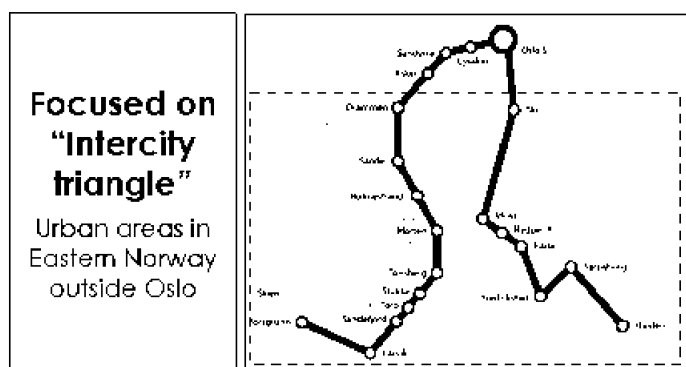


ANNUAL REPORT SOLAND INVEST GROUP 2023

The group is organized in two business segments, construction and property development.

The construction segment consists of three subsidiaries, Frigaard Entreprenør AS, Metacon AS and Alento AS, all turnkey contractors, operating mainly on the east and west side of the Oslo fjord, respectively. As turnkey contractors Metacon, Frigaard Entreprenør and Alento designs, engineers and construct commercial buildings to private and public customers as well as building residential homes for property developers. The majority of the construction work is carried out through sub-contractors, though Metacon has a long tradition of designing, manufacturing and installing steel constructions in-house with its own employees.

Within the other business segment, the group develops residential properties for the end customers, primarily in Østfold County. The operation in the segment is conducted through the wholly owned subsidiary Frigaard Bolig and includes all phases from the acquisition of land plots, design and building by engaging turnkey contractors. The project portfolio is focused on the urban areas of the "inter city triangle" in south east Norway.



The Group includes, in addition to Frigaard Property Group AS, the following subsidiaries:

- Metacon AS
- Frigaard Entreprenør AS
- Alento AS
- Frigaard Bolig AS
- Høgliveien 30 AS
- Høgliveien Næring AS
- Fagerliveien Utvikling AS
- Ryggeveien 33 AS
- Solbyen Utvikling AS
- Dronningensgate Atrium AS
- Åsenveien Park AS
- Lundebakken Utvikling AS
- Tindlund Terrasse AS (ownership 50%)



ANNUAL REPORT SOLAND INVEST GROUP 2023
Frigaard Industries

Frigaard Industries AS is a holding company of Frigaard Group's subsidiaries related to industry and commerce.

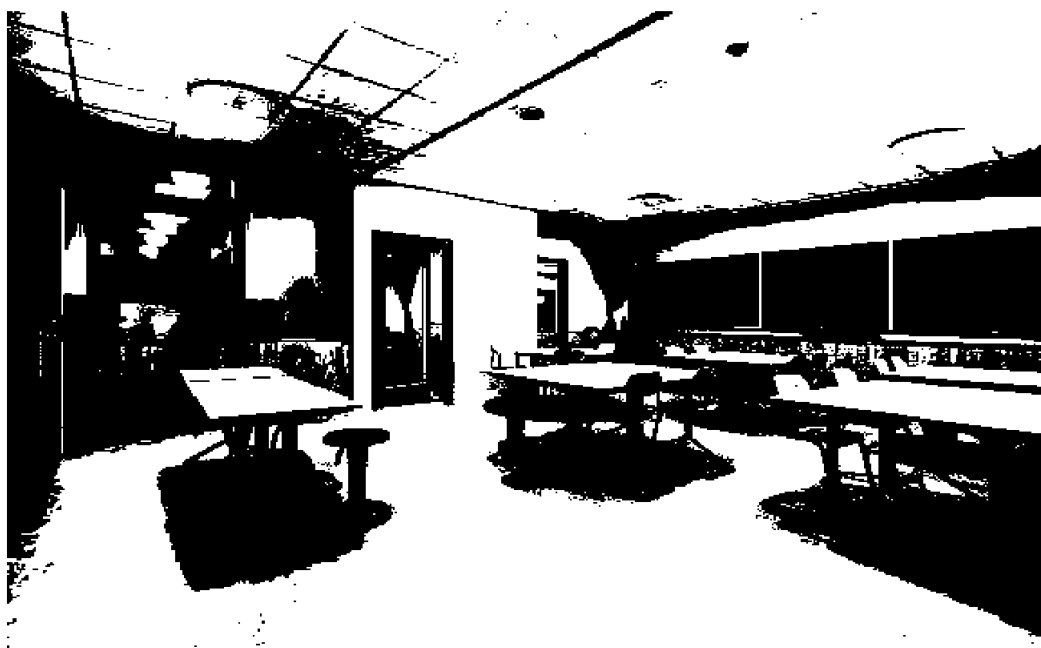
The purpose of Frigaard Industries AS are to own and manage ownership interests and shares in trading and industrial companies. The company are also to be able to exercise a financial support function vis-à-vis the trading companies through loan brokerage or otherwise, and provide administrative support as needed.

Sono Group

Sono Group is the leading Scandinavian supplier of quality furniture and wardrobe solutions for schools, offices and industries. North Investment Group AB (publ.) is the parent company in the group Sono Group, which name comes from the operations common trademark Sono.

Sono Group can offer its customers the broadest product range in the industry and offer its own proprietary brands such as Ergoff, Form o Miljö, GBP, Sarpsborg Metall, Sonesson Inredningar and Tranås Skolmöbler. Sono Group's core competence and competitive advantage is development and sourcing of products from an extensive network of several hundred qualified manufacturers in Europe and Asia. The operations consist of the business areas Sono Sweden and Sono Norway.

Sono Group is one of Scandinavia's leading groups for developing and selling ergonomic workplace solutions, furniture for offices, schools and pre-schools, industry- and construction businesses, sport and leisure, as well as public offices and health care. The Group has seasonal variations, mostly related to one of its categories, School furniture. A high share of these deliveries happens during 3rd quarter.





ANNUAL REPORT SOLAND INVEST GROUP 2023

The Group is divided into two segments, Sono Norway (Norway) and Sono Sweden (Sweden).

Sono Norway consists of the Norwegian companies Sono Holding Norge AS, Sarpsborg Metall AS, Sono Norge AS, Sørlie Prosjektinnredninger AS and Sono Norop AS. In addition, the Norwegian segment consists of the Swedish company Sarpsborg Metall AB, the Danish companies Sono Denop ApS and Sono Danmark A/S, and Sono IPO Ltd in Hong Kong.

Sono Sweden consists of the Swedish companies NIG Sverige AB, Sonesson Inredningar AB, Sono Brands AB, Sono Sverige AB and Sono Sweop AB.

Frigaard Capital

Frigaard Capital focus areas are office, industrial and commercial properties. The company has a strong local affiliation and good knowledge of the business community in Østfold, which gives a good basis for constructive cooperation with its customers. Frigaard Capital has one commercial building that are fully rented out.



ANNUAL REPORT SOLAND INVEST GROUP 2023
Comments related to the financial statements

The Group's revenues increased from MNOK 2 418 last year to MNOK 2 928 in 2023. Operating profit (EBIT) decreased from MNOK 84 last year to MNOK 36 this year.

Sono' revenues declined in 2023 related to the Swedish school market, while the Norwegian and Danish markets stayed at good levels. In 2022 and 2023 Sono has significantly reduced its cost base to secure healthy margins. In Sweden Sono has established a third part logistic business that consists of both renting out warehouse space and logistic services.

In April 2023, Sono Group started the vacuum business Sabilia Nordic AB in Hörby in Sweden. The company was sold during the year with a positive effect on net operating income with SEK 1 million.

During 2023, Sono Group has further intensified its sustainability work. In June 2022, a joint department consisting of two employees was established with responsibility for sustainability, quality, and the environment. You can read more about the work with sustainability within Sono Group in the Sustainability Report, which this year was presented separately from the annual report.

Frigaard Property Group's revenues increased from MNOK 1 500.7 last year to MNOK 2 028.1 in 2023. The level of activity in Frigaard Property Group has been high during 2023. The increase in revenue is mainly due to the high level of units finalized and delivered from property development. A total of 190 units was finalized during 2023.

| Amounts in thousand NOK | FRIGAARD Property Group | | | SONO GROUP | | | Frigaard Capital | | |
|--------------------------------|----------------------------|------------------|----------------|------------------|------------------|----------------|------------------|------------------|-------------|
| | Actual Dec-23 | Actual Dec-22 | Change | Actual Dec-23 | Actual Dec-22 | Change | Actual Dec-23 | Actual Dec-22 | Change |
| Net sales total | 2 028 159 | 1 497 927 | 530 232 | 881 129 | 895 138 | -14 009 | 13 692 | 13 806 | -114 |
| Other operating income | 0 | 2 817 | -2 817 | 12 581 | 13 494 | -913 | 0 | 0 | 0 |
| Total sales | 2 028 159 | 1 500 744 | 527 415 | 893 710 | 908 632 | -14 922 | 13 692 | 13 806 | -114 |
| EBITDA | 13 195 | 62 131 | -48 936 | 118 508 | 101 722 | 16 786 | 2 798 | 2 027 | 771 |
| EBITDA margin | 1 % | 4 % | | 13 % | 11 % | | 20 % | 15 % | |
| Depreciation and amortization | -8 412 | -8 462 | 50 | -75 635 | -60 863 | -14 772 | -6 059 | -5 723 | -336 |
| OPERATING PROFIT (EBIT) | 4 783 | 53 669 | -48 886 | 42 873 | 40 859 | 2 014 | -3 261 | -3 696 | 435 |
| Operating profit margin | 0 % | 4 % | | 5 % | 5 % | | -24 % | -27 % | |
| Order backlog | 1 112 815 | 1 528 619 | -415 804 | 132 019 | 138 653 | -6 634 | | | |
| Order input | 1 163 374 | 1 688 138 | -524 764 | 862 501 | 888 574 | -26 073 | | | |

Table above shows the results in NOK from the three main sub-groups in Soland Invest Group.

Total cash flow from operating activities for Soland Invest Group was MNOK 217 in 2023, and the operating profit constituted MNOK 35.9. The difference between cash flow and operating profit mainly concerns timing differences in the payment plan in the construction projects compared to 2023, and the hand over of finalized residential homes. The production of residential homes is fully financed by construction loans, shown as financing activities in the Group's cash flow. The Group's capital investments during 2023 amounted to MNOK -14.5.

The Group's liquidity reserve as of 31.12.2023 amounted to MNOK 132.3.

The Group's short-term debt as of 31.12.2023 constituted 73 % of the Group's total debt, compared to 52 % as of 31.12.2022, the increase is related to bonds in Frigaard Property Group and Sono Group being payable in 2023. Frigaard Property Group AS bond of MNOK 300 was fully paid down in February 2024. A new liquidity loan of MNOK 130 were received in Frigaard Property Group in connection to the refinancing. The bond loan for Sono Group is extended until December 2025.

Total assets at year-end amounted to MNOK 1 859, compared to MNOK 2 187 last year. The equity ratio was 6.3 % as of 31.12.2023, compared to 9.8 % the year before.

Soland Invest AS Sandesundsveien 2, 1724 SARPSBORG, Norway Org. No. 987 521 465

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ANNUAL REPORT SOLAND INVEST GROUP 2023 Market outlook

Frigaard Property Group operates in a challenging market environment, and has taken cost measures in autumn 2023 to secure liquidity and profitability. The residential property department have finalized its building projects in 2023 except the last stage of one project, which were financed and started in early 2024. The unsold residential properties will gradually improve the cash flow going forward as they are sold. The order bank of the construction companies were on a low level in 2023, but from the end of last year and until today we have received a significant amount of new orders that will assist in improving the financials. And, as we have refinanced the NOK 300 million bond, interest costs will be significantly reduced.

For Sono Group the market conditions in Sweden have been challenging in 2023. We have taken several measures to improve our competitiveness within the school category both in terms of purchasing strategy, organizational measures and product development. Several new and modified products have been launched in the market with positive feedback from customers. We also see improvements in terms of the level of activity in Sweden during the beginning of 2024. We expect that there is a pent-up need for furniture in the public sector in Sweden from the previous year, which will be satisfied to some extent during 2024.

The demand for smart cabinet solutions has increased in recent years. Sonesson Inredningar in Sweden has entered into a distribution agreement with the Finnish producer Punta regarding the delivery of smart cabinets to the Swedish market. With this, we further expand our product portfolio in this important category and secure our position in Sweden as the market-leading supplier of cabinet solutions.

In Norway, we won the framework agreement with the Norwegian defense together with one of our dealers. The agreement covers cupboards, beds and school furniture, but focuses on cupboards. The total value of the agreement is estimated by the Norwegian Defense Forces to amount to NOK 425 million over a four-year period and we expect to deliver part of this. The agreement is important because the Norwegian authorities will increase their defense budget due to the Ukraine conflict.

In 2024, we expect that our new cost-effective organization together with gradually improving Swedish market conditions will improve our profitability.

We are experiencing a growing trend that our products are also attractive to Europe outside of Scandinavia. The trend is for the purchase to take place on a European basis for delivery around Europe. This gives us the opportunity for growth in exports, mainly in the cabinet and industrial categories, both with existing and new customers.

Financial risk

Overall view on objectives and strategy

The company is exposed to financial risk in different areas, especially changes in currency risk, interest rate, economic conditions that affect investment in real estate and general liquidity risk. The goal is to reduce the financial risk as much as possible. The group uses a multi-currency group account structure to control the use of NOK, SEK, EUR and USD.

For Sono Group the group's risk management is handled by a central finance department, which identifies, assesses, and hedges financial risks in close collaboration with the operating units. The group has a financial policy which defines guidelines and limits for the group's financial activities. Responsibility for the management of the group's financial transactions and risks is centralised to the parent company. At 31 December, the group had no open forward contracts.

Market risk

Both the Sono Group and the Frigaard Property Group's earnings are sensitive to fluctuations in macroeconomic factors that affect demand from the public, commercial and private market. For FPG the development and construction of turnkey homes is particularly sensitive to cyclical fluctuations, and earnings in Property developments are closely related



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to new project start-ups. To reduce the risk associated with unsold projects, Frigaard Property Group will not as a general principle initiate new construction of turnkey homes until a sale ratio of 50 % has been achieved. As for Sono Group, the customer base is almost 50/50 split between the public and the private market. These two markets are often counter cyclical and hence offsetting each other.

Credit risk

Credit risk is the risk of financial losses due to the inability of a customer to fulfil their contractual obligations. The Group's credit risk is mainly related to the settlement of receivables, with the largest risk linked to the Group's trade receivables. The credit risk from trade receivables is linked to the customer's ability to pay, not the customer's willingness to pay (project risk). Credit risk is managed through the contracts with the contracting client and good credit follow-up routines.

The risk for losses on receivables is considered to be low.

Liquidity risk

Liquidity risk is the risk that Soland Invest AS Group will not be able to fulfill its payment obligations when they fall due. Good liquidity is essential to ensure profitability in Soland Invest AS Group and the company's ability to invest and take risks in capital-intensive activities. Liquidity risk management is included in the objective of financial flexibility and has high priority. Management, measurement and control of liquidity are carried out from the project level and on through all the levels of the organization.

Frigaard Property Group's 300 MNOK listed bond was fully paid down on the 10th of February 2024. Sono Group bond loan was in May 2024 extended until December 2025.

As such management has concluded that the matter does not represent a material uncertainty about the Group's ability to continue as a going concern.

The working environment and the employees

Soland Invest AS Group attaches great importance to preventing absence due to sickness. For more information related to the actual sick leave figures we refer to the individual subsidiary's annual statements.

There have been no incidences or reporting of work related accidents resulting in significant material damage or personal injury occurred during the year, which is on the same level as last year.

The group had 379 employees at year end (2022: 412 employees), of whom 23% were women.

The working environment is considered to be good, and efforts for improvements are made on an ongoing basis.

The group practices zero tolerance for harassment and conduct which may be perceived as threatening or degrading. The company's ethical guidelines encourage staff to report actions which may be contrary to laws, regulations and internal routines, and procedures have been developed for the reporting of censurable conditions. Whistle-blowing may be made internally or externally, or anonymously through the online link: <https://www.fpg.no/om-oss/varsling> or <https://www.sono-group.com/sono-group/whistleblowing-line>

Equal opportunities and non-discrimination

The Group aims to be a workplace with equal opportunities and has included in its policies regulations to prevent gender discrimination regarding salary, promotion and recruiting.



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The Discrimination Act's objective is to promote gender equality, ensure equal opportunities and rights, and to prevent discrimination due to ethnicity, national origin, descent, skin color, language, religion, and faith. The Group is working actively, determined and systematically to encourage the act's purpose within our business. Included in the activities are recruiting, salary and working conditions, promotion, development opportunities and protection against harassment. The Group's aim is to be a workplace with no discrimination due to reduced functional ability and is working actively to design and implement the physical conditions in such a manner that as many as possible can utilize the various functions. The company's personnel policy is considered to be gender neutral in all areas, and no feedback has been received that anyone perceives the company's personnel policy to be gender discriminatory.



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Insurance for board members and general manager.

Through the group company Frigaard AS, insurance at Chubb European Group SE (NUF) has been entered into for the board members and the general manager for their possible liability to the company and third parties. The insurance covers legal claims, costs related to crisis management, communication costs and investigation costs.

Environmental report

Both Frigaard Property Group and Sono Group have set a Sustainability strategy which is approved by the board in 2021.

Frigaard Property Group

Both Frigaard Property Group and Sono Group have set a Sustainability strategy which was approved by the board in 2021.

Frigaard Property Group

Frigaard Property Group seeks to limit its impact on the external environment and is promoting sustainability in the construction industry. Environmental considerations are integrated into all group operations.

Both our construction companies have BREEAM-NOR accredited Professional (BREEAM-NOR-AP), NGBC and have experience with projects with requirements for BREEAM certification. BREEAM-NOR is a Norwegian adaptation of BREEAM - Norway's most widespread environmental certification for all types of buildings. The criteria in the BREEAM-NOR manual are generally stricter than the minimum standards in building regulations and other regulations. The criteria and performance levels represent good or best practice for sustainable design and procurement.

In 2022 two major construction projects was built in accordance with the strict environmental requirements and was certified according to the BREEAM Very Good standard.

Our Construction segment also delivers fossil-free construction sites when requested from our external customer.

Frigaard Property Group AS is in possession of a steel processing factory, through its ownership in the subsidiary Metacon AS. Our steel factory has prepared EPDs for steel production and has certificates for this. An EPD (Environmental Product Declaration) is a concise third-party verified and registered document with transparent and comparable information on products' environmental performance throughout the life cycle. Both the underlying LCA (Life-Cycle Assessment) and the EPD are always based on international standards. More than 2000 EPDs from over 250 companies are now published and freely available at EPD-Norway (www.edp-norge.no).

Our ambition is to be a responsible social participant within the Property development segment, where we have an environmental ambition for all new projects. Including a project-specific environmental plan with an indication of the

minimum standard and opportunities, which are linked to the individual project's life cycle. This includes among other things solution for energy efficient buildings, choice of materials and re-use of materials or ground to reduce waste handling and interaction with the surroundings.

For the property development project Høgli (www.boihogli.no), which was finalized in December 2023, soil masses was cleaned and recycled back to the project. Material that would previously have ended up in landfill sites. For the property development project Fagerlia (www.boifagerlia.no) we had "open houses" where we gave away old material and vegetation to try and increase the reuse of material and vegetations, before we started the demolition of older houses and removal of masses on the plot. Phase one and two for Fagerlia was finalized Q4 2023.

Waste from our

operations, including waste considered harmful to the environment, is within regulatory limitations. The Group's operations are not regulated by licenses or impositions.



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In Norway, the requirement from the authorities (Building Technical Regulations, TEK17) is that a minimum of 60 per cent of construction waste (measured by weight) must be sorted at source. For both Alento AS and Metacon this figure was 91% for 2023 (90% in 2022). For the Steel production this figure was 97%.

As a part of our environmental work, our Construction companies and our Property Development company have a certification as Miljøfyrtårn (Environmental lighthouse) in place. The certification guides our companies to continuously show improvement of established criteria and KPI that follow from the certification.

Sono Group

Sono Group develops and offers quality furniture and storage solutions for school, office and industry. During the last years the requirements from Sono Group's stakeholders has increased in relations to sustainable products and sustainable chain of supply. The Group observe a clear change in the public sector that leads the conversion through its tenders where more requirements and more demanding requirements. Even legal requirements in connection to sustainability such as register of dangerous contents in products, EU taxonomy and demands towards Human Rights Due Diligence (HRDD) contributes to the conversion. Sono Group environmental report for 2023 can be found here: https://www.sono-group.com/Dokumenter/HALLBARHETSRAPPORT_2023%20final.pdf

Sono Group's stakeholders sets high demands on the Group and on the suppliers they use. The demands are in terms of quality, environment, and responsible chain of suppliers:

Quality requirements

Requirements is set that certain furniture are constructed and produced so that they can adapt to the user environment they are produced for. To secure the quality an independent test institute (RISE, Research Institute of Sweden) tests the furniture towards applicable standards for the specific user environment.

Environmental requirements

Requirements are set so that the raw material comes from legal and sustainable sources and that the material do not contains hazardous substances.

Responsible chain of suppliers

Requirements are set so that furniture are produced in healthy surroundings in relation to human rights, labor law, environmental and anti-corruption.

Supplier pool

The majority of the purchases are from suppliers in Nordics and Europe, as well as a certain part from Asia. The Group cooperates only with suppliers that fulfills its and stakeholders' requirements. As of today, twenty suppliers stands for approximately 70% of the purchase.

Systematic work in chain of supplies.

In order to meet the increased demands, the Groups work with these suppliers has been systemized during the last couple of years and we work with continuous improvements. Sono Group's pool of suppliers shall consist of suppliers that have basis to live up to the Group's stakeholders' requirements. The increased demands have led to the rejection of several suppliers. The work with limiting the number of suppliers and at the same time fulfill stakeholders' requirements to have a broad range of products continues. Fewer suppliers will ease the follow-up work, making sure our suppliers comply with our requirements.

Processes and routines related to suppliers.

In order to secure sustainable chain of supplies, a risk study based on Countries Risk Classification according to Amfori BSCI has been done. The analysis and classification determine if the supplier audit shall be done by Sono Group or by a third party. In the next step the suppliers may take part of Sono Group's code of conduct. The supplier signs on the code of conduct where they state that they have read, understood and acknowledge to work according to the code of conduct. After signing the code of conduct a supplier assessment is done in order to make sure that the supplier meet the demands the Group and it's stakeholders have.



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The supplier assessment is done at the suppliers' premises. After performed supplier assessment Sono Group does a risk analysis based on the answers and documents received. If the results show high risk, an action plan is prepared together with the suppliers in due time to mitigate the risk. If that is not possible, we end the cooperation with the supplier. New suppliers shall always go through the process described above.

The pool of suppliers is extensive, despite its reduction. Recurring audits is performed running on existing suppliers with focus on the suppliers with highest risk or stands for majority of the purchases.

For more information about the environmental strategy within Frigaard Property Group and Sono Group, see the individual Group annual report.

The transparency act

Frigaard property Group and Sono Norge are subject to the rules in the Act on the transparency of businesses, and work with basic human rights and decent working conditions, also called the Transparency Act. This law aims to ensure companies' respect for basic human rights and decent working conditions and will give the general public access to the information.

The law requires the companies to make a statement of the due diligence assessments carried out regarding this act.

This must be made public, and Frigaard Property Group will publish this at www.fpg.no and Sono Norge will publish this at www.sono.no within the statutory deadline of 30 June 2024.

Post balance sheet events

On the 22nd of December 2023 FPG signed a share purchase agreement for the sale of the subsidiary Alento AS. The agreement is entered into with "A Bidco AS" a subsidiary of KB Gruppen AS. Key management of Alento will participate in the transaction. Closing took place early in February and was subject to customary closing conditions, including approval from the Norwegian Competition Authority.

FPG also received a bank commitment of NOK 250million. Parts of the commitment and proceeds from the sale of Alento, was employed towards repaying the FPG bond issue (with ticker FRIPRO02 and ISIN NO 0010922818) in full at its due date. The bank commitment was contingent upon repayment of the bond and included a construction loan to finalize the last stage of the Fagerlia project in Fredrikstad.

Frigaard Property Group's bond loan where full paid down on its original maturity date of 10th of February 2024.

Sono Group's bond loan with an original maturity date of May 2024 has been extended to December 2025.

No other events have occurred after the balance sheet date which have had a material effect on the issued accounts.

The parent company Soland Invest AS

The primary task of the parent company Soland Invest AS is to exercise ownership over the operative entities in the Group. There has been no employees in the parent company in 2023. Soland Invest AS accounts are prepared in compliance with Norwegian Generally Accepted Accounting Principles.

Going concern

In accordance with the Accounting Act § 3-3a, we confirm that the financial statements have been prepared under the assumption of going concern. This assumption is based on profit forecasts for the year 2023 and the Group's long-term strategic forecasts. The Group's economic and financial position is sound.



ANNUAL REPORT SOLAND INVEST GROUP 2023
Allocation of net income

The Board of Directors has proposed the following appropriation of retained earnings:

| | |
|---------------------|-----------------|
| Retained Earnings | NOK -82 115 000 |
| Result for the year | NOK -82 115 000 |

Sarpsborg, 27 June 2024

The Board of Directors

Trond Olav Frigaard

Chairman and CEO



ANNUAL REPORT SOLAND INVEST GROUP 2023

CONSOLIDATED INCOME STATEMENT SOLAND INVEST AS GROUP

| All amounts in NOK thousand | Note | 2023 | 2022 |
|---|-------|------------------|------------------|
| Revenue from contracts with customers | 3 | 2 918 385 | 2 400 639 |
| Other operating revenue | 3, 4 | 9 596 | 17 410 |
| Total operating revenue | | 2 927 981 | 2 418 049 |
| Cost of goods sold, materials, subcontractors and consumables | | 2 206 150 | 1 776 535 |
| Salaries and personnel expense | 5,6 | 385 303 | 354 069 |
| Depreciation and amortisation expense | 7,8,9 | 91 714 | 76 912 |
| Other operating expense | 10 | 208 872 | 126 698 |
| Total operating expenses | | 2 892 039 | 2 334 214 |
| Operating profit (EBIT) | | 35 942 | 83 835 |
| Interest income | | 13 641 | 5 278 |
| Interest expense | | 110 206 | 65 229 |
| Other financial expense | | - | - |
| Profit before income tax | | -60 623 | 23 884 |
| Income taxes | 11 | 21 492 | 13 101 |
| Net profit for the period | | -82 115 | 10 783 |
| <i>Profit/(loss) is attributable to:</i> | | | |
| Majority share of profit/(loss) | | -72 571 | 7 004 |
| Minority share of profit/(loss) | | -9 544 | 3 779 |
| Total | | -82 115 | 10 783 |

STATEMENT OF COMPREHENSIVE INCOME

| | | | |
|---|--|----------------|---------------|
| <i>Items that may be reclassified subsequently to profit and loss</i> | | | |
| Translation differences on net investment in foreign operations | | -10 348 | 4 161 |
| Deferred tax | | 607 | -1 522 |
| <i>Items that will not be reclassified to profit and loss</i> | | | |
| Actuarial gains (losses) on defined benefit pension plans | | -2 125 | 7 149 |
| Tax related to items which will not be reclassified | | | |
| Net other comprehensive income (loss) | | -11 866 | 9 788 |
| Total comprehensive income for the year | | -93 981 | 20 571 |



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STATEMENT OF FINANCIAL POSITION SOLAND INVEST AS GROUP

| ASSETS | Note | 31.12.2023 | 31.12.2022 |
|---|-------------|-------------------|-------------------|
| All amounts in NOK thousand | | | |
| Non-current assets | | | |
| Other intangible assets | 7 | 6 018 | 8 938 |
| Deferred tax asset | 11 | 29 777 | 29 068 |
| Goodwill | 7 | 410 391 | 404 604 |
| Buildings and land | 8, 12 | 29 965 | 31 416 |
| Machinery and equipment | 8, 12 | 2 198 | 1 653 |
| Office machinery, equipment and similar | 8, 12 | 12 379 | 12 513 |
| Right-of-use assets | 9 | 419 895 | 313 554 |
| Investment in associated companies and joint ventures | | 3 750 | 3 750 |
| Other long term receivables | 13 | 2 780 | 171 |
| TOTAL NON-CURRENT ASSETS | | 917 153 | 805 667 |
| Current assets | | | |
| Inventories | 14, 15 | 77 820 | 88 089 |
| Development properties | 12, 15 | 408 930 | 657 609 |
| Trade receivables | 13, 15, 16 | 206 380 | 279 697 |
| Contract assets | 13, 16 | 67 765 | 59 977 |
| Other short-term receivables | 4 | 48 988 | 18 894 |
| Cash and cash equivalents | 16, 17 | 132 323 | 277 481 |
| TOTAL CURRENT ASSETS | | 942 206 | 1 381 747 |
| TOTAL ASSETS | | 1 859 359 | 2 187 414 |



ANNUAL REPORT SOLAND INVEST GROUP 2023

STATEMENT OF FINANCIAL POSITION SOLAND INVEST AS GROUP

| EQUITY AND LIABILITIES | Note | 31.12.2023 | 31.12.2022 |
|---------------------------------------|-------------|-------------------|-------------------|
| All amounts in NOK thousand | | | |
| Equity | | | |
| Share capital | 18 | 1 000 | 1 000 |
| Share premium reserve | | 155 438 | 155 438 |
| Total paid-in capital | | 156 438 | 156 438 |
| Retained earnings | | -81 526 | 2 937 |
| Total retained earnings | | -81 526 | 2 937 |
| Non-controlling interests | 19 | 42 873 | 54 691 |
| TOTAL EQUITY | | 117 785 | 214 066 |
| Non-current liabilities | | | |
| Pension liabilities | 6 | 23 538 | 20 112 |
| Deferred tax | 11 | 33 551 | 34 458 |
| Provision for liabilities | | 318 | 197 |
| Bonds | 12, 13 | - | 564 071 |
| Liabilities to financial institutions | 12, 13 | 55 282 | 39 386 |
| Leasing liabilities | 9 | 365 006 | 282 582 |
| Other non-current liabilities | 12 | 36 | 3 750 |
| TOTAL NON-CURRENT LIABILITIES | | 477 731 | 944 556 |
| Current liabilities | | | |
| Short term financial liabilities | 12 | 24 813 | 38 830 |
| Short term construction loan | | 50 382 | 278 448 |
| Bond loan current | 18 | 587 426 | - |
| Lease liabilities | 9 | 79 239 | 50 989 |
| Trade account payables | 13 | 219 431 | 280 599 |
| Tax payable | 11 | 20 828 | - |
| Public duties payable | | 50 062 | 57 783 |
| Contract liabilities | 13, 16 | 6 664 | 116 867 |
| Other short-term liabilities | | 224 998 | 205 276 |
| TOTAL CURRENT LIABILITIES | | 1 263 843 | 1 028 792 |
| TOTAL LIABILITIES | | 1 741 574 | 1 973 348 |
| TOTAL EQUITY AND LIABILITIES | | 1 859 359 | 2 187 414 |

Sarpsborg, 27 of June 2024

The Board of Directors

Trond Olav Frigaard
Chairman and CEO



ANNUAL REPORT SOLAND INVEST GROUP 2023

STATEMENT OF CHANGES IN EQUITY SOLAND INVEST AS GROUP

| | Attributable to equity holders of the parent company | | | Non-controlling interests | Total equity |
|--|--|-----------------------|--------------------|---------------------------|----------------|
| | Share capital | Share premium reserve | Total other equity | | |
| Equity as at 01.01 2022 | 1 000 | 155 438 | -7 314 | 49 786 | 198 910 |
| Transaction with owners | | | | | |
| Dividend | | | -5 000 | | -5 000 |
| Other equity adjustments | | | -415 | | -415 |
| Comprehensive income | | | | | |
| Profit for the period | | | 7 004 | 3 779 | 10 783 |
| Other comprehensive income | | | | | |
| <i>Items that will not be reclassified in profit or loss</i> | | | | | |
| Actuarial loss on pension obligations | | | 6 475 | 674 | 7 149 |
| <i>Items that may be reclassified in profit or loss</i> | | | | | |
| Translation difference, net assets in foreign currency | | | 3 709 | 452 | 4 161 |
| Deferred tax pension | | | -1 522 | | -1 522 |
| Equity as at 31.12 2022 | 1 000 | 155 438 | 2 937 | 54 691 | 214 066 |

| | Attributable to equity holders of the parent company | | | Non-controlling interests | Total equity |
|--|--|-----------------------|--------------------|---------------------------|----------------|
| | Share capital | Share premium reserve | Total other equity | | |
| Equity as at 01.01 2023 | 1 000 | 155 438 | 2 937 | 54 691 | 214 066 |
| Transaction with owners | | | | | |
| Dividend | | | -2 300 | | -2 300 |
| Comprehensive income | | | | | |
| Profit for the period | | | -72 571 | -9 544 | -82 115 |
| Other comprehensive income | | | | | |
| <i>Items that will not be reclassified in profit or loss</i> | | | | | |
| Actuarial loss on pension obligations | | | -1 863 | -262 | -2 125 |
| <i>Items that may be reclassified in profit or loss</i> | | | | | |
| Translation difference, net assets in foreign currency | | | -8 336 | -2 012 | -10 348 |
| Deferred tax pension | | | 607 | | 607 |
| Equity as at 31.12 2023 | 1 000 | 155 438 | -81 526 | 42 873 | 117 785 |



ANNUAL REPORT SOLAND INVEST GROUP 2023 STATEMENT OF CASHFLOW SOLAND INVEST AS GROUP

| All amounts in NOK thousand | Note | 2023 | 2022 |
|--|-------|-----------------|-----------------|
| Cash flow from operations | | | |
| Profit before income taxes | | -60 623 | 23 884 |
| Taxes paid in the period | 11 | - | -1 504 |
| Gain/loss from sale of fixed assets | 8 | - | -4 010 |
| Depreciation | 7,8,9 | 91 714 | 76 912 |
| Impairment of fixed assets | | - | -51 |
| Change in inventory | 15 | 261 871 | -326 407 |
| Change in trade receivables | 16 | -30 771 | -64 686 |
| Change in trade account payables | | -65 024 | -28 754 |
| Differences in expensed pensions and payments in/out of the pension scheme | | 54 | -1 483 |
| Effect of exchange fluctuations | | 3 057 | -718 |
| Change in other provisions | | 16 813 | 70 981 |
| Net cash flow from operations | | 217 091 | -255 836 |
| Cash flow from investments | | | |
| Proceeds from sale of fixed assets | 8 | - | 7 593 |
| Purchase of fixed assets | 8 | -6 088 | -7 665 |
| Purchase of intangible assets | 7 | -2 078 | -2 221 |
| Proceeds from loans | 4 | - | 27 553 |
| Purchase of other investment | | -6 359 | - |
| Proceeds from sale of other investments | 4 | - | 33 551 |
| Net cash flow from investments | | -14 525 | 58 811 |
| Cash flow from financing | | | |
| Proceeds from long term loans | 12 | 474 | 12 600 |
| Repayment of long term loans | 12 | -42 917 | - |
| Proceeds from long term construction loans | 12 | 333 240 | 273 559 |
| Repayment of construction loans | 12 | -558 181 | - |
| Repayment of short term loans | | - | -27 510 |
| Repayment of lease liabilities | 9 | -75 340 | -66 840 |
| Payment of dividend | | -5 000 | -3 000 |
| Net cash flow from financing | | -347 724 | 188 809 |
| Net change in cash and cash equivalents | | -145 158 | -8 216 |
| Cash and cash equivalents at the beginning of the period | | 277 481 | 285 697 |
| Cash and cash equivalents at the end of the period | | 132 323 | 277 481 |



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ANNUAL REPORT SOLAND INVEST GROUP 2023 NOTE 1. ACCOUNTING POLICIES – SOLAND INVEST AS GROUP

General information

Soland Invest AS is a Norwegian holding company its main office located in Sarpsborg. The Group is operating in Norway, Sweden and Denmark. The Group's activities are described in greater detail in the board of directors' report.

The head office is located at Sandesundsveien 2, 1724 Sarpsborg.

The consolidated accounts were approved by the Board of Directors on 27th of June 2024.

Consolidated financial statement for Soland Invest AS Group

The financial statement of the Group has been prepared in accordance with section 3-9 of the Norwegian Accounting act and Regulation of simplified use of international accounting standards (simplified IFRS,) adopted by the Ministry of Finance, last modified 18th of December 2020. This mainly means that measurement and recognition comply with international accounting standards (IFRS) and presentation and note information are in accordance with Norwegian accounting law and Norwegian accounting standards.

The Group have chosen not to use any of the given exceptions in simplified IFRS, from measurement and recognition according to full IFRS.

The accounts are based on the principles of a historical cost accounting, with the exception of the following accounting items:

- Financial instruments at fair value through profit or loss and financial instruments at fair value through other income and expenses.

NOTE 2. BASIS OF PREPARATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

2.1 Income and cash flow statements

Soland Invest Group has elected to present a single consolidated statement of comprehensive income and presents its expenses by nature.

The Group reports cash flows from operating activities using the indirect method. Interest received is presented within investing cash flows, and interest paid is presented within operating cash flows. The acquisitions of investment properties are disclosed as cash flows from investing activities because this most appropriately reflects the Group's business activities.

2.2. Financial reporting framework and basis of preparation of the consolidated financial statements

Soland Invest AS consolidated financial statements are prepared in accordance with IFRS light.

The consolidated financial statements have been prepared on a historical cost basis, except for certain financial assets and liabilities that are measured at fair value.

The functional currency of the parent company is Norwegian Kroner (NOK), and this is also the presentation currency of both the parent and the group.

Soland Invest AS Sandesundsveien 2, 1724 SARPSBORG, Norway Org. No. 987 521 465

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The preparation of financial statements in accordance with IFRS light requires the use of accounting estimates which by definition, will seldom equal the actual results. Management also needs to exercise judgement in applying the group's accounting policies. Accounting estimates are areas that involve a higher degree of judgement or complexity, and of items which are more likely to be materially adjusted due to estimates and assumptions turning out to be wrong.

The consolidated financial statements have been prepared on a going concern basis.



ANNUAL REPORT SOLAND INVEST GROUP 2023
2.3 Consolidation principles and equity accounting

Subsidiaries

Parent company

Soland Invest AS

Subsidiaries

Frigaard AS

Ownership

100 %

Subsidiaries shown on group levels

Ownership

Frigaard Capital AS

100 %

 Frigaard Eiendom Storstua AS

100 %

 Inactivity AS

100 %

FPG Invest AS

100 %

 Frigaard Property Group AS

84.76 %

 Metacon AS

100 %

 Metacon Sverige AB

100 %

 Frigaard Entreprenør AS

100 %

 Alento AS

100 %

 Frigaard Bolig AS

100 %

 Fagerliveien Utvikling AS

100 %

 Ryggeveien 33 AS

100 %

 Solbyen Utvikling AS

100 %

 Dronningensgate Atrium AS

100 %

 Høgliveien 30 AS

100 %

 Høgliveien Næring AS

100 %

 Åsenveien Park AS

100 %

 Lundebakken Utvikling AS

100 %

 Tindlund Terrasse AS

50 %

Frigaard Industries AS

100 %

 North Investement Group AB

88.57 %

 Sono Holding Norge AS

100 %

 Sono Norge AS

100 %

 Sono Denop ApS

100 %

 Sarpsborg Metall AS

100 %

 Sarpsborg Metall AB

100 %

 Sono Danmark A/S

100 %

 Sono Norop AS

100 %

 Sørliie Prosjektinnredninger AS

100 %

 Sono IPO Ltd

100 %

 ACAP Invest AB

100 %

 NIG Sverige AB

100 %

 Sono Sweop AB

100 %

 Sono Brands AB

100 %

 Sono Sverige AB

100 %

 Sonesson Inredningar AB

100 %



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Control

Subsidiaries are all entities (including structured entities) over which the group has control. The group controls an entity when the group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the group. They are deconsolidated from the date that control ceases. The acquisition method of accounting is used to account for business combinations by the group.

Intercompany transactions, balances, income, expenses and unrealised gains on transactions between Group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

Non-controlling interests in the results and equity of subsidiaries are shown separately in the consolidated statement of profit or loss, statement of comprehensive income, statement of changes in equity and balance sheet respectively.

The Group treats transactions with non-controlling interests that do not result in a loss of control as transactions with equity owners of the Group. A change in ownership interest results in an adjustment between the carrying amounts of the controlling and non-controlling interests to reflect their relative interests in the subsidiary. Any difference between the amount of the adjustment to non-controlling interests and any consideration paid or received is recognized in a separate reserve within equity attributable to owners of Soland Invest AS.

2.3.1 Accounting for business combinations

The Group applies the acquisition method to account for business combinations. The consideration transferred for the acquisition of a subsidiary that meets the definition of a business is the fair values of the assets transferred, the liabilities incurred to the former owners of the acquiree and the equity interests issued by the Group. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values as at the acquisition date. The Group recognizes any non-controlling interest in the acquiree on an acquisition-by-acquisition basis, either at fair value or at the non-controlling interest's proportionate share of the recognized amounts of acquirer's identifiable net assets.

Acquisition related costs are expensed as incurred. If the business combination is achieved in stages, the acquisition date carrying value of the acquirer's previously held equity interest in the acquiree is remeasured to fair value as at the acquisition date, any gains or losses arising from such remeasurement are recognised in profit or loss.

Any contingent consideration to be transferred by the Group is recognised at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration that are deemed to be an asset or liability are recognised in profit or loss. Contingent consideration that is classified as equity is not remeasured, and its subsequent settlement is accounted for within equity.

The excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition date fair value of any previous equity interest in the acquiree over the fair value of the identifiable net assets acquired is recorded as goodwill. If the total amount of consideration transferred, non-controlling interest recognized and previously held interest measured is less than the fair value of the net assets of the business acquired in the case of a bargain purchase, the difference is recognized directly in the income statement.

Accounting for asset acquisitions

For acquisition of a subsidiary that do not meeting the definition of a business, the Group allocates the cost between the individual identifiable assets and liabilities in the Group based on their relative fair values as at the date of acquisition.

Such transactions or events do not give rise to goodwill.

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Changes in ownership interests in subsidiaries without change of control

Transactions with non-controlling interests that do not result in loss of control are accounted for as equity transactions – that is, as transactions with the owners in their capacity as owners. The difference between the fair value of any consideration paid and the relevant share acquired of the carrying value of net assets of the subsidiary is recorded in equity. Gains or losses on disposals to non-controlling interests are also recorded in equity.

Disposal of subsidiaries

When the Group ceases to have control, any retained interest in the entity is remeasured to its fair value at the date when control is lost, with the change in the carrying amount recognised in profit or loss. The fair value is the initial carrying amount for the purposes of subsequently accounting for the retained interest as an associate, joint venture or financial asset. In addition, any amounts previously recognised in other comprehensive income in respect of that entity are accounted for as if the Group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognised in other comprehensive income are reclassified to profit or loss.

Translation of foreign currency

Functional currency and reporting currency

The various entities in the group have the local currency as their functional currency, as the local currency has been defined as the currency of the primary economic environment in which each entity operates. Norwegian kroner (NOK), the functional and reporting currency of the parent company and group, are used in the consolidated financial statements.

Transactions and balances

Transactions in foreign currency are translated to the functional currency at transaction date exchange rates. Foreign exchange gains and losses arising from such transactions and on translation of monetary assets and liabilities in foreign currency at closing rates are recognised in the statement of comprehensive income.

Foreign exchange gains and losses attributable to loans, and cash and cash equivalents are accounted for in the statement of comprehensive income as financial income or financial expense. All other foreign exchange gains and losses are recognised in the items other operating expenses and other operating income in the statement of comprehensive income.

Translation of foreign group companies

Results and financial position for all group companies that have a different functional currency than the reporting currency are translated to the group's reporting currency. Assets and liabilities for each balance sheet are translated from the functional currency of the foreign operation to the group's reporting currency, Norwegian kroner, at the closing rate. Income and expenses for each of the income statements are translated to Norwegian kroner at the average exchange rate at each transaction date. Translation differences arising on translation of foreign operations are recognised in other comprehensive income. The cumulative amount of gains and losses is recognised in profit or loss when the foreign operation is wholly or partially disposed of. Goodwill and fair value adjustments arising from the acquisition of a foreign operation are treated as assets and liabilities in this operation and translated at the closing rate.

2.4 Property, plant and equipment

All property, plant and equipment (PPE) are stated at historical cost less accumulated depreciation and impairment losses. Cost of an item of PPE includes its purchase price and any directly attributable costs. Cost includes the cost of replacing part of an existing PPE at the time that cost is incurred if the recognition criteria are met and excludes the costs of day-to-day servicing of an item of PPE. Subsequent costs are included in the asset's carrying amount or are recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The carrying amount of those parts that are replaced is derecognized.

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All other repairs and maintenance are charged to the income statement during the financial period in which they are incurred. Depreciation, based on a component approach, is calculated using the straight-line method over the following useful life (commencing when the asset is ready for its intended use):

- Buildings, 10-25 years
- Machinery and equipment, 3 -10 years
- Other assets, 3 -10 years

A component of an item of property, plant and equipment with a significantly differing useful life and a cost that is significant in relation to the item is depreciated separately. At each financial year-end the Group reviews the residual value and useful life of its assets, with any estimate changes accounted for prospectively over the remaining useful life of the asset. Tangible assets with an indefinite useful life are not depreciated.

An asset's carrying amount is written down immediately to its recoverable amount if its carrying amount is greater than its estimated recoverable amount. Gain and losses on disposal are determined by comparing the transaction price to the book value of the assets. When assets are sold or disposed of, the carrying amount is derecognized and any gain or loss is recognized in the statement of comprehensive income.

2.5 Leasing activities

The group applies IFRS 16 when recognizing leases as right-of-use assets and liabilities.

Identifying a lease

At the inception of a contract, The Group assesses whether the contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To determine whether a contract conveys the right to control the use of an identified asset, the Group assesses whether:

- The agreement creates enforceable rights of payment and obligations
- The identified asset is physically distinct
- It has the right to obtain substantially all of the economic benefits from use of the asset
- It has the right to direct the use of the asset
- The supplier does not have a substantive right to substitute the asset throughout the period of use

The group leases various properties, equipment and cars. Rental contracts are typically made for fixed periods of one to five years but property lease agreements may have further extension options. Lease terms are negotiated on an individual basis and contain a range of different terms and conditions. The lease agreements do not impose any covenants, but leased assets may not be used as security for borrowing purposes.

Group as a lessee

For contracts that constitutes, or contains a lease, the Group separates lease components if it benefits from the use of each underlying asset either on its own or together with other resources that are readily available, and the underlying asset is neither highly dependent on, nor highly interrelated with, the other underlying assets in the contract. The Group then accounts for each lease component within the contract as a lease separately from non-lease components of the contract.



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Recognition of leases and exemptions

At the lease commencement date, the Group recognises a lease liability and corresponding right-of-use asset for all lease agreements in which it is the lessee, except for the following exemptions applied:

- Short-term leases (defined as 12 months or less)
- Low value assets

For these leases, the Group recognises the lease payments as other operating expenses in the statement of profit or loss when they incur.

The probability that premises will be sublet is taken into account in assessing right-of-use assets for loss-making contracts. Based on an assessment of the available information, the group believes it is highly likely that the leased premises will to some extent be sublet, which has been taken into account in determining the amount of the right-of-use asset.

Measuring the lease liability

The lease liability is initially measured at the present value of the lease payments for the right to use the underlying asset during the lease term that are not paid at the commencement date. The present value is calculated using the interest rate implicit in the lease, if that rate can't be determined the group's incremental borrowing rate is used instead.

The lease term represents the non-cancellable period of the lease, together with periods covered by an option to extend the lease when the Group is reasonably certain to exercise this option, and periods covered by an option to terminate the lease if the Group is reasonably certain not to exercise that option.

The lease payments included in the measurement comprise of:

- Fixed lease payments (including in-substance fixed payments), less any lease incentives receivable.
- Variable lease payments that depend on an index or a rate, initially measured using the index or rate at the commencement date.
- Amount expected to be payable by the Group under residual value guarantees.
- The exercise price of a purchase option, if the Group is reasonably certain to exercise that option.
- Payments of penalties for terminating the lease, if the lease term reflects the Group exercising an option to terminate the lease.

The Group does not include variable lease payments in the lease liability arising from contracted index regulations subject to future events, such as inflation. Instead, the Group recognises these costs in profit or loss in the period in which the event or condition that triggers those payments occurs.

The lease liability is subsequently measured by increasing the carrying amount to reflect interest on the lease liability, reducing the carrying amount to reflect the lease payments made and remeasuring the carrying amount to reflect any reassessment or lease modifications, or to reflect adjustments in lease payments due to an adjustment in an index or rate.

Group presents its lease liabilities as separate line items in the statement of financial position.

Measuring the right-of-use asset

The right-of-use asset is initially measured at cost. The cost of the right-of-use asset comprise:

- The amount of the initial measurement of the lease liability
- Any lease payments made at or before the commencement date, less any lease incentives received

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- Any initial direct costs incurred by the Group
- An estimate of costs to be incurred by the Group in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease, unless those costs are incurred to produce inventories.

The right-of-use asset is subsequently measured at cost less accumulated depreciation and impairment losses. Depreciation is calculated using the straight-line method from the commencement date to the earlier of the lease term and the remaining useful life of the right-of-use asset. The Group applies IAS 36 *Impairment of Assets* to determine whether the right-of-use asset is impaired and to account for any impairment loss identified.

Group presents its right-of-use assets as separate line items in the consolidated statement of financial position.

2.6 Intangible assets

Intangible assets that have been acquired separately are carried at cost. Capitalised intangible assets are recognized at cost less any amortization and impairment losses. Depreciation and amortization expenses are measured on a straight-line basis over the estimated useful life of the asset, commencing when the asset is ready for its intended use.

Other intangible assets include renting rights and webpage, depreciated on a straight line basis over three to five years.

Intangible assets with an indefinite useful life are not depreciated but are tested for impairment at least annually.

2.7 Goodwill

Goodwill arises on the acquisition of businesses and represents the excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition date fair value of any previous equity interest in the acquiree over the fair value of the identifiable net assets acquired. If the total of consideration transferred, non-controlling interest recognised and previously held interest measured at fair value is less than the fair value of the net assets of the business acquired, in case of a bargain purchase, the difference is recognised directly in the income statement. For the purpose of impairment testing, goodwill acquired in a business combination is allocated to each of the cash generating units (CGUs), or groups of CGUs, that is expected to benefit from the synergies of the combination. Each unit or group of units to which the goodwill is allocated represents the lowest level within the entity at which the goodwill is monitored for internal management purposes.

Goodwill is monitored at the operating segment level. Goodwill impairment reviews are undertaken annually or more frequently if events or changes in circumstances indicate a potential impairment. The carrying value of the CGU containing the goodwill is compared to the recoverable amount, which is the higher of value in use and the fair value less costs of disposal.

2.8 Financial assets and financial liabilities

Classification

The Group classifies its financial assets in two categories; those to be measured subsequently at fair value (either through OCI or through profit or loss) and those to be measured at amortized cost.

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows. For assets measured at fair value, gains and losses will either be recorded in profit or loss or OCI. For investments in equity instruments that are not held for trading, this will depend on whether the Group has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income (FVOCI). The Group reclassifies debt investments when and only when its business model for managing those assets changes.



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Recognition and derecognition

Regular way purchases and sales of financial assets are recognised on the trade date, the date on which the Group commits to purchase or sell the asset. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all the risks and rewards of ownership.

Measurement

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss (FVPL), transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at FVPL are expensed in profit or loss. Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principal and interest.

Subsequent measurement of debt instruments depends on the Group's business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the Group classifies its debt instruments:

Amortised cost: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. Interest income from these financial assets is included in finance income using the effective interest rate method. Any gain or loss arising on derecognition is recognised directly in profit or loss and presented in other gains (losses) together with foreign exchange gains and losses. Impairment losses are presented as a separate line item in the consolidated statement of profit or loss.

FVOCI: Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at FVOCI. Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest income and foreign exchange gains and losses, which are recognised in profit or loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and recognised in other gains (losses). Interest income from these financial assets is included in finance income using the effective interest rate method. Foreign exchange gains and losses are presented in other gains (losses) and impairment expenses are presented as a separate line item in the consolidated statement of profit or loss.

FVPL: Assets that do not meet the criteria for amortised cost or FVOCI are measured at FVPL. A gain or loss on a debt investment that is subsequently measured at FVPL is recognised in profit or loss and is presented net within other gains (losses) in the period in which it arises.

Financial assets represent a contractual right by the Group to receive cash or another financial asset in the future. Financial assets include financial derivatives, receivables and equity interests. Financial assets are derecognized when the rights to receive cash from the asset have expired or when the Group has transferred its rights to receive cash flows and has either transferred substantially all of the risks and rewards of the asset or has transferred control of the asset.

Cash and cash equivalents

Cash and cash equivalents in the balance sheet includes cash, bank deposits and all other monetary instruments with a maturity of less than three months from the date of acquisition, and are measured at nominal value.

Trade receivable

Trade receivable are initially recognized at fair value, subsequently accounted for at amortized cost and are reviewed for impairment on an ongoing basis. Individual accounts are assessed for impairment taking into consideration indicators of financial difficulty and management assessment. Discounting generally does not have a material effect on accounts receivable, however, in special cases discounting may be applied.



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Financial liabilities

Financial liabilities represent a contractual obligation by the Group to deliver cash in the future and are classified as either short or long-term. The Group recognises a financial liability when it first becomes a party to the contractual rights and obligations in the contract.

All financial liabilities are initially recognised at fair value, minus (in the case of a financial liability that is not at FVPL) transaction costs that are directly attributable to issuing the financial liability. Financial liabilities are measured at amortised cost, unless the Group opted to measure a liability at FVPL.

A financial liability is derecognised when the obligation under the liability is discharged, cancelled or expires.

All loans and borrowings are initially recognized initially at fair value less directly attributable transaction costs. After initial recognition, interest bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method.

Financial liabilities included in trade and other payables are recognised initially at fair value and subsequently at amortised cost. The fair value of a non-interest bearing liability is its discounted repayment amount. If the due date of the liability is less than one year, discounting is omitted.

Impairment of financial assets

The Group assesses at each balance sheet date whether there is objective evidence that a financial asset or a group of financial assets is impaired, and the assessment is forward-looking based on the expected credit losses associated with its debt instruments carried at amortised cost and FVOCI. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

The Group's financial assets are subject to the expected credit loss model.

For trade receivables, the Group measure the loss allowance at an amount equal to the lifetime expected credit loss.

Debt investment and other instruments are considered to be low credit risk when they have a low risk of default and the issuer has a strong capacity to meet its contractual cash flow obligations in the near term.

The impairment charge for debt investments at FVOCI is recognised in profit or loss and reduces the fair value loss otherwise recognised in OCI.

2.9 Income taxes, current and deferred

The income tax expense or credit for the period is the tax payable on the current period's taxable income based on the applicable income tax rate adjusted by changes in deferred tax assets and liabilities attributable to temporary differences and to unused tax losses.

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the end of the reporting period in the countries where the company's subsidiaries and associates operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. According to the exception in IAS 12, deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable



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profit or loss. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the end of the reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred tax assets are recognized only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Current and deferred tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

2.10 Government grants

Government grants has been recognised at fair value as there is reasonable certainty that the grants will be permanent and that the Group will meet the terms for the grants. The grants have been recognised as reduced personnel cost.

2.11 Employee benefits and post-employment benefits

Payments to employees, such as wages, salaries, social security contributions, paid annual leave, as well as bonus agreements are accrued in the period in which the associated services are rendered by the employee.

Contributions to the Groups defined contribution plan is recognized in the income statement in the period in which they accrue.

Pension obligations

The group has both defined contribution and defined benefit pension plans. Defined contribution pension plans are post-employment benefit plans under which the company pays fixed contributions to a separate legal entity. The group has no legal or constructive obligations to pay further contributions if this legal entity does not hold sufficient assets to pay all employee benefits relating to current and past service. The contributions are recognised as personnel expenses in the consolidated income statement as they fall due.

For salaried employees in Sweden, defined benefit pension obligations for retirement and family pensions under the ITP 2 plan are secured through insurance with Alecta. According to a statement from the Swedish Financial Reporting Board, UFR 10 Recognition of the ITP 2 Plan that is funded through insurance with Alecta, this is a multi-employer defined benefit plan. For the financial year 2022, NIG has not had access to information that would enable it to account for its proportionate share of the plan's obligations, assets and expenses. It has therefore not been possible to recognise the plan as a defined benefit plan. The ITP 2 pension plan secured through insurance with Alecta has therefore been accounted for as a defined contribution plan. The contribution for defined benefit retirement and family pensions is calculated individually and depends on factors such as salary, previously earned pension and expected remaining period of service. Expected fees in the next reporting period for ITP 2 insurance policies with Alecta are TSEK 1.585.

The collective funding ratio is defined as the market value of Alecta's assets as a percentage of its commitments to policyholders calculated using Alecta's actuarial methods and assumptions, which do not comply with IAS 19. The collective funding ratio is normally permitted to vary between 125 and 175 per cent. If Alecta's collective funding ratio were to fall below 125 per cent or exceed 175 per cent, it would be necessary to take measures that will allow the ratio return to the normal range. In case of a low funding ratio, one measure that can be taken is to raise the agreed price for new policies and the expansion of existing benefits. If the funding ratio is high, contributions can be reduced. At the end



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of the financial year 2023, Alecta's surplus, defined as the collective funding ratio, was 158 per cent (2022: 172 per cent) on a preliminary basis.

One pension plan in Sweden is unfunded and are financed in-house by PRI. The liability recognised in the statement of financial position in respect of defined benefit pension plan is the present value of the defined benefit obligation at the end of the reporting period. The defined benefit pension obligation is calculated annually by independent actuaries by applying the projected unit credit method. The present value of the defined benefit obligation is determined by discounting estimated future cash flows using the yield on high-quality corporate bonds/mortgage bonds issued in the same currency as that in which the payment will be made and with maturities comparable to that of the pension obligation.

Remeasurement gains and losses arising from experience adjustments and changes to actuarial assumptions are recognised in other comprehensive income in the period in which they arise. These are included in retained earnings in the statement of changes in equity and in the statement of financial position.

Past service costs are recognised directly in the statement of comprehensive income.

Short-term benefits

Liabilities for salaries and benefits, including non-monetary benefits and paid leave which are expected to be settled within twelve months of the end of the financial year, are recognised as current liabilities at the undiscounted amount that is expected to be paid when the liabilities are settled. The cost is recognised as the services are performed by the employees. The liability is recognised as an employee benefit obligation in the statement of financial position.

Termination benefits

Compensation in case of termination is paid when an employee's employment has been terminated by the group before the normal time of retirement or when an employee accepts voluntary redundancy in exchange for such compensation. The group recognises termination benefits at the earliest of the following: (a) when the group can no longer withdraw the offer of such benefits; and (b) when the company recognises restructuring costs provided for under IAS 37 which involve the payment of severance pay. If the company has made an offer to encourage voluntary redundancy, termination benefits are calculated based on the number of employees that are expected to accept the offer. Benefits expiring more than twelve months after the end of the reporting period are discounted to present value.

2.12 Provisions

Provisions for legal claims are recognised when:

- the Group has a present legal or constructive obligation as a result of past events;
- it is probable that an outflow of resources will be required to settle the obligation; and
- the amount can be reliably estimated.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as finance cost. Where the Group, as lessee, is contractually required to restore a leased property to an agreed condition prior to release by a lessor, provision is made for such costs as they are identified.



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2.13 Share capital and dividends

Shares are classified as equity when there is no obligation to transfer cash or other assets. Incremental costs directly attributable to the issue of new shares are shown in equity as a deduction, net of tax, from the proceeds.

The amount of dividends recognised as distributions to owners during the period and the related amount per share are presented either in the consolidated statement of changes in equity or in the notes. Dividends will not be displayed in the consolidated statement of comprehensive income or income statement.

Dividend payments to the shareholders of the parent company are recognised as a liability in the consolidated financial statements in the reporting period, in accordance with the simplifications under IFRS light.

2.14 Borrowing costs

General and specific borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets is substantially ready for their intended use or sale.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation. All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

Soland Invest AS Group capitalises borrowing costs on qualifying inventories.

2.15 Revenue recognition

Revenue includes sale of goods, rental income, sale of developed properties, revenue from contracting projects.

Sales of goods

Sono Group manufactures and sells interior design solutions for the school, office, industrial and construction, sport and leisure, and public environment and care sectors. Most of the group's customers are from the public sector. Sales of products are recognised as revenue when control of the goods is transferred, which occurs when risks and rewards are transferred to the customer in accordance with the applicable delivery terms.

The products are mainly sold under an arrangement in which most discounts are deducted directly in the price list. In a few cases, products are sold with volume discounts based on cumulative sales over a twelve-month period. Revenue from the sale of furniture is recognised based on the price in the contract less estimated volume discounts. Historical data is used to estimate the expected value of discounts and revenue is recognised only to the extent that it is highly probable that a significant reversal will not occur. A liability is recognised for expected volume discounts relative to sales up to and including the balance sheet date.

No significant financing component is considered to exist at the time of sale, as the credit period is normally 30 days.

The group's obligation to repair or replace defective instruments in accordance with normal warranty rules is accounted for through provisions.

Property development

The Frigaard Property Group develops land and property for the purpose of selling residential properties (turnkey homes). Properties are usually sold to private customers, but there are also some professional customers.

Revenue is recognised when control over the property has been transferred to the customer. Control is considered transferred at the time of delivery of the property to the customer. Norwegian regulations allow the customer to withdraw from the contract until the property is transferred to them. If so, the customer will be responsible to cover any losses incurred by the group relating to the withdrawal. The revenue is measured at the transaction price agreed under Soland Invest AS Sandesundsveien 2, 1724 SARPSBORG, Norway Org. No. 987 521 465

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the contract. In most cases, the consideration is due when legal title has been transferred. In terms of accounting, sold units under construction are part of Frigaard Property Group's inventory.

Rental income

Rental income from investment properties is recognized on a straight-line basis over the lease term. When the Group provides incentives to its tenants, the cost of the incentives is recognized over the lease term, on a straight-line basis, as a reduction of rental income.

Construction

The largest operating segment in Frigaard Property Group relates construction projects. These are engineering and construction projects delivered to public and private customers based on contractual agreed scope and price. These arrangements are characterized by the fact that the customers finance the projects.

Revenue from engineering and construction projects is recognized over the lifetime for the project as these customer contracts qualify as performance obligations satisfied over time. According to IFRS 15, the revenue from contracting projects is to be recognized over time (percentage-of-completion) in connection with a gradual transition of control. Application of the percentage-of-completion method entails income recognition in pace with the degree of completion of the project. To determine the amount of income worked up at a specific point in time, the following components are required:

- Project revenue – Revenues related to the customer contract. The revenues must be of such a character that the recipient can credit them to income in the form of actual payment received or another form of payment.
- Project cost – Costs attributable to the construction assignment, which correspond to project revenues.
- Completion rate (worked-up rate): recognized costs in relation to estimated total assignment costs, which reflects how the control is transferred to the purchaser.

As a consequence of income recognition based on the percentage-of-completion method, the trend of earnings of ongoing projects is reflected immediately in the financial statements. Percentage-of-completion income recognition is subject to a component of uncertainty. Due to unforeseen events, the final profit of the projects may occasionally be higher or lower than expected. It is particularly difficult to anticipate profit at the beginning of the project period and for technically complex projects or projects that extend over a long period.

Provisions for potential losses are recognized against income for the relevant year, and provisions for losses are recognized as soon as they become known. Contract modifications covering alterations and supplementary works, compensation for shortcomings in tender specifications and similar items are recognized when the modifications are enforceable; meaning when there is a legal right to payment for them.

2.16 Interest income and expense

Interest income and expense are recognised within finance income and finance costs in profit or loss using the effective interest rate method, except for borrowing costs relating to qualifying assets, which are capitalised as part of the cost of that asset. The Group has chosen to capitalise borrowing costs on all qualifying assets irrespective of whether they are measured at fair value or not.

2.17 New standards and interpretations not yet adopted

New and amended IFRS Standards adopted by the Group

The following are new or amended to standards and interpretations have been issued and become effective during the current period:

The new standard IFRS 17 Insurance contracts, applies from the financial year 2023.

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This standard did not have any impacts on the amounts recognized in prior periods and are not expected to significantly affect the current or future periods.

Other standards and interpretations not yet adopted

The International Accounting Standards Board (IASB) has published a number of interpretations and changes to existing standards and interpretations which had not yet entered into force at the time the accounts were closed on 31 December 2023. The group has chosen not to early adopt any new or amended standards in preparing the consolidated financial statements for 2023. Soland Invest Group has concluded that these interpretations and changes are unlikely to have a material effect on the group's financial position, profit/loss or note information going forward.

2.18. Financial risk management

2.18.1. Financial risk factors

Through its business operations in the market for manufacturing and selling interior design solutions, property development and construction projects, the Group is, aside from business risk, exposed to various financial risks.

These financial risks are defined as market risk (including interest rate risk and other price risk), credit risk and liquidity risk. The primary objectives of the financial risk management function are to establish risk limits, and then ensure that exposure to risks stays within these limits.

Risk management is carried out by Group management.

Market risk

Market risk can be defined as the risk that the group's income and expenses, future cash flows or fair value of financial instruments will vary as a result of changes in market prices. The market price includes three types of risks: exchange risks, interest risks and price risks.

Foreign exchange risk

The Group operates primarily in the Norwegian and Swedish market. For Frigaard Property Group there is a limited foreign exchange risk.

For the North Investment Group (NIG) the group is exposed to currency risks arising from exposures to various currencies, mainly the Norwegian krone (NOK), euro (EUR) and US dollar (USD). Currency risks arise from payment flows in foreign currency (transaction exposure) and from the translation of balance sheet items in foreign currency as well as from the translation of income statements and balance sheets of foreign subsidiaries to the group's reporting currency, Swedish kronor (SEK) (balance sheet exposure).

In the group, currency risk arises from cross-border trade as well as the translation of foreign subsidiaries' results and net assets. No hedge accounting in accordance with IFRS 9 is applied at year end.

Price risk

Soland Invest Group has no significant exposure to price risk as it does not hold any equity securities or commodities. The Group is not exposed to price risk other than in respect of financial instruments, such as property price risk including property rentals risk.

The demand for residential and commercial properties is subject to a large number of risk factors, including economic downturns, interest levels, urbanization trends and demographic changes. Shifts in demand is closely monitored, and reflected in commercial plans and budgets. No residential building projects are approved by the board of directors before a minimum of 50 % of the value of a property project has been sold.



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See paragraph 6 for further information regarding Critical accounting estimates and assumptions.

Government regulations and zoning restriction risks

Changes in property regulations, legislation and zoning restrictions from the relevant public authorities can affect both the progress and implementation of the various property development projects of Frigaard Property Group, and can thus potentially limit the opportunities for further development of properties. This can in turn lead to delays and cost increases.

Interest rate risk

The group's interest rate risk is mainly related to bonds and bank loans where the interest rate is not fixed. See note 18 Interest-bearing liabilities for an overview of such loans and bonds. An increase in floating rates would lead to an increase in interest costs and reduce net income and cash flow. No interest rate swap agreements have been entered into.

Customer credit risk - risk in trade accounts receivable

Credit risk refers to the risk that a counter-party will default on its contractual obligations resulting in financial loss to the group. Customer credit risk is managed through Soland Invest Group's common procedures for identifying and managing risk, including tender approval procedure and ongoing operational risk assessments of varying sizes and types with the different customer categories in the markets of operation.

Soland Invest Group's credit risk refers the risk to the group's trade receivables and investment in liquid assets. Credit risk is managed at group level, with the exception of credit risk arising from outstanding accounts receivable, for which an analysis is made by each group company. Credit risk arises from cash and cash equivalents, deposits with banks, and credit exposures to customers. If no independent credit assessment exists, a risk assessment is made of the customer's creditworthiness based on the customer's financial position, previous experiences and other factors. The customers are spread over a large number.

For Frigaard Property Group and the business for housing development a large part is based on customer prepayments before the hand over of the property, the group's credit risk is considered reasonably low. For building and engineering contracts, the customer is normally subject to arrangements ensuring bank guarantees and prepayments throughout the project. The Group's operations related to construction projects extends customer credit related to account receivables and recognized work-in-project receivables.

Historic customer credit losses have been limited, and projects are invoiced in advance as much as possible. Another reason for this is that a large portion of the Sono Group's customers are public-sector organisations or large customers with strong credit histories.

The group only uses banks with a rating of AA or higher. Cash and cash equivalents are included in assets subject to impairment but the potential impairment loss is considered to be immaterial.

Liquidity and refinancing risk

Liquidity and refinancing risk are defined as the risk of Soland Invest Group not being able to meet its payment obligations due to lack of liquidity or due to difficulties in obtaining or rolling over external loans and bonds. Constraints regarding financing opportunities will negatively affect cash flows from planned projects. The Group uses liquidity forecasting as a means of managing the fluctuations in short-term liquidity. Surplus liquidity is, if possible, is primarily used to repay the principal on loan liabilities and redemption right regarding issued bonds.



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Funding

The Group's principal financial liabilities, besides derivative financial liabilities, comprise of various bonds, bank loans, trade and other payables. The main purpose of these financial liabilities is to finance the Group's operations. Soland Invest Group has borrowing arrangement through both committed bank credit facilities and market funding programs. In addition to building- and development loans in various banks, Soland Invest Group have bond loans of NOK 564 million.

All decisions relating to external long term financing in the Group's subsidiaries are made by the management of the parent company, i.e. no subsidiary has a mandate to take out loans themselves or establish overdraft facilities. The Group companies can issue ordinary project guarantees to its customers.

Soland Invest Group has no official credit rating.

Capital management

The Group's main goal is to maximize shareholder value while ensuring the Group's ability to continue operations. The group has an overall target to maintain a capital structure that gives the group an optimal capital binding given the current market situation. The group makes the necessary changes to their capital structure based on an ongoing assessment of the business' financial situation and future prospects in the short and medium term.

2.19 Critical accounting estimates and judgements

The preparation of financial statements requires the use of accounting estimates which, by definition, will seldom equal the actual results. Management also needs to exercise judgement in applying the Group's accounting policies.

Estimates and judgements are continually evaluated, and are based on historical experience and other factors, including expectations of future events that may have a financial impact on the entity and that are believed to be reasonable under the circumstances.

Management makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates, assumptions and management judgments that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are outlined below.

Property projects under construction

The Group commenced construction of several investment properties and commercial building projects during the year, where the customer contracts qualify for revenue recognition over time based on the percentage-of-completion method. A consequence of income recognition based on the percentage-of-completion method, the trend of earnings of ongoing projects is reflected immediately in the financial statements. Percentage-of-completion income recognition is subject to a component of uncertainty. Due to unforeseen events, the final profit of the projects may occasionally be higher or lower than expected. It is particularly difficult to anticipate profit at the beginning of the project period and for technically complex projects or projects that extend over a long period.

Goodwill

Goodwill on acquisitions of subsidiaries is not amortized but is tested for impairment annually, or more frequently if events or changes in circumstances indicate that it might be impaired and is carried at cost less accumulated impairment losses. Gains and losses on the disposal of an entity include the carrying amount of goodwill relating to the entity sold.

The two operating segments are considered to be different cash generating units (CGU) against which goodwill is tested. The recoverable amount from the CGU is calculated by taking the historical cash flows for the CGU, taken into account expectations for moderate growth in the market segments. Calculation of the fair value less costs of disposal is classified as Level 3 in the fair value hierarchy.



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Non- GAAP measures

Non-GAAP financial measures reflect adjustments based on the following items:

EBITDA

EBITDA is a measure of earnings before deducting interest expense, taxes and depreciation charges. Please see reconciliation to profit or loss before tax in the income statement.

EBIT

EBIT is a measure of earnings before interest and taxes is an indicator of a company's profitability. Please see reconciliation to profit or loss before tax in the income statement.

Order backlog

Order backlog is contracted and signed orders, not yet delivered to customers. It gives an indication of future activity in the group. Order backlog is calculated by adding the orders of the current financial year to the balance of the order backlog at the end of the last financial year and subtracting revenue in the current financial year.



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NOTE 3. OPERATING AND OTHER INCOME

All amounts in NOK thousand

| | 2023 | 2022 |
|---------------------------------------|------------------|------------------|
| Revenues from contract with customers | 2 918 385 | 2 400 639 |
| Other operating revenue | 9 596 | 17 410 |
| Total revenue | 2 927 981 | 2 418 049 |

| Revenue based on business areas | 2023 | 2022 |
|-------------------------------------|------------------|------------------|
| Sale of merchandise | 878 748 | 891 872 |
| Property rental | 1 054 | 2 306 |
| Contract revenues from Construction | 1 273 622 | 1 475 612 |
| Sale of development property | 753 190 | 19 305 |
| Other | 11 771 | 11 544 |
| Total | 2 918 385 | 2 400 639 |

| Geographic distribution of external revenues based on customer location | 2023 | 2022 |
|---|------------------|------------------|
| Sweden | 475 433 | 481 017 |
| Norway | 2 342 502 | 1 825 289 |
| Denmark | 81 005 | 65 079 |
| Finland | 771 | 1 054 |
| Other Nordic | 160 | 333 |
| Great Britain | 63 | 2 151 |
| Other Europe | 17 825 | 25 490 |
| Other countries | 628 | 226 |
| Total revenues | 2 918 385 | 2 400 639 |

NOTE 4. ACQUISITIONS AND DISPOSALS OF BUSINESSES

There has been no acquisition or disposal of businesses during 2023.

On the 30 of April 2020, Frigaard Bolig AS sold its shares in subsidiaries Höganloft Fastigheter AB, which is located in Tranås in Sweden.

Höganloft Fastigheter has further signed a lease agreement with Sono Sweop AB. Sono Sweop AB started the lease of the building on the first of March 2022.

Through the sale of shares in Höganloft Fastigheter AB, we have sold a 21 400 sqm building combined for office and warehouse on a forward contract, in Tranås, Sweden. The building was delivered on the first of March 2022. As a part of the agreement Frigaard Bolig AS had to finance the part of the building cost that wasn't covered by the construction loan. On the first of April 2022 a total of MNOK 60.2 was received, where MNOK 26.6 was payment of the receivable and



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interest related to cover building cost not covered by the construction loan, and MNOK 33.6 was related to the final settlement from the sale of shares. There was a minor change to the estimate from 2020 to the final settlement from gain from sale of shares of MNOK 2.8. The amount has been taken to account in 2022.

NOTE 5. PERSONNEL EXPENSES

All amounts in NOK thousand

| | 2023 | 2022 |
|--|----------------|----------------|
| Salaries and holiday pay | 311 078 | 284 072 |
| Government grants | - | - |
| Social security | 55 874 | 51 830 |
| Share- based payment (Note X) | | |
| Bonuses | | |
| Severance payment (Note X) | | |
| Pension costs defined benefit plans (Note 5) | -509 | -562 |
| Pension costs defined contribution plans | 18 351 | 18 354 |
| Other personnel costs | 509 | 375 |
| Total salaries and personnel expense | 385 303 | 354 069 |

The number of employees in Soland Invest Group at 31 of December 2023 was 379 persons (2022: 412 persons).

| | 2023 | 2022 |
|--------------|----------------|----------------|
| Norway | 274 331 | 253 970 |
| Sweden | 102 074 | 93 032 |
| Other | 8 898 | 7 067 |
| Total | 385 303 | 354 069 |

Management remuneration

There are no employees in the parent company. The Group Management consist of the Group Directors, in addition to the General Managers in the largest subsidiaries. Salary to the CEO is paid through Frigaard AS.

| | Board remuneration | Salary | Benefits in kind | Pension cost | Total remuneration |
|---------------------------------------|--------------------|--------|------------------|--------------|--------------------|
| Members of the Board | | | | | |
| Trond Olav Frigaard, Chairman and CEO | - | 1 421 | 762 | 55 | 2 238 |
| Total remuneration | - | 1 421 | 762 | 55 | 2 238 |

No loans or guarantees have been given to any members of the Group Management, the Board of directors or other related parties.



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NOTE 6. PENSION

The company and the group have pension schemes that comprise a total of 379 persons in the group. All employees participate in a collective pension scheme under the statutory right in the country the group has its business. Senior employees also have an additional pension scheme. The companies Sonesson Inredningar AB have schemes defined based on defined future benefits, which are mainly determined by the number of earning years, salary level at retirement age and the size of benefits from the National Insurance Scheme. The scheme for this company is closed and no new rights are earned. The pension scheme in PRI is financed by the companies' operations. The wage obligation is administered via PRI Pension Guarantee. Other companies in the Group have defined contribution plans.

The Group also has a contractual early retirement scheme (AFP). The new AFP scheme, which applies from 1 January 2011, is to be regarded as a defined benefit multi-enterprise scheme, but is accounted for as a defined contribution scheme until there is reliable and sufficient information so that the Group can account for its proportionate share of pension costs, pension liabilities and pension funds in the scheme. The company's liabilities are therefore not capitalized as debt.

The Group's pension schemes satisfy the requirements of the Act on Mandatory Occupational Pensions.

Self-financed pension liabilities are recognized in the balance sheet, cf. IAS 19 pension liabilities. Actuarial demographic and financial assumptions are based on what is customary, cf. actuarial calculations attributed to the pension schemes in Sweden.



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| | |
|--|---------------|
| Per 1 januari 2022 | 29 501 |
| Current service cost this year | |
| Current service cost previous years | |
| (gains)/losses from regulations | -562 |
| Interest cost/(-income) | 478 |
| Total amount recognised in profit or loss | -85 |
| Actuarial gains/losses: | |
| - (gain)/loss from change in demographic assumptions | 2 666 |
| - (gain)/loss from change in financial assumptions | -10 943 |
| Total amount recognised in other comprehensive income | -8 277 |
| Settlements/other changes | |
| Payments from plan | -1 027 |
| Per 31 december 2022 | 20 112 |
| | |
| Per 1 januari 2023 | 20 112 |
| Current service cost this year | |
| Current service cost previous years | |
| (gains)/losses from regulations | -509 |
| Interest cost/(-income) | 835 |
| Total amount recognised in profit or loss | 326 |
| Actuarial gains/losses: | |
| - (gain)/loss from change in demographic assumptions | 1 319 |
| - (gain)/loss from change in financial assumptions | 3 051 |
| Total amount recognised in other comprehensive income | 4 370 |
| Fees from: | |
| Employer | |
| Employees covered by plan | |
| Settlements/other changes | |
| Payments from plan | -1 270 |
| Per 31 december 2023 | 23 537 |

| | | |
|-----------------------------------|-------------------|-------------------|
| Actuarial assumptions as follows: | 2023-12-31 | 2022-12-31 |
| Discount rate | 3.20 % | 4.00 % |
| Inflation | 1.60 % | 2.00 % |



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NOTE 7. INTANGIBLE ASSETS

All amounts in NOK thousand

| | Development costs | Patents and licenses | Renting rights | Goodwill | Total |
|---|-------------------|----------------------|----------------|----------------|----------------|
| Accumulated cost 1 of Januar 2022 | | | | | |
| Initial carrying amount | 10 207 | 1 428 | - | 407 130 | 418 765 |
| Additions | 2 050 | 171 | - | - | 2 221 |
| Disposals | | | | | - |
| Exchange differences | -76 | 14 | - | -2 526 | -2 588 |
| Amortisation | -4 273 | -583 | | | -4 856 |
| Accumulated cost 31 of December 2022 | 7 908 | 1 030 | - | 404 604 | 413 542 |
| Accumulated cost 1 of Januar 2023 | | | | | |
| Initial carrying amount | 7 908 | 1 030 | - | 404 604 | 413 542 |
| Additions | 2 078 | - | - | - | 2 078 |
| Disposals | | | | | - |
| Exchange differences | 93 | 13 | - | 5 787 | 5 893 |
| Amortisation | -4 512 | -592 | | | -5 104 |
| Accumulated cost 31 of December 2023 | 5 567 | 451 | - | 410 391 | 416 409 |
| Economic life | 5-10 years | 3-5 years | 3 years | | |
| Depreciation method | Linear | Linear | Linear | | |

| Goodwill specified per business combination: | 2023 |
|--|----------------|
| Goodwill arising from the acquisition of Metacon AS in December 2015 | 7 635 |
| Goodwill arising from the acquisition of Alento AS at 30 June 2018 | 276 384 |
| Goodwill arising from the acquisition of ACAP Invest in 2014 | 72 851 |
| Goodwill arising from the acquisition of Form o Miljö 2007 | 412 |
| Goodwill arising from the acquisition of Ergoff Miljö AB in 2015 | 8 216 |
| Goodwill arising from the acquisition of Sørliie Prosjektinnredning AS in 2019 | 39 106 |
| Total | 404 604 |

Each goodwill item is allocated to a cash-generating unit (CGU). A cash-generating unit is the lowest level at which independent cash flows can be measured. When an acquired business continues to be operated as an independent unit, this business is designated the cash-generating unit. Units with significant synergy effects and which carry out similar activities, are together considered as a single cash-generating unit. This is the case when acquired operations are integrated with an existing Soland Invest AS Group company. In these cases, the combined business is the cash-generating unit for which goodwill is measured and followed-up.

For Frigaard Property Group and Sono Group the two operating segments are considered to be different cash generating units (CGU) against which goodwill is tested. The recoverable amount from the CGU is calculated by taking the historical cash flows for the CGU, taken into account expectations for moderate growth in the market segments. Calculation of the fair value less costs of disposal is classified as Level 3 in the fair value hierarchy.

Goodwill is not amortised but is tested for impairment in the fourth quarter each year. The recoverable amount for the cash-generating units was determined by calculating the value in use by discounting future cash flows. The calculations were based on the company's budget approved by the Group management for 2023, and prognosticated cash flows covering a five years period. The growth presented in the budget is based on the management's expectation to the development and performance in the market segments, which Soland Invest AS Group is active. Based on available information and knowledge about the market, management is expecting some increase in the growth for the next years. Management's expectation is based on the historical development in trends and public sector analysis. For more details around the testing for impairment see the financial statement for Frigaard Property Group AS and North Investment Group AB.



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Impairment testing was conducted in conjunction with the annual accounts on 31 December 2023 and was addressed by the company's Board. No impairment requirement was indicated.

NOTE 8. PROPERTY, PLANT AND EQUIPMENT

| All amounts in NOK thousand | Buildings and land | Machinery and equipment | Equipment, tools and fixtures & fittings | Total |
|---|-----------------------|-------------------------------|---|---------------|
| Carrying amount 01.01.2022 | 38 570 | 1 852 | 9 234 | 49 657 |
| Additions | 480 | 459 | 6 950 | 7 889 |
| Additions through acquisitions | - | - | - | - |
| Reclassifications | - | - | - | - |
| Disposals | -5 785 | - | -23 | -5 808 |
| Depreciations | -1 849 | -655 | -3 607 | -6 111 |
| Depreciations in acquired companies | - | - | - | - |
| Exchange differences | - | -4 | -41 | -45 |
| Carrying value 31 of December 2022 | 31 416 | 1 652 | 12 513 | 45 582 |
| Carrying amount 01.01.2023 | 31 416 | 1 652 | 12 513 | 45 582 |
| Additions | 455 | 2 425 | 4 886 | 7 766 |
| Additions through acquisitions | - | - | - | - |
| Reclassifications | - | - | - | - |
| Disposals | - | -850 | -1 214 | -2 064 |
| Depreciations | -1 906 | -1 030 | -4 177 | -7 113 |
| Depreciations in acquired companies | - | - | - | - |
| Exchange differences | - | - | 371 | 371 |
| Carrying value 31 of December 2023 | 29 965 | 2 197 | 12 379 | 44 542 |



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NOTE 9. LEASES, RIGHT OF USE ASSETS AND LEASE LIABILITIES

Soland Invest Group uses leases mainly in cases where leases provide operational benefits or flexibility compared with owning the assets. Rent of buildings is used for offices, warehouses, and for temporary needs. The Group also leases cars, printers and forklifts.

The Group does not have significant residual value guarantees related to its leases to disclose.

Right of use assets

| Right-of-use assets | Machinery and equipment | | | Total |
|---|-------------------------|---------------|----------------|-----------------|
| | Buildings | equipment | Vehicles | |
| Acquisition cost 1 January 2022 | 346 953 | 5 430 | 27 011 | 379 394 |
| Addition of right-of-use assets | 175 795 | 9 684 | 6 333 | 191 812 |
| Disposals | -82 494 | -2 362 | -2 756 | -87 612 |
| Transfers and reclassifications | - | - | -4 900 | -4 900 |
| Currency exchange differences | -3 678 | -88 | -97 | -3 863 |
| Acquisition cost 31 December 2022 | 436 576 | 12 664 | 25 591 | 474 831 |
| Accumulated depreciation and impairment 1 January 2022 | -170 785 | -3 647 | -15 892 | -190 324 |
| Depreciation | -56 713 | -2 342 | -7 536 | -66 591 |
| Impairment losses in the period | - | - | - | - |
| Disposals | 82 494 | 2 524 | 3 153 | 88 171 |
| Transfers and reclassifications | - | - | 4 350 | 4 350 |
| Currency exchange differences | 2 759 | 206 | 153 | 3 118 |
| Accumulated depreciation and impairment 31 December 2022 | -142 245 | -3 259 | -15 773 | -161 277 |
| Carrying amount of right-of-use assets 31 December 2022 | 294 331 | 9 405 | 9 818 | 313 554 |

| Right-of-use assets | Machinery and equipment | | | Total |
|---|-------------------------|---------------|----------------|-----------------|
| | Buildings | equipment | Vehicles | |
| Acquisition cost 1 January 2023 | 436 576 | 12 664 | 25 591 | 474 831 |
| Addition of right-of-use assets | 150 971 | 18 876 | 18 166 | 188 013 |
| Disposals | -7 360 | -1 624 | -7 558 | -16 542 |
| Transfers and reclassifications | - | - | - | - |
| Currency exchange differences | -11 496 | -19 | -468 | -11 983 |
| Acquisition cost 31 December 2023 | 568 691 | 29 897 | 35 731 | 634 319 |
| Accumulated depreciation and impairment 1 January 2023 | -142 245 | -3 259 | -15 773 | -161 277 |
| Depreciation | -62 813 | -5 277 | -7 989 | -76 079 |
| Disposals | 7 077 | 103 | 5 562 | 12 742 |
| Transfers and reclassifications | 1 332 | 2 843 | 1 631 | 5 806 |
| Currency exchange differences | 4 116 | 12 | 256 | 4 384 |
| Accumulated depreciation and impairment 31 December 2023 | -192 533 | -5 578 | -16 313 | -214 424 |
| Carrying amount of right-of-use assets 31 December 2023 | 376 158 | 24 319 | 19 418 | 419 895 |

| | | | |
|--|------------|-----------|-----------|
| Lower of remaining lease term or economic life | 2-15 years | 3-6 years | 3-5 years |
| Depreciation method | Linear | Linear | Linear |



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Practical expedients applied

The Group's also leases IT equipment and machinery with contract terms of 1 to 3 years. The Group has elected to apply the practical expedient of low value assets and does not recognise lease liabilities or right-of-use assets. The leases are instead expensed when they incur. The Group has also applied the practical expedient to not recognise lease liabilities and right-of-use assets for short-term leases, presented in the table below.

Extension options

The Group's lease of buildings has lease terms that vary from 2 years to 15 years, and several agreements involve a right of renewal which may be exercised during the last period of the lease terms. The Group assesses at the commencement whether it is reasonably certain to exercise the renewal right.

Purchase options

The Group's leases machinery and equipment and vehicles with lease terms of 3 to 6 years. Some of these contracts includes a right to purchase the assets at the end of the contract term. The Group assesses at the commencement whether it is reasonably certain to exercise the renewal right, and this assessment is updated when there are circumstances indicating renewed operational plans pertaining to the leased assets.

Lease Liabilities

Lease liabilities

| Summary of the lease liabilities in the financial statements | Statement of: | Total |
|---|---------------------------|----------------|
| At 01.01.2023 | | 333 571 |
| New lease liabilities recognised in the year | | 194 599 |
| Cash payments for the principal portion of the lease liability | Cash flows | -75 340 |
| Cash payments for the interest portion of the lease liability | Cash flows | -16 554 |
| Interest expense on lease liabilities | Profit and loss | 16 474 |
| Reassessment of the discount rate on previous lease liabilities | Profit and loss | - |
| Currency exchange differences | Profit and loss and Other | -8 505 |
| Total lease liabilities at 31 December 2023 | | 444 245 |
| Current lease liabilities | Financial position | 79 239 |
| Non-current lease liabilities | Financial position | 365 006 |
| Total cash outflows for leases | Cash flows | -75 340 |



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NOTE 10. OTHER OPERATING EXPENSES

All amounts in NOK thousand

| | 2023 | 2022 |
|---|----------------|----------------|
| Freight costs | 20 033 | 18 179 |
| Exchange-rate losses on operating receivables/liabilities | 3 228 | 2 730 |
| Advertising | 16 814 | 11 236 |
| Travel costs | 12 485 | 11 512 |
| Consultancy fees and external personnel | 20 047 | 16 016 |
| Bad debts | 22 553 | 1 335 |
| Other operating costs | 113 713 | 65 688 |
| Total operating expenses | 208 872 | 126 698 |

| Specification auditor's fee | 2023 | 2022 |
|-----------------------------|--------------|--------------|
| Statutory audit | 3 298 | 2 986 |
| Other assurance services | 158 | 212 |
| Tax consultant services | 67 | 88 |
| Total | 3 523 | 3 286 |

VAT is not included in the fees specified above.



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NOTE 11. INCOME TAX EXPENSE AND DEFERRED TAX
All amounts in NOK thousand

| Deferred tax assets (liabilities) | 2023 | 2022 |
|--|----------------|----------------|
| Pensions | 1 613 | 1 196 |
| Tax losses carried forward | 20 728 | 24 143 |
| Intangible assets | -492 | -587 |
| Property, plant and equipment | -1 299 | -1 527 |
| Inventories | 610 | 665 |
| Other Current assets | 3 793 | 2 043 |
| Non-completed construction contracts | -33 851 | -35 678 |
| Leasing | 4 987 | 3 978 |
| Temporary differences related to restructuring | 137 | 377 |
| Net deferred tax asset (liabilities) | -3 774 | -5 390 |
| Deferred tax asset | 29 777 | 29 068 |
| Deferred tax liability | 33 551 | 34 458 |
| Tax expense: | 2023 | 2022 |
| Current tax: | | |
| Tax payable | -20 828 | 1 354 |
| Deferred tax | | |
| Total change in deferred tax | 1 621 | -15 748 |
| Total deferred tax | 1 621 | -15 748 |
| Other | -2 285 | 1 293 |
| Tax expense | -21 492 | -13 101 |
| | 2023 | 2022 |
| Income taxes calculated at 22% | 13 337 | -5 254 |
| Changes in unrecognised deferred tax asset | -163 | 71 |
| Non deductible expenses | -34 098 | -8 262 |
| Non-taxable income | 538 | 620 |
| Other | -1 106 | -276 |
| Tax expense | -21 492 | -13 101 |

Permanent differences are related to sale of shares, and unrecognized deferred tax asset related to tax losses carried forward.



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All amounts in NOK thousand

| | 2023 | 2022 |
|---|---------------|----------------|
| Bonds | - | 569 580 |
| Cost related to bonds | - | -5 509 |
| Construction loans (development projects) | - | - |
| Loans from credit institutions | 55 282 | 39 386 |
| | 55 282 | 603 457 |

In February 2021 FPG AS refinanced bonds at face value MNOK 300. Transactions cost related to the bonds amounted to MNOK 5.4 and was included in amortized cost calculations. The existing bonds mature in February 2024 and was fully paid. Fair value of the bonds as of 31.12.23 are estimated to be MNOK 295.5. This valuation is based on bond prices made public by "Verdipapirforetakenes forbund". Their valuation reflects price information from leading investment companies and will be defined as level 2 based on the IFRS 13 valuation hierarchy.

In May 2021 Sono Group also refinanced SEK 285 million in bonds. The existing bonds mature in 2024. The carrying amounts are considered to approximate the fair values, as the loans have variable interest rates and because the credit risk has not changed since the loans were taken out. Sono Group's borrowings are in SEK. The fair value of short-term borrowings is equal to the carrying amount, as the discount effect is insignificant. The coupon interest for the new bond in Sono Group was set to 3 months STIBOR + 9 per cent margin. Sono Group was in compliance with all covenants in 2023. This is mainly related to credit facilities and bond. Agreed credit facility for the group as of 31st Dec 2023 was SEK 30m (SEK 30 m).

| Repayment profile of loans to credit institutions | Bonds | Loans from | | Total |
|---|----------------|--------------------|---------------------|----------------|
| | | Construction loans | credit institutions | |
| Less than 1 year | 597 906 | 52 081 | 43 807 | 693 794 |
| Year 2 -4 | 0 | 0 | 4 434 | 4 434 |
| More than 5 years | | | - | - |
| Total | 597 906 | 52 081 | 48 241 | 698 228 |

Construction loans mature as projects are completed and delivered. The interest on the construction loans and loans from credit institutions have floating interest rates. The current range is from 5.4% on the construction loans, to a rate of 10.38% on the issued bonds.



ANNUAL REPORT SOLAND INVEST GROUP 2023

Secured debts

| Debt secured by collateral | | |
|---|----------------|----------------|
| | 2023 | 2022 |
| Bonds | 587 426 | 564 071 |
| Construction loans (development projects) | 50 382 | 278 448 |
| Loans from credit institutions | 80 095 | 78 216 |
| Pension liabilities | 23 538 | 20 112 |
| | 741 441 | 940 847 |

| Assets used as collateral | | |
|---|------------------|------------------|
| | 2023 | 2022 |
| Shares in Alento AS, Metacon AS and Frigaard Bolig AS | 351 990 | 351 990 |
| Shares in North Investment Group | 243 473 | 227 329 |
| Property plant and equipment | 44 542 | 45 582 |
| Inventory | 77 820 | 88 089 |
| Development properties | 408 930 | 657 609 |
| Trade receivables | 206 380 | 279 697 |
| | 1 333 135 | 1 650 296 |

NOTE 13. FINANCIAL INSTRUMENTS

| All amounts in NOK thousand | Assets measured at amortized cost | |
|---|-----------------------------------|----------------|
| | 2023 | 2022 |
| <i>Non-Current</i> | | |
| Other investments | - | - |
| Other long term receivables | 2 780 | 171 |
| <i>Current</i> | | |
| Trade receivables and other receivables | 206 380 | 279 697 |
| Contract assets | 67 765 | 59 977 |
| Cash and cash equivalents | 132 323 | 277 481 |
| Total financial assets | 409 248 | 617 326 |

| | Liabilities measured at amortized cost | |
|---------------------------------------|--|------------------|
| | 2023 | 2022 |
| <i>Non-Current</i> | | |
| Bonds | - | 564 071 |
| Liabilities to financial institutions | 55 282 | 39 386 |
| Construction loan | - | - |
| <i>Current</i> | | |
| Liabilities to financial institutions | 24 813 | 38 830 |
| Construction loan | 50 382 | 278 448 |
| Bond loan current | 587 426 | - |
| Trade account payables | 219 431 | 280 599 |
| Contract liabilities | 6 664 | 116 867 |
| Total financial liabilities | 943 998 | 1 318 201 |



ANNUAL REPORT SOLAND INVEST GROUP 2023 NOTE 14. INVENTORY

| All amounts in NOK thousand | 2023 | 2022 |
|-----------------------------|---------------|---------------|
| Raw materials | 13 941 | 16 298 |
| Work in progress | 721 | 578 |
| Purchased finished goods | 63 158 | 71 213 |
| Total | 77 820 | 88 089 |

NOTE 15. DEVELOPMENT PROPERTIES

| All amounts in NOK thousand | 2023 | 2022 |
|------------------------------------|----------------|----------------|
| Projects under construction | 169 097 | 651 533 |
| Unsold completed residential units | 239 833 | 6 076 |
| As at 31 December | 408 930 | 657 609 |

| | | |
|--------------------------|----|-----|
| Units under construction | 30 | 190 |
| Unsold completed units | 46 | 1 |

Development projects involve construction of turnkey homes and commercial buildings for sale on Frigaard Property Group's own account. Cost incurred in respect of sites for development and units under construction are recognized under this item. Most of the projects run for longer than 12 months, and assets may therefore not be realized and settled until after more than 12 months have passed. In terms of accounting, sites and projects are presented as inventory.

In terms of accounting, sold units under construction are part of Soland Invest Group's inventory. This means that no revenue or profit is recognized in the income statement until the property is handed over to the buyer. By the time a residential project is initiated, there is normally only limited uncertainty regarding financial outcome of the project. At this point of time the main risk is related to whether the remaining units under construction will be sold. There is a limited risk regarding construction costs, as most of the main purchases have been agreed upon at an early stage in the construction phase.



ANNUAL REPORT SOLAND INVEST GROUP 2023
NOTE 16. TRADE RECEIVABLES AND CONTRACT BALANCES

All amounts in NOK thousand

| | 31.12.2023 | 31.12.2022 |
|---|----------------|----------------|
| Trade receivables | | |
| Receivables related to revenue from contracts with customers - external | 206 379 | 280 391 |
| Provision for bad debts | - | -695 |
| Total trade receivables | 206 380 | 279 697 |

Trade receivables are non-interest bearing.

| | 31.12.2023 | 31.12.2022 |
|--|----------------|----------------|
| Receivables not due for payment | 84 424 | 200 563 |
| Less that 30 days since due date | 43 240 | 12 761 |
| 30-60 days since due date | 42 209 | 4 871 |
| 60-180 days since due date | 5 256 | 14 230 |
| More than 180 days since due date | 31 251 | 47 272 |
| Total contract assets | 206 380 | 279 697 |

Contract balances

Contract asset

Whereas trade receivable are invoiced receivables, contract assets represent a conditional right to receive payment. Contract assets are recognised for performance obligations satisfied over time mainly from engineering and construction projects where progress of work done is measured over the lifetime of the project. When the consideration becomes unconditional the contracts assets are reclassified to accounts receivables. This normally occurs when an invoice is issued.

| | 31.12.2023 | 31.12.2022 |
|---|---------------|---------------|
| Contract assets | | |
| As of 1 January | 59 977 | 63 781 |
| Work done, but not invoiced | 67 765 | 59 977 |
| Reclassifications to accounts receivables | -59 977 | -63 781 |
| Total contract assets | 67 765 | 59 977 |

Contract liabilities

For construction project fixed payment plans are generally used, and if the payment exceeds the work that has been done, the difference is classified as a contract liability in the statement of financial position.

In the property development operations, advance payments may be received for sold units, that are classified as contract liabilities. On the balance sheet day, all projects are reviewed, and for each project either a net asset or a net liability to the customer is entered.



ANNUAL REPORT SOLAND INVEST GROUP 2023

| | 31.12.2023 | 31.12.2022 |
|--------------------------------------|-------------------|-------------------|
| Contract liabilities | | |
| As of 1 January | 116 867 | 117 326 |
| Advances received | 6 664 | 116 867 |
| Recognised as income during the year | -116 867 | -117 326 |
| Total contract liabilities | 6 664 | 116 867 |



ANNUAL REPORT SOLAND INVEST GROUP 2023
NOTE 17. CASH AND CASH EQUIVALENTS

All amounts in NOK thousand

| | 2023 | 2022 |
|---------------------------|---------|---------|
| Cash and bank deposits | 132 323 | 277 481 |
| Of which restricted funds | 11 391 | 11 936 |

For the purpose of the statement of cash flows, cash and cash equivalents comprise the following at 31 December:

| | 2023 | 2022 |
|---------------------------|---------|---------|
| Cash at banks and on hand | 132 323 | 277 481 |
| Overdraft facility | 40 392 | 38 377 |

The Group had unused credit facilities of MNOK 40,4 on 31 December 2023 (2022: MNOK 38,4). There are no restrictions on the use of these funds.

NOTE 18. NUMBER OF SHARES, SHAREHOLDERS ETC.

The shareholder at 31.12.23 is Trond Olav Frigaard, who is also the chairman of the board.
The share capital of NOK 1 000 000 consists of 1 share of NOK 1 000 000.
All issued shares have equal voting rights and the right to receive dividend.



ANNUAL REPORT SOLAND INVEST GROUP 2023 NOTE 19. RELATED PARTY TRANSACTION

Soland Invest AS has an ownership of 84.76% in Frigaard Property Group AS through its ownership in FPG Invest AS.

Transactions between subsidiaries are eliminated in the consolidated financial statements and do not represent related parties. Frigaard Property Group has during the year, except for ordinary business transactions, not had any significant transactions with related parties.

Frigaard Property Group has ongoing transactions with related parties during its ordinary operations, including contracts for the development of specific projects. Alento has been selected by Mistelpark AS as the contractor for "project Mistel Park". One of the board member has a 25% ownership in Mistel Park AS.

The chairman of the board of Frigaard property Group AS is also partner in the law firm BHR, thus BHR is considered a related party. During 2023, Frigaard Property Group AS has not purchased legal services from BHR in connection with mainly potential acquisitions and equity transactions.

North Investment Group AB (publ) is 88.6 per cent owned by Frigaard Industries AS, corp. ID no. 999 210 384, with registered office in Sarpsborg, Norway. The ultimate consolidated financial statements are prepared by Soland Invest AS, corp. ID no. 987 521 465, with registered office in Sarpsborg, Norway. Related parties are all subsidiaries in the group as well as senior executives in the group and their close family members.

Services are purchased and sold to related parties on normal commercial terms and on a commercial basis, and in compliance with the applicable transfer pricing policy.

The group has not made any provisions for doubtful debts attributable to related parties and did not recognise any expenses for doubtful debts from related parties during the period. No collateral has been posted for the receivables.

NOTE 20. EVENTS AFTER THE REPORTING DATE

On the 22nd of December 2023 FPG signed a share purchase agreement for the sale of the subsidiary Alento AS. The agreement is entered into with "A Bidco AS" a subsidiary of KB Gruppen AS. Key management of Alento will participate in the transaction. Closing took place early in February and was subject to customary closing conditions, including approval from the Norwegian Competition Authority.

FPG also received a bank commitment of NOK 250million. Parts of the commitment and proceeds from the sale of Alento, was employed towards repaying the FPG bond issue (with ticker FRIPRO02 and ISIN NO 0010922818) in full at its due date. The bank commitment was contingent upon repayment of the bond and included a construction loan to finalize the last stage of the Fagerlia project in Fredrikstad.

Frigaard Property Group's bond loan where full paid down on its original maturity date of 10th of February 2024.

Sono Group's bond loan with an original maturity date of May 2024 has been extended to December 2025.

No other events have occurred after the balance sheet date which have had a material effect on the issued accounts.



ANNUAL REPORT SOLAND INVEST GROUP 2023

Parent Company

| All amounts in NOK thousand | Note | 2023 | 2022 |
|---|------|---------------|--------------|
| Other operating expense | 1 | 180 | 145 |
| Total operating expenses | | 180 | 145 |
| Operating profit | | -180 | -145 |
| Financial income and expenses | | | |
| Income from investments in subsidiaries | 2 | 23 193 | 5 000 |
| Other interest income | | 53 | 21 |
| Interest expense group | 2 | 172 | 198 |
| Result before income tax | | 22 894 | 4 677 |
| Income taxes | 3 | 1 124 | - |
| Net profit for the period | | 21 770 | 4 677 |



ANNUAL REPORT SOLAND INVEST GROUP 2023

Parent Company

STATEMENT OF FINANCIAL POSITION SOLAND INVEST AS

| ASSETS | Note | 2023 | 2022 |
|-------------------------------------|------|---------------|---------------|
| All amounts in NOK thousand | | | |
| Non-current assets | | | |
| Intangible assets | | | |
| Deferred tax asset | 3 | - | 1 124 |
| Total intangible assets | | - | 1 124 |
| Financial fixed assets | | | |
| Investment in subsidiaries | 4 | 27 926 | 12 674 |
| Loan to group companies | 5 | 253 | 149 |
| Total financial fixed assets | | 28 179 | 12 823 |
| TOTAL NON-CURRENT ASSETS | | 28 179 | 13 946 |
| Current assets | | | |
| Other short-term receivables | 5 | 905 | 5 004 |
| Total receivables | | 905 | 5 004 |
| Cash and cash equivalents | | 2 569 | 2 751 |
| TOTAL CURRENT ASSETS | | 3 474 | 7 755 |
| TOTAL ASSETS | | 31 653 | 21 702 |



ANNUAL REPORT SOLAND INVEST GROUP 2023

Parent Company

STATEMENT OF FINANCIAL POSITION SOLAND INVEST AS

| EQUITY AND LIABILITIES | Note | 2023 | 2022 |
|--------------------------------------|-------------|---------------|---------------|
| All amounts in NOK thousand | | | |
| Equity | | | |
| Share capital | 6 | 1 000 | 1 000 |
| Total paid-in capital | | 1 000 | 1 000 |
| Retained earnings | | 28 303 | 8 833 |
| Total retained earnings | | 28 303 | 8 833 |
| TOTAL EQUITY | 7 | 29 303 | 9 833 |
| Non-current liabilities | | | |
| Loan from group companies | 5 | - | 6 869 |
| TOTAL NON-CURRENT LIABILITIES | | - | 6 869 |
| Current liabilities | | | |
| Trade account payables | | 50 | - |
| Dividend | 2 | 2 300 | 5 000 |
| TOTAL CURRENT LIABILITIES | | 2 350 | 5 000 |
| TOTAL LIABILITIES | | 2 350 | 11 869 |
| TOTAL EQUITY AND LIABILITIES | | 31 653 | 21 702 |

Sarpsborg, 27 of June 2024
The Board of Directors

Trond Olav Frigaard
Chairman and CEO



ANNUAL REPORT SOLAND INVEST GROUP 2023

Parent Company

STATEMENT OF CASH FLOWS SOLAND INVEST AS

| CASHFLOW STATEMENT | 2023 | 2022 |
|---|---------------|--------------|
| All amounts in NOK thousand | | |
| Cash flow from operations | | |
| Profit before income taxes | 22 894 | 4 677 |
| Change in accounts payable | 50 | -9 |
| Change in other provisions | -23 023 | -5 000 |
| Net cash flow from operations | -78 | -330 |
| Cash flow from investments | | |
| Increase in given loan to group companies | -104 | -149 |
| Decrease in given loan to group companies | 5 000 | - |
| Net cash flow from investments | 4 896 | -149 |
| Cash flow from financing | | |
| Proceeds from liabilities to group companies | - | 3 698 |
| Payment of dividend | -5 000 | -3 000 |
| Net cash flow from financing | -5 000 | 698 |
| Net cash flow in period | -182 | 219 |
| Cash and cash equivalents at the beginning of the period | 2 751 | 2 532 |
| Cash and cash equivalents at the end of the period | 2 569 | 2 751 |
| This consists of: | | |
| Bank deposits | 2 569 | 2 751 |



ANNUAL REPORT SOLAND INVEST GROUP 2023 ACCOUNTING PRINCIPLES

The annual accounts have been prepared in conformity with the provisions of the Accounting Act and good accounting practice in Norway.

Foreign currency

Foreign currency transactions are translated at the exchange rate on the date of the transaction. Monetary foreign currency items are translated to NOK at the exchange rate on the balance sheet date.

Revenues

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

Tax

The tax charge in the income statement 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. A net deferred tax asset is entered on the balance sheet to the extent that it is likely that it can be utilised.

Classification and valuation of fixed assets

Fixed assets consist of assets intended for long-term ownership and use. Fixed assets are valued at acquisition cost less depreciation and write-downs. Long-term liabilities are entered on the balance sheet at the nominal amount at the time of the transaction.

Classification and valuation of current assets

Current assets and short-term liabilities consist normally of items that fall due for payment within one year of the balance sheet date, as well as items related to the stock cycle. Current assets are valued at the lower of acquisition cost and fair value. Short-term liabilities are entered on the balance sheet at the nominal amount at the time of the transaction.

Subsidiaries and associated companies

Subsidiaries and associated companies are valued using the cost method in the company accounts. The investment is valued at acquisition cost for the shares unless a write-down has been necessary. A write-down to fair value is made when a fall in value is due to reasons that cannot be expected to be temporary and such write-down must be considered as necessary in accordance with good accounting practice. Write-downs are reversed when the basis for the write-down is no longer present.

Dividends, group contributions and other distributions from subsidiaries are posted to income in the same year as provided for in the distributor's accounts. To the extent that dividends/group contributions exceed the share of profits earned after the date of acquisition, the excess amounts represent a repayment of invested capital, and distributions are deducted from the investment's value in the balance sheet of the parent company.

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. In addition an unspecified provision is made to cover expected losses on claims in respect of customer receivables.

Cash flow statement

The cash flow statement has been prepared using the indirect method. Cash and cash equivalents consist of cash, bank deposits and other short-term, liquid investments.



ANNUAL REPORT SOLAND INVEST GROUP 2023

NOTE 1 SALARY COST AND BENEFITS, REMUNERATION TO THE BOARD AND AUDITOR

The company has no employees and is not liable to maintain an occupational pension scheme under the Mandatory Occupational Pensions Act.

There has been no board remuneration in 2023. Salary to the CEO is paid through Frigaard AS. For further details see note 5 in Soland Invest AS Group.

No loans or guarantees have been given to any board members or other related parties.

All amounts in NOK thousand

| Expensed remuneration to the auditor | 2023 | 2022 |
|---|-------------|-------------|
| Audit fees (incl. Technical assistance with company and group financial statements) | 162 | 136 |
| Tax advisory fee and other assistance | - | - |
| Total | 162 | 136 |

VAT is included in the fees specified above.

NOTE 2 RELATED PARTY TRANSACTIONS

Remuneration to senior employees is featured in note 5, and intercompany items are featured in note 2.

| Transactions with related parties: | 2023 | 2022 |
|---|---------------|-------------|
| All amounts in NOK thousand | | |
| a) Dividend | | |
| - Companies in the same group | 23 193 | 5 000 |
| b) Interest income | | |
| - Companies in the same group | - | - |
| c) Interest expense | | |
| - Companies in the same group | 172 | 198 |



ANNUAL REPORT SOLAND INVEST GROUP 2023
NOTE 3 TAX

Calculation of deferred tax:

All amounts in NOK thousand

| Timing differences: | 2023 | 2022 | Change |
|--|----------|---------------|---------------|
| Accumulated tax losses carried forward | -6 320 | -6 021 | 299 |
| Tax asset not recognised | 6 320 | 913 | -5 407 |
| Basis for calculation of deferred tax | - | -5 108 | -5 108 |
| Deferred tax assets (22 %) | - | -1 124 | -1 124 |
| Deferred tax liability (-asset) | - | -1 124 | -1 124 |

Basis for tax expense, change in deferred tax and tax payable

| Taxable income: | 2023 | 2022 |
|-----------------------|-------------|-------------|
| Profit before taxes | 22 894 | 4 677 |
| Permanent differences | -23 193 | -5 000 |
| Taxable income | -299 | -323 |

| Tax payable: | 2023 | 2022 |
|--------------------------------------|----------|----------|
| Tax payable on profit of this period | - | - |
| Total tax payable | - | - |

| Income tax expense: | 2023 | 2022 |
|--------------------------------|--------------|----------|
| Changes in deferred tax assets | 1 124 | - |
| Tax expense | 1 124 | - |

| Reconciliation of tax expense: | | |
|--|--------------|----------|
| Profit before taxes | 22 894 | 4 677 |
| Income taxes calculated at 22% | 5 037 | 1 029 |
| Tax expense in the income statement | 1 124 | - |
| Difference | 3 913 | 1 029 |

| | | |
|--|--------------|--------------|
| Tax effect of permanent differences | 5 102 | 1 100 |
| Other differences (adjustment in accumulated tax losses carried forward) | -1 190 | -71 |
| Explained difference | 3 913 | 1 029 |



ANNUAL REPORT SOLAND INVEST GROUP 2023
NOTE 4 SUBSIDIARIES

The investments in subsidiaries are valued using the cost method.
All amounts are in NOK thousand.

| Subsidiary | Office | Ownership | Equity last year | Result last year | Book value 31.12.2023 |
|------------------------------|-----------|-----------|------------------|------------------|-----------------------|
| Frigaard AS | Sarpsborg | 100 % | 172 686 | -5 792 | 12 674 |
| Frigaard Capital AS | Sarpsborg | 100 % | 3 960 | -5 133 | 15 252 |
| Book value 31.12.2023 | | | | | 27 926 |

For more information on shares used as collateral, see note 16 in FPG and note 28 in Sono Group.

NOTE 5 INTER-COMPANY ITEMS

| All amounts in NOK thousand | Other short-term receivables | | Other long-term receivables | |
|-----------------------------|------------------------------|--------------|-----------------------------|------------|
| | 2023 | 2022 | 2022 | 2022 |
| Companies in the same group | 900 | 5 000 | 253 | 149 |
| Sum | 900 | 5 000 | 253 | 149 |

| | Loan from group companies | |
|-----------------------------|---------------------------|--------------|
| | 2023 | 2022 |
| Companies in the same group | - | 6 869 |
| Sum | - | 6 869 |

No repayment plan has been agreed on the loan to Frigaard AS.

NOTE 6 TOTAL SHARES, SHAREHOLDERS ETC.

The share capital of NOK 1 000 000 consists of 1 share with a face value of NOK 1 000 000. Trond Olav Frigaard (chairman of the board) own the share.

NOTE 7 EQUITY

| All amounts in NOK thousand | Share capital | Share premium reserve | Total equity |
|--------------------------------|---------------|-----------------------|---------------|
| Equity as at 01.01.2023 | 1 000 | 8 833 | 9 833 |
| Profit for the period | | 21 770 | 21 770 |
| Dividend to be paid in 2024 | | -2 300 | -2 300 |
| Equity as at 31.12.2023 | 1 000 | 28 304 | 29 303 |



 Securely signed with Brevio

Årsregnskap

Signers:

| Name | Method | Date |
|----------------------|---------------|------------------|
| Frigaard, Trond Olav | BANKID | 2024-06-27 11:27 |

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Skatteetaten

Vår dato
05.06.2019

Din/Deres dato
30.04.2019

Saksbehandler
Henning Stokke

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Skatteetaten.no

Din/Deres referanse
Trond Frigaard

Telefon
800 80 000

Org.nr
974761076

Vår referanse
2019/5908815

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0134 OSLO

SOLAND INVEST AS
Bredmyra 4
1739 BORGENHAUGEN

Tillatelse til å utarbeide årsberetning og årsregnskap på engelsk språk for Soland Invest AS, org.nr. 987 521 465

Vi viser til deres brev av 30. april 2019 og etterfølgende e-post av 14. mai 2019 der det søkes om dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk språk for Soland Invest AS.

Skattedirektoratet gir på bakgrunn av en konkret helhetsvurdering Soland Invest AS dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk språk, jf. regnskapsloven § 3-4 tredje ledd. Dispensasjonen gjelder så lenge opplysningene som vedtaket baserer seg på ikke endres vesentlig.

Kopi av dette brevet må sendes Regnskapsregisteret i Brønnøysund sammen med årsregnskapet. Det påligger den regnskapspliktige å dokumentere ved dette brev at tillatelsen er gitt.

Bakgrunn

Fra søknad av 30. april 2019 gjengis:

Soland Invest AS, org.no. 987 521 465, har to under konsern som har tatt opp to obligasjonslån som vil rapporteres henholdsvis til Oslo børs og Nasdaq First North. Pliktig dokumentasjonen som utarbeides og rapporteres til obligasjonseierne vil bli levert på engelsk.

Det er liten eller ingen drift i holdingselskapet Soland Invest AS. Ettersom dokumentasjonen tilknyttet underliggende konsernregnskap alt er utarbeidet på engelsk, søkes det herved om unntak fra regnskapsloven § 3-4 første ledd om at årsregnskapet og årsberetningen som hovedregel skal utarbeides på norsk.

Fra e-post av 14. mai 2019 gjengis

Soland Invest AS eies 100 % av Trond Frigaard. Soland Invest AS vil avgi regnskap etter forenklet IFRS, basert på de samme regnskaps-prinsipper som underkonsernene Frigaard Property Group og North Investment Group. All dokumentasjon til obligasjonseierne er per 31.12.2018 utarbeidet på engelsk for selskapene Frigaard Property Group og North Investment Group.

Obligasjonseierne er i hovedsak brukerne av konsernregnskapene, i tillegg til aksjeeierne. Konsernregnskapet til North Investment Group er i tillegg satt opp på svensk til svenske myndigheter.



Skattedirektoratets 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 m.v., 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 Skattedirektoratets 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.

Som nevnt ovenfor er det er særlig hensynet til brukerne av regnskapsinformasjon som skal vurderes ved en dispensasjonssøknad. I denne vurderingen har Skattedirektoratet lagt vekt på at selskapet er heleid av en aksjonær. I tillegg har underkoserselskap tatt opp obligasjonslån som rapporteres til Oslo Børs. All pliktig rapportering til børsen utarbeides på engelsk. Videre er det vektlagt at de øvrige konsernselskapene vil utarbeide årsregnskapene på engelsk.

Vennligst oppgi vår referanse ved henvendelser i saken.

Med hilsen

Torstein Kinden Helleland
seniorrådgiver
Juridisk avdeling, næring
Skattedirektoratet

Henning Stokke

Dokumentet er elektronisk godkjent og har derfor ikke håndskrevne signaturer.