



ÅRSREGNSKAPET FOR REGNSKAPSÅRET 2023 - GENERELL INFORMASJON

Enheten

Organisasjonsnummer: 915 014 895
Organisasjonsform: Aksjeselskap
Foretaksnavn: OSLOBUKTA PROMOTION AS
Forretningsadresse: c/o Malling & Co Forvaltning AS
Dronning Mauds gate 15
0250 OSLO

Regnskapsår

Årsregnskapets periode: 01.01.2023 - 31.12.2023

Konsern

Morselskap i konsern: Nei

Regnskapsregler

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

Årsregnskapet fastsatt av kompetent organ

Bekreftet av representant for selskapet: Carl Erik Krefting
Dato for fastsettelse av årsregnskapet: 26.04.2024

Grunnlag for avgivelse

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

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

Brønnøysundregistrene, 12.06.2025



Resultatregnskap

Beløp i: NOK	Note	2023	2022
RESULTATREGNSKAP			
Inntekter			
Sales revenue		200	
Other operating income		4 947 644	3 653 068
Sum inntekter		4 947 844	3 653 068
Kostnader			
Depreciation	1	4 071	
Nedskrivning av varige driftsmidler og immaterielle eiendeler	1		
Other operating expenses	2	10 801 273	7 534 004
Sum kostnader		10 805 344	7 534 004
Driftsresultat		-5 857 500	-3 880 936
Finansinntekter og finanskostnader			
Annen renteinntekt	3		
Financial income	3	29 676	31 504
Sum finansinntekter		29 676	31 504
Annen rentekostnad	3		
Financial expenses	3	227 899	187 850
Sum finanskostnader		227 899	187 850
Netto finans		-198 223	-156 346
Ordinært resultat før skattekostnad		-6 055 723	-4 037 282
Income tax expense	4	-1 332 259	-888 202
Ordinært resultat etter skattekostnad		-4 723 464	-3 149 080
Årsresultat		-4 723 464	-3 149 080
Årsresultat etter minoritetsinteresser		-4 723 464	-3 149 080
Totalresultat		-4 723 464	-3 149 080
Overføringer og disponeringer			



Resultatregnskap

Beløp i: NOK	Note	2023	2022
Transferred from other paid-in equity		-4 723 464	-3 149 080
Sum overføringer og disponeringer	5	-4 723 464	-3 149 080



Balanse

Beløp i: NOK	Note	2023	2022
BALANSE - EIENDELER			
Anleggsmidler			
Immaterielle eiendeler			
Utsatt skattefordel	4	2 274 740	942 481
Sum immaterielle eiendeler		2 274 740	942 481
Varige driftsmidler			
Property, plant and equipment	1		
Operating moveable equipment	1	142 493	
Operationg moveable equipment	1		
Sum varige driftsmidler		142 493	
Finansielle anleggsmidler			
Lån til foretak i samme konsern	6		
Sum anleggsmidler		2 417 232	942 481
Omløpsmidler			
Varer			
Fordringer			
Accounts receivables	6	437 898	292 488
Accounts receivables from group companies	6		
Other current receivables		146 343	837 185
Konsernfordringer	6	5 525 676	3 200 000
Sum fordringer		6 109 917	4 329 673
Bankinnskudd, kontanter og lignende			
Cash and cash equivalents		891 411	1 024 041
Sum bankinnskudd, kontanter og lignende		891 411	1 024 041
Sum omløpsmidler		7 001 328	5 353 714
SUM EIENDELER		9 418 561	6 296 195



Balanse

Beløp i: NOK	Note	2023	2022
BALANSE - EGENKAPITAL OG GJELD			
Egenkapital			
Innskutt egenkapital			
Share capital	5, 7	120 000	120 000
Beholdning av egne aksjer	5		
Overkurs	5	416 456	416 456
Annen innskutt egenkapital	5	4 750 000	
Sum innskutt egenkapital		5 286 456	536 456
Opptjent egenkapital			
Other equity	5	-4 672 544	50 920
Udekket tap	5		
Sum opptjent egenkapital		-4 672 544	50 920
Sum egenkapital		613 913	587 376
Gjeld			
Langsiktig gjeld			
Utsatt skatt	4		
Annen langsiktig gjeld			
Langsiktig konserngjeld	6	7 202 138	3 334 239
Sum annen langsiktig gjeld		7 202 138	3 334 239
Sum langsiktig gjeld		7 202 138	3 334 239
Kortsiktig gjeld			
Leverandørgjeld	6	1 465 787	1 687 660
Tax payable	4		
Kortsiktig konserngjeld	6		
Other current liabilities		136 723	686 920
Sum kortsiktig gjeld		1 602 510	2 374 579
Sum gjeld		8 804 648	5 708 818
SUM EGENKAPITAL OG GJELD		9 418 561	6 296 195



Brønnøysundregistrene

ÅRSREGNSKAP FOR REGNSKAPSÅRET 2023 - GENERELL INFORMASJON

Journalnummer: 2024 604591

Enheten

Organisasjonsnummer: 915 014 895
Organisasjonsform: Aksjeselskap
Foretaksnavn: OSLOBUKTA PROMOTION AS
Forretningsadresse: c/o Malling & Co Forvaltning AS
Dronning Mauds gate 15
0250 OSLO

Regnskapsår

Årsregnskapets periode: 01.01.2023 - 31.12.2023

Konsern

Morselskap i konsern: Nei

Regnskapsregler

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

Årsregnskapet fastsatt av kompetent organ

Bekreftet av representant for selskapet: Carl Erik Krefting
Dato for fastsettelse av årsregnskapet: 26.04.2024

Grunnlag for avgivelse

År 2023: Årsregnskap 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, 09.07.2024



Organisasjonsnr: 915 014 895
OSLOBUKTA PROMOTION AS

RESULTATREGNSKAP

Beløp i: NOK	Note	2023	2022
RESULTATREGNSKAP			
Inntekter			
Sales revenue		200	
Other operating income		4 947 644	3 653 068
Sum inntekter		4 947 844	3 653 068
Kostnader			
Depreciation	1	4 071	
Nedskrivning av varige driftsmidler og immaterielle eiendeler	1		
Other operating expenses	2	10 801 273	7 534 004
Sum kostnader		10 805 344	7 534 004
Driftsresultat		-5 857 500	-3 880 936
Finansinntekter og finanskostnader			
Annen renteinntekt	3		
Financial income	3	29 676	31 504
Sum finansinntekter		29 676	31 504
Annen rentekostnad	3		
Financial expenses	3	227 899	187 850
Sum finanskostnader		227 899	187 850
Netto finans		-198 223	-156 346
Ordinært resultat før skattekostnad			
Income tax expense	4	-1 332 259	-888 202
Ordinært resultat etter skattekostnad		-4 723 464	-3 149 080
Årsresultat		-4 723 464	-3 149 080
Årsresultat etter minoritetsinteresser		-4 723 464	-3 149 080
Totalresultat		-4 723 464	-3 149 080
Overføringer og disponeringer			
Transferred from other paid-in equity		-4 723 464	-3 149 080
Sum overføringer og disponeringer	5	-4 723 464	-3 149 080



Organisasjonsnr: 915 014 895
OSLOBUKTA PROMOTION AS

BALANSE

Beløp i: NOK	Note	2023	2022
BALANSE - EIENDELER			
Anleggsmidler			
Immaterielle eiendeler			
Utsatt skattefordel	4	2 274 740	942 481
Sum immaterielle eiendeler		2 274 740	942 481
Varige driftsmidler			
Property, plant and equipment	1		
Operating moveable equipment	1	142 493	
Operationg moveable equipment	1		
Sum varige driftsmidler		142 493	
Finansielle anleggsmidler			
Lån til foretak i samme konsern	6		
Sum anleggsmidler		2 417 232	942 481
Omløpsmidler			
Varer			
Fordringer			
Accounts receivables	6	437 898	292 488
Accounts receivables from group companies	6		
Other current receivables		146 343	837 185
Konsernfordringer	6	5 525 676	3 200 000
Sum fordringer		6 109 917	4 329 673
Bankinnskudd, kontanter og lignende			
Cash and cash equivalents		891 411	1 024 041
Sum bankinnskudd, kontanter og lignende		891 411	1 024 041
Sum omløpsmidler		7 001 328	5 353 714
SUM EIENDELER		9 418 561	6 296 195
BALANSE - EGENKAPITAL OG GJELD			
Egenkapital			
Innskutt egenkapital			
Share capital	5, 7	120 000	120 000



Beholdning av egne aksjer	5		
Overkurs	5	416 456	416 456
Annen innskutt egenkapital	5	4 750 000	
Sum innskutt egenkapital		5 286 456	536 456
Opptjent egenkapital			
Other equity	5	-4 672 544	50 920
Udekket tap	5		
Sum opptjent egenkapital		-4 672 544	50 920
Sum egenkapital		613 913	587 376
Gjeld			
Langsiktig gjeld			
Utsatt skatt	4		
Annen langsiktig gjeld			
Langsiktig konserngjeld	6	7 202 138	3 334 239
Sum annen langsiktig gjeld		7 202 138	3 334 239
Sum langsiktig gjeld		7 202 138	3 334 239
Kortsiktig gjeld			
Leverandørgjeld	6	1 465 787	1 687 660
Tax payable	4		
Kortsiktig konserngjeld	6		
Other current liabilities		136 723	686 920
Sum kortsiktig gjeld		1 602 510	2 374 579
Sum gjeld		8 804 648	5 708 818
SUM EGENKAPITAL OG GJELD		9 418 561	6 296 195



Organisasjonsnr: 915 014 895
OSLOBUKTA PROMOTION AS

NOTEOPPLYSNINGER - SELSKAP - alle poster oppgitt i hele tall

Note

Antall årsverk i regnskapsåret
0.00

Sum Beløp

Balanseført verdi 31.12. Varige driftsmidler Immaterielle eiend.

Konsernregnskap

Morselskapet sitt navn

Forretningskontor for morselskapet

Begrunnelse for at datterselskap er utelatt fra konsolideringen

Samlet beløp - tilknyttet selskap Årets Fjorårets

Samlet beløp - foretak i samme konsern Årets Fjorårets

Samlet beløp - foretak i samme konsern Årets Fjorårets

Samlet beløp - felles kontrollert virksomhet Årets Fjorårets

Pantstillelse Beløp

Beholdning av egne aksjer Antall Pålydende Andel av aksjek.



Annual Report 2023

Oslobukta Promotion AS

Revenue statement
Balance sheet
Notes to the Financial Statement

Org.no.: 915 014 895



Income Statement Oslobukta Promotion AS

Operating income and operating expenses	Note	2023	2022
Sales revenue		200	0
Other operating income		4 947 644	3 653 068
Total income		4 947 844	3 653 068
Depreciation	1	4 071	0
Other operating expenses	2	10 801 273	7 534 004
Total expenses		10 805 344	7 534 004
Operating profit/loss		-5 857 500	-3 880 936
Financial income and expenses			
Financial income	3	29 676	31 504
Financial expenses	3	227 899	187 850
Net financial items		-198 223	-156 346
Profit before income tax		-6 055 723	-4 037 282
Income tax expense	4	-1 332 259	-888 202
Profit for the year		-4 723 464	-3 149 080
Attributable to			
Transferred from other paid-in equity		4 723 464	3 149 080
Total	5	-4 723 464	-3 149 080



Balance Sheet
Oslobukta Promotion AS

Assets	Note	2023	2022
Non-current assets			
<i>Intangible assets</i>			
Deferred tax assets	4	2 274 740	942 481
Total intangible assets		2 274 740	942 481
<i>Property, plant and equipment</i>			
Operating moveable equipment	1	142 493	0
Total property, plant and equipment		142 493	0
Total non-current assets		2 417 232	942 481
Current assets			
<i>Receivables</i>			
Accounts receivables	6	437 898	292 488
Other current receivables		146 343	837 185
Receivables from group companies	6	5 525 676	3 200 000
Total receivables		6 109 917	4 329 673
<i>Cash and cash equivalents</i>			
Cash and cash equivalents		891 411	1 024 041
Total cash and cash equivalents		891 411	1 024 041
Total current assets		7 001 328	5 353 714
Total assets		9 418 561	6 296 195



Balance Sheet
Oslobukta Promotion AS

Equity and liabilities	Note	2023	2022
Equity			
<i>Paid-in equity</i>			
Share capital	5, 7	120 000	120 000
Share premium	5	416 456	416 456
Other paid-in capital	5	4 750 000	0
Total paid-in equity		5 286 456	536 456
<i>Other equity</i>			
Other equity	5	-4 672 544	50 920
Total other equity		-4 672 544	50 920
Total equity		613 913	587 376
Liabilities			
<i>Non-current liabilities</i>			
Debt to group companies	6	7 202 138	3 334 239
Total non-current liabilities		7 202 138	3 334 239
<i>Current liabilities</i>			
Accounts payable		1 465 787	1 687 660
Other current liabilities		136 723	686 920
Total current liabilities		1 602 510	2 374 579
Total liabilities		8 804 648	5 708 818
Total equity and liabilities		9 418 561	6 296 195

Oslo,
The board of Oslobukta Promotion AS

Carl Erik Krefting
Chairman of the board

Caroline Brun-Lie Krefting
Member of the board

Carey Joseph Flaherty
Member of the board

Ola M Abdelrahman
Member of the board



Notes to the financial statements 2023

Accounting principles

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

Use of estimates

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

Revenue

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

Classification and assessment of balance sheet items

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

Fixed assets

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

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

Impairment of fixed assets

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

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



Notes to the financial statements 2023

Receivables

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

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

Taxes

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

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

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

Comparison figures

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

Note 1 Fixed assets

	Operating moveable equipment	Total
Acquisition cost 01.01.	0	0
Additions	146 564	146 564
Disposals	0	0
Acquisition cost 31.12.	146 564	146 564
Acc. Deprec. 31.12.2023	4 071	4 071
Book value 31.12.	142 493	142 493
Deprec. and write down	4 071	4 071
Deprec. plan	Linear	
Economic useful life (years)	3	



Notes to the financial statements 2023

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

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

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

OTP (Statutory occupational pension)

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

Note 3 Items that are aggregated in the accounts

Financial income	2023	2022
Interest income	29 466	31 014
Other financial income	210	490
Total financial income	29 676	31 504
Financial expenses	2023	2022
Interest expenses to companies in the same group	227 899	185 194
Interest expenses (disagio)	0	2 656
Total financial expenses	227 899	187 850



Notes to the financial statements 2023

Note 4 Tax

This year's tax expense	2023	2022
Entered tax on ordinary profit/loss:		
Payable tax	0	0
Changes in deferred tax assets	-1 332 259	-888 202
Tax expense on ordinary profit/loss	-1 332 259	-888 202
Taxable income:		
Result before tax	-6 055 723	-4 037 282
Permanent differences	0	0
Changes in temporary differences	-83 651	-55 902
Taxable income	-6 139 374	-4 093 184
Payable tax in the balance:		
Payable tax on this year's result	0	0
Total payable tax in the balance	0	0

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

	2023	2022	Difference
Tangible assets	39 898	0	-39 898
Accounts receivable	0	-43 753	-43 753
Total	39 898	-43 753	-83 651
Accumulated loss to be brought forward	-10 379 624	-4 240 250	6 139 374
Basis for deferred tax assets	-10 339 726	-4 284 004	6 055 723
Deferred tax assets (22 %)	-2 274 740	-942 481	1 332 259

Note 5 Equity

	Share capital	Share premium	Other equity	Total equity
Equity 01.01	120 000	416 456	50 920	587 376
Received group contribution		4 750 000		4 750 000
Annual profit of the year		-4 723 464		-4 723 464
Equity 31.12	120 000	442 993	50 920	613 913



Notes to the financial statements 2023

Note 6 Inter-company items between companies in the same group

	2023	2022
Receivables		
Short term loans to group companies	5 525 676	3 200 000
Trade receivables within the group	89 000	0
Total	5 614 676	3 200 000
Liabilities		
Debts to group companies	7 202 138	3 334 239
Total	7 202 138	3 334 239

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

Note 7 Shareholders

The share capital in Oslobukta Promotion AS as of 31.12 consists of:

	Total	Face value	Entered
Ordinary shares	30 000	4	120 000
Total	30 000		120 000

Ownership structure

The largest shareholders in % at year end:

	Ordinary	Owner interest	Share of votes
Oslo Bay District AS	30 000	100	100,0

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

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



Oslobukta Promotion AS 25

Name	Date
Carl Erik Krefting	2024-04-26

Name	Date
Ola Abdelrahman	2024-04-26

Name	Date
Carey J. Flaherty	2024-04-25

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



This document contains electronic signatures using EU-compliant PAdES - PDF Advanced Electronic Signatures (Regulation (EU) No 910/2014 (eIDAS))



Annual Report 2023

Oslobukta Promotion AS

Revenue statement
Balance sheet
Notes to the Financial Statement

Org.no.: 915 014 895



Income Statement Oslobukta Promotion AS

Operating income and operating expenses	Note	2023	2022
Sales revenue		200	0
Other operating income		4 947 644	3 653 068
Total income		4 947 844	3 653 068
Depreciation	1	4 071	0
Other operating expenses	2	10 801 273	7 534 004
Total expenses		10 805 344	7 534 004
Operating profit/loss		-5 857 500	-3 880 936
Financial income and expenses			
Financial income	3	29 676	31 504
Financial expenses	3	227 899	187 850
Net financial items		-198 223	-156 346
Profit before income tax		-6 055 723	-4 037 282
Income tax expense	4	-1 332 259	-888 202
Profit for the year		-4 723 464	-3 149 080
Attributable to			
Transferred from other paid-in equity		4 723 464	3 149 080
Total	5	-4 723 464	-3 149 080



Balance Sheet
Oslobukta Promotion AS

Assets	Note	2023	2022
Non-current assets			
<i>Intangible assets</i>			
Deferred tax assets	4	2 274 740	942 481
Total intangible assets		2 274 740	942 481
<i>Property, plant and equipment</i>			
Operating moveable equipment	1	142 493	0
Total property, plant and equipment		142 493	0
Total non-current assets		2 417 232	942 481
Current assets			
<i>Receivables</i>			
Accounts receivables	6	437 898	292 488
Other current receivables		146 343	837 185
Receivables from group companies	6	5 525 676	3 200 000
Total receivables		6 109 917	4 329 673
<i>Cash and cash equivalents</i>			
Cash and cash equivalents		891 411	1 024 041
Total cash and cash equivalents		891 411	1 024 041
Total current assets		7 001 328	5 353 714
Total assets		9 418 561	6 296 195



Balance Sheet
Oslobukta Promotion AS

Equity and liabilities	Note	2023	2022
Equity			
<i>Paid-in equity</i>			
Share capital	5, 7	120 000	120 000
Share premium	5	416 456	416 456
Other paid-in capital	5	4 750 000	0
Total paid-in equity		5 286 456	536 456
<i>Other equity</i>			
Other equity	5	-4 672 544	50 920
Total other equity		-4 672 544	50 920
Total equity		613 913	587 376
Liabilities			
<i>Non-current liabilities</i>			
Debt to group companies	6	7 202 138	3 334 239
Total non-current liabilities		7 202 138	3 334 239
<i>Current liabilities</i>			
Accounts payable		1 465 787	1 687 660
Other current liabilities		136 723	686 920
Total current liabilities		1 602 510	2 374 579
Total liabilities		8 804 648	5 708 818
Total equity and liabilities		9 418 561	6 296 195

Oslo,
The board of Oslobukta Promotion AS

Carl Erik Krefting
Chairman of the board

Caroline Brun-Lie Krefting
Member of the board

Carey Joseph Flaherty
Member of the board

Ola M Abdelrahman
Member of the board



Notes to the financial statements 2023

Accounting principles

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

Use of estimates

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

Revenue

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

Classification and assessment of balance sheet items

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

Fixed assets

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

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

Impairment of fixed assets

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

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



Notes to the financial statements 2023

Receivables

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

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

Taxes

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

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

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

Comparison figures

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

Note 1 Fixed assets

	Operating moveable equipment	Total
Acquisition cost 01.01.	0	0
Additions	146 564	146 564
Disposals	0	0
Acquisition cost 31.12.	146 564	146 564
Acc. Deprec. 31.12.2023	4 071	4 071
Book value 31.12.	142 493	142 493
Deprec. and write down	4 071	4 071
Deprec. plan	Linear	
Economic useful life (years)	3	



Notes to the financial statements 2023

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

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

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

OTP (Statutory occupational pension)

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

Note 3 Items that are aggregated in the accounts

Financial income	2023	2022
Interest income	29 466	31 014
Other financial income	210	490
Total financial income	29 676	31 504
Financial expenses	2023	2022
Interest expenses to companies in the same group	227 899	185 194
Interest expenses (disagio)	0	2 656
Total financial expenses	227 899	187 850



Notes to the financial statements 2023

Note 4 Tax

This year's tax expense	2023	2022
Entered tax on ordinary profit/loss:		
Payable tax	0	0
Changes in deferred tax assets	-1 332 259	-888 202
Tax expense on ordinary profit/loss	-1 332 259	-888 202
Taxable income:		
Result before tax	-6 055 723	-4 037 282
Permanent differences	0	0
Changes in temporary differences	-83 651	-55 902
Taxable income	-6 139 374	-4 093 184
Payable tax in the balance:		
Payable tax on this year's result	0	0
Total payable tax in the balance	0	0

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

	2023	2022	Difference
Tangible assets	39 898	0	-39 898
Accounts receivable	0	-43 753	-43 753
Total	39 898	-43 753	-83 651
Accumulated loss to be brought forward	-10 379 624	-4 240 250	6 139 374
Basis for deferred tax assets	-10 339 726	-4 284 004	6 055 723
Deferred tax assets (22 %)	-2 274 740	-942 481	1 332 259

Note 5 Equity

	Share capital	Share premium	Other equity	Total equity
Equity 01.01	120 000	416 456	50 920	587 376
Received group contribution		4 750 000		4 750 000
Annual profit of the year		-4 723 464		-4 723 464
Equity 31.12	120 000	442 993	50 920	613 913



Notes to the financial statements 2023

Note 6 Inter-company items between companies in the same group

	2023	2022
Receivables		
Short term loans to group companies	5 525 676	3 200 000
Trade receivables within the group	89 000	0
Total	5 614 676	3 200 000
Liabilities		
Debts to group companies	7 202 138	3 334 239
Total	7 202 138	3 334 239

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

Note 7 Shareholders

The share capital in Oslobukta Promotion AS as of 31.12 consists of:

	Total	Face value	Entered
Ordinary shares	30 000	4	120 000
Total	30 000		120 000

Ownership structure

The largest shareholders in % at year end:

	Ordinary	Owner interest	Share of votes
Oslo Bay District AS	30 000	100	100,0

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

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



Oslobukta Promotion AS 25

Name

Carey J. Flaherty

Date

2024-04-26



This document contains electronic signatures using EU-compliant PAdES - PDF
Advanced Electronic Signatures (Regulation (EU) No 910/2014 (eIDAS))



BDO AS
Munkedamsveien 45
PO Box 1704 Vika
0121 Oslo
Norway

Independent Auditor's Report

To the General meeting of Oslobukta Promotion AS

Opinion

We have audited the financial statements of Oslobukta Promotion AS.

The financial statements
comprise:

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

In our opinion:

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

Basis for Opinion

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

Responsibilities of the Board of Directors for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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



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

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

<https://revisorforeningen.no/revisjonsberetninger>

BDO AS

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

Penneo document key: QAE8J-NWK2J-4LP7G-QE8J-AHZ04-EHZ1Z



PENNEO

The signatures in this document are legally binding. The document is signed using Penneo™ secure digital signature. The identity of the signers has been recorded, and are listed below.

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

Rebne, Fredrik Bratt

Partner

On behalf of: BDO AS

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

IP: 188.95.xxx.xxx

2024-04-29 15:51:40 UTC



Penneo document key: QAE8J-NWKJ-4LP7G-QE8J-AHZO4-EHZTZ

This document is digitally signed using **Penneo.com**. The digital signature data within the document is secured and validated by the computed hash value of the original document. The document is locked and timestamped with a certificate from a trusted third party. All cryptographic evidence is embedded within this PDF, for future validation if necessary.

How to verify the originality of this document

This document is protected by an Adobe CDS certificate. When you open the

document in Adobe Reader, you should see, that the document is certified by **Penneo e-signature service <penneo@penneo.com>**. This guarantees that the contents of the document have not been changed.

You can verify the cryptographic evidence within this document using the Penneo validator, which can be found at <https://penneo.com/validator>



Skatteetaten

Vår dato
04.05.2023

Din/Deres dato
20.03.2023

Saksbehandler
Lars Waalorp

800 80 000
Skatteetaten.no

Din/Deres referanse
AR542895984

Telefon
90833418

Org.nr
974761076

Vår referanse
2023/5155688

Postadresse
Postboks 9200 Grønland
0134 OSLO

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

Att. Frederik M. Waaler

Tillatelse til å utarbeide årsregnskap og årsberetning på engelsk

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

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



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

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

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

Bakgrunn

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

Skattekontorets vurdering

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

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

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

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

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

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



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

Vennligst oppgi vår referanse ved henvendelse i saken.

Med hilsen

Lars Waalorp
seniorrådgiver
Brukerdialog, brukerkontakt
Skatteetaten

Dokumentet er elektronisk godkjent og har derfor ikke håndskrevne signaturer.