



ÅRSREGNSKAPET FOR REGNSKAPSÅRET 2023 - GENERELL INFORMASJON

Enheten

Organisasjonsnummer:	927 963 647
Organisasjonsform:	Aksjeselskap
Foretaksnavn:	BULK INDUSTRIER AS
Forretningsadresse:	Karenslyst allé 53 0279 OSLO

Regnskapsår

Årsregnskapets periode:	01.01.2023 - 31.12.2023
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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:	IFRS

Årsregnskapet fastsatt av kompetent organ

Bekreftet av representant for selskapet:	Inge Bolstad
Dato for fastsettelse av årsregnskapet:	30.06.2024

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, 22.07.2025



Resultatregnskap

Beløp i: NOK	Note	2023	2022
RESULTATREGNSKAP			
Kostnader			
Other expenses	1	3 269 000	5 507 000
Sum kostnader		3 269 000	5 507 000
Driftsresultat		-3 269 000	-5 507 000
Finansinntekter og finanskostnader			
Annen renteinntekt	2,3	1 383 000	1 050 000
other financial income	4,5	549 000	436 000
Sum finansinntekter		1 932 000	1 486 000
Write-down of financial current assets		385 000	578 000
Write-down of other financial fixed assets			3 714 000
Rentekostnad til foretak i samme konsern		37 000	173 000
Annen rentekostnad		75 890 000	115 613 000
other financial expenses		5 282 000	9 234 000
Sum finanskostnader		81 594 000	129 312 000
Netto finans		-79 662 000	-127 826 000
Ordinært resultat før skattekostnad		-82 931 000	-133 333 000
Tax expense	6		
Ordinært resultat etter skattekostnad		-82 931 000	-133 333 000
Årsresultat		-82 931 000	-133 333 000
Overføringer og disponeringer			
Transferred from other equity	7	-82 931 000	-133 333 000
Sum overføringer og disponeringer		-82 931 000	-133 333 000



Balanse

Beløp i: NOK	Note	2023	2022
BALANSE - EIENDELER			
Anleggsmidler			
Immaterielle eiendeler			
Utsatt skattefordel	6		
Finansielle anleggsmidler			
Investering i datterselskap	8	1 894 761 000	1 469 761 000
Investments in shares and other se	4		14 265 000
Other long-term receivables	2		5 633 000
Sum finansielle anleggsmidler		1 894 761 000	1 489 659 000
Sum anleggsmidler		1 894 761 000	1 489 659 000
Omløpsmidler			
Varer			
Fordringer			
Other short-term receivables	2,3,9	76 000	32 244 000
Sum fordringer		76 000	32 244 000
Bankinnskudd, kontanter og lignende			
Bank deposits. cash ad cash equivalent	10	10 090 000	64 335 000
Sum bankinnskudd, kontanter og lignende		10 090 000	64 335 000
Sum omløpsmidler		10 166 000	96 579 000
SUM EIENDELER		1 904 927 000	1 586 238 000
BALANSE - EGENKAPITAL OG GJELD			
Egenkapital			
Innskutt egenkapital			
Share capital	7,11	232 000	101 000
Overkurs	7	1 938 730 000	48 618 000
Sum innskutt egenkapital		1 938 962 000	48 719 000



Balanse

Beløp i: NOK	Note	2023	2022
Opptjent egenkapital			
other equity	5,7	-247 774 000	-164 843 000
Sum opptjent egenkapital		-247 774 000	-164 843 000
Sum egenkapital		1 691 188 000	-116 124 000
Gjeld			
Langsiktig gjeld			
Other provisions	5	213 595 000	213 595 000
Sum avsetninger for forpliktelser		213 595 000	213 595 000
Annen langsiktig gjeld			
Langsiktig konserngjeld			9 892 000
Other non-current liabilities	3		
Sum annen langsiktig gjeld			9 892 000
Sum langsiktig gjeld		213 595 000	223 487 000
Kortsiktig gjeld			
Sertifikatlån			1 446 682 000
Leverandørgjeld		79 000	1 488 000
Tax payable	6		
Kortsiktig konserngjeld		65 000	
Other current liabilities	2		30 704 000
Sum kortsiktig gjeld		144 000	1 478 874 000
Sum gjeld		213 739 000	1 702 361 000
SUM EGENKAPITAL OG GJELD		1 904 927 000	1 586 237 000



Konsernets resultatregnskap

Beløp i: NOK	Note	2023	2022
RESULTATREGNSKAP			
Inntekter			
Rental income	5	242 241 000	177 073 000
Revenue property sales	4,6		-8 269 000
Revenue from sales	4	106 484 000	71 310 000
Gain from sale of investment property		15 270 000	
Gain from sale of fiber infrastructure		52 048 000	
Other revenue	4	48 025 000	36 015 000
Sum inntekter		464 068 000	276 129 000
Kostnader			
Property-related expenses	4	23 183 000	21 233 000
Cost of Sales	4	76 761 000	67 746 000
Loss from sale of investments property	2,3		
Other cost		380 625 000	328 727 000
Fair value adjustments on investment properties	7	176 571 000	369 200 000
Sum kostnader		657 140 000	786 906 000
Driftsresultat		-193 072 000	-510 777 000
Finansinntekter og finanskostnader			
Share of profit/loss of investments accounted for using equity method	11	-39 051 000	-42 990 000
resmeasurement gain of previous held equity investments			90 056 000
Finance income	12	104 637 000	97 616 000
Fair value adjustments on derivatives	12	1 209 000	27 067 000
Sum finansinntekter		66 795 000	171 749 000
Finance costs	12	441 051 000	352 667 000
Sum finanskostnader		441 051 000	352 667 000
Netto finans		-374 256 000	-180 918 000
Ordinært resultat før skattekostnad		-567 328 000	-691 695 000
Income tax expense	13	-69 670 000	-116 081 000
Ordinært resultat etter skattekostnad		-497 658 000	-575 614 000



Konsernets resultatregnskap

Beløp i: NOK	Note	2023	2022
Currency translation difference	4	10 962 000	18 417 000
Årsresultat		-486 696 000	-557 197 000
Other comprehensive income for the year, net of tax			
Overføringer og disponeringer			
Shareholders in parent company		-281 422 000	-347 046 000
Non-controlling interests		-205 275 000	-210 152 000
Sum overføringer og disponeringer		-486 697 000	-557 198 000



Konsernets balanse

Beløp i: NOK	Note	2023	2022
BALANSE - EIENDELER			
Anleggsmidler			
Immaterielle eiendeler			
Other intangible assets	15	26 779 000	13 682 000
Goodwill	14,15	2 070 000	2 070 000
Sum immaterielle eiendeler		28 849 000	15 752 000
Varige driftsmidler			
Investment property	7	4 169 120 000	4 628 451 000
Property, plant & equipment	16	3 210 473 000	2 338 985 000
Sum varige driftsmidler		7 379 593 000	6 967 436 000
Finansielle anleggsmidler			
Lån til foretak i samme konsern	18		441 000
Lån til tilknyttet selskap og felles kontrollert virksomhet	11,17	83 616 000	136 767 000
Investments in shares	18	4 749 000	15 514 000
Derivate financial instruments	18,19	24 808 000	23 992 000
Right-of-use assets	21	213 727 000	250 790 000
Other receivables	18,20	55 419 000	30 913 000
Sum finansielle anleggsmidler		382 319 000	458 417 000
Sum anleggsmidler		7 790 761 000	7 441 605 000
Omløpsmidler			
Varer			
inventories	22	19 774 000	8 463 000
Sum varer		19 774 000	8 463 000
Fordringer			
R			
Trade and other receivables	18,23	301 774 000	180 786 000
Konsernfordringer	18		26 900 000
Sum fordringer		301 774 000	207 686 000
Bankinnskudd, kontanter og lignende			
Cas and cash equivalents	18,24	1 045 400 000	290 459 000



Konsernets balanse

Beløp i: NOK	Note	2023	2022
Assets classified as held for sale	7,25	673 020 000	144 248 000
Sum bankinnskudd, kontanter og lignende		1 718 420 000	434 707 000
Sum omløpsmidler		2 039 968 000	650 856 000
SUM EIENDELER		9 830 729 000	8 092 461 000

BALANSE - EGENKAPITAL OG GJELD

Egenkapital

Innskutt egenkapital

Ordinary shares	26,32	232 000	101 000
Share premium	26,32	1 938 730 000	
Sum innskutt egenkapital		1 938 962 000	101 000

Opptjent egenkapital

Retained earnings	26	116 825 000	429 193 000
Non-controlling interests	26	1 949 577 000	1 669 542 000
Sum opptjent egenkapital		2 066 402 000	2 098 735 000

Sum egenkapital

4 005 364 000 **2 098 836 000**

Gjeld

Langsiktig gjeld

Utsatt skatt	13	143 172 000	215 368 000
Sum avsetninger for forpliktelser		143 172 000	215 368 000

Annen langsiktig gjeld

Obligasjonslån	18,27, 29,30	1 722 463 000	1 463 902 000
Gjeld til kredittinstitusjoner	18,27, 28,29, 30	1 623 896 000	1 694 089 000
Derivative financial instruments	18,19	3 815 000	4 274 000
Lease liabilities	21	51 551 000	60 907 000
Other long-term liabilities	18,27, 31	92 125 000	88 326 000
Sum annen langsiktig gjeld		3 493 850 000	3 311 498 000



Konsernets balanse

Beløp i: NOK	Note	2023	2022
Sum langsiktig gjeld		3 637 022 000	3 526 866 000
Kortsiktig gjeld			
Short-term portion of borrowings	18,27, 29,30	1 327 914 000	2 186 446 000
Short-term portion of derivatives	18,19	520 000	455 000
Short-term portion of lease liabilities	21	11 512 000	14 580 000
Leverandørgjeld	18	182 395 000	79 347 000
Kortsiktig konserngjeld	17		9 892 000
Other payables	18,31	294 405 000	176 038 000
Liabilities directly associated with assets held for sale	25	371 599 000	
Sum kortsiktig gjeld		2 188 345 000	2 466 758 000
Sum gjeld		5 825 367 000	5 993 624 000
SUM EGENKAPITAL OG GJELD		9 830 731 000	8 092 460 000



Financial statement 2023

Bulk Industrier AS

Organization number: 927 963 647



Income statement

Bulk Industrier AS

(Figures in NOK '000)

	Note	2023	2022
Operating income and operating expenses			
Other expenses	1	3 269	5 507
Total expenses		3 269	5 507
Operating profit/loss		-3 269	-5 507
Financial income and expenses			
Other interest income	2, 3	1 383	1 050
Other financial income	4, 5	549	436
Write-down of financial current assets		385	578
Write-down of other financial fixed assets		0	3 714
Interest expense to group companies		37	173
Other interest expenses		75 890	115 613
Other financial expenses		5 282	9 234
Net financial items		-79 662	-127 826
Result before tax		-82 931	-133 333
Tax expense	6	0	0
Result for the year		-82 931	-133 333
Allocation of result for the year			
Transferred from other equity	7	82 931	133 333
Total brought forward		-82 931	-133 333



Balance sheet

Bulk Industrier AS

(Figures in NOK '000)

Assets	Note	2023	2022
Non-current assets			
<i>Non-current financial assets</i>			
Investments in subsidiaries	8	1 894 761	1 469 761
Investments in shares and other securities	4	0	14 265
Other long-term receivables	2	0	5 633
Total non-current financial assets		1 894 761	1 489 659
Total non-current assets		1 894 761	1 489 659
Current assets			
<i>Receivables</i>			
Other short-term receivables	2, 3, 9	76	32 244
Total receivables		76	32 244
Bank deposits, cash and cash equivalents	10	10 090	64 335
Total bank deposits, cash and cash equivalents		10 090	64 335
Total current assets		10 166	96 579
Total assets		1 904 927	1 586 238



Balance sheet

Bulk Industrier AS

(Figures in NOK '000)

Equity and liabilities	Note	2023	2022
Equity			
<i>Paid in equity</i>			
Share capital	7, 11	232	101
Share premium reserve	7	1 938 730	48 618
Total paid-up equity		1 938 961	48 719
<i>Retained earnings</i>			
Other equity	5, 7	-247 774	-164 843
Total retained earnings		-247 774	-164 843
Total equity		1 691 188	-116 123
Liabilities			
<i>Provisions</i>			
Other provisions	5	213 595	213 595
Total provisions		213 595	213 595
<i>Other non-current liabilities</i>			
Liabilities to group companies		0	9 892
Total non-current liabilities		0	9 892
<i>Current liabilities</i>			
Bonds		0	1 446 682
Trade payables		0	1 488
Trade payables group companies		78	0
Liabilities to group companies		65	0
Other current liabilities	2	0	30 704
Total current liabilities		144	1 478 874
Total liabilities		213 739	1 702 361
Total equity and liabilities		1 904 927	1 586 238

30.06.2024

The board of Bulk Industrier AS

Peder Nærbø
chairman of the board

Francesco Ostuni
member of the board



Indirect cash flow

Bulk Industrier AS

(Figures in NOK '000)

Cash flows from operating activities	Note	2023	2022
Profit/loss before tax		-82 931	-133 333
Change in accounts receivable		78	0
Change in accounts payable		-1 488	1 482
Change in other accrual items		-18 655	-3 155
Net cash flows from operating activities		-102 995	-135 006
Cash flows from investment activities			
Proceeds from sale of shares and participations in other companies		14 265	0
Payments to buy shares and participations in other companies		-425 000	0
Payments to buy other investments		0	-39 395
Net cash flows from investment activities		-410 735	-39 395
Cash flows from financing activities			
Repayment of long-term liabilities		-1 446 682	5 808
Repayments of equity		-8 000	0
Proceeds from shareholder contributions		1 898 242	0
Change in receivable related party	2	15 925	232 927
Net cash flows from financing activities		459 485	238 735
Net change in cash and cash equivalents		-54 245	64 334
Cash and cash equivalents at the start of the period		64 335	0
Cash and cash equivalents at the end of the period		10 090	64 335



Notes to the financial statement 2023

Accounting principles

The financial statements are presented in accordance with relevant Norwegian laws and generally accepted accounting principles for other enterprises. The principles are outlined below and have been consistently applied to all periods presented, unless otherwise is stated.

Current assets and liabilities

Balances that fall due within a year are classified as current assets and liabilities. The value of current assets is presented as the lower historical cost and fair value.

Use of estimates

The preparation of accounts in accordance with the Accounting Act requires the use of estimates. It also requires Group management to exercise judgment in applying the Group's accounting policies. The areas where significant judgments and estimates have been made in preparing the financial statements and their effect are disclosed in the notes.

Classification and assessment of balance sheet items

Assets intended for long term ownership or use are 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 after the transaction date. Similar criteria apply to liabilities. First year's instalment on long term liabilities and long term receivables are, however, not classified as short term liabilities and current assets.

Bond loan

The bond is measured by amortized cost according to the Norwegian Accounting Act chapter 5. Amortized cost calculated by effective interest rate is accepted in the standard assessment guidelines. The amortized cost of an asset is comprised by original cost, minus transactions between the parties (eg payments, interest and fees), plus effective interest. An impairment would decrease the calculated value.

Investments in other companies

The cost method is applied to investments in subsidiaries and associated companies. Cost may vary with capital contributions. Investments are subject to impairments if permanent fair value is lower than cost. Previous impairments may be reversed if there are significant changes in value. Dividends are classified as financial income. Capital contributions from previous ownership are classified as return of capital and will reduce historic cost.

Receivables

Receivables are recognized at fair value. A provision for impairment is established when objective evidence exists that the company will be unable to collect the entire amount due in accordance with the original terms of the each receivable. No provision has been made for 2023.

Tax

The tax charge in the income statement includes both payable taxes for the period 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 eliminated.

Cash Flow statement

The cash flow statement has been prepared according to the indirect method. Cash and cash equivalents include cash, bank deposits, and other short term investments which immediately and with minimal exchange risk can be converted into known cash amounts, with due date less than three months from purchase date.

Changes in accounting principles

There were no changes in the accounting principles applied by the company in 2023.



Notes to the financial statement 2023

Consolidated financial statements

Bulk Industrier AS is included in the consolidated financial statement of Bulk Industrier AS.
The consolidated financial statements are available at Karenlyst Alle 53, Oslo.



Notes to the financial statement 2023

Note 1 Personnel expenses, number of employees, remuneration, loan to employees

There are no employees or obligations to employees in the company in 2023. No remuneration has been paid to senior executives or members of the board in 2023

OTP (Statutory occupational pension)

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

Expensed audit fee

Expenses paid to the auditor for 2023 amounts to TNOK 447,- including vat.

1 = NOK 1000

Statutory audit fee	447
Other services	0
Assurance services	0
Tax advisory	0
Total audit fee	447



Notes to the financial statement 2023

Note 2 Debtors, liabilities, pledged assets and guarantees etc.

Long-term receivables with minimum maturity of 1 year

The company has long-term receivables due later than 1 year of TNOK 0.

Long-term debt with minimum maturity of 5 years

The company does not have any long-term debt due later than 5 years.

Balances with group companies

Bulk Industrier AS has short term payables to group companies of TNOK -144 as of 31.12.2023 compared to TNOK 0 as of 31.12.2022

Balances with group companies is charged with an interest rate equal of 1,77% (average) p.a.

Note 3 Related party transactions with shareholder

In 2023 the company had the following transactions with related parties:

The (indirect) shareholder and Board Chairman, Peder Nærbø, has a short term debt to Bulk Industrier AS of TNOK 0 at the end of 2023. The debt is interest-bearing with TNOK 452 in 2023.

Note 4 Dividends

Dividends received from investments in other companies:

1 = TNOK 1000

	2023	2022
Tracking Systems AS	549	436

Note 5 Other provisions for liabilities

Other provisions for liabilities are deferred income related to the restructuring of the group in 2015 and sale of shares in Bulk Infrastructure Holding AS to another Group Company in 2019. In 2021 Bulk Industrier sold a portion of the shares in Bulk Infrastructure Holding AS, which has led to a realization of the deferred income related to the restructuring.

In 2022 a part of the realization of deferred income related to restructuring mentioned above has been reversed due to a recalculation of indirect ownership to group companies. TNOK 7 301 has been recognized as reversed income directly against other equity.



Notes to the financial statement 2023

Note 6 Tax

This year's tax expense	2023	2022
Entered tax on ordinary profit/loss:		
Payable tax	0	0
Changes in deferred tax assets	0	0
Tax expense on ordinary profit/loss	0	0
Taxable income:		
Result before tax	-82 931	-133 333
Permanent differences	-696	154
Changes in temporary differences	-3 714	3 714
Cut interest deduction	74 543	0
Taxable income	-12 798	-129 464
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
Accounts receivable	0	-3 714	-3 714
Total	0	-3 714	-3 714
Accumulated loss to be brought forward	-178 171	-165 373	12 798
Cut interest deduction	-74 543	0	74 543
Not included in the deferred tax calculation	252 715	169 088	-83 627
Deferred tax assets (22 %)	0	0	0

Deferred tax not included in the balance sheet.

Note 7 Equity

	Share capital	Share premium	Other equity	Total equity
Equity 01.01	101	48 618	-164 843	-116 123
Capital increase*	131	1 991 874	0	1 992 004
Dividend in kind**		-101 763		-101 763
Annual net profit/loss			-82 931	-82 931
Equity 31.12	232	1 938 730	-247 774	1 691 188

* Capital increase through cash injections from shareholders, and advisory fee for the equity changes

** The company has completed an unequal dividend distribution in kind, based on a audited interim balance sheet as of 11 July 2023.



Notes to the financial statement 2023

Note 8 Investments in subsidiaries

Investments in subsidiaries, associated companies and joint ventures are booked according to the cost method.

Company	Location	Share of capital	Book value	Equity pr. 01.01	Annual net profit / loss	Equity pr. 31.12
Bulk Infrastructure Holding AS	Oslo	51,73 %	1 894 761	2 924 009	1 042	3 853 128

Note 9 Shareholder loans

	2023	2022
Short-term receivable to shareholder	0	5 712*

Receivable to (indirect) shareholder and Board Chairman, Peder Nærbø, is charged with an interest rate of 1,77% (average) p.a., in line with the normal interest rate for the taxation of low-cost loans from an employer.

*Bulk Industrier AS was founded 24.09.2021 when the parent company, Green Keeper, performed a reorganization. Most of the assets and liabilities was transferred to Bulk Industrier AS. In 2022 the split between receivables and debt between direct and indirect shareholder has been adjusted.

Note 10 Bank deposits

The company has no restricted funds.



Notes to the financial statement 2023

Note 11 Share capital, shareholders etc.

The share capital in Bulk Industrier AS as at 31.12 consists of:

	Total shares		Share capital (IN NOK)	
	2023	2022	2023	2022
Ordinary shares				
Issued stock and paid in capital				
At the beginning of the year	100	100	100 000	100 000
Liquidation of B shares	1		1 000	
Share split	1 009 899			
At the end of the year	1 010 000	100	101 000	1 000
B-shares				
Issued stock and paid in capital				
At the beginning of the year	1	1	1 000	1 000
Liquidation of B shares	-1	0	-1 000	
At the end of the year		1		1 000
Preference shares				
Issued stock and paid in capital				
At the beginning of the year				
Capital increase	1 305 060		130 506	
At the end of the year	1 305 060		130 506	

The total number of shares are 2 315 060, each valued at NOK 0,1, and NOK 231 506 in total share capital.

The company's shareholders as at 31.12.2023:

	Type of account	Country	Number of shares	Shares %
Green Keeper AS	Ordinary	Norway	1 010 000	43,63 %
BGO Europe IV King II HoldCo Sarl	Preference	Luxembourg	1 305 060	56,37 %
Total			2 315 060	100 %

Green Keeper AS and BGO Europe IV King II HoldCo Sarl has joint control in Bulk Industrier AS and subsequently have majority votes and control in Bulk Infrastructure Holding AS.

Dividend

The company distributed an unequal extraordinary dividend in kind of NOK 101 762 603 in 2023. No dividend has been proposed for approval in 2024.



Notes to the financial statement 2023

Average number of shares

Basic and diluted earnings per share are calculated by dividing total comprehensive income attributable to shareholders in the parent Company by the weighted average number of ordinary shares outstanding during the year.

	2023	2022
Total comprehensive income, net of tax, attributable to shareholders in the parent Company	-281 421 749	-347 046 201
Weighted average number of outstanding shares	-1 622 653	101
Basic and diluted earnings per share	-173	-3 436 101













Financial statement Bulk Industrier AS - 2023 for signature

Final Audit Report

2024-06-30

Created:	2024-06-30
By:	Gro Hesstvedt (gro.hesstvedt@bulk.no)
Status:	Signed
Transaction ID:	CBJCHBCAABAABPkjSDmE3k4bjvRjGIN9sjfjd8C3TRRx

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-  Signer peder.naerbo@bulk.no entered name at signing as Peder Naerboe
2024-06-30 - 11:46:33 AM GMT- IP address: 51.175.68.214
-  Document e-signed by Peder Naerboe (peder.naerbo@bulk.no)
Signature Date: 2024-06-30 - 11:46:35 AM GMT - Time Source: server- IP address: 51.175.68.214
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Bulk Industrier AS
Consolidated financial statement 2023

- 1. Profit and loss**
- 2. Consolidated balance sheet**
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Board of Directors Report 2023 - Bulk Industrier AS

Business description

Bulk Industrier is a leading provider of sustainable digital infrastructure in the Nordics. We are an industrial investor, developer and operator of industrial real estate, data centers and dark fiber networks. We believe in the value creation opportunity of enabling our digital society to be fully sustainable. Hence our vision: Racing to bring sustainable infrastructure to a global audience.

Our three Business Areas

Bulk Industrial Real Estate is a Nordic real estate developer and owner, specializing in industrial buildings, large modern warehouses, cross-dock terminals and logistics parks. We seek to be the preferred partner for our customers, offering prime locations, state-of-the-art facilities and sustainable solutions. The business area was established in 2006 and has demonstrated a significant ability to develop industrial properties for a large and diversified portfolio of customers. In 2023 we have completed more than 50 development projects since establishment, summing up to more than 500,000 square meters of high quality, flexible and energy efficient facilities. We also own a considerable portfolio of yielding properties, and a vast plot bank, allowing us to take part in value creation in all phases of real estate development and ownership.

Bulk Data Centers is an industrial developer and operator of data centers and data center services across the Nordics. Bulk has a portfolio of assets, capabilities and partners to serve any data center customer requirement in a fast, secure, cost efficient and sustainable way. We operate scalable facilities, we continue to add new sites to our portfolio, and we have access to strategically located land. We have in-house expertise in data center design, engineering and operations that combined with our industrial real estate development experience and dark fiber network deployments allow us to shape the full value chain of the data processing infrastructure. We can serve customers in dedicated hyperscale facilities and customers in need of server racks in a Colo environment.

Bulk Fiber Networks owns and controls dark fiber infrastructure with the purpose of enabling the Nordics for large scale data processing. Our fiber infrastructure is modern with high capacity including both subsea and terrestrial systems. We offer dark fiber, telehousing and cable landing facilities to carriers, large scale data center customers and others that want to produce bandwidth services on top of our infrastructure. Bulk considers itself an infrastructure provider within fiber, being a partner rather than a competitor to traditional carriers. Bulk has available thousands of km of dark fiber, including both intercontinental, North European and intra-Nordic infrastructure that connects main European markets as well as the US. We continue to explore new subsea and terrestrial fiber routes that could be strategic enablers for the data center growth in the Nordics.

Investment criteria

- **Sustainability:** Target opportunities that enable or deliver a fundamentally more sustainable global society



- **Infrastructure:** Invest in infrastructure that is critical for the global, modern society
- **Long term perspective and Scalable:** Ability and willingness to invest with an industrial mindset with patience and focus on scalability from the start
- **Nordic:** Bulk Leverage the Nordic region's favorable business climate, sustainable power sources and political stability

The investment criteria are set to ensure a mindset and focus to support the Group's long-term vision. The Group has a strong capital reallocation capability that makes it robust to fundamental changes in market dynamics.

The Group's headquarter is in the city of Oslo in Norway.

2023 in short

Our financial results are a consolidation of different business models within our three Business Areas. Some of these business models represent financial results that can vary substantially from one financial reporting period to another despite limited variability in the underlying business. The primary reasons for such fluctuations are a) sales of Industrial Real Estate projects, and b) difference between timing of cash flow and revenue recognition for customer contracts within our Fiber Networks business in IFRS reports, due to the business model of selling Indefeasible Rights of Use (IRU). Please also see note 2. However, as our projects are finalized, and the volume of customer contracts grows, the underlying recurring revenue is increasing at a steady pace. The effect of one-offs as mentioned above, will have less impact on our financials as the overall revenue is higher.

- Total revenues of NOK 464.1 million compared to NOK 276.1 million last year.
- **Industrial Real Estate:** The Group signed five contracts in 2023, of which two were renewals for existing tenants, and the others were with new tenants. One of the new signings was at Bulk Wood, the fully integrated engineering and sustainability initiative with the purpose of replacing steel with wood. Bulk Wood was handed over at the end of 2023. The second signing allows the development of a plot in Hanekleiva, which was acquired by Bulk in the third quarter of 2023. The third new signing was at one of Bulk's existing plots in Vestby. The Jernholmen project in Denmark was successfully handed over to the tenant. Six more roof top solar systems have been completed in 2023. The accumulated effect on Bulk's roof top solar systems is now more than 2,000 MWp. Leman II and DSV in Vestby, and Lettbutikk in Enebakk received their final BREEAM-NOR certificates. All projects achieved the certification "Very Good".
- **Data Centers:** In 2023, the Data Center business unit experienced significant growth, with total revenue increasing by 36% and signed annual recurring revenue by 169% compared to 2022. We observed a significant increase in our IT capacity in 2023, with megawatts sold tripling from 7 to 21 and continue to experience consistent interest and demand from existing and new customers. The 12MW fully contracted forth data center at N01 Campus went live in Q3 2023, with the first customer deployed. In Q1 2024 the facility has seen one of



Bulk's largest customer deployment (to date). Subsequently, investment has been committed for the fifth facility of 42MW IT capacity, designed for AI and HPC workloads - installation of the steel struts and shell is progressing. When complete the campus will be close to 60MW IT capacity.

Simultaneously, construction is in progress for three new data halls at our OS-IX facility, totaling more than 5MW IT capacity. The expansion is positioned to effectively address the demand from regional and international cloud and enterprise companies for our Oslo site. In addition, we have signed additional grid connection for 30MW at our DK01 campus in Esbjerg, Denmark and have secured the purchase of 173,000sqm of additional land. Planning for site development, including the construction of supporting power stations, is underway.

- **Fiber Networks:** The last branch of the Havfrue cable system landed successfully in Ireland in the end of 2022 and was ready for service in Q1 2023. A customer exercised an option for the cable system on the Irish branch, of which the first part of the transaction was completed in Q1, and the second part was finalized in the end of Q4 2023. The Group acquired the remaining part of the Havhingsten cable system in 2023. Fiber Networks is a co-builder of the system. The subsea cable system connects Denmark, the United Kingdom and Ireland and has been ready for service since Q1 2022.
- **Group development:** Bulk Infrastructure and/or relevant subsidiaries have transitioned from ISO 27001:2013 to 27001:2022 during the year. In addition, the data center in Denmark was certified for the first time under ISO 22301 in 2023.
- **Group financing:** Bulk Infrastructure Group AS completed a new senior unsecured green bond issue of NOK 1,250 million, with a 4.5 year tenor. The bond is listed on Oslo Stock Exchange as of October 2023. The net proceeds from the bond issue will be used in accordance with the green bond framework, including repurchasing approximately NOK 413 million in the outstanding bond ISIN NO0010865876.
- Following the current security situation in Europe, Bulk has increased its security activities concerning sub-sea and terrestrial fiber cables in general.

Going concern

In accordance with Section 3-3a of the Norwegian Accounting Act, we hereby confirm the assumption of going concern. The assumption is based on year-end 2023 status and The Group's long-term strategic forecasts for the years ahead. The Group has a solid financial position.

Future development

Industrial Real Estate - The demand for new and modern industrial properties remains strong and we expect stable demand going forward. The Group has in 2023 signed two new lease agreements for existing properties, in addition to one new project already delivered in the end of 2023, and two new projects to be handed over in 2024 and beginning of 2025. Bulk is also involved in zoning and development of new industrial real estate locations, both alone and in



partnerships. Bulk Industrial Real Estates' strategic landbank contains more than 700 000 sqm of owned land, as well as options for an additional 700 000 sqm of land, all located in highly attractive logistics areas. Throughout the year, Bulk has strengthened its ability to effectively rezone and regulate land in the existing land bank, as well as the ability to identify and obtain new land areas for the land bank. Bulk strives to maintain excellent communication and cooperation with the local communities where Bulk has activities. The company is in a dispute with the municipality of Køge in Denmark regarding development of a plot acquired in 2020. The outcome of the dispute is uncertain, and no provision has been made as of year end 2023.

Data Centers - The Nordic data center market is experiencing notable growth and expansion in capacity with big projects such as the well-publicized Google data center in Norway. Fueled by increasing demand for AI/HPC data processing and storage infrastructure, our prime focus remains on cultivating a strong pipeline for all our sites. We will continue to take a proactive approach to meet market demand. In Denmark, our strategy will give top priority to expanding the DK01 campus. Our specific plan involves expanding the DK01 data center to cater for the rising demand from Europe, effectively positioning it as another site to reinforce our capabilities in AI and high-performance computing. This will complement our current operations at N01, strengthening our presence and activities across the Nordic region. Having attained Nvidia Preferred Partner status for our data centers, we are in close collaboration with Nvidia and other OEM partners to ensure the adaptability of our data centers to forthcoming technologies. This effort strengthens our ability to fulfil the increasing demand for high-density IT resources. We are in the process of certifying for the EU Code of Conduct for Energy Efficiency in Data Centers, demonstrating our commitment to sustainability. Our data center in Denmark was certified in February 2024 and the Norwegian data centers are in progress. This certification aligns us with green EU taxonomy requirements for reporting purposes. To maintain our momentum, we are committed to increasing our data center team through strategic appointments across leadership, business development, technical, and operational roles.

Fiber networks - The strong growth in data processing and storage drives the demand for new investments in underlying fiber infrastructure, including both subsea and terrestrial systems. Bulk is well positioned as a leading provider of large capacity transport fiber, both going into the Nordics and within the Nordics. The Havfrue System, connecting the US and the Nordics is fully operational between the US, Norway, Denmark and Ireland, of which the Irish branch was ready for service in Q1 2023. The Havsil System is the shortest route connecting Norway with continental Europe. The capacity of the Havsil System more than doubles the total capacity existing over any other subsea system connecting into Norway, providing almost "unlimited" capacity for the years to come. The Norwegian Inter-City Ring is fully completed and operational. The Group acquired the remaining part of the Havhingsten cable system in 2023. Fiber Networks is a co-builder of the system. The subsea cable system connects Denmark, the United Kingdom and Ireland and has been ready for service since Q1 2022. We continue to explore opportunities for new fiber network developments being strategic enablers for the international data center market. The underlying recurring revenue growth across our fiber networks portfolio is positive.



There should not be placed undue reliance on these forward-looking statements as they reflect current views about future events and are, by their nature, subject to significant risks and uncertainties because they relate to events and depend on circumstances that may occur in the future.

Report on the annual accounts

Total income for The Group was NOK 464.1 million compared to NOK 276.1 million last year. The increase of NOK 187.9 million relates to increased rental income in Industrial Real Estate and revenue from sales within Data Centers. In addition, a one-off gain on sale of fiber infrastructure. NOK 231.0 million of total income is generated from Industrial Real Estate in 2023, compared to NOK 145.4 million last year. Data Centers generated a total income of NOK 162.8 million in 2023, compared to NOK 119.0 million in 2022. In the Fiber Networks area, we gained an income of NOK 70.9 million compared to NOK 11.8 million in 2022. The increase is mainly due to the gain from sale of IRU contracts, treated as a financial lease. The Group's operating loss was NOK 193.1 million in 2023 compared to a loss of NOK 510.8 million last year, while the annual net loss was NOK 497.7 million in 2023, a decrease from NOK 575.6 million in 2022.

Industrial Real Estate contributed with a loss for the year of NOK 198.4 million in 2023, compared to a loss of NOK 330.8 million last year. The increase is mainly driven by increased rental income, partly offset by the negative fair value on the investment property portfolio amounting to NOK 176.6 million, compared to a negative fair value of NOK 369.2 million in 2022. The negative fair value in 2023 is mainly a result of demanding economic times of rapidly increasing interest rates and higher inflation, causing yielding properties and development plots to decrease in value. However, signings of new projects have resulted in less negative fair value than we saw in 2022.

Total current assets were NOK 1,366.9 million as of December 31, 2023 compared to NOK 506.6 million as of December 31, 2022. In addition, assets classified as held for sale amounts to NOK 673.0 million as of December 31, 2023 compared to NOK 144.2 million last year.

Total cash was NOK 1,045.4 million as of December 31, 2023 compared to NOK 290.5 million as of December 31, 2022.

Cashflow from operations were positive with NOK 257.1 million in 2023 compared to negative NOK 20.0 million in 2022. The increase is mainly related to an improvement in profit and loss, and a positive change in trade and other payables driven by high activity in our data center projects. Further, the deviation between the operating profit and the cashflow from operations is due to a relatively large depreciation and impairment cost, as well as the fair value on investment properties. Cashflow from investments in 2023 is negative with NOK 1,165.7 million, of which NOK 338.5 million is related to purchase and improvement in investment property and NOK 1,056.7 million is related to purchase of fixed assets, mainly in the data center and fiber segment. Cashflow from financing is positive with NOK 1,663.6 million in 2023,



mainly related to share issue of NOK 2,509.4 million, partly offset by finance cost of NOK 424.7 million.

The Group's total liabilities amounted to NOK 5,825.4 million as of December 31, 2023, compared to NOK 5,993.6 million as of December 31, 2022. The short-term portion of borrowings is NOK 1,327.9 million as of December 31, 2023, a decrease of NOK 858.5 million compared to last year mainly due to repayment of Bond loan in Bulk Industrier AS during 2023. One of the bond loans in Bulk Infrastructure Group are due in October 2024. NOK 177.3 million of the short-term portion of borrowings is related to construction loans, which will be refinanced upon finalization of the construction projects. The remaining loans are in the process of refinancing prior to maturity in 2024. The Group continuously monitors the Groups installments and expiration of the debt and prepares plans to be able to meet its obligations.

Other financial and interest costs amounted to NOK 429.1 million in 2023 compared to NOK 288.7 million in 2022. The Group monitors its financial cost and is continuously working on financial structure.

Total assets at the end of the year amounted to NOK 9,830.7 million compared to NOK 8,092.5 million last year. The equity-to-assets ratio as of December 31, 2023 was 40.7 %, which is an increase from 25.9 % in December 31, 2022.

The Group's financial position is strong.

Research and development

The Group has invested resources and know-how into research and development during 2023. Our largest research investment relates to standardized high-capacity data center designs that offer low cost of ownership, strong operational standards, sustainable solutions and short time to market for development. The objective is to benefit from the R&D project by being the fastest provider to deliver high quality and large data center capacity to the Nordic market going forward.

Financial risk

The Group is exposed to the following types of risk:

Liquidity risk - The Group is focusing on having sufficient liquidity to meet all its obligations, including the new investments that are ongoing. The Group intends to maintain a reasonable amount of liquidity to meet unforeseen obligations. The Group continuously monitors the liquidity and has a long-term liquidity forecast in place.

Interest risk - The Group has loans with a number of financial institutions, all with long-term repayment plans. The Group is exposed to changes in NIBOR interest rates and SWAP interest. The distribution of fixed and floating interest rates was 14/86 by the end of the period.

Credit risk - The Group's warehouse and distribution properties are characterized by high standards, good locations, long lease agreements and reliable tenants. The Group's tenants normally pay quarterly and in advance. The lease agreements usually require an additional



form of collateral or security. Within Data Centers, the portfolio is diversified, limiting the effect of credit risk towards each single customer. There were no material credit losses in 2023.

Currency Exchange risk – The Group is increasingly exposed to both cost and revenue in different currencies due to growth in international assets and customers. Processes and tools to manage these up and down-side risks are being developed in line with increased exposure.

Market risk

The transaction market for commercial properties - The Group is experiencing an uncertainty related to the transaction market for commercial real estate. This is driven by changes in fundamental macroeconomic factors, hereunder interest rates, consumer price index and yield expectations. The Group is currently set up to take advantage of potential investment opportunities and is following the market to identify these.

Rental Market for warehouses and logistic buildings - The Group is exposed to the risk of changes in lease and rental prices in the market. The Group has several long-term lease agreements in place. The weighted average lease term for tenants was 8,2 years as of December 31, 2023 compared to 8.3 years in the previous year. The lease agreements provide The Group with fixed and predictable revenues throughout the contract period. Most lease agreements are adjusted annually 100 % in line with the consumer price index. The rate of vacancy in the groups properties is 2,1 % as of December 31, 2023, compared to 0,7 % as of December 31, 2022.

Demand for data center services and Fiber networks - The macro drivers for large scale demand for digital Nordic infrastructure are healthy and suggest strong market growth long term. The timing of such large-scale demand asset by asset is difficult to predict and hence exposes the Group to short term uncertainty on capacity development and utilization. Risk is managed by strong focus on our time to market capability that allows for better matching of capacity build-out and verified demand as well as discipline in build-up of fixed cost in early stages of new asset operations.

Climate-related risk

As several other companies, Bulk is exposed to climate-related risks and climate change could have a range of potential impacts on Bulk's business. Through a climate analysis based on recommendations of the Task Force on Climate-related Financial Disclosures (TCFD), we have identified increasing temperatures and extreme weather events as key risks to our physical assets. In addition to the physical risks, there are also increasing legislative regulations at both the national and EU levels that have an impact on our operations.

Transitional risks, such as energy and land use regulations, are the short- and medium-term climate-related risks that are identified to have the greatest impact on Bulk. Location has been one of the key elements in our sustainability framework from the beginning, of which availability of renewable energy and further plans for development in the area are among the main decision criteria.



As climate changes and temperatures continue to rise, Bulk's assets may face increased challenges in maintaining optimal operational conditions. Extreme weather events such as downpours and storms can lead to power outages, flooding, and other disruptions to operations. In a long term-scenario, we need to adapt our strategies to account for these changing conditions, such as implementing more advanced cooling systems, increase the resilience of building infrastructure, and keep the focus on right locations as our key assessment in site development. Through our analysis we have not identified risks which imply that any of our assets have decreased in value as a result of climate-related conditions. The useful life of our assets is also unchanged.

Changes in regulations on land-use will be implemented in the short- and medium-term, such as national regulations based on the global biodiversity framework, adopted at the UN Biodiversity Conference in 2022, and EU-regulations. This may be a risk for the company's project planning and may have an impact on access to plots of land. Mitigation measures are already in place, such as internal and external professionals on local regulations and biodiversity in the project planning teams. The risk will be mitigated through a continuous dialog with relevant local authorities. In addition, Bulk has a substantial land bank available at attractive locations which secures further development of real estate and digital infrastructure on short- and medium-term.

The identified risks will be included in the ongoing process for developing sustainability targets and initiatives for the three business units. New measures to mitigate the identified risks will be assessed and implemented. With 2022 as a baseline year, Bulk will continue to work on emission targets and actions to support Bulk's plan to reduce greenhouse gas emissions in line with the Science Based Targets initiative. The targets will be established based on the 2022 climate account. Please refer to our homepage, bulkinfrastructure.com, and our TCFD-report 2022, for more information.

Working environment and personnel

Bulk had a total of 89 employees at the end of year 2023. In addition to permanent employees, over 100 contractors and consultants have been performing services on Bulk's behalf. Bulk is committed to a goal of zero harm to people, assets, and the environment. The cornerstone of this objective is a strong, structured, and companywide HSE system, setting clear standards for HSE management and leadership. Regular audits aim to identify improvements and help address potential shortcomings. Bulk is focused on continuous improvement and learning throughout the organization. The HSE culture is founded on the principle that HSE is a personal responsibility for every employee.

Bulk had in total four lost time injuries and one medical treatment within our subcontractors' personnel. One of the incidents was critical and caused long term sick leave, but all injured personnel have recovered well and are back to work. Bulk is committed to a goal of zero harm to its employees, not just through accident prevention, but also through safeguarding employee's physical and mental health.

The company complies with Norwegian law and i.e within maternity/paternity leave, sick leave and sick leave days for being home with children. The company gives the employees leave with full pay within the absence categories described above.



All employees are part of a Company's insurance scheme in the country they are employed in. The insurance includes different treatments such as physiotherapy, psychologist, and online access to consulting with a doctor. In addition, Bulk offers an all-around annual health assessment to all employees. All employees were offered voluntary vaccination shots against the flu virus.

The sick leave amounted to 1,5% of the total work force in 2023. The sick leave statistics are a combination of long- and short-term leave. This is a decrease from 2,7% in 2022 where Covid and the flu had an impact after reopening of offices.

The company had quarterly working environment committee meetings in 2023. The committee consisted of safety delegates, employee representatives as well as representatives of management. Bulk has two elected employee representatives to submit requests or grievances on behalf of the staff. The representatives had a quarterly meeting with CEO and HR.

Bulk has an all-year People Process. This entails focus on engagement, development and appreciation. The company has continued the initiative called Bulk Academy during the year. The academy is meant to promote internal knowledge sharing between coworkers through presentations. Building on both optional and mandatory training and strengthening a learning culture. Bulk Academy had over 15 knowledge presentations through the year.

The company introduced the engagement and satisfaction system Winningtemp in late 2021. Winningtemp is based on artificial intelligence in combination with international studies on job engagement and satisfaction. The employees receive every second week a short questionnaire that is linked to academic research based on categories and topics. The survey is done anonymously. Winningtemp has been collecting data during 2023 with 96% survey participation among the staff. Bulk's aim in introducing a system such as this, is to measure and optimize the employee experience. This enables Bulk's leaders to check in with our employees across countries, time zones, at the office or working from home. The overall temperature for team spirit in 2023 was 8,1 and leadership was 8 out of 10.

Bulk has established routines for notifications & deviation reports. All employees of Bulk have the right and a duty to notify, and we encourage employees to use the opportunity when needed. Guidelines for deviation reports are listed in the company's management system. The Company has also an internal Hotline established on an online notification channel for employees that wants to remain anonymous and / or want an independent party (KPMG) to receive their notice.

Gender equality and discrimination

Bulk is committed to equal career opportunities and work continuously towards a diverse and gender balanced workforce. The workforce consisted of 25% women and 75% men. Bulk has increased their gender balance for women by 7% since 2022. The company has 33% female Managers and 2 out of 6 are female executives at C-level management. There is an age average of 45 across staff. Bulk will continue recruitment of female professionals and maintain a focus



on the best suitable candidate for each role. This also relates to orientation, age, nationality, and other types of discriminatory factors.

Regarding the gender distribution in the Group, with a predominance of men; Data centers and certain engineering disciplines have a shortage of female candidates in the job market. The company always encourages recruitment partners to actively seek out qualified female candidates, with the ambition to hire them if they possess the required qualifications. Bulk engages in dialogues with educational institutions to promote interest in fields historically dominated by men.

The Company is aware of the importance of equal opportunities relating to promotions, performance, development opportunities as well as compensation and benefits. These areas are all assessed and reviewed once a year. The Group has an annual process where each employee's development, salary, and opportunities are addressed. The company has historically also had an annual KPI adjustment for all employees. Employees on parental or other leave are always included in compensation adjustments that apply to the majority. Female employees can express interest in leadership positions and will be evaluated against the qualifications required for the position.

Environment reporting/ Preserving the environment

Apart from legal obligations, our company will proactively protect the environment and strive to create long term sustainable solutions for the next generations.

Bulk was founded on the concept of making the sustainable and societal advantages of the Nordics available to the global market. We are proud of our vision: Racing to bring sustainable infrastructure to a global audience. We pursue opportunities to contribute to global sustainable development at scale and we use our creative power to develop new high quality, reliable and clean solutions. We respect the environment, people and society as a whole. In January 2022, Bulk joined UN Global Compact; the world's largest voluntary corporate sustainability initiative. For 2023 Bulk will report (CoP 2023) on aligning with the Sustainable Development Goals (SDG) and the ten principles for responsible business with strategy and operations.

Our Integrated Management System is used to soundly manage, secure and continuously improve all work processes that affect Environment, and we follow up our performance indicators from our Environmental Action plan along with systematic risk management. A key priority in 2023 was to implement the assessment of climate risk in line with the Task Force on Climate-related Financial Disclosure (TCFD) framework as carried out in 2022. The results of this assessment can be found in a separate report, refer TCFD report 2022 on the Group's homepage, bulkinfrastructure.com. Further, Bulk has focused on data collection for our climate account across all business areas. The work is a step in Bulk's plan to reduce emissions and accomplish net zero by 2050 in line with the GHG reduction targets as announced in 2021. It is the second year the climate account will be published. The climate account will be integrated in the environmental report 2023. The data collected for the climate account will be utilized to determine our most significant emissions and how we can implement measures to reduce these in the coming years.



Further, management has started to prepare for the new reporting requirements from EU in line with the Corporate Sustainability Reporting Directive (CSRD). Bulk will report on CSRD for the first time for the reporting year 2025. A double materiality analysis will be performed in 2024.

Climate impact

Bulk started to collect data on emissions and perform climate accounting in 2020, according to the Greenhouse Gas Protocol (GHG Protocol). However, 2022 was the first year where the climate account was published. We are continuously working to improve the quality of the data. Bulk is reporting on scope 1, 2 and 3, of which scope 3 is the most challenging. The emission data is partly based on reports of actual carbon emissions, but also cost estimates for the emissions in the supply chain where actual emissions are not available. As such, the emission data for scope 3 is subject for estimation uncertainty.

The majority of Bulk's emission derive from activities in our supply chain and is reflected in scope 3 emissions. Scope 3 tracking and reporting against this category of emissions is critical for reduction in emissions. We strive to improve the input from our supply chain and want to move from cost-based estimates to accurate numbers from our suppliers based on life cycle assessments. Within scope 3, Category 2 Capital goods, is the largest source of emissions. The category includes embodied emissions, which is carbon emitted during the manufacture and transport of building materials and technical components building new capacity, as well as fuel consumption related to the preparation of land from subcontractors. Together with our suppliers, we continue to search for more sustainable materials for our buildings and solutions for our construction sites. With the scaling of our solutions over the coming years, it will be our main focus to reduce the impact from scope 3.

Emission targets - Bulk has set a net-zero target by 2050 across its scopes 1, 2 and 3 emissions. We will reduce our scopes 1 and 2 emissions by 50 per cent by 2030 and our emission intensity by 30 per cent for scope 3 by 2030. The combination of absolute and intensity targets has been chosen because we are a company in growth. Intensity targets enable a visible effect of climate actions, even when a company is expanding, by measuring emissions per unit, such as MNOK. The base line is 2022. As a part of our double materiality assessment to be carried out in 2024, we are in the process of setting targets to improve our business' environmental impact.. As of 2023, no accruals or contingent liabilities have been made related to our emission targets.

Energy targets - Bulk was awarded Norway's first BREEAM-NOR certification for industrial buildings, where we achieved the level "very good". We aim to certify all properties over 5,000 sqm to be BREEAM-NOR, and ensure that such projects will be designed to meet energy classification standards of A or B.

The data center industry is energy intensive. By locating data centers in locations with cooler climate, Bulk reduces the energy needed. Bulk's data centers have a PUE (Power Usage Effectiveness) below industry average and target design PUE of 1.2 for new data centers. Bulk is currently exploring various applications to re-use excess heat from its data center operations to nearby business. Please refer to our homepage, bulkinfrastructure.com, and our TCFD report, for more information.

As of 2023, climate impact has not affected our assessment of impairment of assets as we consider the impact to be immaterial. It has neither been deemed necessary to make provisions



for loss as the demand of our services as a result of climate related conditions remain unchanged. Our business is not impacted by the climate to a material degree and business is running as usual.

Corporate governance – risk management and internal control General

Bulk is subject to corporate governance reporting requirements according to the Norwegian Accounting Act, section 3-3b and c. Refer our homepage, bulkinfrastructure.com, for information regarding the Norwegian Transparency Act, where the 2022 report is published. The 2023 Transparency Act will be made available on our homepage in June 2024.

Bulk's board of directors believes that good Corporate Governance is a prerequisite for a sound and sustainable company and Bulk's corporate governance is based on openness and equal treatment of shareholders. Bulk's objective for Corporate Governance is accountability, transparency, fairness, and simplicity with the goal of maximizing shareholder value while creating added value for all in compliance with laws, regulations and ethical standards.

Governing structures and controls help to ensure that we run our business in a justifiable and profitable manner for the benefit of employees, shareholders, partners, customers, and society. Bulk is committed to operate in accordance with responsible, ethical, sustainable, and sound business principles, with respect for people, the environment, and the society. The work of the board of directors is based on the existence of a clearly defined division of roles and responsibilities between the shareholders, the board of directors and the company's management. Policies and procedures have been established to manage risks and the board of directors evaluate the overall risk management systems on a regular basis.

The board of directors ensures that Bulk has in place sound and appropriate internal control systems and systems for risk management. Having effective internal control systems and systems for risk management in place prevents the group from situations that can damage its reputation or financial standing. Furthermore, effective and proper internal control and risk management are important factors when building and maintaining trust, to reach the company's objectives, and ultimately create value. Bulk has implemented an Integrated Management System that are proportionate to and reflect the extent and nature of Bulk's activities. The Integrated Management System carries out processes to analyze: 1) the organizational context and strategic priorities; 2) the organization's interested parties and their requirements; and 3) the organization's risks and opportunities, including those which should be treated within the structure of its management system. Bulk is certified within several ISO standards; ISO 9001, 14001, 22301 and 27001 and the main focus in 2023 was to include the new businesses in Denmark in the ISO certification. Certifications were satisfactory obtained in Denmark.

The internal control system also addresses the organization and execution of the company's financial reporting, as well as cover the company's corporate values, compliance with all laws and regulations that apply to the Group's business activities, ethical guidelines and principles of corporate social responsibility. Bulk's core values are clearly defined and are reflected in the



Company's Code of Ethics. The Code of Ethics includes ethical guidelines and guidelines for corporate social responsibility, hereunder bribery and anti-corruption, unlawful discrimination and human rights, health, safety, and environmental issues.

The Group have a directors and officers liability insurance in place. The insurance covers all Group Companies within ownership of 50% or more. The insurance applies to board members, CEO, members of the Group Management and employees that may incur independent management responsibility. The directors and officer's liability insurance covers the entire world for Companies registered in Norway. It does not cover lawsuits filed in USA and Canada in accordance with American laws.

Corporate governance in Bulk is subject to regular review and discussion by the board of directors.

Annual review and risk management in the annual report

The board of directors annually reviews the company's most important areas of risk exposure and the internal control arrangement in place for such areas. The review pays attention to any material shortcomings or weaknesses in the company's internal control and how risks are being managed.

In the annual report, the board of directors describes the main features of the company's internal control and risk management systems as they are connected to the company's financial reporting. This cover the control environment in the company, risk assessment, control activities and information, communication and follow-up. The board of directors is obligated to ensure that it is updated on the company's financial situation and shall continually evaluate whether the company's equity and liquidity are adequate in relation to the risk from the company's activities, and take immediate action if the company's equity or liquidity at any time is shown to be inadequate. The company's management focus on frequent and relevant reporting of both operational and financial matters to the board of directors, where the purpose is to ensure that the board of directors has sufficient information for decision-making and is able to respond quickly to changing conditions. Board meetings are held frequently, and management reports are provided to the board as a minimum on a quarterly basis.

Further, an audit committee was established in 2023. The committee will prepare matters relating to financial reporting, internal control and auditing for consideration by the board, or to carry such tasks on behalf of the board.

Human rights

Our company is dedicated to protecting human rights. We are a committed equal opportunity employer and will abide by all fair labor practices. We will ensure that our activities do not directly or indirectly violate human rights and act in accordance with the Norwegian Transparency act.

Bulk has in 2023 followed up required activities within human rights in line with our Code of Conduct. Please refer our homepage bulkinfrastructure.com for more information.



Donations and aid

Our company may preserve a budget to make monetary donations. These donations will aim to:

- Advance the arts, education and community events
- Alleviate those in need
- Support initiatives related to sustainability

Instead of giving Christmas gifts to employees Bulk made a donation to Doctors without borders, Gaza. The holiday initiative was based on a collective vote for contributions to a worthy cause.

Supporting the community

Our company may initiate and support community investment and educational programs. It can provide support to nonprofit organizations or movements to promote cultural and economic development of global and local communities.

Subsequent events

The investment properties held for sale as of December 31, 2023 were sold according to plan during Q1 2024. The sales amount to approximately NOK 670 million.

There are no other material subsequent events after the reporting period.

Profit/Loss for the year and allocation of funds

The Board of Directors proposes that the loss for the year for Bulk Industrier AS amounting to NOK 82,931,018 will be transferred as follows;

<u>Other equity</u>	<u>NOK 82,931,018</u>
Total brought forward	NOK 82,931,018

Oslo, June 30, 2024

The board of Bulk Industrier AS

Peder Nærbø

Chairman of the board

Francesco Ostuni

Member of the board



Bulk Industrier AS

Consolidated financial statement 2023

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Bulk Industrier AS Consolidated statement of comprehensive income For the year ended 31 December 2023

(Figures in NOK '000)	Notes	2023	2022
Rental income	5	242 241	177 073
Revenue property sales	4,6	-	-8 269
Revenue from sales	4	106 484	71 310
Gain from sale of investment property		15 270	
Gain from sale of fiber infrastructure		52 048	
Other revenue	4	48 025	36 015
Total revenue and other income		464 068	276 129
Property-related expenses	4	23 183	21 233
Cost of sales	4	76 761	67 746
Loss from sale of investment property	2,3	-	-
Other cost		380 625	328 727
Total expenses		480 569	417 707
Operating profit before fair value adjustments on investment properties		-16 501	-141 578
Fair value adjustments on investment properties	7	-176 571	-369 200
Operating profit		-193 073	-510 778
Share of profit/loss(-) of investments accounted for using the equity method	11	-39 051	-42 990
Remeasurement gain of previous held equity investments		-	90 056
Finance income	12	104 637	97 616
Finance costs	12	441 051	352 667
Fair value adjustments on derivatives	12	1 209	27 067
Net financial items		-374 257	-180 918
Profit before income tax		-567 329	-691 696
Income tax expense	13	-69 670	-116 081
Profit for the year		-497 660	-575 615
Other comprehensive income			
Currency translation difference	4	10 962	18 417
Other comprehensive income for the year, net of tax		10 962	18 417
Total comprehensive income		-486 697	-557 198
<i>Attributable to:</i>			
Shareholders in the parent Company		-281 422	-347 046
Non-controlling interests		-205 275	-210 152
Earnings per share basic and diluted (NOK)	25	-173	-3 436 101



Bulk Industrier AS Consolidated balance sheet

(Figures in NOK '000)

	Notes	2023	2022
Assets			
<i>Intangible fixed assets</i>			
Goodwill	14,15	2 070	2 070
Other intangible assets	15	26 779	13 682
Total intangible assets		28 849	15 752
 <i>Other non-current assets</i>			
Investment property	7	4 169 120	4 628 451
Property, plant & equipment	16	3 210 473	2 338 985
Investment in Associated company	11,17	83 616	136 767
Receivable from related party	18	-	441
Derivative financial instruments	18,19	24 808	23 992
Other receivables	18,20	55 419	30 913
Investment in shares	18	4 749	15 514
Right-of-use assets	21	213 727	250 790
Total other non-current assets		7 761 911	7 425 852
Total non-current assets		7 790 761	7 441 605
 <i>Current assets</i>			
Inventories	22	19 774	8 463
Receivable from related party	18	-	26 900
Trade and other receivables	18,23	301 774	180 786
Cash and cash equivalents	18,24	1 045 400	290 459
Total current assets		1 366 948	506 608
Assets classified as held for sale	7,25	673 020	144 248
Total assets		9 830 728	8 092 461



Bulk Industrier AS Consolidated balance sheet

(Figures in NOK '000)

	Notes	2023	2022
Equity and liabilities			
<i>Paid in equity</i>			
Ordinary shares		232	101
Own shares		-	-
Share premium		1 938 730	-
Total paid in equity	26,32	1 938 961	101
<i>Retained earnings</i>			
Retained earnings		116 825	429 193
Total retained earnings	26	116 825	429 193
Non-controlling interests	26	1 949 577	1 669 542
Total equity	26,31	4 005 363	2 098 836
<i>Non-current liabilities</i>			
Bond loan	18,27,29,30	1 722 463	1 463 902
Borrowings	18,27,28,29,30	1 623 896	1 694 089
Derivative financial instruments	18,19	3 815	4 274
Lease liabilities	21	51 551	60 907
Other long-term liabilities	18,27,31	92 125	88 326
Deferred tax liabilities	13	143 172	215 368
Total non-current liabilities		3 637 021	3 526 866
<i>Current liabilities</i>			
Trade payables	18	182 395	79 347
Short-term portion of borrowings	18,27,29,30	1 327 914	2 186 446
Short-term portion of derivatives	18,19	520	455
Short-term portion of lease liabilities	21	11 512	14 580
Debt to related party	17	-	9 892
Other payables	18,31	294 405	176 038
Total current liabilities		1 816 746	2 466 759
Liabilities directly associated with the assets held for sale	25	371 599	-
Total liabilities		5 825 366	5 993 625
Total equity and liabilities		9 830 728	8 092 461

Oslo, June 30, 2024
The Board of Bulk Industrier AS

Peder Nærbo
Chairman of the board

Francesco Ostuni
Member of the board



Bulk Industrier AS Cashflow statement - consolidated

(Figures in NOK '000)	Note	2023	2022
Cash flow from operations			
Profit before income taxes		-567 329	-691 696
Adjust for:			
Depreciation and impairment	15,16	141 821	77 769
Fair value adj. on investment properties	7	176 571	369 200
Share of profit/loss(-) of investments accounted for using the equity method	11	39 051	42 990
Remeasurement gain of previous held equity investments		-	-90 056
Finance income	12	-104 637	-97 616
Finance costs	12	441 051	352 667
Fair value adj. on derivatives	12	-1 209	-27 067
Gain from sale of investment property		-15 270	-
Gain from sale of fiber infrastructure	16	-52 048	-
Cashflow before change in working capital		58 001	-63 809
Change in working capital			
Trade and other receivables	18	-50 665	-22 485
Trade and other payables	18	249 786	66 278
Net cash flow from operations (A)		257 122	-20 016
Cash flow from investments			
Purchase and improvements of investments property	7	-338 495	-808 267
Sale of investment property	7	15 270	-
Sale of real estate infrastructure	7	-	29 647
Purchase of shares		-	-4 011
Dividend received	11	2 100	2 711
Purchase of shares in associated companies		-	-195 374
Purchase of shares in subsidiaries		-	-160 533
Sale of fiber infrastructure	16	200 400	-
Purchase of fixed assets	15,16	-1 056 732	-512 517
Purchase or disposal of Right-of-use assets*	21	11 714	-34 758
Net cash flow from investments (B)		-1 165 743	-1 683 100
Cash flow from financing			
Finance cost paid including interest paid on derivatives	12	-424 701	-297 882
Interest received	12	45 383	11 847
Proceeds from borrowings	28,29,30	1 602 741	1 361 544
Repayment of borrowings	28,29,30	-1 506 270	-
Purchase of own shares in bond	28,29,30	-413 000	-
Change in other long-term liabilities	18,27	-38 285	6 034
Change in receivable related party	18,25	-	216 333
Change in payable related party	17	-	9 892
Principal paid on lease liabilities	21	-5 979	-7 585
Interest paid on lease liabilities	21	-3 911	-2 933
Share issue	26	2 509 347	-
Dividend paid		-101 763	-
Net cash flow from financing (C)		1 663 562	1 297 250
Net change in cash and cash equivalents (A+B+C)		754 941	-405 867
Cash and cash equivalents at the beginning of the period		290 459	696 325
Cash and cash equivalents at the end of the period		1 045 400	290 459
Restricted funds	24	4 962	4 799

*This line item was added in 2023 causing an alteration in the comparative figures from 2022.

A lease agreement for HQ was terminated causing a disposal of Right-of-use asset in the beginning of 2023.



Bulk Industrier AS
Consolidated statement of changes in equity

(Figures in NOK '000)	Note	Paid in equity		Retained earnings		Total equity	
		Share capital	Share premium	Exchange differences on translation on foreign operations	Retained earnings		Non-controlling interests
01.01.2023		101		11 845	417 348	1 669 542	2 098 836
Profit for the period					-292 384	-205 275	-497 660
Other comprehensive income - currency				10 962			10 962
Capital increase		131	1 991 874				1 992 004
Dividend in kind			-101 763				-101 763
Share issue in subsidiary			48 618		17 768	485 310	503 078
Other changes					-48 714		-96
31.12.2023		232	1 938 730	22 807	94 017	1 949 577	4 005 362
01.01.2022		100		2 146	763 845	2 046 990	2 813 081
Profit of the period					-356 745	-218 870	-575 615
Dividend approved					0	0	0
Capital increase - B share		1					1
Change in majority ownership							-
Other comprehensive income - exchange differences				9 699		8 718	18 417
Dividend paid to minority shareholders					6 764	-6 764	-
Adjustment of minority share						-160 533	-160 533
Transaction with non-controlling interest					3 485		3 485
Other changes							
31.12.2022		101		11 845	417 348	1 669 542	2 098 836



Bulk Industrier AS

Notes to the consolidated accounts for 2023

Note 1 Corporate information

Bulk Industrier AS is a limited liability company registered in Norway. The head office of the company is in Karenslyst Allé 53, Oslo, Norway. The Company is the subsidiary of the Green Keeper AS. Bulk Industrier AS is the parent company of Bulk Infrastructure Holding AS, which in turn is the parent company of Bulk Infrastructure Group AS. Bulk Infrastructure Group AS is an operating company with the following subsidiaries: Bulk Industrial Real Estate AS, Bulk Data Centers AS and Bulk Fiber Networks AS.

Bulk Industrial Real Estate is a Nordic real estate developer, specializing in industrial buildings, large modern warehouses, cross-dock terminals and logistics parks. The business area was established in 2006 and has already developed and delivered to customers more than 500,000 m² of high quality, flexible and energy efficient facilities.

Bulk Data Centers is an industrial developer and operator of data centers and data center services across the Nordics. Bulk has a portfolio of assets, capabilities and partners to serve any data center customer requirement in a fast, secure, cost efficient and sustainable way. We operate scalable facilities, we continue to add new sites to our portfolio, and we have access to strategically located land. We have in-house expertise in data center design, engineering and operations that combined with our industrial real estate development experience and dark fiber network deployments allow us to shape the full value chain of the data processing infrastructure. We can serve customers in dedicated hyperscale facilities and customers in need of server racks in a Colo environment.

Bulk Fiber Networks owns and controls dark fiber infrastructure with the purpose of enabling the Nordics for large scale data processing. Our fiber infrastructure is modern with high capacity including both subsea and terrestrial systems. We can offer dark fiber to carriers, large scale data center customers and others that want to produce bandwidth services on top of our infrastructure. Bulk considers itself as an infrastructure provider within fiber, being a partner rather than a competitor to traditional carriers. Bulk has available thousands of km of dark fiber, including both intercontinental, North European and intra-Nordic infrastructure that connects main European markets as well as the US. We continue to explore new subsea and terrestrial fiber routes that could be strategic enablers for the data center growth in the Nordics.

The Board of Directors authorized these financial statements for issue on June 30, 2024.



Bulk Industrier AS

Notes to the consolidated accounts for 2023

Note 2 Accounting principles

- 2.1 Basis of preparation
- 2.2 Changes in accounting policies
- 2.3 Consolidation
- 2.4 Foreign currency translation
- 2.5 Investment property
- 2.6 Property, plant and equipment
- 2.7 Lease agreements
- 2.8 Goodwill
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- 2.16 Revenue recognition
- 2.17 Property-related expenses and other costs
- 2.18 Interest income
- 2.19 Classification of assets and debt
- 2.20 Dividends
- 2.21 Segment information
- 2.22 Share-based payments
- 2.23 Assets classified as held for sale

2.1 Basis of preparation

The consolidated financial statement has been prepared in accordance with International Financial Reporting Standards (IFRS) as endorsed by the EU. The Group also present additional disclosures as required under the Norwegian Accounting Act.

The consolidated financial statement has been prepared on a historical cost basis, with the following exceptions:

- Investment properties are recognized at their fair value and changes in fair value are recognized as fair value adjustment in the income statement
- Financial derivatives are recognized at their fair value over the profit and loss statement
- Investment in shares are recognized at fair value over profit and loss

The consolidated accounts have been prepared with consistent accounting principles for similar transactions and events. The corresponding figures have been prepared on the basis of the same accounting principles.

2.2 Changes in accounting policies

New and amended standards effective from 2023

IFRS 17 Insurance contracts is a new accounting standard, which replaces IFRS 4. The accounting standard is not relevant for the Group and has not been implemented. Further, there are several new amendments to standards and interpretations that are effective for the fiscal year 2023.

Bulk Industrier AS

Notes to the consolidated accounts for 2023

There have been amendments to IFRS 9, IAS 1, IAS 8 and IAS 12. The amendments to IFRS 9, IAS 8 and IAS 12 are not further outlined as they are not considered to have a material impact on the Group's consolidated accounts. In addition, Pilar II is effective as of 2023, but is deemed not in scope for the Group. The amendment to IAS 1 specifies that a company should give material accounting policy information, rather than information about significant accounting principles. In addition, the information given should not be general, but rather be adapted to the company in question. The amendments have had an impact on the Group's disclosures of accounting policies, but not on the measurement, recognition or presentation of any items in the Group's financial statements.

2.3 Consolidation

Subsidiaries

When the company has control over an investee, it is classified as a subsidiary. The company controls an investee if the company has power over the investee, is exposed to variable returns from the investee, and has the ability to use its power over the investee to affect those variable returns. Control is reassessed whenever facts and circumstances indicate that there may be a change in any of these elements of control. All entities of which the Group has ownership of at least 51 % is defined as a subsidiary. As of 2023, the Group has one subsidiary in the Real Estate segment with 51 % ownership.

Subsidiaries are consolidated from the date the group gains control until the date control ceases.

Acquisitions of subsidiaries – business combinations

The group applies the acquisitions method to account for acquisition of subsidiaries or other entities. The assets and debt transferred in business combinations are recognized at their fair values at the acquisition date. Deferred tax is calculated based on the difference between fair value and the tax bases of assets and debt.

Goodwill is calculated as the excess of the consideration and the net fair value of the net identifiable assets, liabilities and contingent liabilities of the acquire and the fair value of the non-controlling interest in the acquire. The minority interest is valued either at fair value or by the non-controlling interest share of the net assets. Goodwill is not depreciated but an impairment test is performed each year. If the fair value of net asset is in excess of consideration transferred ("negative goodwill") a gain is recognized in profit and loss on the date of acquisition.

Acquisition of subsidiaries not viewed as business combinations

Acquisition of entities in which the activities do not constitute a business, are accounted for as a purchase of assets in accordance with IFRS 3. The acquisition cost is allocated to the acquired assets. No goodwill is calculated for this type of acquisition, and no deferred tax is recognized for temporary differences that arises at initial recognition in accordance with IAS 12.15. The Group's business continuously includes acquisitions, mostly within the Industrial Real Estate segment. During 2023 the Group has carried out one acquisition accounted for as purchase of single asset.

Joint arrangements

A joint arrangement is an arrangement of which two or more parties have joint control. Joint arrangements are classified as joint operations and joint ventures depending on the rights and obligations of the parties to the arrangement.



Bulk Industrier AS

Notes to the consolidated accounts for 2023

- *Joint operations:* In joint operations, two or more organizations contribute on a specific project. The organizations operate individually and there are agreements in place regarding resources and responsibilities related to the project. The parties in the joint operation have joint control of the assets, and obligations for the liabilities, relating to the arrangement. The Group has one joint operation related to the transatlantic subsea system, Havfrue. Bulk recognizes our part, according to the Havfrue project agreement, of the assets and liabilities in the joint operation, as well as revenue and expenses. The accounting treatment is in line with IFRS 11.
- *Joint ventures:* Joint ventures are accounted for using the equity method of accounting. Under the equity method, the investment is initially recognized at cost, and the carrying amount is increased or decreased to recognize the investor's share of the profit or loss of the investee after the date of acquisition.

Associates

Investments in associates are entities over which the group has significant influence but not control (generally accompanying a shareholding of between 20% and 50% of the voting rights). Associates are included using the equity method from the date when the group achieves significant influence. When the group no longer have significant influence the equity method is no longer applied. Under the equity method, the investment is initially recognized at cost, and the carrying amount is increased or decreased to recognize the investor's share of the profit or loss of the investee after the date of acquisition. The group's investment in associates includes goodwill identified on acquisition. The Group currently has two associated companies. Refer note disclosures for further details.

Elimination of transactions

Inter-company transactions and balances between group companies are eliminated.

Unrealized gains on transactions with associates are eliminated to the extent of the group's interest in the associate. Unrealized losses are eliminated unless the transaction provides evidence of an impairment of the asset transferred.

2.4 Foreign currency translation

The Group's presentation currency is NOK. This is also the functional currency of the parent company and most of the subsidiaries. The Group has two subsidiaries in the UK of which the functional currency is GBP and one subsidiary in Ireland as of 2023 with EUR as the functional currency. Further, five subsidiaries are located in Denmark and have DKK as the functional currency. The balance sheet items of foreign subsidiaries are translated and consolidated with the year-end currency rate. The income statement is translated using the average currency rate for the period.

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Monetary assets and liabilities in foreign currencies are translated to the year-end transaction date. Foreign exchange gains and losses are recognized in the income statement. The average exchange rate was 1.5469 DKK/NOK in 2023 (2022: 1.3581), 13.3862 GBP/NOK in 2023 (2022: 11.8464) and 11.5333 EUR/NOK in 2023. At 31 December 2023 an exchange rate of DKK/NOK 1.5082 (2022: 1.4138), GBP/NOK 12.9342 (2022: 11.8541) and 11.2405 EUR/NOK was applied for the valuation of balance sheet items.

Bulk Industrier AS

Notes to the consolidated accounts for 2023

2.5 Investment property

Property held with the purpose of achieving rental income, increase in value, or both, are classified as investment property. Investment property also include property under development for future use as investment property.

Owned investment property is initially measured at cost. Transaction costs are included in the initial measurement. Cost comprises of the purchase price and any directly attributable expenditure, including professional fees for legal services, property transfer taxes and other transaction costs.

After initial recognition, the investment property is measured at fair value. The Group obtains valuations on investment property semi-annually from an external party. The valuations related to projects under construction are presented at discounted fair value of the property. The valuation does not account for costs related to finalization of the projects. As such, management adjusts the valuation on these projects with remaining construction cost. Gains or losses arising from changes in fair value are recognized over profit and loss in the period they arise. Management conducts internal valuation based on input from projects on a quarterly basis.

Subsequent costs relating to investment property are included in the carrying amount if it is probable that they will result in future economic benefits for the investment property and the costs can be measured reliably. Expenses relating to operations and maintenance of the investment property are recognized in profit and loss in the financial period in which they are incurred.

Investment properties are derecognized when they are sold or are permanently withdrawn from use and no future economic benefit is expected if disposed of. All gains or losses relating to sales or disposal are recognized in profit and loss. The Group sold one property in 2023.

2.6 Property, plant and equipment

Properties that do not qualify as investment property is presented as property, plant and equipment. Such property is mostly related to fiber infrastructure, data center buildings, technical infrastructure, and land, and other fixed assets. Other fixed assets include, among other things, upgrade of rented office premises, electric cars, fixtures and office furniture, and network components. All property, plant and equipment are recognized at cost less accumulated depreciation and impairment losses. Cost includes expenditure that is directly attributable to the acquisition of the item.

Subsequent costs are included in the assets carrying amount or 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 reliably measured. All other repairs and maintenance are recognized in profit and loss as incurred.

Land is not depreciated. However, ground works that are subject to physical deterioration will be depreciated. Depreciation on assets under construction does not commence until they are complete and available for use. All other items of property, plant and equipment are depreciated over their expected useful economic lives. The expected useful economic life currently ranges from 4 – 50 years, of which the highest expected life relates to data center buildings and fiber infrastructure.

Bulk Industrier AS

Notes to the consolidated accounts for 2023

2.7 Lease agreements

The Group assesses at contract inception whether a contract is, or contains, a lease. It is assessed if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. Leased assets with a remaining lease period of less than 12 months at inception are excluded from lease accounting. Further, leases of assets of a low value (small asset leases), mainly items as PCs, office equipment and similar, are excluded from lease accounting.

(a) When a group company is the lessee

Upon lease commencement the Group recognizes a right-of-use asset and a lease liability. The right-of-use asset is initially measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognized, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets.

The lease liability is initially measured at the present value of the lease payments payable over the lease term, discounted at the rate implicit in the lease if that can be readily determined. If that rate cannot be readily determined, the Group uses its incremental borrowing rate. Variable lease payments that depend on an index or a rate are included in the initial measurement of the lease liability and are initially measured using the index or rate as at the commencement date. Amounts expected to be payable by the Group under residual value guarantees are also included. Variable lease payments that are not included in the measurement of the lease liability are recognized in profit or loss in the period in which the event or condition that triggers payment occurs.

The majority of leases related to the terrestrial fiber in the Group have been paid up-front. As such, there is no lease liability related to the right-of-use asset.

(b) When a group company is the lessor

The group classifies each lease as an operating lease or a finance lease. A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to ownership of an underlying asset. Otherwise a lease is classified as an operating lease.

Upon lease commencement, the Group recognize assets held under a finance lease as a receivable at an amount equal to the net investment in the lease. The group recognizes finance income over the lease term of a finance lease, based on a pattern reflecting a constant periodic rate of return on the net investment. The Group recognizes operating lease payments as income on a straight-line basis or, if more representative of the pattern in which benefit from use of the underlying asset is diminished, another systematic basis.

Fiber leases

The Group classifies its long-term fiber IRUs (Indefeasible right of use) as finance leases for the following reasons:

- The leases transfer substantially all the risks and rewards incidental to ownership of the underlying fiber assets.
- The lease terms are for the major part of the economic life of the fiber assets.

Bulk Industrier AS

Notes to the consolidated accounts for 2023

Long-term IRUs are typically between 20 and 40 years depending on if the fiber in question is subsea or terrestrial, of which the economic life of terrestrial fiber is longer.

The Group classifies its short-term fiber IRUs as operational leases, as none of the above criteria for classification as financial lease are met for these IRUs. Finance lease is relevant for the fiber sale carried out in Q1 and Q4 2024 on the Havfrue cable system. A customer has exercised the option agreement to purchase the fiber. For this IRU, the fiber is transferred for the expected economic life of the fiber, 20 years, and the risks and rewards related to the ownership are entirely transferred to the customer. Bulk does not expect to retrieve the fiber after the 20 years of the agreement. Hence, Bulk will treat the sale as a finance lease and dispose the fiber infrastructure from the balance sheet. The associated gain or loss will be presented over operating profit and loss.

2.8 Goodwill

Goodwill represents the excess of the cost of a business combination over, the Group's interest in the fair value of identifiable assets, liabilities and contingent liabilities acquired and, the total acquisition date fair value of the identifiable assets, liabilities and contingent liabilities acquired.

The cost of a business combination comprises the fair value of assets given, liabilities assumed, and equity instruments issued, plus the amount of any non-controlling interests in the acquiree plus, if the business combination is achieved in stages, the fair value of the existing equity interest in the acquiree. Contingent consideration is included in cost at its acquisition date fair value. Direct costs of acquisition are recognized immediately as an expense.

Goodwill is measured at cost less any accumulated impairment loss.

As of December 31, 2023, the goodwill in the Group is related to an acquisition in 2022. Refer note 14 for further information.

2.9 Impairment of non-financial assets

Non-financial assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. Goodwill, intangible assets that have an indefinite useful life or intangible assets not ready to use are also tested annually for impairment.

For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are largely independent cash inflows (cash-generating units). An impairment loss is recognized for the amount by which the asset's/CGU's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. Prior impairments of non-financial assets other than goodwill, are reviewed for possible reversal at each reporting date.

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2.10 Financial assets and liabilities

Financial assets

The group classifies its financial assets in the following measurement categories:

- a) those to be measured subsequently at fair value through profit or loss, and
- b) 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.

(a) Financial assets at fair value through profit and loss

Financial assets that are not measured at amortized cost or fair value through other comprehensive income, is measured at fair value through profit or loss. A financial asset is classified in this category if acquired principally for the purpose of selling in the short term. Derivatives are also measured at fair value through profit and loss, unless they are designated as hedge instruments. The Group does not apply hedge accounting. Assets in this category are classified as current assets if expected to be settled within 12 months, otherwise they are classified as non-current.

The Group currently has five interest rate swaps, of which four are related to loans in the Industrial Real Estate segment, and one in the Data Center segment. The fair value change related to swaps are measured through profit and loss. Further, the Group holds investments in shares that are measured at fair value through profit and loss.

Financial assets are initially recognized at fair value, and transaction costs are expensed. Gains or losses arising from changes in the fair value of the 'financial assets at fair value through profit or loss' category is presented as financial items in the income statement.

Financial assets are derecognized when the rights to receive cash flows from the investments have expired or have been transferred and the group has transferred substantially all risks and rewards of ownership.

(b) Financial assets at amortized cost

Financial assets are measured at amortized cost when the financial asset is held to collect contractual cash flows and when the contractual terms of the financial asset give rise on specific dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. They are included in current assets, except for maturities greater than 12 months after the end of the reporting period. These are classified as non-current assets. The group's financial assets at amortized cost comprise 'receivable from related party', 'trade and other receivables' and 'cash and cash equivalents' in the balance sheet.

Receivable from related party

Receivable from related party is a receivable from associated company. The receivable is classified as non-current as it is expected to be collected in more than one year.

Trade receivables

Trade receivables are amounts due from customers for goods sold or services performed in the ordinary course of business. If collection is expected in one year or less (or in the normal operating cycle of the business if longer), they are classified as current assets. If not, they are presented as non-current assets.



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Cash and cash equivalents

Cash and cash equivalents include cash in hand, bank deposits, other short-term highly liquid investments with original maturities of three months or less.

Financial assets at amortized cost are initially recognized at fair value, transaction costs are added to the carrying amount. Financial assets at amortized cost are subsequently carried at amortized cost.

Impairment of financial assets

The group recognizes an allowance for expected credit losses (ECLs) for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

For trade receivables and contract assets, the Group applies a simplified approach in calculating ECLs. Therefore, the Group does not track changes in credit risk, but instead recognizes a loss allowance based on lifetime ECLs at each reporting date.

Financial liabilities at amortized cost

Financial liabilities at amortized cost include all financial liabilities not classified at fair value through profit and loss. All the group's financial liabilities, except for derivatives, are classified as financial liabilities at amortized cost.

Trade payables and other short-term payables

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities.

Trade payables are recognized initially at fair value and subsequently measured at amortized cost using the effective interest method.

Borrowings

Borrowings are recognized initially at fair value, net of transaction costs incurred. Borrowings are subsequently carried at amortized cost using the effective interest method. The difference between the proceeds (net of transaction costs) and the redemption value is recognized in the income statement over the period of the borrowings using the effective interest method.

Offsetting financial assets and obligations

Financial assets and liabilities are offset, and the net amount reported in the balance sheet when there is a legally enforceable right to offset the recognized amounts and there is an intention to settle on a net basis or realize the asset and settle the liability simultaneously.



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Notes to the consolidated accounts for 2023

Derecognition of financial assets and liabilities

Financial assets are derecognized when the rights to receive cash flows from the investments have expired or have been transferred and the group has transferred substantially all risks and rewards of ownership. Financial liabilities are derecognized when the obligation under the liability is discharged or cancelled or expires. This normally happens when the group pays the financial liability.

2.11 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 included in the cost of those assets.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalization.

All other borrowing costs are recognized in profit or loss in the period in which they are incurred.

Financial liabilities are presented as non-current liabilities when the group has an unconditional right to defer settlement for at least 12 months after the end of the reporting period.

2.12 Inventory

Raw materials, work in progress and finished goods are stated at the lower of cost and net realizable value. Cost comprises direct materials, direct labor and an appropriate proportion of variable and fixed overhead expenditure, the latter being allocated on the basis of normal operating capacity. Costs are assigned to individual items of inventory on the basis of weighted average costs. Costs of purchased inventory are determined after deducting rebates and discounts. Net realizable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

2.13 Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new ordinary shares or options are shown in equity as a deduction, net of tax, from the proceeds.

Where any group company purchases the company's, equity share capital (treasury shares), the consideration paid is deducted from equity. When such ordinary shares are subsequently reissued, any consideration received, is included in equity attributable to the company's equity holders. Voting rights related to treasury shares are annulled and no dividend is allocated to treasury shares.

2.14 Current and deferred income tax

The tax expense for the period comprises current and changes in deferred tax. Tax expense is recognized in the income statement, except to the extent that it relates to items recognized in other comprehensive income or directly in equity. In this case, the tax is also recognized in other comprehensive income or directly in equity.

The current income tax expense is calculated on the basis of the tax laws enacted or substantively enacted at the balance sheet date in the countries where the company and its subsidiaries operate and generate taxable income. Management periodically evaluates positions



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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 tax assets and liabilities are recognized on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. Deferred tax is not recognized 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 profit or loss.

Deferred tax assets and liabilities are determined using tax rates (and laws) that have been enacted or substantively enacted by the balance sheet date and are expected to apply when the related deferred tax asset is realized, or the deferred tax liability is settled.

Deferred tax assets are recognized only to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilized.

Deferred income tax liabilities are provided on taxable temporary differences arising from investments in subsidiaries and associates, except for deferred income tax liability where the timing of the reversal of the temporary difference is controlled by the group and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income taxes assets and liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

2.15 Provisions

Provisions for environmental restoration, restructuring costs and legal claims are recognized 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 has been reliably estimated. Provisions are not recognized for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognized even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

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 recognized as interest expense.

2.16 Revenue recognition

Revenue is recognized when or as control of a good or service transfers to a customer. The amount recognized reflects the consideration to which the Group expects to be entitled in exchange for those goods or services.

Revenue comprises of rental income, revenue from property sales, revenue from sales and other revenue. Rental income is present in all three business areas. Revenue from property sales are



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relevant in the Industrial Real Estate business area. Revenue from sales is attributable to Data Centers and Fiber Networks.

Rental income

Rental income arising from operating leases on investment property is accounted for on a straight-line basis over the lease term.

Income arising from expenses recharged to tenants is recognized in the period the associated cost is incurred. Income is presented gross in the statement of profit & loss.

Revenue from sale of dark fiber (IRUs) is recognized based on the classification of individual contracts as either financial or operational leases, in accordance with IFRS 16. The majority of IRU contracts are short-term and classified as operational lease. The Group recognizes lease payments on a straight-line basis as rental income over the period of the IRU.

Rental income in the Data Center business area is related to a couple of tenants who do not receive data center services, but only rent the space for their own operations. These tenants were present before Bulk started the data center business and the contracts have been carried forward based on the historical lease terms.

Revenue from property sales

Revenue from property sales is generated from sale of completed property or sale of property under construction. The Group did not generate any revenue from sale of property under construction in 2023. When the group performs a sale of completed property, revenue is recognized at point of sale.

Revenue from sale of fiber infrastructure is treated in line with sale of property, of which revenue is recognized at point of sale. The Group sold fiber infrastructure in 2021 and in 2023, where the assets in questions were first classified to held for sale based on an option agreement with the customer.

Revenue from sales

Revenue from sales is comprised of sale of telehousing services in the fiber segment and revenue from sales of data center services.

Revenue from sales of data center service is comprised of sale of data center services and related goods. These services consist of cooling, security, and access to fiber for the customer's data servers. The services are invoiced up-front monthly or quarterly, based on the contract terms, and revenue accrued and recognized monthly. Further, electricity is invoiced monthly and settled based on annual calculation of actual consumption at the end of the year. The revenue is recognized when control of the goods or services are transferred to the customer. The data center services are simultaneously received and consumed by the customer. As such, revenue is recognized over time in line with the performance obligations satisfied over time. In addition, "smart hands" is offered to the customer, which is a service where data center personnel make immediate physical adjustments or maintenance on the server based on customer request. The service is invoiced and recognized at point of delivery.

Revenue from sale of fiber telehousing services is recognized in line with data center services as outlined above. The telehouses function as a small data center connecting the terrestrial fiber infrastructure.



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The group satisfies its obligations in contracts with customers regarding sale of telehousing services or data center services upon delivery, or as services are rendered. Payment terms for revenue from sales are typically 30 days.

Other revenue

Other revenue mainly consists of business management for external parties and common cost recharged, including electricity to data center customers. Other revenue is recognized point in time as the shared costs are invoiced to tenants.

2.17 Property-related expenses and other costs

Costs directly related to the operation of existing properties are recognized as property-related expenses, other costs are included as administration costs. Costs are recognized as incurred.

Cost of property sales and cost of sales

Cost of sales is recognized as an expense in the period in which the related revenue is recognized.

2.18 Interest income

Interest income is recognized using the effective interest method.

2.19 Classification of assets and debt

Assets and liabilities expected to be settled within 12 months, and other items that are included in the company's normal operating cycle are classified as current. First year installment of the long-term debt is classified as current liabilities.

2.20 Dividend distribution

Dividend distribution to the company's shareholders is recognized as a liability in the group's financial statements in the period in which the dividends are approved by the company's shareholders.

2.21 Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The chief operating decision maker, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the corporate management.

2.22 Share-based payments

The Group currently has two arrangements with share-based payments; a key employee share option plan, and a management incentive program. The share-based payments are treated in line with IFRS 2.

The key employee share option includes synthetic options, hence the employee receives no ownership rights. Under the plan, participants are granted options which vest by 1/3 each year over a period of three years. The options may be realized in the period 01.01.2025 to 01.09.2026.

The management incentive program is established through the company Klub Bulk AS. Under the program, participants are granted A- and B-shares, of which the B-shares are preference shares. A portion of the A-shares has an option element and are assessed as options when accounted for in the financial statements. The rights of the shares are the same, except that the B-shares have a right to an annual return equal to 8% of the face value of the shares. The shares



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granted give voting rights, but carry no dividend. The program runs over a period of 60 to 80 months from the effective date of the program.

The fair value of the shares is calculated using an adjusted form of the Black-Scholes model that takes into account the exercise price, the term of the option, the impact of dilution (where material), the share price at grant date and expected price volatility of the underlying share, the expected dividend yield, the risk-free interest rate for the term of the option, and the correlations and volatilities of the peer group companies. The estimated value is distributed as payroll expense over the period. The associated liability is booked as long-term debt and will be reclassified to short-term debt upon one year of potential exercise. The calculation of the fair value is assessed on an annual basis and the annual cost is adjusted accordingly.

2.23 Assets classified as held for sale

Non-current assets are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use and a sale is considered highly probable. The assets are measured at the lower of their carrying amount and fair value less costs to sell. Assets classified as held for sale are not depreciated while they are classified as held for sale. The asset classified as held for sale is presented separately from other assets in the balance sheet. Any liabilities directly associated to the asset classified as held for sale is presented separately from other liabilities in the balance sheet. The Group has fiber infrastructure classified as assets held for sale related to a transaction which is scheduled for the first half of 2024. In addition, two investment properties are classified as held for sale of which the transactions are to be finalized in Q1 2024.



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Note 3 Accounting estimates and significant judgements

When preparing the financial accounts according to IFRS the group management makes judgement that may have significant impact on the amounts recognised in the financial statements. The management also makes estimates based on assumption. Uncertainty relating to these assumptions and estimates may require material adjustment to the carrying amount of the group assets or liabilities in future periods.

Estimates

The group's most significant estimates relates to the following:

Fair value of investment property

Investment property is recognized at fair value on the year end date. As the Group collects external valuation semi-annually for all investment property, the estimate only relates to the adjustment of the external valuation. These adjustments are made based on the remaining construction cost and risk considerations. Risk considerations are a discussion between management and engineers responsible for the respective investment. See also note 7.

Impairment considerations regarding property, plant and equipment

Data centers and fiber networks

At the end of each reporting period the Group will assess whether there is any indication of impairment. Identification of impairment indicators is based on an assessment of development in market rates, earnings for the data centers and sale of fiber networks, opex, operating profit, technological development, change in regulations, interest rates and discount rate. If any indication exist, the Group will estimate the recoverable amount of the asset. Recoverable amount is set as the highest of fair value less cost to sell and value in use. If carrying value exceeds the estimated recoverable amount, impairment is recognised. Impairments are reversed in a later period if recoverable amount exceeds carrying amount. As per year end 2023 impairment has been carried out for a few data center projects of minor value and a ROU asset related to a fiber system. Refer note 16 and note 21.

Judgements

Joint arrangements related to the Havfrue cable system

The Group has conducted significant judgements related to the accounting treatment of the Havfrue cable system. The Havfrue cable system connects the US to Norway, Denmark and Ireland. The project is regulated through a Joint Build Agreements (JBA) in a consortium, which involves four parties, including Bulk. The agreement states the ownership and interests in the system, of which each party will own and have exclusive use of at least one fiber pair on the cable system. Decisions about relevant activities concerning the cables system, require unanimous approval by the parties.



Following the outline of the agreement, management has assessed the JBA to qualify as a joint arrangement in line with IFRS 11. Further, due to the contractual agreement of joint control, the joint arrangement is considered a joint operation. As such, the assets and liabilities related to Bulk's interest in the cables system is recognised in the balance sheet, along with associated revenue and cost.

Associated company

Bulk has a 25 % ownership in the company Berger Terminal Holding II AS. If an entity holds, directly or indirectly, 20 % or more of the voting power of the investee, it is presumed that the entity has significant influence. In addition, Bulk holds the position for the Executive Chair of the Board. As such, the investment is accounted for using the equity method in line with IAS 28.

Fiber sale - finance or operating lease

The Group performed a substantial sale of dark fiber on the Havfrue cable system in 2023. Sale of dark fiber is mainly performed through Indefeasible Right of Use contracts (IRUs). The IRU is classified as a lease, but whether the treatment is a finance or operating lease, is dependant on if the lease transfers substantially all the risks and rewards incidental to ownership of the underlying dark fiber. Based on an assessment of IFRS 16 and the details of the relevant IRU, management has concluded that the dark fiber sale qualify as a finance lease. The IRU applies for the economic life of the dark fiber, estimated to 20 years, and the risks and rewards related to the fiber is transfered to the customer in its entirety. As such, the fiber sale is treated as a disposal of fiber from property plant an equipment and the associated net gain or loss is presented over opertaing profit and loss.



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Note 4 Climate-related risk

Bulk has set ambitious emission targets to combat climate change, including a goal to achieve net-zero emissions across all scopes (1, 2, and 3) by 2050. Additionally, we will reduce our scope 1 and 2 emissions by 50 per cent and decrease our emission intensity by 30 per cent for scope 3 by 2030.

We conducted a climate risk assessment in late 2022 and incorporated the identified risks and opportunities into our overall risk management strategy early in 2023. As a company, it is crucial for us to understand the impact of climate change on our operations in order to achieve our long-term goals.

Strategy

Transitional risks, such as energy and land use regulations, are the short- and medium-term climate-related risks that are identified to have the greatest impact on Bulk. Location has been one of the key elements in our sustainability framework from the beginning, of which availability of renewable energy and further plans for development in the area are among the main decision criteria.

As climate changes and temperatures continue to rise, Bulk's assets may face increased challenges in maintaining optimal operational conditions. Extreme weather events such as downpours and storms can lead to power outages, flooding, and other disruptions to operations. In a long term-scenario, we need to adapt our strategies to account for these changing conditions, such as implementing more advanced cooling systems, increase the resilience of building infrastructure, and keep the focus on right locations as our key assessment in site development.

Changes in regulations on land-use will be implemented in the short- and medium-term, such as national regulations based on the global biodiversity framework, adopted at the UN Biodiversity Conference in 2022, and EU-regulations. This may be a risk for the company's project planning and may have an impact on access to plots of land. Mitigation measures are already in place, such as internal and external professionals on local regulations and biodiversity in the project planning teams. The risk will be mitigated through a continuous dialog with relevant local authorities.

These identified risks will be included in the ongoing process for developing sustainability targets and initiatives for the three business units. New measures to mitigate the identified risks will be assessed and implemented. With 2022 as a baseline year, emission targets and actions will be implemented in order to support Bulk's plan to reduce greenhouse gas emissions in line with the Science Based Targets initiative. The targets will be established based on the 2022 climate account.

Sustainability reporting

Bulk started to collect data on emissions and perform climate accounting in 2020, according to the Greenhouse Gas Protocol (GHG Protocol). However, 2022 was the first year where the climate account was published.

Bulk has conducted a thorough analysis of climate-related risks in accordance with the guidelines set forth by the Task Force on Climate-related Financial Disclosures (TCFD). Please refer our webpage for more details on climate risk and our climate accounts.



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Note 5 Segment information

Bulk Infrastructure Group has the following strategic operating segments by December 31, 2023 presented in accordance with internal reporting to management:

Operating activities are based in Norway, Denmark and the United Kingdom.

Operating profit and loss after segment 31.1: (Figures in NOK '000)	Industrial Real Estate		Data Centers		Fiber Networks		Group/other		Eliminated		Total	
	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022
Rental income	205 087	147 528	21 337	19 576	14 861	8 561	2 302	1 408	-1 345	-	242 241	177 073
Revenue property sales	-	-8 269	-	-	-	-	-	-	-	-	-	-8 269
Revenue from sales	15 270	-	105 332	71 374	2 528	1 930	-	-	-1 376	-1 994	106 484	71 310
Gain from sale of investment property	-	-	-	-	-	-	-	-	-	-	15 270	-
Gain from sale of fiber infrastructure	-	-	-	-	52 048	-	-	-	-	-	52 048	-
Other revenue	10 639	6 147	36 097	28 099	1 477	1 302	47 259	70 158	-47 447	-69 691	48 025	36 015
- Shared costs tenants	9 681	6 147	4 801	2 157	-	-	-	-	-	-	14 482	8 304
- Leasehold improvements	-	-	-	-	-	-	-	-	-	-	-	-
- Electricity	-	-	30 566	25 942	1 353	820	-	-	-	-	31 919	26 762
- Business management/other	958	-	730	-	124	483	47 259	70 158	-47 447	-69 691	1 624	949
Total revenue and other income	230 997	145 406	162 765	119 049	70 913	11 793	49 561	71 565	-50 168	-71 686	464 068	276 129
Property-related expenses	15 689	13 510	7 495	7 723	-	-	-	-	-	-	23 183	21 233
Cost of sales	-	-	60 453	51 924	19 458	15 822	-	-	-3 150	-	76 761	67 746
Other cost	63 785	57 124	221 077	206 386	58 895	48 212	83 886	79 743	-47 018	-62 739	380 625	328 727
Total expenses	79 473	70 634	289 025	266 034	78 353	64 034	83 886	79 743	-50 168	-62 739	480 569	417 707
Operating profit before fair value adjustments on investment properties	151 523	74 772	-126 260	-146 985	-7 440	-52 241	-34 325	-8 178	-	-8 947	-16 501	-141 578
Fair value adjustments on investment properties	-176 571	-369 200	-	-	-	-	-	-	-	-	-176 571	-369 200
Operating profit	-25 048	-294 428	-126 260	-146 985	-7 440	-52 241	-34 325	-8 178	-	-8 947	-193 073	-510 778
Net financial items	-213 946	-100 095	-133 370	40 533	195	-17 049	-27 135	-97 442	-	-6 865	-374 257	-180 918
Profit before income tax	-238 994	-394 523	-259 630	-106 452	-7 245	-69 290	-61 461	-105 620	-	-15 811	-567 329	-691 696
Income tax expense	-40 609	-63 734	-42 124	-36 887	5 794	-12 480	7 270	-2 980	-	-	-69 670	-116 081
Profit for the year	-498 385	-330 788	-217 506	-69 565	-13 039	-56 810	-68 731	-102 640	-	-15 811	-497 660	-575 615
Other comprehensive income	9 858	14 063	1 905	4 615	-800	-261	-	-	-	-	10 962	18 417
Other comprehensive income for the year, net of tax	9 858	14 063	1 905	4 615	-800	-261	-	-	-	-	10 962	18 417
Total comprehensive income	-488 527	-316 725	-215 601	-64 950	-13 839	-57 071	-68 731	-102 640	-	-15 811	-486 697	-557 198

Please also see note 2 for further explanation of the segments



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Note 6 Rental income

(Figures in NOK '000)

	Industrial Real Estate		Data Centers		Fiber Networks		Group	
	2023	2022	2023	2022	2023	2022	2023	2022
<i>Recognized rental income</i>								
Recognized minimum rent from minimum payments	205 087	147 528	21 337	19 576	14 861	8 561	2 302	1 408
Recognized variable rent	-	-	-	-	-	-	-	-
Total income from rent	205 087	147 528	21 337	19 576	14 861	8 561	2 302	1 408
Future minimum payments to be received under non-cancellable leases:								
	2023	2022	2023	2022	2023	2022	2023	2022
Within 1 year	245 181	190 995	12 920	21 587	8 301	8 170	2 027	2 027
During year 2	275 083	204 942	5 932	12 920	6 942	8 301	169	2 027
During year 3	289 865	192 196	4 756	5 932	6 845	6 942	-	169
During year 4	266 213	191 201	4 701	4 756	6 729	6 845	-	-
During year 5	237 332	189 037	4 657	4 701	6 664	6 729	-	-
After 5 years	1 183 960	834 343	14 767	19 424	70 097	76 761	-	-
Total	2 497 634	1 802 714	47 733	69 320	105 578	113 748	2 196	4 223

Carrying amount of assets leased under operating leases are as follow:

	2023	2022	2023	2022	2023	2022	2023	2022
	Investment property / property, plant and equipment	4 169 120	4 628 451	90 905	95 745	493 534	418 245	5 686
Total	4 169 120	4 628 451	90 905	95 745	493 534	418 245	5 686	6 949

The carrying amount of assets leased under operating leases related to Group are Right-of-use assets, which are subleased. The same apply for the terrestrial fiber included in the carrying amount for assets in Fiber Networks.



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Note 7 Investment property and inventories property

(Figures in NOK '000)

INVESTMENT PROPERTY	2023	2022
Fair value 01.01	4 628 451	4 184 248
Additions:		
- Capital expenditure	257 960	676 821
- Acquisition of property	80 535	131 446
- Sale of real estate infrastructure	-	-29 647
Transferred to assets held for sale	-668 339	-
Currency translation on property in foreign subsidiaries	47 084	34 783
Changes in fair value	-176 571	-369 200
Fair value 31.12	4 169 120	4 628 451

Income and expenses from investment property

Income from rent	205 087	147 528
Other revenue - shared cost tenants	9 681	6 147
Property-related expenses	15 689	13 510

Sale of investment property

In November 2023, the Group sold a property with a carrying value of zero. The gain of the sale amounted to 15,3 million.



Bulk Industrier AS Notes to the consolidated accounts for 2023

Note 7 Investment property continues

	2023	2022
Overview over input used for valuation		
Valuation level	3	3
Valuation model	DCF	DCF
Fair value as of December 31	4 169 120	4 628 451
Estimated CPI	2,0 %	4,0 %
Total sqm	254 159	234 439
Current rent per sqm (range)	447 - 2 130	527 - 2 146
Current rent per sqm (average)	1 185	1014
Remaining lease period actual contracts (range)	3,7 - 15,4	3,3 - 16,4
Remaining lease period actual contracts (average)	8,2	8,3
Market rent per sqm (range)	553 - 1 918	519 - 1 700
Market rent per sqm (average)	1 127	1 045
Actual vacancy	2,1 %	0,7 %
Valuation yield/ discount rate (range)	4,72% - 6,86%	4,34% - 6,97%
Valuation yield/ discount rate (average)	5,49 %	5,27 %

Bulk Industrial Real Estate (BIRE) has, based on the nature, characteristics and risks of the investment and development properties, determined that the properties should be presented based on geographical segments. BIRE's properties, including project properties and development sites are primarily clustered around the Oslo region. BIRE's other geographical segments, in addition to project properties and zoned development sites, is included in the total management portfolio.

Ranges and weighted averages from the external appraisers are presented for the areas where BIRE has 2 or more properties.

The appraisers have for the valuation as of 31.12.23 in average assumed inflation of 4.0 per cent for 2024, 2.8 per cent for 2025 and 2.3 per cent for 2026. The assumed inflation upon terminal value is 2.0 per cent.

Analysis is excluding Denmark.

Market yield takes into account current market conditions and expectations, while contract/ valuation yield represents the actual return guaranteed through existing lease agreements.



As of 31.12.23		<u>Lindeberg</u>	<u>Vestby</u>	<u>Langhus</u>	<u>Enebakk</u>	<u>Total portfolio</u>
No. Properties		12	7	4	2	34
Market value (NOKm)		1 029	1 858	661	426	4 688
Market yield	Min	5,0 %	5,8 %	5,4 %	6,3 %	5,0 %
	Max	6,2 %	6,5 %	6,8 %	6,7 %	7,7 %
	Average	5,7 %	6,2 %	6,2 %	6,7 %	6,2 %
Required rate of return	Min	4,7 %	4,9 %	5,5 %	6,0 %	4,7 %
	Max	5,5 %	6,0 %	5,6 %	6,9 %	6,9 %
	Average	5,0 %	5,4 %	5,5 %	6,2 %	5,5 %
Market rent (NOK/sqm)	Min	1 311	930	1 397	1 356	553
	Max	1 918	1 166	1 600	1 850	1 918
	Average	1 411	996	1 419	1 454	1 127
Operating cost	Min	3,0 %	3,3 %	4,6 %	2,4 %	2,4 %
	Max	5,7 %	5,3 %	5,0 %	2,7 %	9,6 %
	Average	3,5 %	3,5 %	4,6 %	2,7 %	4,0 %
Construction capex (NOK/sqm)	Min	14 000	13 000	14 000	-	12 500
	Max	14 000	13 000	14 000	-	14 000
	Average	14 000	13 000	14 000	-	12 695

As of 31.12.22		<u>Lindeberg</u>	<u>Vestby</u>	<u>Langhus</u>	<u>Enebakk</u>	<u>Total portfolio</u>
No. Properties		12	5	3	2	31
Market value (NOKm)		1 039	1 489	666	449	4 171
Market yield	Min	4,0 %	5,1 %	5,3 %	5,5 %	4,0 %
	Max	5,3 %	5,8 %	6,0 %	6,0 %	6,9 %
	Average	4,9 %	5,4 %	5,5 %	5,9 %	5,5 %
Required rate of return	Min	4,3 %	4,8 %	5,5 %	5,6 %	4,3 %
	Max	5,1 %	5,2 %	5,8 %	6,6 %	7,0 %
	Average	4,6 %	5,0 %	5,6 %	5,8 %	5,2 %
Market rent (NOK/sqm)	Min	1 207	869	1 247	1 312	519
	Max	1 687	1 050	1 300	1 700	1 700
	Average	1 268	953	1 282	1 389	1 045
Operating cost	Min	3,2 %	3,6 %	4,8 %	2,5 %	2,5 %
	Max	6,2 %	4,2 %	5,1 %	2,8 %	10,0 %
	Average	4,0 %	3,6 %	4,9 %	2,8 %	4,3 %
Construction capex (NOK/sqm)	Min	14 000	13 000	-	-	12 500
	Max	14 000	13 000	-	-	14 000
	Average	14 000	13 000	-	-	12 718



Bulk Industrier AS Notes to the consolidated accounts for 2023

Note 7 Investment property continues

All investment properties are valued using discounted cash flow. Key factors are ongoing revenue and expenses relating to the property, market lease, discount factor and inflation. Macro economic assumptions are used, but each property is also subject to individual appraisal. To determine each discount rate, the property location, attractiveness, quality and the general market conditions for real estate, credit market, solidity of tenants and contracts are considered. The sensitivity when evaluating fair value for investment property is connected to yield, interest rate level, inflation (CPI) and marked lease for the properties.

Future leasing payments:

The payments are estimated based on actual location, type and condition of the current building. The estimates are supported by existing leases, as well as recently lease agreements for similar properties in the same area.

Discount rate:

The discount rate is based on existing market rates, adjusted for the estimated uncertainty in terms of size and future cash flows.

Estimated vacancies:

The estimate is firmly set on the basis of the actual market conditions and the expected market conditions at the end of existing leases.

Cost of Ownership:

The cost of ownership expenses are estimated based on the estimated maintenance costs regarding maintaining the building's capacity over its economic lifetime.

Fair value of investment property

Investment property is recognized at fair value based on estimation of value from a certified independent party, Malling & Co. The valuation is carried out semi-annually, last performed as of December 31, 2023.

The sensitivity of the fair value of investment properties are thus among others associated yield, interest rates, inflation (CPI) and the market rent for the properties. As indicated below are the separate effects of changes in these variables (amounts in NOK million):

Variables	Changes in variables	Fair value change	
		+	-
Yield	+/- 0.25%	-304	330
Market rent	+/- 5%	321	-321



Bulk Industrier AS Notes to the consolidated accounts for 2023

Note 8 Employee benefit expense

(Figures in NOK '000)

	2023	2022
Salaries and remuneration	138 023	109 843
Social security costs	21 529	14 768
Pension cost for defined contribution plan	3 000	2 868
Share based payments	9 795	11 546
Other employee expenses	5 517	4 637
Capitalized wages	-62 603	-20 189
Total payroll costs	115 260	123 473

Number of employees at December 31	89	81
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The employees of the Group are employed in Bulk Infrastructure Group AS and related business segments. There are no employees in Bulk Industrier AS.

Pursuant to the Norwegian Act on Mandatory Occupational Pension, Bulk Infrastructure Group AS, must operate certain pension plans. The company has plans which satisfy these requirements (a defined contribution plan for all employees).

Remuneration of senior management and the Board of directors 2023

Name	Title	Salary	Bonus	Pension	Board fee	Other benefits
Peder Nærbo	Chairman of the board	4 626	-	40	150	-
Total		4 626	-	40	150	-

The General assembly appointed a new Board of Director's in August 2023. The new Board consists of previous member Peder Nærbo. Francesco Ostuni is appointed as a new member of the board.

Remuneration of senior management and the Board of directors 2022

Name	Title	Salary	Bonus	Pension	Board fee	Other benefits
Peder Nærbo	Chairman of the board	4 300	-	38	150	12
Total		4 300	-	38	150	12

Shares held by executive officers and directors

The following board members and chief executives have indirect ownership in Bulk Industrier AS:

Name	Title	Ownership
Peder Nærbo	Chairman of the board	indirect ownership 43,63 %

Peder Nærbo owns 43.63% of the shares in Bulk Industrier AS through his fully owned holding company, Green Keeper AS.



Bulk Industrier AS Notes to the consolidated accounts for 2023

Note 9 Other operating expenses

(Figures in NOK '000)

	2023	2022
Administration costs:		
Staff costs (see note 8)	115 260	123 473
Depreciation (see note 15 and 16)	103 786	77 769
Impairment (see note 16 and 21)	24 180 -	
Management, accounting, legal and consulting fees	33 079	41 881
Auditors	5 250	8 742
Depreciation right-of-use assets	13 855	12 696
Other operating expenses	85 215	64 166
Total other operating expenses	380 625	328 727
Audit fees		
Statutory audit	4 836	6 511
Other services not related to auditing	-	1 170
Other assurance services	414	1 061
Total audit costs	5 250	8 742

The group recognised no operating expenses related to investment property that did not generate rental income in 2023.



Bulk Industrier AS

Notes to the consolidated accounts for 2023

Note 10 Share-based payments

Key Employee Share Option Plan

Bulk Infrastructure Holding AS, established a share option plan in the end of 2021. The plan is effective as of January 1, 2022. The relevant employees is employed in Bulk Infrastructure Group AS and subsidiaries, as such the option cost is accounted for in this Group. The options are synthetic, hence the employee receives no ownership rights. The Employee Option Plan is designed to provide long-term incentives for key employees and executives to deliver long-term shareholder returns. Under the plan, participants are granted options which vest by 1/3 each year over a period of three years. The options may be realized in the period January 1, 2025 to January 1, 2029, depending on grant date. Participation in the plan is at the board's discretion, and no individual has a contractual right to participate in the plan or to receive any guaranteed benefits.

In the given period of realization, 25 % of the options has to be exercised upon each realization. The gain depends on Bulk Infrastructure Holding AS's total shareholder return, including share price growth, dividends and capital returns.

Options are granted under the plan for no consideration and carry no dividend or voting rights.

When exercisable, any gain from the options are paid as an extraordinary bonus within three months of realization. The gain will only become payable if the employee is still employed and not in resignation at the time of payment.

The exercise price of options is based on the weighted average price in the company's share issues.

Set out below are summaries of options granted under the plan:

(in NOK)

	2023		2022	
	Average exercise price per share option	Number of options	Average exercise price per share option	Number of options
As at January 1	19,94	902 570	-	-
Granted during the period	19,94	230 658	19,94	902 570
Exercised during the period	-	-	-	-
Forfeited during the period	-	-	-	-
As at December 31	19,94	1 133 228	19,94	902 570

The share option plan was effective January 1, 2022. As such, all options are presented as granted as of December 31, 2022. Options can not be exercised until January 1, 2025.

Share options outstanding at the end of the period have the following expiry dates and exercise prices:

Grant date	Expiry date	Exercise price	Share options	Share options Dec
			Dec 31, 2023	31, 2022
January 1, 2022	September 1, 2026	19,94	902 570	902 570
January 1, 2023	September 1, 2026	19,94	80 230	-
May 1, 2023	September 1, 2029	19,94	150 428	-

Fair value of options granted

The assessed fair value at grant date of options granted during the period ended December 31, 2022 was NOK 19,943 per option. The fair value at grant date is independently determined using an adjusted form of the Black-Scholes model which includes a Monte Carlo simulation model that takes into account the exercise price, the term of the option, the impact of dilution (where material), the share price at grant date and expected price volatility of the underlying share, the expected dividend yield, the risk-free interest rate for the term of the option, and the correlations and volatilities of the peer group companies.

The model inputs for options granted during the period ended December 31, 2023 included:

- options are granted for no consideration and vest based on Bulk Infrastructure Holding AS ranking within a peer group of 16 selected companies over a four-year period. Vested options are exercisable for a period of 1,75 years after vesting
- exercise price: NOK 19,943
- grant date: May 1, 2023
- expiry date: September 1, 2029
- share price at grant date: NOK 19,943
- expected price volatility of the company's shares: 40%
- expected dividend yield: 0
- risk-free interest rate: 3,3 %

The expected price volatility is based on the historic volatility of 16 peer group companies, adjusted for dividend and stock splits.



Management incentive program - Klub Bulk AS

Bulk Infrastructure Holding AS, established a management incentive program through the company Klub Bulk AS in the end of 2019. The program was effective as of January 1, 2020. The incentive program is designed to provide long-term incentives for management to deliver shareholder returns. Under the program, participants are granted A- and B-shares, of which the B-shares are preference shares. A portion of the A-shares has an option element and are assessed as options when accounted for in the financial statements. The rights of the shares are the same, except that the B-shares have a right to an annual return equal to 8% of the face value of the shares. The shares granted give voting rights, but carry no dividend.

The program runs over a period of 60 to 80 months from the effective date of the program. After 60 months, the management shareholders has a right, but no obligation, to exercise a put option, which needs to include a minimum of 25% of the A- and B-shares. After 80 months, The Company has a right, but no obligation to purchase all of the shares in Klub Bulk AS related to the management incentive program.

Set out below are summaries of the option element of the A-shares granted under the program:

	2023		2022	
	Average exercise price per share	Number of A-shares	Average exercise price per share	Number of A-shares
As at January 1	158,94	55 278	158,94	55 278
Granted during the period	-	-	-	-
Exercised during the period	-	-	-	-
Forfeited during the period	-	-	-	-
As at December 31	158,94	55 278	158,94	55 278

Shares outstanding at the end of the period have the following expiry dates and exercise prices:

Grant date	Expiry date	Exercise price	A-shares	
			December 31, 2023	December 31, 2022
January 1, 2020	December 31, 2025	158,94	55 278	55 278

Fair value of shares granted

The assessed fair value of the shares upon establishment of the program was NOK 100,16 per share as of January 1, 2020. The fair value is determined by using an adjusted form of the Black-Scholes model which includes a Monte Carlo simulation model that takes into account the exercise price, the term of the option, the impact of dilution (where material), the share price at grant date and expected price volatility of the underlying share, the expected dividend yield, the risk-free interest rate for the term of the shares, and the correlations and volatilities of the peer group companies.

The model inputs for the calculation for the period ended December 31, 2023 included:

- shares vest until December 31, 2024. Vested shares are exercisable for a period of 20 months after vesting
- exercise price: NOK 158,94
- grant date: January 1, 2020
- expiry date: December 31, 2025
- share price at grant date: NOK 100,16
- expected price volatility of the company's shares: 40,0%
- expected dividend yield: 0
- risk-free interest rate: 3,6 %

The expected price volatility is based on the historic volatility of 16 peer group companies, adjusted for dividend and stock splits.



Bulk Industrier AS

Notes to the consolidated accounts for 2023

Note 11 Joint venture and associated companies

Associated companies 2023

(Figures in NOK '000)

	Foundation/ Acquisition date	Country	Office location	Ownership	Book value 01.01	Dividends/ Impairment	Share of net profit after tax	Book value 31.12
Berger Terminal Holding II	19.01.2022	Norway	Oslo	25 %	60 749	-2 100	-4 871	53 778
Bulk Park Enebakk AS	06.07.2020	Norway	Oslo	50 %	76 018	-11 999	-34 181	29 839
Total					136 767	-14 099	-39 051	83 616

Associated companies 2022

(Figures in NOK '000)

	Foundation/ Acquisition date	Country	Office location	Ownership	Book value 01.01	Share issues/ dividends	Share of net profit after tax	Book value 31.12
Berger Terminal Holding II	19.01.2022	Norway	Oslo	25 %	47 703	-2 275	15 320	60 749
Bulk Park Enebakk AS	06.07.2020	Norway	Oslo	50 %	134 235	93	-58 310	76 018
Total					181 939	-2 182	-42 990	136 767

Summary of financial information in the consolidated financial statement of Berger Terminal Holding II AS on 100% basis in accordance with IFRS

Income statement:

	2023	2022
Total income	21 030	20 517
Total expenses	948	1 539
Operating profit before fair value adjustments on investment properties	20 082	18 978
Fair value adjustments on investment properties	-35 000	70 000
Operating profit	-14 918	88 978
Net financial items	-11 638	-11 844
Profit before income tax	-26 556	77 134
Income tax expense	-7 072	15 853
Profit for the year	-19 483	61 281

Balance sheet:

Assets		
Non-current assets	570 000	605 000
Current assets	5 035	11 434
- Cash and cash equivalents	4 384	11 191
Total assets	575 035	616 434
Equity and liabilities		
Equity	226 588	256 276
Non-Current liabilities	346 137	352 032
- Deferred tax	25 137	31 032
Current liabilities	2 310	8 126
Total Equity and liabilities	575 035	616 434

Reconciliation of carrying amount

	Shareholding (%)	2023	2022
Net assets	100 %	226 588	256 276
Group's shareholding in the company	25 %	56 647	64 069
Carrying amount of Group's shareholding	25 %	56 647	64 069



Summary of financial information in the consolidated financial statement of Bulk Park Enebakk AS on 100% basis in accordance with IFRS

Income statement:

	2023	2022
Total income	2 100	2 223
Total expenses	6 521	853
Operating profit before fair value adjustments on investment properties	-4 421	1 371
Fair value adjustments on investment properties	-68 689	-105 529
Operating profit	-73 111	-104 159
Net financial items	-10 362	-6 580
Profit before income tax	-83 473	-110 739
Income tax expense	-15 112	-31 424
Profit for the year	-68 361	-79 315

Balance sheet:

Assets		
Non-current assets	232 305	301 194
Current assets	11 138	19 979
- Cash and cash equivalents	6 206	17 596
Total assets	243 443	321 173
Equity and liabilities		
Equity	52 883	120 824
Non-current liabilities	183 233	194 819
-Deferred tax	25 559	40 671
Current liabilities	7 328	5 530
Total Equity and liabilities	243 443	321 173

Reconciliation of carrying amount

	Shareholding (%)	2023	2022
Net assets	100 %	52 883	120 824
Group's shareholding in the company	50 %	26 441	60 412
Added value	50 %	-	-
Carrying amount of Group's shareholding	50 %	26 441	60 412



Bulk Industrier AS Notes to the consolidated accounts for 2023

Note 12 Financial income and costs

(Figures in NOK '000)

	2023	2022
Share of profit/loss(-) of investments accounted for using the equity method	-39 051	-42 990

	2023	2022
Remeasurement gain of previous held equity investments	-	90 056

Finance income

	2023	2022
Interest income	37 863	3 530
Currency gain	65 978	93 848
Other finance income	796	239
Total finance income	104 637	97 616

Finance costs

	2023	2022
Interest expense on borrowings measured at amortised cost	405 699	274 088
Finance expense on derivatives	-	2 046
Currency loss	11 918	61 946
Other finance costs	23 435	14 588
Total finance costs	441 051	352 667

Net gains/ losses on financial assets/ liabilities valued at fair value

Derivatives

	2023	2022
Fair value adjustments on derivatives	1 209	27 067
Net gain on financial instruments at fair value	1 209	27 067

Net financial items	-374 257	-180 918
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Bulk Industrier AS Notes to the consolidated accounts for 2023

Note 13 Tax

(Figures in NOK '000)

	Loss carried forward	Investment property	Financial derivatives	Real Estate and fixed assets	Other items	Total deferred tax/(-)tax assets
Changes in deferred tax/(-)tax assets						
01.01.2023	-265 952	470 321	-1 041	16 458	-4 419	215 368
Changes in deferred tax	-57 496	-14 311	266	1 963	-92	-69 670
Change related to purchased/ sold companies	730	-	-	-	-	730
Changes related to tax estimates	-	-	-	-	-3 256	-3 256
31.12.2023	-322 718	456 010	-775	18 422	-7 767	143 172

	Loss carried forward	Investment property	Financial derivatives	Profit and loss account	Other items	Total deferred tax/(-)tax assets
Changes in deferred tax/(-)tax assets						
01.01.2022	-174 868	467 891	-2 130	-	-572	290 321
Changes in deferred tax	-85 764	-42 790	1 089	14 341	-2 958	-116 081
Change related to purchased/ sold companies	-5 320	45 220	-	2 117	-889	41 128
31.12.2022	-265 952	470 321	-1 041	16 458	-4 419	215 368

Reconciliation net recognized deferred tax /(-)tax assets

	2023	2022
01.01.	215 368	290 321
Change related to sold companies	730	41 128
Deferred tax expense (income) recognized in profit and loss	-69 670	-116 081
Changes related to tax estimates	-3 256	-
Net recognized deferred tax liability 31.12	143 172	215 368

Current income tax liabilities

	2023	2022
Current income tax	-	-
Change in prior years	-	-
Total current income tax liabilities	-	-

Loss carried forward

	2023	2022
No expiring date	-1 719 614	-1 374 240
Total loss carried forward	-1 719 614	-1 374 240

There is no deferred tax recognized in comprehensive income.

Income tax

	2023	2022
Tax payable	-	-
Change in deferred tax	-69 670	-116 081
Income tax expense	-69 670	-116 081
Profit before income tax	-567 329	-691 696
Income tax expense calculated at 22 %	-124 812	-152 173
Permanent differences	36 898	6 759
Change in deferred tax asset not included in balance sheet - Bulk Industrier AS	18 245	29 333
Non taxable revenue	-	-
Income tax expense	-69 670	-116 081
Effective tax rate	12,3 %	16,8 %



Bulk Industrier AS

Notes to the consolidated accounts for 2023

Note 14 Goodwill and impairment

The goodwill included in the balance sheet is related to the acquisition of OS-IX Eiendom Holding AS on January 19, 2022. The value of the company and the corresponding goodwill is still considered to be valid as of year-end 2023. The value of the company is assessed to have increased since the acquisition, mainly due to new signings of customers and expansion of the data center facilities. As such, no indicators of impairment were identified.



Bulk Industrier AS Notes to the consolidated accounts for 2023

Note 15 Intangible assets

(Figures in NOK '000)

	Goodwill	Software licenses	Software under development	Other intangible assets	Total
Cost					
Balance at January 1, 2023	19 018	1 895	-	14 335	35 248
Additions	-	1 380	12 593	1 898	15 871
Transfer from "other intangible assets"	-	-	11 966	-11 966	-
Balance at December 31, 2023	19 018	3 275	24 560	4 268	51 120
Balance at January 1, 2022	16 948	1 895	-	1 053	19 896
Additions	2 070	-	-	12 015	14 085
Acquisition of OS-IX	-	-	-	1 267	1 267
Balance at December 31, 2022	19 018	1 895	-	14 335	35 248
Accumulated amortization and impairment					
Balance at January 1, 2023	16 948	1 709	-	839	19 496
Amortization charge for the year	-	207	-	2 567	2 775
Balance at December 31, 2023	16 948	1 916	-	3 406	22 271
Balance at January 1, 2022	16 948	1 380	-	123	18 451
Amortization charge for the year	-	330	-	715	1 045
Balance at December 31, 2022	16 948	1 709	-	839	19 496
Net book value					
At January 1, 2023	2 070	186	-	13 497	15 752
At December 31, 2023	2 070	1 358	24 560	861	28 849
At January 1, 2022	-	515	-	930	1 445
At December 31, 2022	2 070	186	-	13 497	15 752

Current estimates of useful economic life of intangible assets are as follows:

Goodwill: indefinite

Software licenses: 3-5 years

Software under development: n.a.

Other intangible assets: 3-5 years



Bulk Industrier AS Notes to the consolidated accounts for 2023

Note 16 Property, plant & Equipment

(Figures in NOK '000)

	Datacenter buildings	Datacenter technical infrastructure	Datacenter land	Under construction	Other fixed assets	Fiber infrastructure	Total
Accumulated cost							
Balance at January 1, 2023	702 595	886 902	190 547	452 838	29 892	462 612	2 725 385
Additions	51	181 023	-	763 508	2 699	93 581	1 040 861
Disposals	-	-	-	-	-	-70 100	-70 100
Other adjustments - currency	9 377	3 663	217	1 077	-	7 474	21 807
Reclassification to Assets held for sale*	-	-	-	-	-	-4 680	-4 680
Balance at December 31, 2023	712 023	1 071 588	190 763	1 217 422	32 590	488 886	3 713 272
Balance at January 1, 2022	213 212	430 859	122 556	67 224	25 727	578 227	1 437 804
Additions	2 621	65 711	31 229	328 547	4 165	66 158	498 432
Reclassification to Right-of-use assets	-	-	-	-	-	-40 931	-40 931
Reclassification to Assets held for sale*	-	-	-	-	-	-144 248	-144 248
Acquisition of OS-IX	480 278	389 885	36 395	56 640	-	-	963 198
Other adjustments - currency	6 484	447	366	426	-	3 406	11 130
Balance at December 31, 2022	702 595	886 902	190 547	452 838	29 892	462 612	2 725 385
Accumulated depreciation							
Balance at January 1, 2023	157 307	174 984	4 225	-	21 793	28 090	386 399
Depreciation charge for the year	16 856	58 525	1 414	-	5 642	19 503	101 940
Impairment	-	7 322	-	-	-	-	7 322
Other adjustments - currency	2 609	3 688	89	-	-	752	7 138
Balance at December 31, 2023	176 772	244 520	5 729	-	27 435	48 344	502 800
Balance at January 1, 2022	17 939	56 191	3 015	-	15 761	16 210	109 114
Depreciation charge for the year	19 761	37 875	1 206	-	6 033	11 849	76 724
Acquisition of OS-IX	119 433	80 724	-	-	-	-	200 157
Other adjustments - currency	174	194	5	-	-	31	404
Balance at December 31, 2022	157 307	174 984	4 225	-	21 793	28 090	386 399
Net book value							
At January 1, 2023	545 288	711 918	186 321	452 838	8 098	434 522	2 338 985
At December 31, 2023	535 251	827 068	185 035	1 217 422	5 155	440 542	3 210 472
At January 1, 2022	195 273	374 668	119 542	67 224	9 966	562 017	1 328 690
At December 31, 2022	545 288	711 918	186 321	452 838	8 098	434 522	2 338 985
Expected useful economic life	50 years	5-35 years	25 years	-	4-10 years	20-30 years	

All property, plant and equipment is located in Norway, Denmark, United Kingdom and Ireland.

*In December 2023 a customer exercised an option to acquire fiber on the Havfrue cable system. The sale is expected to be completed during Q1 2024. Refer also note 25.



Bulk Industrier AS

Notes to the consolidated accounts for 2023

Note 17 Investments in subsidiaries, joint ventures and associated companies

Bulk Industrier AS - Group:

<u>Subsidiaries of Bulk Industrier AS:</u>	<u>Office location</u>	<u>Ownership</u> <u>31.12</u>
Bulk Infrastructure Holding AS	Oslo	51,7 %

Bulk Infrastructure Holding AS - Group:

<u>Subsidiaries:</u>	<u>Office location</u>	<u>Ownership</u> <u>31.12</u>
Klub Bulk AS	Oslo	100,0 %
Bulk Infrastructure Group AS	Oslo	100,0 %
Bulk Industrial Real Estate AS	Oslo	100,0 %
Bulk Eiendom Farex AS	Oslo	100,0 %
Bulk Lindeberg II AS	Oslo	100,0 %
Bulk Lindeberg V AS	Oslo	100,0 %
Bulk Lindeberg VI AS	Oslo	100,0 %
Bulk Gardermoen IV AS	Oslo	100,0 %
Bulk Vinterbro II AS	Oslo	100,0 %
Bulk Eiendom Vestby II AS	Oslo	100,0 %
Bulk Vestby I AS	Oslo	100,0 %
Bulk Berger IV AS	Oslo	100,0 %
Bulk Forus AS	Oslo	100,0 %
Bulk Eiendom Solgaard Skog AS	Oslo	100,0 %
Logibulk I AS	Oslo	100,0 %
Bulk Ormlia AS	Oslo	100,0 %
Hofstad Næring 5 AS	Oslo	100,0 %
Hofstad Næring 10 AS	Oslo	100,0 %
Bulk Industrial Real Estate ApS	Copenhagen, Denmark	100,0 %
Bulk Jernholmen ApS	Copenhagen, Denmark	100,0 %
Logistik Terminal Køge ApS	Copenhagen, Denmark	100,0 %
Bulk Lindeberg VII AS	Oslo	100,0 %
Bulk Lindeberg IX AS	Oslo	100,0 %
Bulk Lindeberg X AS	Oslo	100,0 %
Bulk Vestby Nord AS	Oslo	100,0 %
Bulk Langhus AS	Oslo	100,0 %
Bulk Danebuåsen AS	Oslo	100,0 %
Bulk Enebakk AS	Oslo	100,0 %
Bulk Vestby II AS	Oslo	100,0 %
Bulk Hanekleiva AS	Oslo	100,0 %
Bulk Park Enebakk II AS	Oslo	51,0 %
C5 Invest AS	Oslo	51,0 %
AE Bulk Co Invest AS	Oslo	100,0 %
Bulk Data Centers AS	Oslo	100,0 %
Bulk Data Centers OS-IX AS	Oslo	100,0 %
Bulk Data Centers N01 AS	Oslo	100,0 %
Bulk Data Centers N01 DCM101 AS	Oslo	100,0 %
N01 Utilities AS	Oslo	100,0 %
N01 Real Estate AS	Oslo	100,0 %
Bulk Data Centers DK01 ApS	Esbjerg, Denmark	100,0 %
Bulk Infrastructure UK Ltd	London, UK	100,0 %
Bulk Fiber Networks AS	Oslo	100,0 %
Electric City-Link Norway AS	Oslo	100,0 %
Optibulk Skagerak AS	Oslo	100,0 %
Optibulk Havfrue AS	Oslo	100,0 %
Infragreen Communications AS	Oslo	100,0 %
Bulk Fiber Networks Denmark ApS	Copenhagen, Denmark	100,0 %
Bulk Fiber Networks UK Ltd	London, UK	100,0 %
Bulk Fiber Networks Ireland Limited	Dublin, Ireland	100,0 %
Bulk Powered Land AS	Oslo	100,0 %
Norway as a Service AS	Oslo	100,0 %
Bulk Innovation AS	Oslo	100,0 %

Associated companies

Berger Terminal Holding II AS	Oslo	25,0 %
Bulk Park Enebakk AS	Oslo	50,0 %



Bulk Industrier AS Notes to the consolidated accounts for 2023

Note 18 Financial assets and liabilities

Set out below is a comparison by class of the carrying amounts and fair value of the Group's financial assets and financial liabilities included in the financial statements.

<i>(Figures in NOK '000)</i>	Carrying amount as at 31.12.2023	Fair value as at 31.12.2023	Carrying amount as at 31.12.2022	Fair value as at 31.12.2022
Financial assets at fair value through profit or loss				
Interest rate swaps	24 808	24 808	23 992	23 992
Total financial assets at fair value	24 808	24 808	23 992	23 992
Financial assets at amortised cost				
Receivable from related party - non-current	-	-	441	441
Other receivables	55 419	55 419	30 913	30 913
Investment in shares - non-current	4 749	4 749	15 514	15 514
Receivable from related party - current	-	-	26 900	26 900
Trade and other receivables	301 774	301 774	180 786	180 786
Total financial assets at amortised cost	361 942	361 942	254 554	254 554
Cash and cash equivalents	1 045 400	1 045 400	290 459	290 459
Total financial assets	1 432 149	1 432 149	569 005	569 005
Total current	1 347 174	1 347 174	498 145	498 145
Total non-current	84 975	84 975	70 860	70 860
Financial liabilities at fair value through profit or loss				
Interest rate swaps	4 336	4 336	4 729	4 729
Total financial liabilities at fair value	4 336	4 336	4 729	4 729
Financial liabilities at amortised cost				
Bond loan	1 722 463	1 722 463	1 463 902	1 463 902
Borrowings	1 623 896	1 623 896	1 694 089	1 694 089
Short-term portion of bond loan	565 000	565 000	-	-
Debt to related party	-	-	9 892	9 892
Other long-term liabilities	41 833	41 833	47 088	47 088
Trade payables	182 395	182 395	79 347	79 347
Other payables*	134 283	134 283	67 601	67 601
Total financial liabilities at amortised cost	5 032 784	5 032 784	5 548 366	5 548 366
Total financial liabilities	5 037 120	5 037 120	5 553 095	5 553 095
Total current	1 645 112	1 645 112	2 333 849	2 333 849
Total non-current	3 392 007	3 392 007	3 219 245	3 219 245

*Other payables only represent financial liabilities. Refer note 31 for accruals and prepayments.

For trade receivables, trade payables and other short-term receivables and payables, the carrying amount is a reasonable approximation for fair value due to the short term nature of these assets and liabilities. The borrowings has an interest rate that is considered similar to the terms the Group could achieve as of December 31, 2023 and carrying amount of the borrowings is considered not to be significantly different from the fair value. Fair value of derivatives are based on mark to market reports received from banks.



Fair value hierarchy

The Group uses financial hierarchy under IFRS 13 for determining and disclosing the fair value of financial instruments by valuation techniques. Below table presents fair value measurement to the Group's assets and liabilities at December 31, 2022.

December 31, 2023	Level 1	Level 2	Level 3	Total
Assets (NOK '000)				
<i>Financial assets at fair value through profit or loss</i>				
Interest rate swaps		24 808		24 808
December 31, 2023				
Liabilities (NOK '000)				
<i>Financial liabilities at fair value through profit or loss</i>				
Interest rate swaps		4 336		4 336
December 31, 2022				
Assets (NOK '000)				
<i>Financial assets at fair value through profit or loss</i>				
Interest rate swaps		23 992		23 992
December 31, 2022				
Liabilities (NOK '000)				
<i>Financial liabilities at fair value through profit or loss</i>				
Interest rate swaps		4 729		4 729

The fair value of financial instruments traded in an active market is based on unadjusted quoted market prices for identical assets or liabilities at the balance sheet date and are included in level 1. For Bulk this category is not relevant as of period close.

Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly, are level 2 inputs. For Bulk this will typically apply for interest rate swaps, which are over-the-counter derivatives.

Level 3 inputs are unobservable inputs and are applied when relevant observable inputs are not available. The fair values presented in this category are mainly based on internal assumptions. There were no transfers between any of the levels during the reporting period.



Bulk Industrier AS
Notes to the consolidated accounts for 2023

Note 19 Derivative financial instruments

(Figures in NOK '000)

	<u>2023</u>	<u>2022</u>
Interest rate swaps	24 808	23 992
Total assets	24 808	23 992

Interest rate swaps	4 336	4 729
Total liabilities	4 336	4 729

Interest rate swaps

	<u>2023</u>	<u>2022</u>
Nominal amount interest rate swaps	-688 023	-516 960
Total nominal amount	-688 023	-516 960

The Company receives floating interest and pay fixed interest.



Bulk Industrier AS
Notes to the consolidated accounts for 2023

Note 20 Options, contingent assets and contingent liabilities

The group has options to acquire land on certain terms and conditions, both zoned and unzoned.

In addition, the group has agreements to purchase land, contingent of finalized zoning, hence with uncertain timing. These agreements, with the corresponding land and liability, have not been accounted for in the balance sheet, and will be accounted for upon purchase.



Bulk Industrier AS Notes to the consolidated accounts for 2023

Note 21 Leases - group as a lessee (IFRS 16 disclosure)

(Figures in NOK '000)

Right of use assets (NOK '000)	Seafiber	Office equipment	Land and buildings	Motor vehicles	Terrestrial fiber	Total
Balance at January 1, 2023	19 766	148	53 654	31	177 191	250 790
Depreciations	1 578	85	6 828	31	5 333	13 855
Impairment	16 858	-	-	-	-	16 858
Additions	-	-	-	-	96	96
Adjustments	-	-	-6 446	-	-	-6 446
Balance at December 31, 2023	1 330	63	40 379	-	171 954	213 727
Balance at January 1, 2022	19 877	85	18 705	-	136 434	175 101
Depreciations	1 717	106	5 964	332	4 577	12 696
Additions	1 465	254	41 440	373	45 335	88 866
Adjustments	141	-85	-527	-11	-	-481
Balance at December 31, 2022	19 766	148	53 654	31	177 191	250 790

Rental period	1-38	2-3	3-10	1-3	20
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In 2023, a right-of-use asset related to one of the IRU agreements for seafiber was concluded to be impaired as the agreement was assessed as non profitable.

Lease liabilities

Maturity analysis - contractual undiscounted cash flows	2023	2022
Less than one year	11 512	14 580
Between one and five years	44 846	47 748
More than five years	22 648	33 267
Total undiscounted lease liabilities at 31 December	79 005	95 595
Lease liabilities included in the statement of financial position at December 31	63 062	75 487

Amounts recognised in profit or loss	2023
Interest on lease liabilities	3 911
Depreciation expense of right-of-use assets	13 855
Gains and losses due to terminations, purchases, impairments, and other changes	16 858
Expense relating to short-term leases	-
Expense relating to leases of low-value assets	64
Variable lease payments	-
Total amount recognised in profit or loss	34 688

Amount recognised in cash flow statement

Total cash flow from leases	9 890
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Other information

The IRU's for the Terrestrial fiber are paid up-front for a period of 20 years with an option for another 20 years. The option period is not included in the disclosure of the Right-of-use asset. As the fiber is prepaid there are no liability related to the the Right-of-use assets.

The Group does not recognize right-of-use assets and lease liabilities for short-term leases or leases where the underlying assets have low value. The lease payments for such leases are recognised as costs linearly over the lease periods.



Bulk Industrier AS
Notes to the consolidated accounts for 2023

Note 22 Inventories

(Figures in NOK '000)

	<u>2023</u>	<u>2022</u>
Gravel	-	4 587
Inventory data center	19 774	3 876
Total Inventories	19 774	8 463

The gravel is located at one of the properties. In 2023 it was decided that the gravel was to be impaired as the cost of removing it exceeded the carrying value.



Bulk Industrier AS Notes to the consolidated accounts for 2023

Note 23 Trade and other receivables

	2023	2022
<i>(Figures in NOK '000)</i>		
Trade receivables	161 186	89 569
Other current receivables	140 588	91 217
Trade and other receivables	301 774	180 786

Other current receivables mainly consist of prepaid costs and VAT receivables.

	2023	2022
Provision for impairment of trade receivables at 01.01	4 264	946
This years provision for receivables impairment	3 678	4 264
Loss on receivables	-	-
Reversal of prior years provision	-4 264	-946
Provision for impairment of trade receivables at 31.12	3 678	4 264

Refer also note 27 for elaboration on credit risk and assessment of provisions.

Ageing of trade and other receivables

	Total	Not due	0-30d	30-60d	60-90d	>90d
December 31, 2023	301 774	182 877	75 518	4 246	84	39 049
December 31, 2022	180 786	139 512	479	1 339	-	39 456

The Group has a receivable of NOK 33 million related to a collaborative project on a real estate plot. The receivable is overdue as of December 31, 2023, but will be settled upon the final agreement in relation to the project. Management has decided to make a provision for impairment of NOK 3,7 million in relation to the receivable. The risk of loss on the remaining receivable is assessed as low.

Book value of trade and other receivables in the group's balance sheet is considered to provide a reasonable estimate of the fair value.

Related party disclosures

The Group provides accounting and asset management services to Green Keeper AS, and joint venture, Berger Terminal Holding II AS. The costs related to the transactions amounts to 423,068 NOK in 2023 and 344,707 NOK in 2022.



Bulk Industrier AS
Notes to the consolidated accounts for 2023

Note 24 Cash and cash equivalents

(Figures in NOK '000)

	<u>31.12.2023</u>	<u>31.12.2022</u>
Cash and cash equivalents	1 040 437	285 659
Restricted funds	4 962	4 799
Total	<u>1 045 400</u>	<u>290 459</u>



Bulk Industrier AS Notes to the consolidated accounts for 2023

Note 25 Non-current assets and disposal groups classified as held for sale

(Figures in NOK '000)

In September 2023 the Group initiated a process to locate a buyer for the property Bulk Jernholmen located outside of Copenhagen, Denmark. On 23 December 2023 the group signed a letter of intent (LOI) to sell the property. The sale is expected to be completed during Q1 2024.

	2023	2022
Assets classified as held for sale		
Property, plant and equipment	617 201	503 856
Other receivables	14 735	10 113
Total assets of disposal group held for sale	631 936	513 969
Liabilities directly associated with assets held for sale		
Borrowings	371 599	269 022
Intercompany debt	59 499	257 464
Other current liabilities	22 489	4 205
Total liabilities of disposal group held for sale	453 586	530 692

The Group has been assessing a potential sale of Bulk Vinterbro II since 2021, but the sale did not fulfill the criteria to classify as held for sale until 2023. The sale of the property became highly probable in November 2023 when Bulk and the buyer agreed on the contract terms, which has been discussed for a longer period. The transaction is expected to be completed in Q1 2024.

	2023	2022
Assets classified as held for sale		
Property, plant and equipment	21 409	36 833
Other receivables	14 994	797
Total assets of disposal group held for sale	36 404	37 630
Liabilities directly associated with assets held for sale		
Intercompany debt	6 700	5 712
Other current liabilities	140	3
Total liabilities of disposal group held for sale	6 840	5 715

In addition, a customer exercised the option in 2023 to purchase the last span of fiber on the Havfrue fiber cable in accordance with the option agreement. The transaction was carried out in Q4 2023. However, a small portion of the terrestrial fiber connected to the Havfrue cable is not sold, but expected to be transferred to the same customer in Q1 2024. The disposal group of fiber which is held for sale amounts to NOK 4,7 million.



Bulk Industrier AS Notes to the consolidated accounts for 2023

Note 26 Paid in equity and shareholders

	2023	2022
Share capital	231 506	101 000

Change in paid in equity and share premium:

	Total shares		Share capital (IN NOK)	
	2023	2022	2023	2022
Ordinary shares				
Issued stock and paid in capital				
At the beginning of the year	100	100	100 000	100 000
Liquidation of B shares	1		1 000	
Share split	1 009 899	-	-	-
At the end of the year	1 010 000	100	101 000	100 000
B shares				
Issued stock and paid in capital				
At the beginning of the year	1	1	1 000	1 000
Liquidation of B shares	-1		-1 000	
At the end of the year	-	1	-	1 000
Preference shares				
Issued stock and paid in capital				
At the beginning of the year	-	-	-	-
Capital increase	1 305 060	-	130 506	-
At the end of the year	1 305 060	-	130 506	-

The total number of shares are 2 315 060, each valued at NOK 0,1, and NOK 231 506 in total share capital.

The company's shareholders at December 31, 2023

Shareholder	Type of account	Country	Number of shares	Share %
Green Keeper AS	Ordinary	Norway	1 010 000	43,63 %
BGO Europe IV King II HoldCo Sarl	Preference	Luxembourg	1 305 060	56,37 %
Total number of shares 31.12			2 315 060	100 %

Green Keeper AS and BGO Europe IV King II HoldCo Sarl has joint control in Bulk Industrier AS and subsequently have majority votes and control in Bulk Infrastructure Holding AS.

Dividend

The company distributed an unequal extraordinary dividend in kind of NOK 101 762 603 in 2023. No dividend has been proposed for approval in 2024.

Average number of shares

Basic and diluted earnings per share are calculated by dividing total comprehensive income attributable to shareholders in the parent Company by the weighted average number of ordinary shares outstanding during the year.

	2023	2022
Total comprehensive income, net of tax, attributable to shareholders in the parent Company	-281 421 749	-347 046 201
Weighted average number of outstanding shares	1 622 653	101
Basic and diluted earnings per share	-173	-3 436 101



Bulk Industrier AS Notes to the consolidated accounts for 2023

Note 27 Financial risk management

The group's activities expose it to a variety of financial risks: market risk, credit risk and liquidity risk. The group's overall risk management programme seeks to minimise potential adverse effects on the group's financial performance.

Market risk

The group is exposed to market risk arising from changes in interest rates and foreign exchange rates. The exposure is reduced mainly by the use of financial derivatives. The group has operations in Norway, Denmark, Ireland and the UK.

Interest rate risk

The group's interest rate risk arises on short- and long-term basis because part of the company's borrowings are held at variable rates. The lease is not altered according to interest rate levels, but according to the terms of the lease contract. Changes in the interest rate level will have a direct impact on the future cash flow for the group.

To reduce the interest rate exposure, it is group policy to maintain a share of its borrowings at fixed interest rates. The distribution between floating and fixed rates will not necessarily be the same for all group companies. Some of the current loan agreements have hedging ratio-covenants. The group use interest rate derivatives to manage their interest rate exposure. As of December 31, 2023 NOK 689,3 million of the Group's borrowings of NOK 4 674,3 million is hedged at a fixed rate. The liability directly related to the asset held for sale is not included. Hedged nominal amount of NOK 688,0 expires between 2024 and 2033. The sensitivity is calculated by the Group, and the Groups interest cost is estimated to increase/decrease by NOK 25,2 million for 2024 based on a change in the interest rate of +/- 0.5%.

Credit risk

Credit risk is the risk of loss when a party is unable to redeem their obligations to the group. The risk is mainly linked to trade receivables and other receivables and based on historical losses the risk is considered not significant. The risk is managed by doing thorough evaluations of the credit quality of the customer when new lease agreements are signed, demand deposits or guarantees, and perform regular monitoring of the credit quality of material customers. The maximum exposure to credit risk at year end is equal to the carrying amount of financial assets. The majority of the Group's customers pay in advance for the services received. As such, the credit risk is deemed as low. There is one material amount outstanding to a specific customer. Refer note 23 for further information. The group deems obligations to the group to be in default when payments are 90 days past due.

Liquidity risk

Liquidity risk is the risk that the group will not be able to meet their obligations at maturity, and the risk that the group will not be able to meet their liquidity obligations without a significant increase in cost. At a broader perspective, liquidity risk also include the risk that the group is not able to finance necessary investments in the properties. The Group continuously monitors the Group's liquidity and has a long-term liquidity forecast in place. Management also monitors the Group's installments and expiration of the long-term debt and prepares action plans to be able to meet its obligations.

Liquidity risk is reduced by having a sufficient liquidity reserve, and by ensuring that the debt maturities are distributed over time.



Bulk Industrier AS Notes to the consolidated accounts for 2023

The table below illustrates the maturity structure of liabilities.

(Figures in NOK '000)

Financial liability	2023				
	Carrying amount	Expected cashflow			
		Year 1	Year 2	Year 3-5	After year 5
Bond loan	2 287 463	565 000	-	1 722 463	-
Borrowings (bank)	2 386 810	762 914	506 815	1 056 081	61 000
Other long-term liabilities - seller credit	41 833	-	-	41 833	-
Trade payables	182 395	182 395	-	-	-
Interest costs (bond loan)	-	259 746	187 075	334 900	-
Interest costs (bank)	-	148 396	101 416	43 589	4 514
Other current payables*	134 283	134 283	-	-	-
Liabilities directly associated with the assets held for sale	371 599	371 599	-	-	-
Total non-derivative financial obligations	5 404 382	2 424 333	795 306	3 198 866	66 514
Derivative financial instruments	4 336	-36	449	1 667	2 256
Total derivative financial obligations	4 336	-36	449	1 667	2 256

Financial liability	2022				
	Carrying amount	Expected cashflow			
		Year 1	Year 2	Year 3-5	After year 5
Bond loan	2 910 584	1 446 682	963 902	500 000	-
Borrowings (bank)	2 433 853	739 764	545 631	1 148 459	-
Other long-term liabilities	47 088	-	16 000	-	31 088
Trade payables	79 347	79 347	-	-	-
Interest costs (bond loan)	-	123 750	107 401	78 942	-
Interest costs (bank)	-	122 600	84 424	34 109	-
Other current payables*	67 601	67 601	-	-	-
Total non-derivative financial obligations	5 538 474	2 579 745	1 717 357	1 761 510	31 088
Derivative financial instruments	4 729	455	501	1 704	2 069
Total derivative financial obligations	4 729	455	501	1 704	2 069

*Other current payables are not complete as the table only presents financial liabilities. As such, accruals are not included. Refer note 31 for remaining payables.

When calculating interest costs only ordinary instalments are taken into consideration.

Fair value of financial derivatives

Fair value of derivatives, including interest rate swaps, is determined upon the present value of future cash flows relating to the agreements. The present value is calculated based on interest rate curves on the date of appraisal. The calculations are made by the bank with which the agreement is made.

Sensitivity effect of change in variables (MNOK):

Variables	Change in variables	Fair value change	
		+ 1 %	- 1%
NIBOR	+/- 1 %	3,26	-3,56

Sensitivity is obtained from DnB



Bulk Industrier AS

Notes to the consolidated accounts for 2023

Note 28 Capital structure and capital management

The group's objectives relating to capital management are to ensure continued operation, to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital. The main objective of the group's capital management is to maintain a good debt and equity ratio and reduce the Groups interest cost. The group seeks to maintain a satisfactory equity ratio, but the main focus is related to the debt ratio (loan-to-value/LTV). The LTV ratio is calculated as net interest bearing debt divided by fair value of investment property and book value of Property, Plant and Equipment. The group's goal is to have a debt ratio below 60 %. According to the group's loan agreements the LTV ratio should not exceed 65 % respectively. Requirements related to LTV in the loan agreements are adhered to both by year-end and for the first half year periods in 2022 and 2023. The Group's LTV is 50 % as of December 31, 2023. To change the capital structure, the group may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

The group's capital needs are influenced by the need for a liquidity reserve for existing and possible new projects.

Solidity and liquidity

Equity and liquidity reserve are central key figures in the management of the group capital structure. The group liquidity reserve should be in proportion to all ongoing projects and any new projects.

Group covenants

As of December 31, 2023, the Group is in compliance with all financial covenants. The Group has three bonds, of which the financial covenants include a minimum equity ratio on consolidated group level. The Group also holds a credit facility with a requirement to minimum book value of equity, LTV and minimum cash left on credit.

Further, Industrial Real Estate has several construction loans with associated covenants. The covenants include LTV and minimum cash requirements. For some of the loans, the Industrial Real Estate Group function as a guarantor.

In addition, one of the subsidiaries in the Data Center segment has a loan facility with financial covenants related to debt service coverage ratio, minimum equity ratio and EBITDA.

The financial covenants are monitored by management continuously. The majority of the covenants are reported on a quarterly basis to the Board and the relevant credit facility. No financial covenants were in breach during the year.



Bulk Industrier AS Notes to the consolidated accounts for 2023

Note 29 Interest-bearing debt

(Figures in NOK '000)

	31.12.2023	31.12.2022
Total interest-bearing debt, nominal value*	5 045 871	5 344 437
- of which hedged (fixed interest rate)	688 023	516 960
Hedge Ratio**	14 %	10 %
Average interest rate at floating rate, including margin (%)	8,5 %	6,2 %
Average remaining duration, borrowings (years)	2,5	2,2
Average remaining duration, hedging contracts (years)	5,6 years	10,0 years
Total interest-bearing debt, nominal value*	5 045 871	5 344 437
First year instalments of debt (short-term)	1 699 512	2 186 446
Long-term interest-bearing debt excluding first year instalments	3 346 358	3 157 991

*The liabilities directly associated with the assets held for sale is also included in total interest-bearing debt for 2023.

**The hedge ratio implies the degree of economic security. This is the percentage of debt which is hedged through interest rate swaps. The Group does not apply hedge accounting.

Maturity on long-term debt

	31.12.2023	31.12.2022
Year 1	1 699 512	2 186 446
Year 2	506 815	1 509 533
Year 3-5	2 778 543	1 648 459
After year 5	61 000	-
Total	5 045 871	5 344 437

The recognized carrying amount of the assets pledged as security for liabilities as per 31.12

	2023	2022
Investment property and property, plant and equipment	5 172 769	5 525 306
Total pledged assets	5 172 769	5 525 306
Borrowings secured with pledged assets	2 951 810	2 433 853

In addition to pledged investments property and property, plant and equipment, the group has established priority pledge in the shares of subsidiaries, factoring and bank accounts.

Please refer note 28 for further info regarding the Groups covenants.



Bond loan

Bulk Infrastructure Group AS 19/24 FRN

Bulk Infrastructure Group AS issued a 5 year NOK 500 million senior unsecured FRN bond October 15, 2019. The Group further performed a tap issue of an additional NOK 500 million on the unsecured bond on September 9, 2020.

Specification

ISIN	NO0010865876
Maturity date	15.10.2024
Amount	NOK 1,000,000,000
Coupon	Nibor 3m + 4,5%
Coupon type	FRN
Coupon frequency	Quarterly
Trustee	Nordic Trustee AS

Financial covenants

Equity ratio > 35%.

Security

Unsecured.

Listing

The Bond is listed as of September 15, 2020.

Bulk Infrastructure Group AS 22/26 FRN

Bulk Infrastructure Group AS issued a senior unsecured green bond of NOK 500 million September 9, 2022. The net proceeds from the bond will be utilized in accordance with the green bond framework.

Specification

ISIN	NO0012701269
Maturity date	15.09.2026
Amount	NOK 500,000,000
Coupon	Nibor 3m + 6,5%
Coupon type	FRN
Coupon frequency	Quarterly
Trustee	Nordic Trustee AS

Financial covenants

Equity ratio > 35%.

Security

Unsecured.

Listing

The bond is listed as of 1 September, 2023.

Bulk Infrastructure Group AS 23/28 FRN



Bulk Infrastructure Group AS has completed a new senior unsecured green bond issue of NOK 1,250 million with a 4.5 year tenor. The net proceeds from the bond issue will be used in accordance with the green bond framework, including to repurchase approximately NOK 413 million in the outstanding bond with ticker " BISG01" (ISIN NO0010865876).

Specification

ISIN	NO0013013219
Maturity date	21.03.2028
Amount	NOK 1,250,000,000
Coupon	Nibor 3m + 5,75%
Coupon type	FRN
Coupon frequency	Quarterly
Trustee	Nordic Trustee AS

Financial covenants

Equity ratio > 35%.

Security

Unsecured.

Listing

The bond is listed as of 13 October, 2023.



Bulk Industrier AS Notes to the consolidated accounts for 2023

Note 30 Reconciliation of net debt

(Figures in NOK '000)

Liabilities arising from financing activities	Cash and cash equivalents	Borrowings	Leases	Total
Net debt as at 01.01	290 459	-5 344 437	-75 487	-5 129 466
<i>Cash flows</i>				
Net cash flow from operations	222 447			222 447
Net cash flow from investing	-1 165 743			-1 165 743
Net cash flow from financing	1 752 482			1 752 482
Repayment of borrowings		59 588		59 588
Proceeds from borrowings		-1 602 741		-1 602 741
Installment on lease liabilities			8 514	8 514
Purchase of own shares in bond		413 000		413 000
Interest expense*			3 911	3 911
Foreign exchange movement		-17 963		-17 963
Net debt as at 31.12	1 099 645	-6 492 553	-63 062	-5 455 969

*Interest expense on borrowings amounts to NOK 336,7 million. Interest expense is not accumulated on the borrowings, hence not included in the reconciliation of net debt.



Bulk Industrier AS
Notes to the consolidated accounts for 2023

Note 31 Accruals and prepayments from customers

(Figures in NOK '000)

	2023	2022
Prepayments from customer - long-term	50 292	41 238
Prepayments from customer - short-term	2 647	2 170
Accrued salaries, public duties	42 444	39 923
Accrued expenses	107 223	66 214
Total	202 606	149 546

Prepayments from customer primarily consist of prepaid fiber revenue related to IRU agreements in the Fiber Networks segment. The Group delivers dark fiber on fiber networks. The IRUs has an average lifetime of 20 years, of which the revenue related to the the next year is classified as short-term. Refer note 2 for additional information.



Bulk Industrier AS

Notes to the consolidated accounts for 2023

Note 32 Subsequent events after the reporting period

Events after the balance sheet date are events, favourable or unfavourable, that occurs between the balance sheet date and the date that the financial statements are authorised for issue. Such events can be events that provide information regarding conditions that existed at the balance sheet date resulting in adjustments of the financial statement, or events that do not require such adjustments.

The investment properties held for sale as of December 31, 2023 were sold according to plan during Q1 2024. The sales amount to approximately NOK 670 million.

There are no other material subsequent events after the reporting period.



Responsibility statement by the Board of Directors
- Bulk Industrier AS

The Board of Directors have today treated and approved the annual report and financial statements for Bulk Industrier AS (the parent company) and the Group, the consolidated accounts, as of December 31, 2023. The consolidated financial statements have been prepared in accordance with the EU-approved IFRS standards and interpretations, together with the additional disclosure requirements in the Norwegian Accounting Act to be applied as of December 31, 2023. The financial statements for the parent company are prepared in accordance with relevant Norwegian laws and generally accepted accounting principles in Norway as of December 31, 2023.

The annual report for the Group and the parent company is in compliance with the Accounting Act.

To the best of our knowledge, we confirm that;

- the 2023 financial statements for the Group and the parent company are prepared in accordance with applicable accounting standards
- the provided information in the financial statements gives a true and fair view of the Group and the parent company's assets, liabilities, financial position and results of operations as of December 31, 2023
- the Board of Directors report provides the Group and the parent company a fair view of
 - development, performance and position of the Group and parent company
 - the most important risks and uncertainties the Group and the parent company faces

Oslo, June 30, 2024

The board of Bulk Industrier AS

Peder Nærbø

Chairman of the board

Francesco Ostuni

Member of the board



Consolidated financial statement Bulk Industrier AS - 2023 for signature

Final Audit Report

2024-06-30

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By:	Gro Hesstvedt (gro.hesstvedt@bulk.no)
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Signature Date: 2024-06-30 - 3:10:18 PM GMT - Time Source: server- IP address: 148.252.140.113
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Deloitte.

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To the General Meeting of Bulk Industrier AS

INDEPENDENT AUDITOR'S REPORT

Opinion

We have audited the financial statements of Bulk Industrier AS, which comprise:

- The financial statements of the parent company Bulk Industrier AS (the Company), which comprise the balance sheet as at 31 December 2023, the income statement, statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.
- The consolidated financial statements of Bulk Industrier AS and its subsidiaries (the Group), which comprise the balance sheet as at 31 December 2023, statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policy information.

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 IFRS Accounting Standards as adopted by the EU.

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. 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.

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

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Registrert i Foretaksregisteret
Medlemmer av Den norske Revisorforening
Organisasjonsnummer: 980 211 282

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Independent auditor's report
Bulk Industrier AS

- 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 IFRS Accounting Standards as adopted by the EU. 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 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.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error. We design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's and the Group's internal control.
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- conclude on the appropriateness of management's use of the going concern basis of accounting, and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's and the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company and the Group to cease to continue as a going concern.
- evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a true and fair view.
- obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.



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Independent auditor's report
Bulk Industrier AS

We communicate with the Board of Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Oslo, 1. juli 2024
Deloitte AS

Eivind Ungersness
State Authorised Public Accountant
(electronically signed)



Independent auditor's report

Name	Date
Ungersness, Eivind	2024-07-02

Identification

 bankID Ungersness, Eivind



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Skatteetaten

Vår dato
26.07.2022

Din/Deres dato
06.07.2022

Saksbehandler
Lars Waalorp

800 80 000
Skatteetaten.no

Din/Deres referanse
AR497570068

Telefon
90833418

Org.nr
974761076

Vår referanse
2022/5649309

Postadresse
Postboks 9200 Grønland
0134 OSLO

BULK INDUSTRIER AS
Postboks 1046 Hoff
0218 OSLO

Tillatelse til å utarbeide årsregnskap og årsberetning på engelsk for Bulk Industrier AS, org.nr. 927 963 647

Vi viser til deres brev av 6. juli 2022 der det søkes om dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk for Bulk Industrier AS. 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 Bulk Industrier AS dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk, jf. regnskapsloven § 3-4 tredje ledd. Dispensasjonen gjelder så lenge opplysningene som danner grunnlaget for vedtaket ikke endres vesentlig.

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

Bakgrunn

Bulk Industrier AS har både norske og utenlandske eiere. Selskapets virksomhet er bl.a. å utvikle og levere en fiber- og datalagringsløsning for større internasjonale aktører og for det internasjonale datasentermarkedet. Klientporteføljen består hovedsakelig av større aktører innenfor logistikk- og IT-bransjen i Norge og utlandet.

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 selskapet har både norske og utenlandske eiere. Videre er det vektlagt at selskapet driver virksomhet i en bransje der alle sentrale aktører behersker og benytter engelsk.

Vennligst oppgi vår referanse ved henvendelse i saken.

Med hilsen

Lars Waalorp
seniorrådgiver
Brukerdialog, brukerkontakt
Skatteetaten

Kopi: BDO AS v/Cecilie Reinertsen, Postboks 1704 Vika, 0121 Oslo

Dokumentet er elektronisk godkjent og har derfor ikke håndskrevne signaturer.