



## ÅRSREGNSKAPET FOR REGNSKAPSÅRET 2023 - GENERELL INFORMASJON

### Enheten

Organisasjonsnummer: 928 124 983  
Organisasjonsform: Aksjeselskap  
Foretaksnavn: EUFEMIA FBK AS  
Forretningsadresse: c/o Malling & Co Forvaltning AS  
Dronning Mauds gate 15  
0250 OSLO

### Regnskapsår

Årsregnskapets periode: 01.01.2023 - 31.12.2023

### Konsern

Morselskap i konsern: Nei

### Regnskapsregler

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

### Årsregnskapet fastsatt av kompetent organ

Bekreftet av representant for selskapet: MALLING & CO FORVALTNING AS

Dato for fastsettelse av årsregnskapet: 26.04.2024

### Grunnlag for avgivelse

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

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

Brønnøysundregistrene, 12.06.2025



Brønnøysundregistrene

# Brønnøysundregistrene Årsregnskap regnskapsåret 2023 for 928124983

---

Postadresse: 8910 Brønnøysund

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

E-post: [firmapost@brreg.no](mailto:firmapost@brreg.no) Internett: [www.brreg.no](http://www.brreg.no)

Organisasjonsnummer: 974 760 673



### Resultatregnskap

Beløp i: NOK	Note	2023	2022
<b>RESULTATREGNSKAP</b>			
<b>Inntekter</b>			
Rental income		8 234 961	8 183 117
Other operating income		69 992	
<b>Sum inntekter</b>		<b>8 304 953</b>	<b>8 183 117</b>
<b>Kostnader</b>			
Payroll expense	2		
Depreciation	1	5 749 393	5 573 689
Nedskrivning av varige driftsmidler og immaterielle eiendeler	1		
Other operating expenses	2	3 025 995	1 106 343
<b>Sum kostnader</b>		<b>8 775 388</b>	<b>6 680 032</b>
<b>Driftsresultat</b>		<b>-470 435</b>	<b>1 503 085</b>
<b>Finansinntekter og finanskostnader</b>			
Annen renteinntekt	3		
Financial income	3	200 971	48
<b>Sum finansinntekter</b>		<b>200 971</b>	<b>48</b>
Annen rentekostnad	3		
Financial expenses	3	6 989 135	4 925 003
<b>Sum finanskostnader</b>		<b>6 989 135</b>	<b>4 925 003</b>
<b>Netto finans</b>		<b>-6 788 164</b>	<b>-4 924 955</b>
<b>Ordinært resultat før skattekostnad</b>		<b>-7 258 600</b>	<b>-3 421 870</b>
Income tax expense	4	-1 624 643	-742 525
<b>Ordinært resultat etter skattekostnad</b>		<b>-5 633 957</b>	<b>-2 679 345</b>
<b>Årsresultat</b>		<b>-5 633 957</b>	<b>-2 679 345</b>
<b>Årsresultat etter minoritetsinteresser</b>		<b>-5 633 957</b>	<b>-2 679 345</b>
<b>Totalresultat</b>		<b>-5 633 957</b>	<b>-2 679 345</b>



## Resultatregnskap

<b>Beløp i: NOK</b>	<b>Note</b>	<b>2023</b>	<b>2022</b>
<b>Overføringer og disponeringer</b>			
Other paid-in equity		-5 633 957	
Other equity			-2 679 345
<b>Sum overføringer og disponeringer</b>	<b>5</b>	<b>-5 633 957</b>	<b>-2 679 345</b>



### Balanse

Beløp i: NOK	Note	2023	2022
<b>BALANSE - EIENDELER</b>			
<b>Anleggsmidler</b>			
<b>Immaterielle eiendeler</b>			
Research & development	1		14 608
Utsatt skattefordel	4	3 768 530	2 143 887
<b>Sum immaterielle eiendeler</b>		<b>3 768 530</b>	<b>2 158 495</b>
<b>Varige driftsmidler</b>			
Property, plant and equipment	1, 6	92 652 933	96 801 326
Operating moveable equipment	1	744 165	730 033
Equipment	1		
<b>Sum varige driftsmidler</b>	1	<b>93 397 098</b>	<b>97 531 359</b>
<b>Finansielle anleggsmidler</b>			
Lån til foretak i samme konsern	8		
Investments in shares and other securities	7	986 022	986 022
<b>Sum finansielle anleggsmidler</b>		<b>986 022</b>	<b>986 022</b>
<b>Sum anleggsmidler</b>		<b>98 151 650</b>	<b>100 675 876</b>
<b>Omløpsmidler</b>			
<b>Varer</b>			
<b>Fordringer</b>			
Accounts receivables		1 611 475	72 129
Accounts receivables from group companies	8		
Other current receivables		6 019 868	8 347 795
Konsernfordringer	8	24 100 000	2 000 000
<b>Sum fordringer</b>		<b>31 731 343</b>	<b>10 419 924</b>
<b>Bankinnskudd, kontanter og lignende</b>			
Cash and cash equivalents		599 940	5 504 356
<b>Sum bankinnskudd, kontanter og lignende</b>		<b>599 940</b>	<b>5 504 356</b>
<b>Sum omløpsmidler</b>		<b>32 331 283</b>	<b>15 924 280</b>



### Balanse

Beløp i: NOK	Note	2023	2022
<b>SUM EIENDELER</b>		<b>130 482 933</b>	<b>116 600 157</b>

### BALANSE - EGENKAPITAL OG GJELD

#### Egenkapital

##### Innskutt egenkapital

Share capital	5, 9	30 000	30 000
Beholdning av egne aksjer	5		
Overkurs	5	578 629	578 629
Annen innskutt egenkapital	5	18 466 043	
<b>Sum innskutt egenkapital</b>		<b>19 074 672</b>	<b>608 629</b>

##### Opptjent egenkapital

Other equity	5		
Udekket tap	5		

<b>Sum egenkapital</b>		<b>19 074 672</b>	<b>608 629</b>
------------------------	--	-------------------	----------------

#### Gjeld

##### Langsiktig gjeld

Utsatt skatt	4		
<b>Annen langsiktig gjeld</b>			
Langsiktig konserngjeld	8	110 830 763	113 683 691
Other long-term debt			1 633 625
<b>Sum annen langsiktig gjeld</b>		<b>110 830 763</b>	<b>115 317 316</b>

<b>Sum langsiktig gjeld</b>		<b>110 830 763</b>	<b>115 317 316</b>
-----------------------------	--	--------------------	--------------------

##### Kortsiktig gjeld

Leverandørgjeld	8	167 527	101 014
Tax payable	4		
Public duties payable			209 260
Kortsiktig konserngjeld	8	191 895	
Other current liabilities		218 076	363 938
<b>Sum kortsiktig gjeld</b>		<b>577 498</b>	<b>674 212</b>

<b>Sum gjeld</b>		<b>111 408 261</b>	<b>115 991 528</b>
------------------	--	--------------------	--------------------



## Balanse

<b>Beløp i: NOK</b>	<b>Note</b>	<b>2023</b>	<b>2022</b>
<b>SUM EGENKAPITAL OG GJELD</b>		<b>130 482 933</b>	<b>116 600 157</b>



Brønnøysundregistrene

ÅRSREGNSKAP FOR REGNSKAPSÅRET 2023 - GENERELL INFORMASJON

Journalnummer: 2024 604398

**Enheten**

Organisasjonsnummer: 928 124 983  
Organisasjonsform: Aksjeselskap  
Foretaksnavn: EUFEMIA FBK AS  
Forretningsadresse: c/o Malling & Co Forvaltning AS  
Dronning Mauds gate 15  
0250 OSLO

**Regnskapsår**

Årsregnskapets periode: 01.01.2023 - 31.12.2023

**Konsern**

Morselskap i konsern: Nei

**Regnskapsregler**

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

**Årsregnskapet fastsatt av kompetent organ**

Bekreftet av representant for selskapet: MALLING & CO FORVALTNING AS  
Dato for fastsettelse av årsregnskapet: 26.04.2024

**Grunnlag for avgivelse**

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

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

Brønnøysundregistrene, 09.07.2024



Organisasjonsnr: 928 124 983  
EUFEMIA FBK AS

## RESULTATREGNSKAP

Beløp i: NOK	Note	2023	2022
<b>RESULTATREGNSKAP</b>			
<b>Inntekter</b>			
Rental income		8 234 961	8 183 117
Other operating income		69 992	
<b>Sum inntekter</b>		<b>8 304 953</b>	<b>8 183 117</b>
<b>Kostnader</b>			
Payroll expense	2		
Depreciation	1	5 749 393	5 573 689
Nedskrivning av varige driftsmidler og immaterielle eiendeler	1		
Other operating expenses	2	3 025 995	1 106 343
<b>Sum kostnader</b>		<b>8 775 388</b>	<b>6 680 032</b>
<b>Driftsresultat</b>		<b>-470 435</b>	<b>1 503 085</b>
<b>Finansinntekter og finanskostnader</b>			
Annen renteinntekt	3		
Financial income	3	200 971	48
<b>Sum finansinntekter</b>		<b>200 971</b>	<b>48</b>
Annen rentekostnad	3		
Financial expenses	3	6 989 135	4 925 003
<b>Sum finanskostnader</b>		<b>6 989 135</b>	<b>4 925 003</b>
<b>Netto finans</b>		<b>-6 788 164</b>	<b>-4 924 955</b>
<b>Ordinært resultat før skattekostnad</b>			
Income tax expense	4	-1 624 643	-742 525
<b>Ordinært resultat etter skattekostnad</b>		<b>-5 633 957</b>	<b>-2 679 345</b>
<b>Årsresultat</b>		<b>-5 633 957</b>	<b>-2 679 345</b>
<b>Årsresultat etter minoritetsinteresser</b>		<b>-5 633 957</b>	<b>-2 679 345</b>
<b>Totalresultat</b>		<b>-5 633 957</b>	<b>-2 679 345</b>
<b>Overføringer og disponeringer</b>			
Other paid-in equity		-5 633 957	
Other equity			-2 679 345
<b>Sum overføringer og disponeringer</b>	5	<b>-5 633 957</b>	<b>-2 679 345</b>



Organisasjonsnr: 928 124 983  
EUFEMIA FBK AS

## BALANSE

Beløp i: NOK	Note	2023	2022
<b>BALANSE - EIENDELER</b>			
<b>Anleggsmidler</b>			
<b>Immaterielle eiendeler</b>			
Research & development	1		14 608
Utsatt skattefordel	4	3 768 530	2 143 887
<b>Sum immaterielle eiendeler</b>		<b>3 768 530</b>	<b>2 158 495</b>
<b>Varige driftsmidler</b>			
Property, plant and equipment	1, 6	92 652 933	96 801 326
Operating moveable equipment	1	744 165	730 033
Equipment	1		
<b>Sum varige driftsmidler</b>	<b>1</b>	<b>93 397 098</b>	<b>97 531 359</b>
<b>Finansielle anleggsmidler</b>			
Lån til foretak i samme konsern	8		
Investments in shares and other securities	7	986 022	986 022
<b>Sum finansielle anleggsmidler</b>		<b>986 022</b>	<b>986 022</b>
<b>Sum anleggsmidler</b>		<b>98 151 650</b>	<b>100 675 876</b>
<b>Omløpsmidler</b>			
<b>Varer</b>			
<b>Fordringer</b>			
Accounts receivables		1 611 475	72 129
Accounts receivables from group companies	8		
Other current receivables		6 019 868	8 347 795
Konsernfordringer	8	24 100 000	2 000 000
<b>Sum fordringer</b>		<b>31 731 343</b>	<b>10 419 924</b>
<b>Bankinnskudd, kontanter og lignende</b>			
Cash and cash equivalents		599 940	5 504 356
<b>Sum bankinnskudd, kontanter og lignende</b>		<b>599 940</b>	<b>5 504 356</b>
<b>Sum omløpsmidler</b>		<b>32 331 283</b>	<b>15 924 280</b>
<b>SUM EIENDELER</b>		<b>130 482 933</b>	<b>116 600 157</b>
<b>BALANSE - EGENKAPITAL OG GJELD</b>			



<b>Egenkapital</b>			
<b>Innskutt egenkapital</b>			
Share capital	5, 9	30 000	30 000
Beholdning av egne aksjer	5		
Overkurs	5	578 629	578 629
Annen innskutt egenkapital	5	18 466 043	
<b>Sum innskutt egenkapital</b>		<b>19 074 672</b>	<b>608 629</b>
<b>Opptjent egenkapital</b>			
Other equity	5		
Udekket tap	5		
<b>Sum egenkapital</b>		<b>19 074 672</b>	<b>608 629</b>
<b>Gjeld</b>			
<b>Langsiktig gjeld</b>			
Utsatt skatt	4		
<b>Annen langsiktig gjeld</b>			
Langsiktig konserngjeld	8	110 830 763	113 683 691
Other long-term debt			1 633 625
<b>Sum annen langsiktig gjeld</b>		<b>110 830 763</b>	<b>115 317 316</b>
<b>Sum langsiktig gjeld</b>		<b>110 830 763</b>	<b>115 317 316</b>
<b>Kortsiktig gjeld</b>			
Leverandørgjeld	8	167 527	101 014
Tax payable	4		
Public duties payable			209 260
Kortsiktig konserngjeld	8	191 895	
Other current liabilities		218 076	363 938
<b>Sum kortsiktig gjeld</b>		<b>577 498</b>	<b>674 212</b>
<b>Sum gjeld</b>		<b>111 408 261</b>	<b>115 991 528</b>
<b>SUM EGENKAPITAL OG GJELD</b>		<b>130 482 933</b>	<b>116 600 157</b>



Organisasjonsnr: 928 124 983  
EUFEMIA FBK AS

NOTEOPPLYSNINGER - SELSKAP - alle poster oppgitt i hele tall

Note  
3

Antall årsverk i regnskapsåret  
0.00

Sum Beløp

Balanseført verdi 31.12. Varige driftsmidler Immaterielle eiend.

**Konsernregnskap**

Morselskapet sitt navn

Forretningskontor for morselskapet

Begrunnelse for at datterselskap er utelatt fra konsolideringen

Samlet beløp - tilknyttet selskap Årets Fjorårets

Samlet beløp - foretak i samme konsern Årets Fjorårets

Samlet beløp - foretak i samme konsern Årets Fjorårets

Samlet beløp - felles kontrollert virksomhet Årets Fjorårets

Pantstillelse Beløp

Beholdning av egne aksjer Antall Pålydende Andel av aksjek.



BDO AS  
Munkedamsveien 45  
PO Box 1704 Vika  
0121 Oslo  
Norway

## Independent Auditor's Report

To the General meeting of Eufemia FBK AS

### Opinion

We have audited the financial statements of Eufemia FBK AS.

The financial statements  
comprise:

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

In our opinion:

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

### Basis for Opinion

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

### Responsibilities of the Board of Directors for the Financial Statements

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

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

### Auditor's Responsibilities for the Audit of the Financial Statements

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



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

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

<https://revisorforeningen.no/revisjonsberetninger>

BDO AS

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

Penneo document key: 4VK6Y-02IY7-NTE3Y-ZWGDQ-5CXAL-8GXFC



# PENNEO

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

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

## Rebne, Fredrik Bratt

Partner

On behalf of: BDO AS

Serial number: no\_bankid:9578-5999-4-2119704

IP: 188.95.xxx.xxx

2024-04-29 15:51:40 UTC



Penneo document key: 4VK6Y-02IY7-NTE3Y-ZWGDQ-5CXAL-8GXFC

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

### How to verify the originality of this document

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

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

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



# Annual Report 2023

## Eufemia Fbk AS

Revenue statement  
Balance sheet  
Notes to the Financial Statement

Org.no.: 928 124 983



## Income Statement

Eufemia Fbk AS

Operating income and operating expenses	Note	2023	2022
Rental income		8 234 961	8 183 117
Other operating income		69 992	0
<b>Total income</b>		<b>8 304 953</b>	<b>8 183 117</b>
Depreciation	1	5 749 393	5 573 689
Other operating expenses	2	3 025 995	1 106 343
<b>Total expenses</b>		<b>8 775 388</b>	<b>6 680 032</b>
<b>Operating profit/loss</b>		<b>-470 435</b>	<b>1 503 085</b>
<b>Financial income and expenses</b>			
Financial income	3	200 971	48
Financial expenses	3	6 989 135	4 925 003
<b>Net financial items</b>		<b>-6 788 164</b>	<b>-4 924 955</b>
<b>Profit before income tax</b>		<b>-7 258 600</b>	<b>-3 421 870</b>
Income tax expense	4	-1 624 643	-742 525
<b>Profit for the year</b>		<b>-5 633 957</b>	<b>-2 679 345</b>
<b>Attributable to</b>			
Other paid-in equity		5 633 957	0
Other equity		0	2 679 345
<b>Total</b>	5	<b>-5 633 957</b>	<b>-2 679 345</b>



## Balance Sheet

### Eufemia Fbk AS

Assets	Note	2023	2022
<b>Non-current assets</b>			
<i>Intangible assets</i>			
Research & development	1	0	14 608
Deferred tax assets	4	3 768 530	2 143 887
<b>Total intangible assets</b>		<b>3 768 530</b>	<b>2 158 495</b>
<i>Property, plant and equipment</i>			
Property, plant and equipment	1, 6	92 652 933	96 801 326
Operating moveable equipment	1	744 165	730 033
<b>Total property, plant and equipment</b>	<b>1</b>	<b>93 397 098</b>	<b>97 531 359</b>
<i>Non-current financial assets</i>			
Investments in shares and other securities	7	986 022	986 022
<b>Total non-current financial assets</b>		<b>986 022</b>	<b>986 022</b>
<b>Total non-current assets</b>		<b>98 151 650</b>	<b>100 675 876</b>
<b>Current assets</b>			
<i>Receivables</i>			
Accounts receivables		1 611 475	72 129
Other current receivables		6 019 868	8 347 795
Receivables from group companies	8	24 100 000	2 000 000
<b>Total receivables</b>		<b>31 731 343</b>	<b>10 419 924</b>
<i>Cash and cash equivalents</i>			
Cash and cash equivalents		599 940	5 504 356
<b>Total cash and cash equivalents</b>		<b>599 940</b>	<b>5 504 356</b>
<b>Total current assets</b>		<b>32 331 283</b>	<b>15 924 280</b>
<b>Total assets</b>		<b>130 482 933</b>	<b>116 600 157</b>



## Balance Sheet Eufemia Fbk AS

Equity and liabilities	Note	2023	2022
<b>Equity</b>			
<i>Paid-in equity</i>			
Share capital	5, 9	30 000	30 000
Share premium	5	578 629	578 629
Other paid-in equity	5	18 466 043	0
<b>Total paid-in equity</b>		<b>19 074 672</b>	<b>608 629</b>
<b>Total equity</b>		<b>19 074 672</b>	<b>608 629</b>
<b>Liabilities</b>			
<i>Non-current liabilities</i>			
Debt to group companies	8	110 830 763	113 683 691
Other long-term debt		0	1 633 625
<b>Total non-current liabilities</b>		<b>110 830 763</b>	<b>115 317 316</b>
<i>Current liabilities</i>			
Accounts payable		167 527	101 014
Public duties payable		0	209 260
Liabilities to group companies	8	191 895	0
Other current liabilities		218 076	363 938
<b>Total current liabilities</b>		<b>577 498</b>	<b>674 212</b>
<b>Total liabilities</b>		<b>111 408 261</b>	<b>115 991 528</b>
<b>Total equity and liabilities</b>		<b>130 482 933</b>	<b>116 600 157</b>

Oslo,  
The board of Eufemia Fbk AS

\_\_\_\_\_  
Carl Erik Krefting  
chairman of the board

\_\_\_\_\_  
Caroline Brun-Lie Krefting  
member of the board

\_\_\_\_\_  
Carey Joseph Flaherty  
member of the board

\_\_\_\_\_  
Ola M Abdelrahman  
member of the board



## Notes to the financial statements 2023

### Accounting principles

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

### Use of estimates

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

### Revenue

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

### Classification and assessment of balance sheet items

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

### Fixed assets

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

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

### Impairment of fixed assets

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

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

### Investments in other companies

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

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



## Notes to the financial statements 2023

### Receivables

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

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

### Taxes

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

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

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

### Comparison figures

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

### Note 1 Fixed assets

	Buildings	Technical Installations	Land	Machinery and equipment	Software	Total
Acquisition cost 01.01.	68 601 718	34 957 378	5 964 110	931 957	70 013	110 525 175
Additions	1 400 000	0	0	200 524	0	1 600 524
Disposals	0	0	0	0	0	0
<b>Acquisition cost 31.12.</b>	<b>70 001 718</b>	<b>34 957 378</b>	<b>5 964 110</b>	<b>1 132 481</b>	<b>70 013</b>	<b>112 125 699</b>
Acc. Deprec. 31.12.2023	6 062 521	12 207 751	0	388 315	70 013	18 728 601
<b>Book value 31.12.</b>	<b>63 939 196</b>	<b>22 749 626</b>	<b>5 964 110</b>	<b>744 165</b>	<b>0</b>	<b>93 397 098</b>
Deprec. and write down	2 052 656	3 495 738	0	186 391	14 608	5 749 393
Deprec. plan	Linear	Linear		Linear	Linear	
Economic useful life (years)	50	10		5	2	

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



## Notes to the financial statements 2023

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

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

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

#### OTP (Statutory occupational pension)

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

### Note 3 Items that are aggregated in the accounts

<b>Financial income</b>	<b>2023</b>	<b>2022</b>
Interest income	70 927	48
Dividends	130 044	0
<b>Total financial income</b>	<b>200 971</b>	<b>48</b>
<b>Financial expenses</b>	<b>2023</b>	<b>2022</b>
Interest expenses to companies in the same group	6 965 447	4 925 003
Interest expenses	23 688	0
<b>Total financial expenses</b>	<b>6 989 135</b>	<b>4 925 003</b>



## Notes to the financial statements 2023

### Note 4 Tax

<b>This year's tax expense</b>	<b>2023</b>	<b>2022</b>
Entered tax on ordinary profit/loss:		
Payable tax	0	0
Changes in deferred tax assets	-1 624 643	-742 525
<b>Tax expense on ordinary profit/loss</b>	<b>-1 624 643</b>	<b>-742 525</b>
Taxable income:		
Result before tax	-7 258 600	-3 421 870
Permanent differences	-126 143	0
Changes in temporary differences	3 480 133	-496 509
<b>Taxable income</b>	<b>-3 904 609</b>	<b>-3 918 379</b>
Payable tax in the balance:		
Payable tax on this year's result	0	0
<b>Total payable tax in the balance</b>	<b>0</b>	<b>0</b>

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

	<b>2023</b>	<b>2022</b>	<b>Difference</b>
Tangible assets	1 951 216	3 792 248	1 841 032
Profit and loss account	288 683	360 854	72 171
Other differences	5 970 447	7 537 377	1 566 930
<b>Total</b>	<b>8 210 346</b>	<b>11 690 479</b>	<b>3 480 133</b>
Accumulated loss to be brought forward	-25 340 027	-21 435 418	3 904 609
Cut interest deduction	-46 760	-46 760	0
Not included in the deferred tax calculation	46 760	46 760	0
<b>Basis for deferred tax assets</b>	<b>-17 129 681</b>	<b>-9 744 939</b>	<b>7 384 742</b>
<b>Deferred tax assets (22 %)</b>	<b>-3 768 530</b>	<b>-2 143 887</b>	<b>1 624 643</b>

### Note 5 Equity

	<b>Share capital</b>	<b>Share premium</b>	<b>Other equity</b>	<b>Total equity</b>
Equity 01.01	30 000	578 629	0	608 629
Received group contribution			24 100 000	24 100 000
Annual profit of the year			-5 633 957	-5 633 957
<b>Equity 31.12</b>	<b>30 000</b>	<b>578 629</b>	<b>18 466 043</b>	<b>19 074 672</b>



## Notes to the financial statements 2023

### Note 6 Debtors, liabilities, pledged assets and guarantees etc.

<b>Balance sheet value of assets pledged as security</b>	<b>2023</b>	<b>2022</b>
Property, plant and equipment	92 652 933	92 652 933
Accounts receivables	1 611 475	72 129
<b>Total</b>	<b>94 264 407</b>	<b>92 725 062</b>

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

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

### Note 7 Investments

	<b>Ownership</b>	<b>Book value</b>
Barcode Kjølring	1,99 %	986 022

### Note 8 Inter-company items between companies in the same group

	<b>2023</b>	<b>2022</b>
<b>Receivables</b>		
Short term loans to group companies	24 100 000	2 000 000
<b>Total</b>	<b>24 100 000</b>	<b>2 000 000</b>
<b>Liabilities</b>		
Debts to group companies	110 830 763	113 683 691
Short term debts to group companies	191 895	209 260
Accounts payable to group companies	0	4 222
<b>Total</b>	<b>111 022 658</b>	<b>113 897 173</b>

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



## Notes to the financial statements 2023

### Note 9 Shareholders

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

	Total	Face value	Entered
Ordinary shares	30 000	1	30 000
<b>Total</b>	<b>30 000</b>		<b>30 000</b>

### Ownership structure

The largest shareholders in % at year end:

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

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

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



## Eufemia Fbk AS 25

---

Name

Date

Carey J. Flaherty

2024-04-26



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



Skatteetaten

Vår dato  
04.05.2023

Din/Deres dato  
20.03.2023

Saksbehandler  
Lars Waalorp

800 80 000  
Skatteetaten.no

Din/Deres referanse  
AR542895984

Telefon  
90833418

Org.nr  
974761076

Vår referanse  
2023/5155688

Postadresse  
Postboks 9200 Grønland  
0134 OSLO

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

Att. Frederik M. Waaler

## Tillatelse til å utarbeide årsregnskap og årsberetning på engelsk

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

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



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

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

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

### **Bakgrunn**

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

### **Skattekontorets vurdering**

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

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

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

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

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

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



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

Vennligst oppgi vår referanse ved henvendelse i saken.

Med hilsen

Lars Waalorp  
seniorrådgiver  
Brukerdialog, brukerkontakt  
Skatteetaten

*Dokumentet er elektronisk godkjent og har derfor ikke håndskrevne signaturer.*



# Annual Report 2023

## Eufemia Fbk AS

Revenue statement  
Balance sheet  
Notes to the Financial Statement

Org.no.: 928 124 983



## Income Statement

Eufemia Fbk AS

Operating income and operating expenses	Note	2023	2022
Rental income		8 234 961	8 183 117
Other operating income		69 992	0
<b>Total income</b>		<b>8 304 953</b>	<b>8 183 117</b>
Depreciation	1	5 749 393	5 573 689
Other operating expenses	2	3 025 995	1 106 343
<b>Total expenses</b>		<b>8 775 388</b>	<b>6 680 032</b>
<b>Operating profit/loss</b>		<b>-470 435</b>	<b>1 503 085</b>
<b>Financial income and expenses</b>			
Financial income	3	200 971	48
Financial expenses	3	6 989 135	4 925 003
<b>Net financial items</b>		<b>-6 788 164</b>	<b>-4 924 955</b>
<b>Profit before income tax</b>		<b>-7 258 600</b>	<b>-3 421 870</b>
Income tax expense	4	-1 624 643	-742 525
<b>Profit for the year</b>		<b>-5 633 957</b>	<b>-2 679 345</b>
<b>Attributable to</b>			
Other paid-in equity		5 633 957	0
Other equity		0	2 679 345
<b>Total</b>	5	<b>-5 633 957</b>	<b>-2 679 345</b>



## Balance Sheet

### Eufemia Fbk AS

Assets	Note	2023	2022
<b>Non-current assets</b>			
<i>Intangible assets</i>			
Research & development	1	0	14 608
Deferred tax assets	4	3 768 530	2 143 887
<b>Total intangible assets</b>		<b>3 768 530</b>	<b>2 158 495</b>
<i>Property, plant and equipment</i>			
Property, plant and equipment	1, 6	92 652 933	96 801 326
Operating moveable equipment	1	744 165	730 033
<b>Total property, plant and equipment</b>	<b>1</b>	<b>93 397 098</b>	<b>97 531 359</b>
<i>Non-current financial assets</i>			
Investments in shares and other securities	7	986 022	986 022
<b>Total non-current financial assets</b>		<b>986 022</b>	<b>986 022</b>
<b>Total non-current assets</b>		<b>98 151 650</b>	<b>100 675 876</b>
<b>Current assets</b>			
<i>Receivables</i>			
Accounts receivables		1 611 475	72 129
Other current receivables		6 019 868	8 347 795
Receivables from group companies	8	24 100 000	2 000 000
<b>Total receivables</b>		<b>31 731 343</b>	<b>10 419 924</b>
<i>Cash and cash equivalents</i>			
Cash and cash equivalents		599 940	5 504 356
<b>Total cash and cash equivalents</b>		<b>599 940</b>	<b>5 504 356</b>
<b>Total current assets</b>		<b>32 331 283</b>	<b>15 924 280</b>
<b>Total assets</b>		<b>130 482 933</b>	<b>116 600 157</b>



**Balance Sheet**  
Eufemia Fbk AS

Equity and liabilities	Note	2023	2022
<b>Equity</b>			
<i>Paid-in equity</i>			
Share capital	5, 9	30 000	30 000
Share premium	5	578 629	578 629
Other paid-in equity	5	18 466 043	0
<b>Total paid-in equity</b>		<b>19 074 672</b>	<b>608 629</b>
<b>Total equity</b>		<b>19 074 672</b>	<b>608 629</b>
<b>Liabilities</b>			
<i>Non-current liabilities</i>			
Debt to group companies	8	110 830 763	113 683 691
Other long-term debt		0	1 633 625
<b>Total non-current liabilities</b>		<b>110 830 763</b>	<b>115 317 316</b>
<i>Current liabilities</i>			
Accounts payable		167 527	101 014
Public duties payable		0	209 260
Liabilities to group companies	8	191 895	0
Other current liabilities		218 076	363 938
<b>Total current liabilities</b>		<b>577 498</b>	<b>674 212</b>
<b>Total liabilities</b>		<b>111 408 261</b>	<b>115 991 528</b>
<b>Total equity and liabilities</b>		<b>130 482 933</b>	<b>116 600 157</b>

Oslo,  
The board of Eufemia Fbk AS

\_\_\_\_\_  
Carl Erik Krefting  
chairman of the board

\_\_\_\_\_  
Caroline Brun-Lie Krefting  
member of the board

\_\_\_\_\_  
Carey Joseph Flaherty  
member of the board

\_\_\_\_\_  
Ola M Abdelrahman  
member of the board



## Notes to the financial statements 2023

### Accounting principles

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

### Use of estimates

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

### Revenue

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

### Classification and assessment of balance sheet items

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

### Fixed assets

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

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

### Impairment of fixed assets

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

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

### Investments in other companies

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

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



## Notes to the financial statements 2023

### Receivables

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

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

### Taxes

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

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

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

### Comparison figures

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

### Note 1 Fixed assets

	Buildings	Technical Installations	Land	Machinery and equipment	Software	Total
Acquisition cost 01.01.	68 601 718	34 957 378	5 964 110	931 957	70 013	110 525 175
Additions	1 400 000	0	0	200 524	0	1 600 524
Disposals	0	0	0	0	0	0
<b>Acquisition cost 31.12.</b>	<b>70 001 718</b>	<b>34 957 378</b>	<b>5 964 110</b>	<b>1 132 481</b>	<b>70 013</b>	<b>112 125 699</b>
Acc. Deprec. 31.12.2023	6 062 521	12 207 751	0	388 315	70 013	18 728 601
<b>Book value 31.12.</b>	<b>63 939 196</b>	<b>22 749 626</b>	<b>5 964 110</b>	<b>744 165</b>	<b>0</b>	<b>93 397 098</b>
Deprec. and write down	2 052 656	3 495 738	0	186 391	14 608	5 749 393
Deprec. plan	Linear	Linear		Linear	Linear	
Economic useful life (years)	50	10		5	2	

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



## Notes to the financial statements 2023

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

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

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

#### OTP (Statutory occupational pension)

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

### Note 3 Items that are aggregated in the accounts

<b>Financial income</b>	<b>2023</b>	<b>2022</b>
Interest income	70 927	48
Dividends	130 044	0
<b>Total financial income</b>	<b>200 971</b>	<b>48</b>
<b>Financial expenses</b>	<b>2023</b>	<b>2022</b>
Interest expenses to companies in the same group	6 965 447	4 925 003
Interest expenses	23 688	0
<b>Total financial expenses</b>	<b>6 989 135</b>	<b>4 925 003</b>



## Notes to the financial statements 2023

### Note 4 Tax

<b>This year's tax expense</b>	<b>2023</b>	<b>2022</b>
Entered tax on ordinary profit/loss:		
Payable tax	0	0
Changes in deferred tax assets	-1 624 643	-742 525
<b>Tax expense on ordinary profit/loss</b>	<b>-1 624 643</b>	<b>-742 525</b>
Taxable income:		
Result before tax	-7 258 600	-3 421 870
Permanent differences	-126 143	0
Changes in temporary differences	3 480 133	-496 509
<b>Taxable income</b>	<b>-3 904 609</b>	<b>-3 918 379</b>
Payable tax in the balance:		
Payable tax on this year's result	0	0
<b>Total payable tax in the balance</b>	<b>0</b>	<b>0</b>

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

	<b>2023</b>	<b>2022</b>	<b>Difference</b>
Tangible assets	1 951 216	3 792 248	1 841 032
Profit and loss account	288 683	360 854	72 171
Other differences	5 970 447	7 537 377	1 566 930
<b>Total</b>	<b>8 210 346</b>	<b>11 690 479</b>	<b>3 480 133</b>
Accumulated loss to be brought forward	-25 340 027	-21 435 418	3 904 609
Cut interest deduction	-46 760	-46 760	0
Not included in the deferred tax calculation	46 760	46 760	0
<b>Basis for deferred tax assets</b>	<b>-17 129 681</b>	<b>-9 744 939</b>	<b>7 384 742</b>
<b>Deferred tax assets (22 %)</b>	<b>-3 768 530</b>	<b>-2 143 887</b>	<b>1 624 643</b>

### Note 5 Equity

	<b>Share capital</b>	<b>Share premium</b>	<b>Other equity</b>	<b>Total equity</b>
Equity 01.01	30 000	578 629	0	608 629
Received group contribution			24 100 000	24 100 000
Annual profit of the year			-5 633 957	-5 633 957
<b>Equity 31.12</b>	<b>30 000</b>	<b>578 629</b>	<b>18 466 043</b>	<b>19 074 672</b>



## Notes to the financial statements 2023

### Note 6 Debtors, liabilities, pledged assets and guarantees etc.

<b>Balance sheet value of assets pledged as security</b>	<b>2023</b>	<b>2022</b>
Property, plant and equipment	92 652 933	92 652 933
Accounts receivables	1 611 475	72 129
<b>Total</b>	<b>94 264 407</b>	<b>92 725 062</b>

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

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

### Note 7 Investments

	<b>Ownership</b>	<b>Book value</b>
Barcode Kjølring	1,99 %	986 022

### Note 8 Inter-company items between companies in the same group

	<b>2023</b>	<b>2022</b>
<b>Receivables</b>		
Short term loans to group companies	24 100 000	2 000 000
<b>Total</b>	<b>24 100 000</b>	<b>2 000 000</b>
<b>Liabilities</b>		
Debts to group companies	110 830 763	113 683 691
Short term debts to group companies	191 895	209 260
Accounts payable to group companies	0	4 222
<b>Total</b>	<b>111 022 658</b>	<b>113 897 173</b>

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



## Notes to the financial statements 2023

### Note 9 Shareholders

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

	Total	Face value	Entered
Ordinary shares	30 000	1	30 000
<b>Total</b>	<b>30 000</b>		<b>30 000</b>

### Ownership structure

The largest shareholders in % at year end:

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

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

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



Eufemia Fbk AS 25

---

Name	Date
Carl Erik Krefting	2024-04-26

---

Name	Date
Ola Abdelrahman	2024-04-26

---

Name	Date
Carey J. Flaherty	2024-04-25

---

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



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