

ÅRSREDOVISNING

för

Recipharm Karlskoga Fastighets AB

Org.nr. 556657-8315

Styrelsen får härmed avlämna årsredovisning för räkenskapsåret 2022-01-01 - 2022-12-31

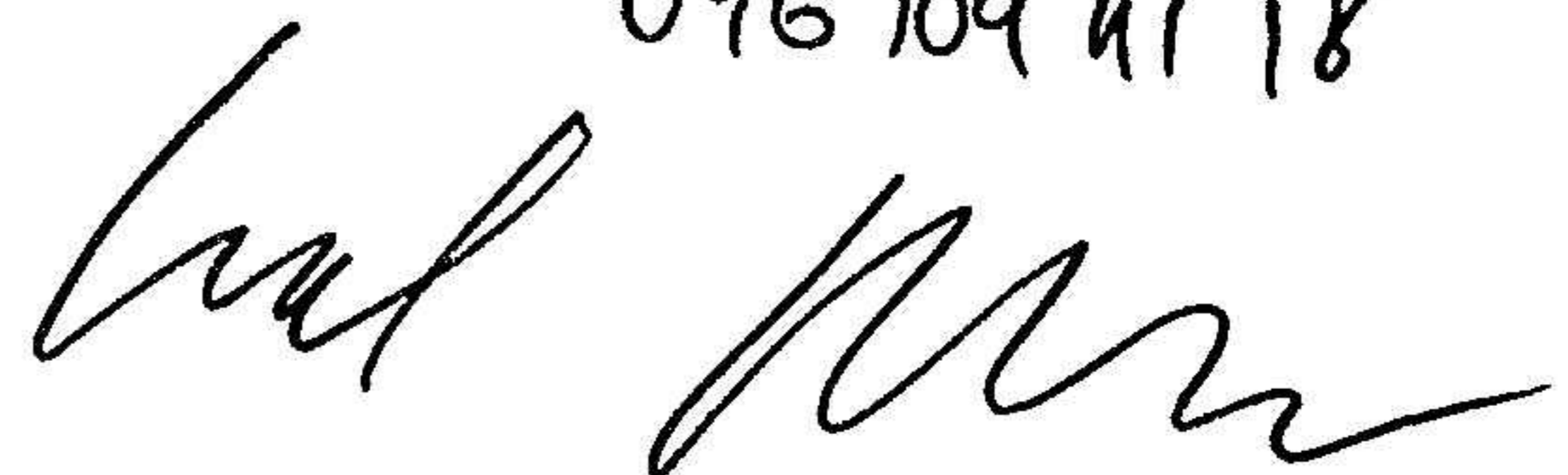
Innehåll	Sida
- förvaltningsberättelse	2
- resultaträkning	4
- balansräkning	5
- noter	7
- underskrifter	8

I hereby certify that this is
a true copy of the original

Carl Bystrom

2023-07-07

076 109 41 18



Recipharm Karlskoga Fastighets AB

Org.nr. 556657-8315

FÖRVALTNINGSBERÄTTELSE

Årsredovisningen är upprättad i svenska kronor (SEK), beloppet anges i heltal.

Verksamheten**Allmänt om verksamheten**

Fastigheten Karlskoga Bofors 1:10 i Karlskoga kommun.

Recipharm Karlskoga Fastighets AB's verksamhet består av att äga och förvalta en fastighet. Företaget hyr ut fastigheten till ett av systerföretagen i koncernen, Recipharm Karlskoga AB och lokalen skall användas för läkemedelsindustri. Företaget har inte haft anställd personal under innevarande räkenskapsår.

Bolagets likvida medel är placerad i koncernens gemensamma cash pool som redovisas som fordran eller skuld mot moderbolaget. Verksamheten i övrigt finansieras genom upplåning från moderbolaget.

Recipharm Karlskoga Fastighets AB har sitt säte i Stockholm.

From räkenskapsåret 2022 bolaget har valt att inte ha revisor.

Väsentliga händelser under räkenskapsåret

Inga väsentliga händelser som har inträffat under räkenskapsåret.

Flerårsöversikt

Beloppen i Flerårsöversikt visas i SEK

	2022	2021	2020	2019
Nettoomsättning	382 701	370 668	371 887	366 000
Resultat efter finansiella poster	294 601	263 620	283 296	277 429
Soliditet (%)	30,13	32,00	28,29	17,48
Resultat i % av nettoomsättningen	76,97	71,12	76,17	75,80
Balansomslutning	562 440	528 047	597 371	966 320

Definitioner av nyckeltal.

Soliditet= eget kapital i relation till balansomslutningen.

Resultat i % av nettoomsättning= resultat efter finansiella poster i relation till nettoomsättningen.

Förändringar i eget kapital

	Aktiekapital	Övrigt fritt eget kapital	Årets resultat	Summa fritt eget kapital
Belopp vid årets ingång	100 000	69 005	0	69 005
Årets resultat			491	491
Belopp vid årets utgång	100 000	69 005	491	69 496

Recipharm Karlskoga Fastighets AB

Org.nr. 556657-8315

Resultatdisposition

Styrelsens förslag till disposition av bolagets
vinst

Balanserat resultat	69 005
Årets resultat	<u>491</u>
	69 496

Förslag till disposition:

Balanseras i ny räkning	<u>69 496</u>
	69 496

Beträffande bolagets resultat och ställning i övrigt hänvisas till efterföljande resultat- och balansräkningar med tillhörande noter.

202307130017

Recipharm Karlskoga Fastighets AB

Org.nr. 556657-8315

RESULTATRÄKNING

	Not	2022-01-01 2022-12-31	2021-01-01 2021-12-31
Rörelseintäkter m.m.			
Nettoomsättning	2	<u>382 701</u>	<u>370 668</u>
Summa rörelseintäkte m.m.		382 701	370 668
Rörelsekostnader			
Övriga externa kostnader		-72 535	-90 985
Avskrivningar av materiella anläggningstillgångar		<u>-16 056</u>	<u>-16 056</u>
Summa rörelsekostnader		-88 591	-107 041
Rörelseresultat		294 110	263 627
Finansiella poster			
Övriga ränteintäkter och liknande resultatposter		491	0
Räntekostnader och liknande resultatposter		<u>0</u>	<u>-7</u>
Summa finansiella poster		491	-7
Resultat efter finansiella poster		294 601	263 620
Bokslutsdispositioner			
Lämnade koncernbidrag		-294 110	-263 620
Övriga bokslutsdispositioner		<u>0</u>	<u>0</u>
Summa bokslutsdispositioner		-294 110	-263 620
Resultat före skatt		491	0
Årets resultat		<u>491</u>	<u>0</u>

2023071130018

Recipharm Karlskoga Fastighets AB

Org.nr. 556657-8315

BALANSRÄKNING

2022-12-31

2021-12-31

Not

TILLGÅNGAR**Anläggningstillgångar****Materiella anläggningstillgångar**

Byggnader och mark

3

242 277

258 333

Summa materiella anläggningstillgångar

242 277

258 333

Summa anläggningstillgångar

242 277

258 333

Omsättningstillgångar**Kortfristiga fordringar**

Fordringar hos koncernföretag

236 540

186 112

Övriga fordringar

83 623

83 602

Summa kortfristiga fordringar

320 163

269 714

Summa omsättningstillgångar

320 163

269 714

SUMMA TILLGÅNGAR**562 440****528 047**

202307130019

Recipharm Karlskoga Fastighets AB

Org.nr. 556657-8315

BALANSRÄKNING

2022-12-31

2021-12-31

Not

EGET KAPITAL OCH SKULDER**Eget kapital****Bundet eget kapital**

Aktiekapital

100 000

100 000

Summa bundet eget kapital

100 000

100 000

Fritt eget kapital

Balanserat resultat

69 005

69 005

Årets resultat

491

0

Summa fritt eget kapital

69 496

69 005

Summa eget kapital

169 496

169 005

Kortfristiga skulder

Skulder till koncernföretag

294 110

263 620

Skatteskulder

72 535

72 535

Övriga skulder

26 299

22 887

Summa kortfristiga skulder

392 944

359 042

SUMMA EGET KAPITAL OCH SKULDER**562 440****528 047**

202307130020

Recipharm Karlskoga Fastighets AB

Org.nr. 556657-8315

NOTER**Not 1 Redovisnings- och värderingsprinciper**

Årsredovisningen är upprättad i enlighet med årsredovisningslagen och Bokföringsnämndens allmänna råd (BFNAR 2016:10) om årsredovisning i mindre företag (K2)

Värderingsprinciper m.m.

Tillgångar, avsättningar och skulder har värderats till anskaffningsvärden om inget annat anges nedan.

Fordringar

Fordringar har upptagits till de belopp varmed de beräknas inflyta.

Koncernbidrag

Koncernbidrag redovisas i enlighet med BFNAR 2016:10 Årsredovisning i mindre aktiebolag som bokslutsdisposition.

Nettoomsättning avser summan av årets hyresintäkter.

Materiella anläggningstillgångar

Tillämpade avskrivningstider:

Antal år

Byggnader

25

Materiella anläggningstillgångar redovisas till anskaffningsvärde med avdrag för ackumulerad värdeminskning och eventuella nedskrivning. Tillgångarna skrivs av linjärt över tillgångarnas nyttjandeperiod.

Noter till resultaträkningen

Not 2 Inköp och försäljning mellan koncernföretag	2022	2021
Årets inköp från koncernföretag i %	0%	19%
Årets försäljning till koncernföretag i %	100%	100%

Noter till balansräkningen

Not 3 Byggnader och mark	2022-12-31	2021-12-31
Ingående anskaffningsvärden	535 270	535 270
Utgående anskaffningsvärden	535 270	535 270
Ingående avskrivningar	-276 937	-260 881
Årets avskrivningar	-16 056	-16 056
Utgående avskrivningar	-292 993	-276 937
Redovisat värde	242 277	258 333
<i>Taxeringsvärden</i>		
Mark	3 442 000	3 442 000
Byggnader	11 065 000	11 065 000
Avskrivningar enligt plan beräknas på en nyttjandeperiod av 25 år.		

Recipharm Karlskoga Fastighets AB

Org.nr. 556657-8315

NOTER

Not 4 Väsentliga händelser efter räkenskapsårets slut

Inga väsentliga händelser har inträffat efter räkenskapsårets slut.

Not 5 Ställda säkerheter

2022-12-31

2021-12-31

Bolaget har inga ställda säkerheter

Not 6 Eventualförpliktelser

2022-12-31

2021-12-31

Bolaget har inga eventualförpliktelser.

Not 7 Koncernförhållanden

Bolaget är helägt dotterbolag till Recipharm AB, Orgnr 556498-8425, med säte i Stockholm. Övergripande koncernredovisning upprättas av Roar HoldCo, 559283-6950, med säte i Stockholm.

Stockholm

Datum framgår av den elektroniska signaturen

DocuSigned by:
Johanna Kvist
-EF0E871A8EC04DC...
Johanna Mirjam Kvist

Styrelseledamot

DocuSigned by:
Ingela Palmkvist
-BA90B8B8714A4C7...
Ingela Marie Palmkvist

Styrelseledamot

Certificate Of Completion

Envelope Id: 62B3808106854E37990FD1A43C1A672C
Subject: Complete with DocuSign: RKF AR 2022-12-31 556657-8315_Final clean.pdf
Source Envelope:
Document Pages: 8
Certificate Pages: 5
AutoNav: Enabled
Envelopeld Stamping: Enabled
Time Zone: (UTC+01:00) Amsterdam, Berlin, Bern, Rome, Stockholm, Vienna

Status: Completed

Envelope Originator:
Natasha Viitasaari
Drottninggatan 29
Stockholm, Stockholm 111 51
natasha.viitasaari@recipharm.com
IP Address: 89.181.47.238

Record Tracking

Status: Original
6/21/2023 3:45:02 PM
Holder: Natasha Viitasaari
natasha.viitasaari@recipharm.com

Location: DocuSign

Signer Events

Ingela Palmkvist
ingela.palmkvist@recipharm.com
Site Manager
Security Level: Email, Account Authentication
(None), Authentication

Signature

DocuSigned by:
Ingela Palmkvist
BA90B6B8714A4C7...

Signature Adoption: Pre-selected Style
Using IP Address: 80.76.144.70

Timestamp

Sent: 6/21/2023 3:57:37 PM
Viewed: 6/21/2023 5:02:12 PM
Signed: 6/21/2023 5:03:03 PM

Authentication Details

SMS Auth:
Transaction: cacf8ae1-a85e-483c-b639-dab645ffff01
Result: passed
Vendor ID: TeleSign
Type: SMSAuth
Performed: 6/21/2023 5:02:00 PM
Phone: +46 70 546 82 93

Electronic Record and Signature Disclosure:
Accepted: 6/21/2023 5:02:12 PM
ID: 924df77b-c0b9-4e58-b03c-e302413aba0d

Johanna Kvist
johanna.kvist@recipharm.com
Global Process lead of Finance
Recipharm
Security Level: Email, Account Authentication
(None), Authentication

DocuSigned by:
Johanna Kvist
EF9E871A8EC04DC...

Signature Adoption: Pre-selected Style
Using IP Address: 81.234.203.15

Sent: 6/21/2023 3:57:36 PM
Viewed: 6/21/2023 3:58:48 PM
Signed: 6/21/2023 3:58:58 PM

Authentication Details

SMS Auth:
Transaction: 18aba69b-cfe2-4585-94f7-e7c8fb031885
Result: passed
Vendor ID: TeleSign
Type: SMSAuth
Performed: 6/21/2023 3:58:43 PM
Phone: +46 73 967 50 78

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

2023071130023

202307130024

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Jörgen Rahm
jorgen.rahm@recipharm.com
Head of SSC Sweden

COPIED

Sent: 6/21/2023 3:57:37 PM
Viewed: 6/26/2023 9:40:58 AM

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Accepted: 5/31/2023 11:54:28 PM
ID: 1641d6c6-5e61-4421-9154-892cbaee943c

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent
Certified Delivered
Signing Complete
Completed

Hashed/Encrypted
Security Checked
Security Checked
Security Checked

6/21/2023 3:57:37 PM
6/21/2023 3:58:48 PM
6/21/2023 3:58:58 PM
6/21/2023 5:03:03 PM

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Recipharm AB (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

202307130025

202307130026

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Recipharm AB:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: robert.siden@recipharm.com

To advise Recipharm AB of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at robert.siden@recipharm.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Recipharm AB

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to robert.siden@recipharm.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Recipharm AB

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to robert.siden@recipharm.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Recipharm AB as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Recipharm AB during the course of your relationship with Recipharm AB.

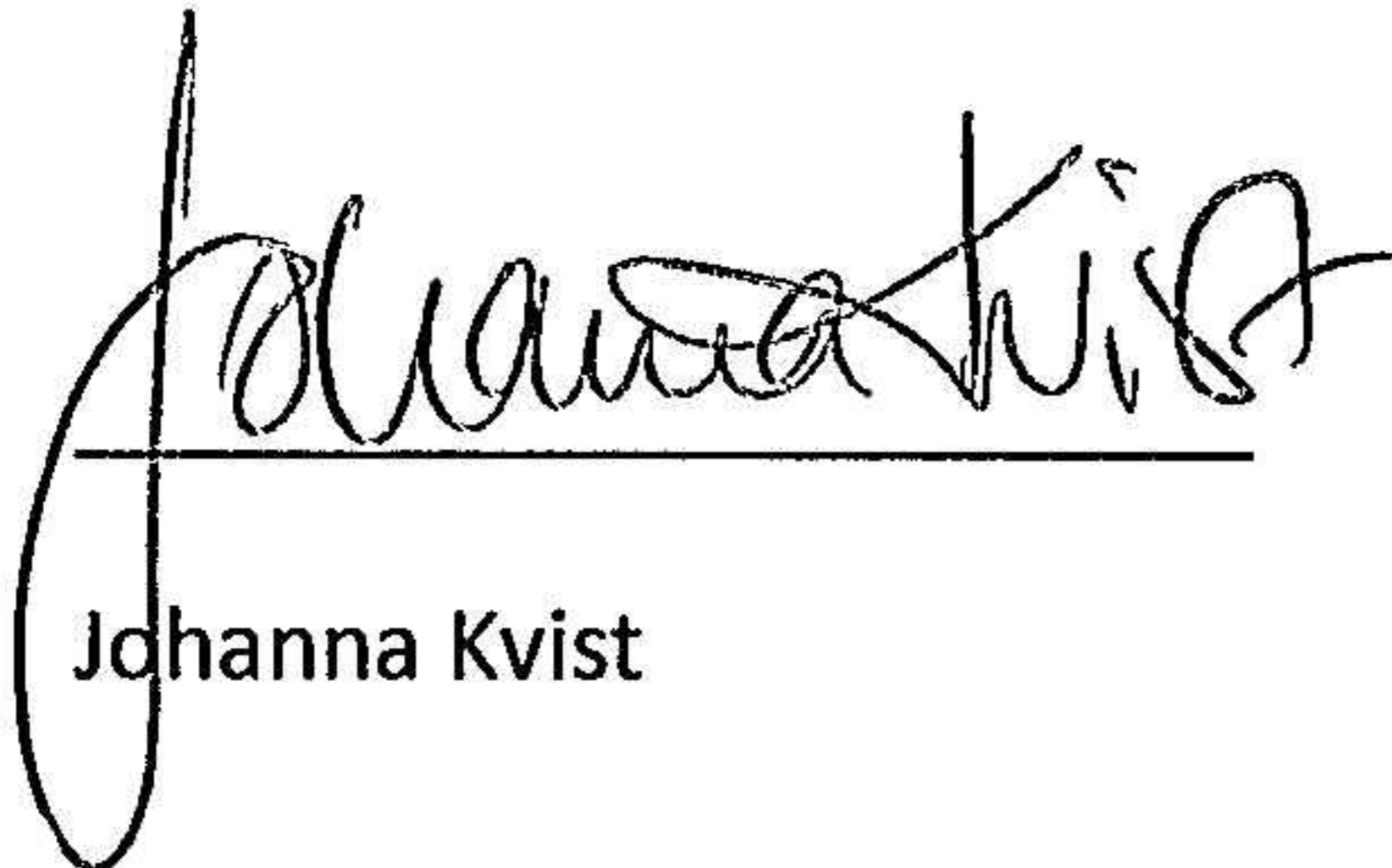
Fastställelseintyg till årsredovisning

Intyg om att balansräkningen och resultaträkningen har fastställts ***Certification that the balance sheet and income statement have been adopted***

Undertecknad styrelseledamot i Recipharm Karlskoga Fastighets Aktiebolag, org.nr 556657-8315, intygar, dels att denna kopia av årsredovisningen stämmer överens med originalet, dels att resultaträkningen och balansräkningen har fastställts på årsstämma den 30 juni 2023. Årsstämman beslutade att godkänna styrelsens förslag till hur resultatet ska disponeras.

The undersigned board member of Recipharm Karlskoga Fastighets Aktiebolag, reg. no. 556657-8315, hereby certifies that this copy of the annual report conforms to the original and that the income statement and balance sheet were adopted on 30 June 2023. The annual general meeting resolved to adopt the board's proposal regarding the allocation of the company's profits.

Datum / Date: 30 June 2023



Johanna Kvist