

Fastställelseintyg

Undertecknad styrelseledamot i San Diego (Enköping) PropCo AB – 556849-3547, intygar härmed dels att denna kopia av årsredovisningen ~~och revisionsberättelsen~~ överensstämmer med originalet, dels att resultat- och balansräkningen fastställts på årsstämma den 12/06/2025. Stämman beslöt också att godkänna styrelsens förslag till resultatdisposition.

Stockholm 12/06/2025



Anton Friling

ank=20250708;2025071026921

Årsredovisning

för

San Diego (Enköping) PropCo AB

556849-3547

Räkenskapsåret

2024

San Diego (Enköping) PropCo AB
Org.nr 556849-3547

1 (6)

Styrelsen för San Diego (Enköping) PropCo AB avger följande årsredovisning för räkenskapsåret 2024.

Årsredovisningen är upprättad i svenska kronor, SEK. Om inte annat särskilt anges, redovisas alla belopp i tusentals kronor (Tkr). Uppgifter inom parentes avser föregående år.

Förvaltningsberättelse

Verksamheten

Allmänt om verksamheten

Bolaget ska direkt eller indirekt förvärva, förvalta, förädla och avytta fast egendom och värdepapper samt bedriva annan därmed förenlig verksamhet.

Som framgår av balansräkningen har det egna kapitalet förbrukats. En kontrollbalansräkning där skuldkonverteringen redovisas har återställt det negativa egna kapitalet, efter räkenskapsårets slut.

Företaget har sitt säte i Stockholm.

| Flerårsöversikt (Tkr) | 2024 | 2023 | 2022 | 2021 |
|-----------------------------------|-------------|-------------|-------------|-------------|
| Nettoomsättning | 10 258 | 717 | 0 | 0 |
| Resultat efter finansiella poster | -27 431 | -22 721 | -3 781 | -527 |
| Soliditet (%) | neg | neg | neg | 17 |

Förändringar i eget kapital (Tkr)

| | Aktie- kapital | Balanserat resultat | Årets resultat | Totalt |
|---|---------------------------|--------------------------------|---------------------------|----------------|
| Belopp vid årets ingång | 50 | 12 277 | -22 721 | -10 394 |
| Disposition enligt beslut av årsstämman: | | | | |
| Balanseras i ny räkning | | -22 721 | 22 721 | 0 |
| Årets resultat | | | -27 431 | -27 431 |
| Belopp vid årets utgång | 50 | -10 444 | -27 431 | -37 825 |

Resultatdisposition

Styrelsen föreslår att den ansamlade förlusten (kronor):

| | |
|--|--------------------|
| ansamlad förlust | -10 444 321 |
| årets förlust | -27 430 560 |
| | -37 874 881 |
| behandlas så att i ny räkning överföres | -37 874 881 |
| | -37 874 881 |

Företagets resultat och ställning i övrigt framgår av efterföljande resultat- och balansräkning med noter.

San Diego (Enköping) PropCo AB
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Resultaträkning

Tkr

Not

2024-01-01
-2024-12-31

2023-01-01
-2023-12-31

Rörelseintäkter, lagerförändringar m. m.

Nettoomsättning

10 258

717

Summa rörelseintäkter, lagerförändringar m.m.

10 258

717

Rörelsekostnader

Fastighetskostnader

-3 753

-1 820

Övriga externa kostnader

2

-341

-516

Av- och nedskrivningar av materiella
anläggningstillgångar

-9 747

-1 624

Övriga rörelsekostnader

0

-1

Summa rörelsekostnader

-13 841

-3 961

Rörelseresultat

-3 583

-3 244

Finansiella poster

Övriga ränteintäkter och liknande resultatposter

-2

0

Räntekostnader och liknande resultatposter

-23 846

-19 477

Summa finansiella poster

-23 848

-19 477

Resultat efter finansiella poster

-27 431

-22 721

Resultat före skatt

-27 431

-22 721

Årets resultat

-27 431

-22 721

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3 (6)

Balansräkning

Tkr

Not 2024-12-31 2023-12-31

TILLGÅNGAR

Anläggningstillgångar

Materiella anläggningstillgångar

Byggnader och mark 3 254 758 259 252

Pågående nyanläggningar och förskott avseende
materiella anläggningstillgångar 4 0 0

Summa materiella anläggningstillgångar 254 758 259 252

Summa anläggningstillgångar 254 758 259 252

Omsättningstillgångar

Kortfristiga fordringar

Kundfordringar 45 1 352

Fordringar hos koncernföretag 5 100 0

Övriga fordringar 619 2 381

Förutbetalda kostnader och upplupna intäkter 796 900

Summa kortfristiga fordringar 6 560 4 633

Kassa och bank

Kassa och bank 2 686 31 868

Summa kassa och bank 2 686 31 868

Summa omsättningstillgångar 9 246 36 501

SUMMA TILLGÅNGAR 264 004 295 753

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4 (6)

Balansräkning

Tkr

Not

2024-12-31

2023-12-31

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

Aktiekapital

50

50

Summa bundet eget kapital**50****50***Fritt eget kapital*

Balanserat resultat

-10 444

12 277

Årets resultat

-27 431

-22 721

Summa fritt eget kapital**-37 875****-10 444****Summa eget kapital****-37 825****-10 394****Långfristiga skulder**

5

Skulder till koncernföretag

298 596

275 127

Summa långfristiga skulder**298 596****275 127****Kortfristiga skulder**

Leverantörsskulder

689

405

Skulder till koncernföretag

0

28 043

Skatteskulder

480

15

Övriga skulder

1 203

622

Upplupna kostnader och förutbetalda intäkter

861

1 935

Summa kortfristiga skulder**3 233****31 020****SUMMA EGET KAPITAL OCH SKULDER****264 004****295 753**

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San Diego (Enköping) PropCo AB
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Noter

Tkr

Not 1 Redovisningsprinciper

Allmänna upplysningar

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

Not 2 Övriga externa kostnader

| | 2024 | 2023 |
|-------------------------|------------|------------|
| Revisionskostnad | 56 | 20 |
| Värderingskostnader | 83 | 48 |
| Övriga konsultkostnader | 87 | 107 |
| Skattekonsultationer | -14 | 148 |
| Övriga kostnader | 129 | 192 |
| | 341 | 516 |

Not 3 Byggnader och mark

| | 2024-12-31 | 2023-12-31 |
|---|----------------|----------------|
| Ingående anskaffningsvärden | 260 876 | 17 176 |
| Inköp | 5 253 | 123 804 |
| Omklassificeringar | 0 | 119 897 |
| Utgående ackumulerade anskaffningsvärden | 266 129 | 260 876 |
| Ingående avskrivningar | -1 624 | 0 |
| Årets avskrivningar | -9 747 | -1 624 |
| Utgående ackumulerade avskrivningar | -11 371 | -1 624 |
| Utgående redovisat värde | 254 758 | 259 252 |

Not 4 Pågående nyanläggningar och förskott avseende materiella anläggningstillgångar

| | 2024-12-31 | 2023-12-31 |
|---|------------|------------|
| Ingående anskaffningsvärden | 0 | 119 897 |
| Omklassificeringar | 0 | -119 897 |
| Utgående ackumulerade anskaffningsvärden | 0 | 0 |
| Utgående redovisat värde | 0 | 0 |

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Not 5 Långfristiga skulder

| | 2024-12-31 | 2023-12-31 |
|-----------------------------|----------------|----------------|
| Skulder till koncernföretag | 298 596 | 275 127 |
| | 298 596 | 275 127 |

Not 6 Väsentliga händelser efter räkenskapsårets slut

Som framgår av balansräkningen har det egna kapitalet förbrukats. En kontrollbalansräkning där skuldkonverteringen redovisas har efter räkenskapsårets slut återställt det negativa egna kapitalet.

Stockholm



Thorsten Slytå
Ordförande May 30, 2025



Justin Ward Brown
May 30, 2025



Anton Karl Olof Friling
May 30, 2025

Certified true copy


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Anton Friling
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Security Level: Email, Account Authentication
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F7C2F4A8508C4DC...

Timestamp

Sent: 5/30/2025 4:43:45 PM
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Signed: 5/30/2025 5:48:37 PM

Signature Adoption: Pre-selected Style
Signed using mobile

Electronic Record and Signature Disclosure:

Accepted: 12/16/2024 10:29:56 AM
ID: 46aeca93-e509-44b5-b89f-3db79834a8c0
Company Name: BlackRock

Justin Brown
Director
Security Level: Email, Account Authentication
(None)

Signed by:
Justin Brown
2496995F41074A9...

Sent: 5/30/2025 4:43:46 PM
Viewed: 5/30/2025 5:11:42 PM
Signed: 5/30/2025 5:11:59 PM

Signature Adoption: Pre-selected Style

Electronic Record and Signature Disclosure:

Accepted: 5/30/2025 5:11:42 PM
ID: c0037fa5-eab9-45c6-9b1b-d73f7c05451a
Company Name: BlackRock

Thorsten Slyta
Security Level: Email, Account Authentication
(None)

Signed by:
Thorsten Slyta
35B88AAAF201048F...

Sent: 5/30/2025 4:43:46 PM
Viewed: 5/30/2025 5:07:59 PM
Signed: 5/30/2025 5:08:15 PM

Signature Adoption: Pre-selected Style
Signed using mobile

Electronic Record and Signature Disclosure:

Accepted: 5/30/2025 5:07:59 PM
ID: 339d5e4d-37e5-436c-abbb-b68ed94fc81b
Company Name: BlackRock

In Person Signer Events

Signature

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Editor Delivery Events

Status

Timestamp

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Status

Timestamp

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Status

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CITCO

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|---|------------------|----------------------|
| Carbon Copy Events | Status | Timestamp |
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| Notary Events | Signature | Timestamp |
| Envelope Summary Events | Status | Timestamps |
| Envelope Sent | Hashed/Encrypted | 5/30/2025 4:43:46 PM |
| Certified Delivered | Security Checked | 5/30/2025 5:07:59 PM |
| Signing Complete | Security Checked | 5/30/2025 5:08:15 PM |
| Completed | Security Checked | 5/30/2025 5:48:37 PM |
| Payment Events | Status | Timestamps |
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| | |
|-------------------------|--|
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| Browsers (for SENDERS): | Internet Explorer 6.0? or above |
| Browsers (for SIGNERS): | Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above) |
| Email: | Access to a valid email account |
| Screen Resolution: | 800 x 600 minimum |

| | |
|----------------------------|---|
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