

ank=20250708;2025071026935

# Årsredovisning

för

**San Diego (Botkyrka) PropCo AB**

559015-9991

Räkenskapsåret

2024

## Fastställelseintyg

Undertecknad styrelseledamot i San Diego (Botkyrka) PropCo AB – 559015-9991, 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



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Anton Friling

San Diego (Botkyrka) PropCo AB  
Org.nr 559015-9991

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

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

## Förvaltningsberättelse

### Verksamheten

#### Allmänt om verksamheten

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

Företaget har sitt säte i Stockholm.

Flerårsöversikt (Tkr)	2024	2023	2022	2021
Nettoomsättning	7 458	1 054	0	0
Resultat efter finansiella poster	-35 482	29 829	-1 564	-240
Soliditet (%)	2	6	neg	1

### Förändringar i eget kapital (SEK)

	Aktie- kapital	Balanserat resultat	Årets resultat	Totalt
Belopp vid årets ingång	50 000	-1 423 928	23 638 740	22 264 812
Disposition enligt beslut av årsstämman:				
Balanseras i ny räkning		23 638 740	-23 638 740	0
Erhållna aktieägartillskott		21 299 387		21 299 387
Årets resultat			-36 395 887	-36 395 887
<b>Belopp vid årets utgång</b>	<b>50 000</b>	<b>43 514 199</b>	<b>-36 395 887</b>	<b>7 168 312</b>

### Resultatdisposition

Styrelsen föreslår att till förfogande stående vinstmedel (kronor):

balanserad vinst	43 514 200
årets förlust	-36 395 887
	<b>7 118 313</b>
disponeras så att i ny räkning överföres	7 118 313
	<b>7 118 313</b>

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

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## Resultaträkning

	Not	2024-01-01 -2024-12-31	2023-01-01 -2023-12-31
<b>Rörelseintäkter, lagerförändringar m. m.</b>			
Nettoomsättning		7 457 678	1 053 986
<b>Summa rörelseintäkter, lagerförändringar m.m.</b>		<b>7 457 678</b>	<b>1 053 986</b>
<b>Rörelsekostnader</b>			
Fasighetskostnader		-3 604 035	-388 181
Övriga externa kostnader	2	-510 183	-472 445
Av- och nedskrivningar av materiella och immateriella anläggningstillgångar		-11 943 821	0
<b>Summa rörelsekostnader</b>		<b>-16 058 039</b>	<b>-860 626</b>
<b>Rörelseresultat</b>		<b>-8 600 361</b>	<b>193 360</b>
<b>Finansiella poster</b>			
Resultat från övriga finansiella anläggningstillgångar		0	48 468 662
Övriga ränteintäkter och liknande resultatposter	3	0	662
Räntekostnader och liknande resultatposter	4	-26 881 166	-18 833 986
<b>Summa finansiella poster</b>		<b>-26 881 166</b>	<b>29 635 338</b>
<b>Resultat efter finansiella poster</b>		<b>-35 481 527</b>	<b>29 828 698</b>
<b>Resultat före skatt</b>		<b>-35 481 527</b>	<b>29 828 698</b>
<b>Skatter</b>			
Skatt på årets resultat		-914 360	-6 189 958
<b>Årets resultat</b>		<b>-36 395 887</b>	<b>23 638 740</b>

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**Balansräkning**

Not

2024-12-31

2023-12-31

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

Byggnader och mark

5

324 498 041

727 043

Pågående nyanläggningar och förskott avseende  
materiella anläggningstillgångar

6

0

297 000 000

**Summa materiella anläggningstillgångar****324 498 041****297 727 043****Summa anläggningstillgångar****324 498 041****297 727 043****Omsättningstillgångar***Kortfristiga fordringar*

Kundfordringar

4 348 030

1 654 190

Övriga fordringar

0

34 363 833

Förutbetalda kostnader och upplupna intäkter

307 277

378 739

**Summa kortfristiga fordringar****4 655 307****36 396 762***Kassa och bank*

Kassa och bank

691 879

10 241 969

**Summa kassa och bank****691 879****10 241 969****Summa omsättningstillgångar****5 347 186****46 638 731****SUMMA TILLGÅNGAR****329 845 227****344 365 774**

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## Balansräkning

Not

2024-12-31

2023-12-31

### EGET KAPITAL OCH SKULDER

#### Eget kapital

##### *Bundet eget kapital*

Aktiekapital

50 000

50 000

**Summa bundet eget kapital**

**50 000**

**50 000**

##### *Fritt eget kapital*

Balanserat resultat

43 514 200

-1 423 928

Årets resultat

-36 395 887

23 638 740

**Summa fritt eget kapital**

**7 118 313**

**22 214 812**

**Summa eget kapital**

**7 168 313**

**22 264 812**

#### Långfristiga skulder

Skulder till koncernföretag

309 923 508

307 683 278

**Summa långfristiga skulder**

**309 923 508**

**307 683 278**

#### Kortfristiga skulder

Leverantörsskulder

338 096

45 714

Skulder till koncernföretag

340

298

Skatteskulder

7 477 652

6 195 958

Övriga skulder

825 948

248 512

Upplupna kostnader och förutbetalda intäkter

4 111 370

7 927 202

**Summa kortfristiga skulder**

**12 753 406**

**14 417 684**

**SUMMA EGET KAPITAL OCH SKULDER**

**329 845 227**

**344 365 774**

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## Noter

### 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
Revision	56 404	20 000
Värderingskostnader	83 437	48 297
Skattekonsultationer	-15 443	148 248
Övriga kostnader	385 785	255 900
	<b>510 183</b>	<b>472 445</b>

### Not 3 Övriga ränteintäkter och liknande resultatposter

	2024	2023
Valutakursvinst	0	662
	<b>0</b>	<b>662</b>

### Not 4 Räntekostnader och liknande resultatposter

	2024	2023
Räntekostnader och liknande resultatposter som avser skulder till koncernföretag	-26 878 029	-18 833 986
Valutakursförlust	-3 137	0
	<b>-26 881 166</b>	<b>-18 833 986</b>

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**Not 5 Byggnader och mark**

	2024-12-31	2023-12-31
Ingående anskaffningsvärden	727 043	2 009 869
Inköp	38 714 819	0
Försäljningar/utrangeringar	0	-1 282 826
Omklassificeringar	297 000 000	0
<b>Utgående ackumulerade anskaffningsvärden</b>	<b>336 441 862</b>	<b>727 043</b>
Ingående avskrivningar	0	0
Årets avskrivningar	-11 943 821	0
<b>Utgående ackumulerade avskrivningar</b>	<b>-11 943 821</b>	<b>0</b>
<b>Utgående redovisat värde</b>	<b>324 498 041</b>	<b>727 043</b>

**Not 6 Pågående nyanläggningar och förskott avseende materiella anläggningstillgångar**

	2024-12-31	2023-12-31
Ingående anskaffningsvärden	297 000 000	76 452 345
Inköp	0	220 547 655
Omklassificeringar	-297 000 000	0
<b>Utgående ackumulerade anskaffningsvärden</b>	<b>0</b>	<b>297 000 000</b>
<b>Utgående redovisat värde</b>	<b>0</b>	<b>297 000 000</b>

**Not 7 Väsentliga händelser efter räkenskapsårets slut**

Under det efterföljande året, under mars 2024, erhöll bolaget flera ovillkorliga aktieägartillskott och ett uttag av det långfristiga räntebärande lånet från EFV Swedish Logistics S.å r.l. till ett sammanlagt belopp av 21 299 387,31 kr respektive 5 400 613,00 kr. Bolagets investeringsfastighet är nu 100 % färdigställd.

Stockholm



Thorsten Slyta  
Ordförande May 30, 2025

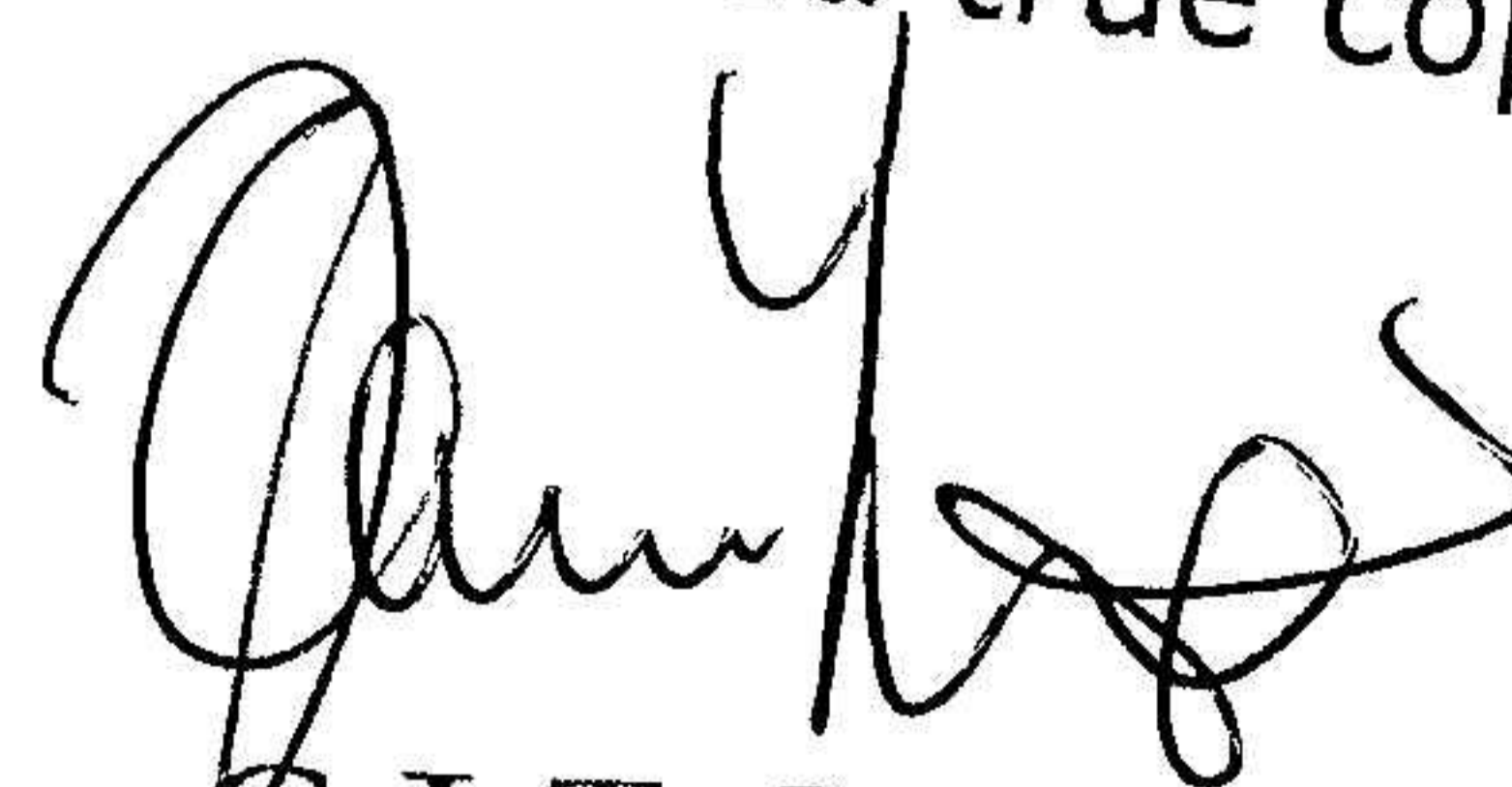


Justin Ward Brown  
May 30, 2025



Anton Karl Olof Friling  
May 30, 2025

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**CITCO**

**CITCO (SWEDEN) AB**

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ID: 46aeca93-e509-44b5-b89f-3db79834a8c0
Company Name: BlackRock

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

Signed by:
Justin Brown
2496995F410F4A9

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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
35B89AAF201048F...

Signature Adoption: Pre-selected Style
Signed using mobile

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

Electronic Record and Signature Disclosure:

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

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Certified Delivered	Security Checked	5/30/2025 5:07:59 PM
Signing Complete	Security Checked	5/30/2025 5:08:15 PM
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Operating Systems:	Windows2000? or WindowsXP?
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)
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