

Årsredovisning för  
**Nebulosan 17 Fastighets AB**  
559420-0593

Räkenskapsåret  
**2024-01-01 - 2024-12-31**

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### Fastställelseintyg

Undertecknad styrelseledamot i Nebulosan 17 Fastighets AB intygar härmed dels att denna kopia av årsredovisningen överensstämmer med originalet, dels att resultat- och balansräkningen fastställts på årsstämma 2025-7-17. Stämman beslutade också att godkänna styrelsens förslag till resultatdisposition.

Stockholm 2025-7-17

  
Fredrik Gillström  
Styrelseledamot

## Förvaltningsberättelse

Styrelsen för Nebulosan 17 Fastighets AB, 559420-0593, får härmed avge årsredovisning för räkenskapsåret 2024.

### Verksamheten

#### Allmänt om verksamheten

Företaget med säte i Stockholm registrerades 2023-01-30.

Bolaget har till föremål för sin verksamhet att äga och förvalta fast och lös egendom samt bedriva därmed förenlig verksamhet.

Bolaget är helägt dotterbolag till ROMGIL Holding BidCo 2 AB, org nr 559450-4614.

#### Väsentliga händelser under räkenskapsåret

Förvärv av fastigheten Stockholm Nebulosan 17.

### Flerårsöversikt

	2024	2023	Belopp i kr
Nettoomsättning	3 884 996	3 234 099	
Resultat efter finansiella poster	976 167	1 820 017	
Soliditet, %	15	11	

### Förändringar i eget kapital

	Aktie- kapital	Fritt eget kapital
Insatt aktiekapital	25 000	1 083 821
<i>Disposition enl årsstämmobeslut</i>		
Årets resultat		772 215
<b>Vid årets slut</b>	<b>25 000</b>	<b>1 856 036</b>

### Resultatdisposition

	Belopp i kr
Styrelsen föreslår att fritt eget kapital, disponeras enligt följande:	
Balanserat resultat	1 083 821
Årets resultat	772 215
Totalt	1 856 036
Disponeras för	
Balanseras i ny räkning	1 856 036
Summa	1 856 036

Bolagets resultat och ställning framgår av efterföljande resultat- och balansräkningar med noter.

**Resultaträkning**

<i>Belopp i kr</i>	<i>Not</i>	<i>2024-01-01- 2024-12-31</i>	<i>2023-01-30- 2023-12-31</i>
<b>Rörelseintäkter</b>			
Nettoomsättning		3 884 996	3 234 099
Övriga rörelseintäkter		6 595	1 860
<b>Summa rörelseintäkter</b>		<b>3 891 591</b>	<b>3 235 959</b>
<b>Rörelsekostnader</b>			
Råvaror och förmodenheter		-2 355 083	-925 707
Övriga externa kostnader		-515 737	-311 710
Avskrivningar av materiella anläggningstillgångar		-43 666	-36 388
<b>Summa rörelsekostnader</b>		<b>-2 914 486</b>	<b>-1 273 805</b>
<b>Rörelseresultat</b>		<b>977 105</b>	<b>1 962 154</b>
<b>Finansiella poster</b>			
Övriga ränteintäkter och liknande resultatposter		455	-
Räntekostnader och liknande resultatposter		-1 393	-142 137
<b>Summa finansiella poster</b>		<b>-938</b>	<b>-142 137</b>
<b>Resultat efter finansiella poster</b>		<b>976 167</b>	<b>1 820 017</b>
<b>Bokslutsdispositioner</b>			
Förändring av periodiseringsfonder		-	-455 004
<b>Summa bokslutsdispositioner</b>		<b>-</b>	<b>-455 004</b>
<b>Resultat före skatt</b>		<b>976 167</b>	<b>1 365 013</b>
<b>Skatter</b>			
Skatt på årets resultat		-203 952	-281 192
<b>Årets resultat</b>		<b>772 215</b>	<b>1 083 821</b>

**Balansräkning**

<i>Belopp i kr</i>	<i>Not</i>	<i>2024-12-31</i>	<i>2023-12-31</i>
<b>TILLGÅNGAR</b>			
<b>Anläggningstillgångar</b>			
<b><i>Materiella anläggningstillgångar</i></b>			
Byggnader och mark	3	12 405 656	12 449 322
Summa materiella anläggningstillgångar		12 405 656	12 449 322
<b>Summa anläggningstillgångar</b>		12 405 656	12 449 322
<b>Omsättningstillgångar</b>			
<b><i>Kortfristiga fordringar</i></b>			
Övriga fordringar		1 605	60
Förutbetalda kostnader och upplupna intäkter		49 967	89 149
Summa kortfristiga fordringar		51 572	89 209
<b><i>Kassa och bank</i></b>			
Kassa och bank		2 586 248	1 386 632
Summa kassa och bank		2 586 248	1 386 632
<b>Summa omsättningstillgångar</b>		2 637 820	1 475 841
<b>SUMMA TILLGÅNGAR</b>		15 043 476	13 925 163

**Balansräkning**

<i>Belopp i kr</i>	<i>Not</i>	<i>2024-12-31</i>	<i>2023-12-31</i>
<b>EGET KAPITAL OCH SKULDER</b>			
<b><i>Eget kapital</i></b>			
<b><i>Bundet eget kapital</i></b>			
Aktiekapital		25 000	25 000
Summa bundet eget kapital		25 000	25 000
<b><i>Fritt eget kapital</i></b>			
Balanserat resultat		1 083 821	-
Årets resultat		772 215	1 083 821
Summa fritt eget kapital		1 856 036	1 083 821
<b>Summa eget kapital</b>		<b>1 881 036</b>	<b>1 108 821</b>
<b><i>Obeskattade reserver</i></b>			
Periodiseringsfonder		455 004	455 004
Summa obeskattade reserver		455 004	455 004
<b><i>Kortfristiga skulder</i></b>			
Leverantörsskulder		189 407	243 879
Skulder till koncernföretag		11 151 256	11 151 256
Skatteskulder		663 021	281 192
Övriga skulder		99 214	204 904
Upplupna kostnader och förutbetalda intäkter		604 538	480 107
Summa kortfristiga skulder		12 707 436	12 361 338
<b>SUMMA EGET KAPITAL OCH SKULDER</b>		<b>15 043 476</b>	<b>13 925 163</b>

## Noter

Belopp i kr om inget annat anges.

### Not 1 Redovisningsprinciper

Årsredovisningen har upprättats i enlighet med Årsredovisningslagen och Bokföringsnämndens allmänna råd BFNAR 2016:10 Årsredovisning i mindre företag.

#### *Avskrivningsprinciper för anläggningstillgångar*

Avskrivningar enligt plan baseras på ursprungliga anskaffningsvärden och beräknad nyttjandeperiod. Följande avskrivningstider tillämpas:

<i>Anläggningstillgångar</i>	<i>År</i>
Materiella anläggningstillgångar:	
-Byggnader	100

### Not 2 Personal

#### *Personal*

	<i>2024-01-01- 2024-12-31</i>	<i>2023-01-30- 2023-12-31</i>
Medelantalet anställda	_____	_____
<b>Summa</b>	<b>-</b>	<b>-</b>

### Not 3 Byggnader och mark

	<i>2024-12-31</i>	<i>2023-12-31</i>
Akkumulerade anskaffningsvärden:		
-Vid årets början byggnad	4 366 587	-
-Vid årets början mark	8 119 123	-
-Nyanskaffningar byggnad	-	4 366 587
-Nyanskaffningar mark	-	8 119 123
	<u>12 485 710</u>	<u>12 485 710</u>
Akkumulerade avskrivningar enligt plan:		
-Vid årets början	-36 388	-
-Årets avskrivning enligt plan	-43 666	-36 388
	<u>-80 054</u>	<u>-36 388</u>
<b>Redovisat värde vid årets slut</b>	<b>12 405 656</b>	<b>12 449 322</b>
Taxeringsvärde:		
Byggnad	29 600 000	29 600 000
Mark	70 000 000	70 000 000
	<u>99 600 000</u>	<u>99 600 000</u>

**Not 4 Ställda säkerheter och eventalförpliktelser****Ställda säkerheter**

	2024-12-31	2023-12-31
<i>Fastighetsinteckningar</i>	7 530 000	7 530 000

**Underskrifter**

Stockholm, den dag som framgår av respektive styrelseledamots elektroniska underskrift

Signed by:  
  
5B35DE69B62E42B...

Fredrik Gillström  
Styrelseordförande

DocuSigned by:  
  
61BE4C9F0450426...

Per Gillström  
Verkställande direktör

DocuSigned by:  
  
6B5E3A0AED34491

Johan Henrik Hübner  
Styrelseledamot

## Certificate Of Completion

Envelope Id: 6320EE0E-3023-46E2-8278-3D943219040A  
Subject: Complete with Docusign: ÅR 2024 - Nebulosan 17 Fastighets AB.pdf  
Source Envelope:  
Document Pages: 7 Signatures: 4  
Certificate Pages: 5 Initials: 0  
AutoNav: Enabled  
Envelopeld Stamping: Enabled  
Time Zone: (UTC+01:00) Amsterdam, Berlin, Bern, Rome, Stockholm, Vienna

Status: Completed

Envelope Originator:  
Johan Hubner  
Mäster Samuelsgatan 17  
Stockholm, Stockholm .  
johan.hubner@delphi.se  
IP Address: 94.255.242.207

## Record Tracking

Status: Original  
2025-07-16 | 19:48

Holder: Johan Hubner  
johan.hubner@delphi.se

Location: DocuSign

## Signer Events

Fredrik Gillström Romanus  
fredrik.gillstrom@gmail.com  
Security Level: Email, Account Authentication  
(None)

## Signature

Signed by:  
  
5B35DE69B62E42B...

## Timestamp

Sent: 2025-07-16 | 19:50  
Viewed: 2025-07-16 | 19:54  
Signed: 2025-07-16 | 19:54

Signature Adoption: Pre-selected Style  
Using IP Address: 98.128.228.65

## Authentication Details

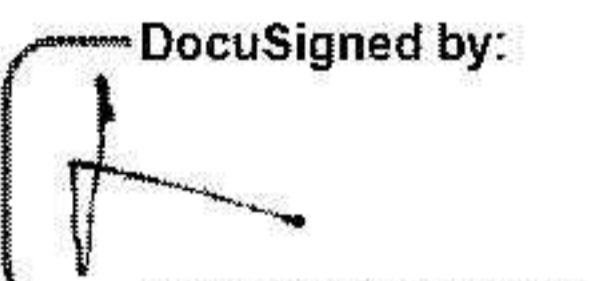
Identity Verification Details:  
Workflow ID: 79d06750-5b40-4eba-b434-584a277456eb  
Workflow Name: DocuSign ID Verification  
Workflow Description: The signer will need to identify themselves with a valid government ID.  
Identification Method: Electronic ID  
Type of Electronic ID: BankID Sweden  
Transaction Unique ID: 98d19950-17cc-5bcb-95bb-8eb6dc604993  
Country or Region of ID: SE  
Result: Passed  
Performed: 2025-07-16 | 19:53

Identity Verification Details:  
Workflow ID: 79d06750-5b40-4eba-b434-584a277456eb  
Workflow Name: DocuSign ID Verification  
Workflow Description: The signer will need to identify themselves with a valid government ID.  
Identification Method: Electronic ID  
Type of Electronic ID: BankID Sweden  
Transaction Unique ID: 98d19950-17cc-5bcb-95bb-8eb6dc604993  
Country or Region of ID: SE  
Result: Passed  
Performed: 2025-07-16 | 19:54

## Electronic Record and Signature Disclosure:

Accepted: 2025-07-16 | 19:54  
ID: 74880ad6-7f89-451f-9505-68aa736ba1d3

Johan Hubner  
johan.hubner@delphi.se  
Partner  
Advokatfirman Delphi i Stockholm AB  
Security Level: Email, Account Authentication  
(None)

DocuSigned by:  
  
6B5E3ADAFD34491...

Sent: 2025-07-16 | 19:50  
Viewed: 2025-07-16 | 19:51  
Signed: 2025-07-16 | 19:51

Signature Adoption: Drawn on Device  
Using IP Address: 94.255.242.207

## Authentication Details

**Signer Events****Signature****Timestamp****Identity Verification Details:**

Workflow ID: 79d06750-5b40-4eba-b434-584a277456eb  
 Workflow Name: DocuSign ID Verification  
 Workflow Description: The signer will need to identify themselves with a valid government ID.  
 Identification Method: Electronic ID  
 Type of Electronic ID: BankID Sweden  
 Transaction Unique ID: 1aa7d49f-ad8c-5367-8eff-1bb44f802112  
 Country or Region of ID: SE  
 Result: Passed  
 Performed: 2025-07-16 | 19:51

**Electronic Record and Signature Disclosure:**

Not Offered via DocuSign

Oskar Gillström

gillstrom@epicenterstockholm.com

Security Level: Email, Account Authentication  
(None)



Sent: 2025-07-16 | 19:50

Viewed: 2025-07-17 | 12:24

Signed: 2025-07-17 | 12:24

Signature Adoption: Drawn on Device

Using IP Address:

2a00:801:723:2e9e:98bf:a319:c9f1:5af6

Signed using mobile

**Authentication Details****Identity Verification Details:**

Workflow ID: 79d06750-5b40-4eba-b434-584a277456eb  
 Workflow Name: DocuSign ID Verification  
 Workflow Description: The signer will need to identify themselves with a valid government ID.  
 Identification Method: Electronic ID  
 Type of Electronic ID: BankID Sweden  
 Transaction Unique ID: 0811dfb8-5e18-5ba2-a4a6-76c13c74bd0c  
 Country or Region of ID: SE  
 Result: Passed  
 Performed: 2025-07-17 | 12:23

**Electronic Record and Signature Disclosure:**

Accepted: 2023-07-20 | 15:45  
 ID: 3f0571eb-43c5-42c0-abe9-6f25b7bb17d7

**In Person Signer Events****Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp****Witness Events****Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent

Hashed/Encrypted

2025-07-16 | 19:50

Certified Delivered

Security Checked

2025-07-17 | 12:24

Signing Complete

Security Checked

2025-07-17 | 12:24

Completed

Security Checked

2025-07-17 | 12:24

**Payment Events****Status****Timestamps****Electronic Record and Signature Disclosure**

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