CARUCEL PROPERTY AS

Consolidated Financial Statements 2024

(all amounts in NOK thousand)

Carucel Property AS
925 988 413

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(all amounts in NOK thousand)

The consolidated financial statement for Carucel Property AS consists of the following parts:

* *Annual Report 2024*
* *Income Statement*
* *Balance Sheet*
* *Cash Flow Statement*
* *Notes*

THE BOARD OF DIRECTORS' REPORT 2024 – CARUCEL PROPERTY AS

Operations and Locations

Carucel Property AS ("the Company") is a real estate investment company that owns a diversified portfolio of commercial and residential properties through its subsidiaries (collectively referred to as "the Group"). While the real estate portfolio is mainly located in Oslo and the Greater Oslo region, the Group also owns properties in other regions such as Lofoten. The Group's headquarter is in Oslo, and its strategy is to acquire and develop high-quality properties.

Highlights 2024

The Group recorded a substantial increase in total revenue for the full year of 2024, rising from NOK 475,5m in 2023 to NOK 550,5m. Occupancy remained high at 97,3 %, measured by gross lettable area, reflecting continued strong demand across the portfolio.

Despite a challenging macroeconomic backdrop shaped by ongoing geopolitical tensions, the year also brought signs of stabilization in the real estate market. This was reflected in both transaction market developments and the latest valuation reports. The revaluation of the Group's real estate portfolio led to a partial reversal of prior years impairment losses, amounting to NOK 335,4m—representing approximately 75 % of the original impairments. As a result, reported operating profit improved significantly, from NOK -406,2m in 2023 to NOK 431,0m in 2024.

Excluding the effects of impairment reversals, the Group's underlying operating profit more than doubled year over year, increasing from NOK 42,4m in 2023 to NOK 95,5m in 2024—demonstrating strong operational progress and improved profitability across the core portfolio.

Market Activities

Ongoing geopolitical tensions continue to shape the global landscape, contributing to a challenging and uncertain macroeconomic outlook. The Group has a broad tenant mix across commercial segments such as food and beverage, office, retail, logistics, and hotel, along with various residential concepts. This diversity—combined with a balanced lease structure—helps mitigate market risk by offering flexibility in both tenant types and lease durations, allowing the Group to adapt to short-term fluctuations in market conditions. As a result, Carucel is well-prepared to navigate a volatile environment and maintains a solid foundation for managing ongoing macroeconomic uncertainty.

The transaction market is showing signs of recovery. According to Akershus Eiendom (Market Update Q1 2025) and Pangea Property Partners, total transaction volume in the Norwegian real estate market is estimated at approximately NOK 80bn in 2024, up from approximately NOK 44bn in 2023. Although this remains below the record high of approximately NOK 160bn recorded in 2021, the development reflects renewed investor interest and gradually improving market confidence.[1]

Oslo Bay District

Oslo Bay District continued to perform strongly, maintaining a 98 % occupancy rate at year-end. The Group remains focused on optimizing the tenant mix by replacing underperforming tenants with stronger, more sustainable concepts.

[1] Sources: Akershus Eiendom, Market Update Q1 2025; Akershus Eiendom, Year-End Market Report 2023; Pangea Property Partners, Annual Market Report 2021.

Total revenue from the portfolio grew by 10% year-over-year, supported by a proactive approach to tenant churn. As weaker tenant concepts are phased out, new leases are signed at higher rental levels under step-up lease agreements. While this transition raises the thresholds for calculating turnover-based rent, newly onboarded tenants typically require time to establish operations before contributing fully to turnover-based income. As a result, the Group's turnover-based rental income for 2024 ended at approximately NOK 16,5m, slightly down from NOK 17,8m in 2023, despite the overall revenue increase.

The continued focus on optimizing tenant composition supports our long-term growth by securing higher-quality tenants, enhancing rental income potential, and effectively capitalizing on market fluctuations in short-term leases.

Carucel Living

The Group achieved an 11% year-over-year revenue increase for this portfolio, driven by continued investments in upgrading apartments during tenant transitions, improvements to the overall standard of residential units, and effectively capitalizing on market fluctuations in short-term leases.

At year-end, the Group maintained near-full occupancy, with the exception of units undergoing refurbishment. Larger projects, such as Seilduksgata, completed in mid-2024, and Observatoriegaten, completed in early 2025, have resulted in rent level increases of 37,5% and 42,3%, respectively for the two properties.

The Group has similar ongoing projects set for completion in the coming year, along with new initiatives aimed at optimizing currently unused areas, further increasing the portfolio's total revenue potential. Revenue growth is expected to remain strong, with significant upside still present in the portfolio. Continued investments in refurbishments, tenant optimization, and the development of additional leasable areas are expected to drive further long-term value creation.

The Group's in-house residential brand, Alva, continues to gain momentum, receiving positive tenant feedback as a result of its seamless rental services, which improve the overall living experience. Demand for the Group's co-living concept, operated by our partner LifeX, remains strong, with an average occupancy of approximately 93%. Notably, the LifeX concept generates the highest rent per sqm within the portfolio, reflecting the strong demand for flexible and community-oriented living. Additionally, the Group's serviced apartments, operated by Numa, performed well, with average occupancy reaching approximately 87% in 2024. Numa still achieved solid results, and the turnover component of the lease took effect in 2024.

Divestments & Acquisitions

During 2024, the Group divested Eikringen 19 &20, Snekkerveien 6 and a residential unit in Nordregate 18. These divestments collectively resulted in a total net cash release of NOK 95m, at a gross property value of NOK 364m.

In July 2024, the Group acquired Tveterveien 60 in Oslo at a gross property value of NOK 20,0m. Furthermore, the Group expanded its portfolio of fisherman cabins in Nusfjord by acquiring additional cabins.

Financial Review

The financial statements have been prepared in accordance with the Norwegian Generally Accepted Accounting Principles (NGAAP), which recognize investment properties at their acquisition cost less accumulated depreciation and impairments. This means that the financial accounts are not adjusted to reflect the fair market values of investment properties, and any value appreciation is not recognized in the profit and loss accounts. As a result, the Group's operational performance is affected by the number of divestments made in the period.

Income Statement

In 2024, the Group reported rental income of NOK 387,1m and total revenue of NOK 550,2m, compared to rental income of NOK 387,1m and total revenue of NOK 475,5m in 2023. This represents a 15,8 % increase in total revenue year-over-year, while rental income remained unchanged. Although rental income benefited from CPI adjustments across the lease portfolio, the effect was offset by the divestment of several properties and ongoing refurbishment activities during the year, resulting in stable rental income compared to 2023.

Sales revenue for 2024 increased significantly to NOK 99,1m, up from NOK 52,5m in 2023. This growth was primarily driven by the acquisition of facility management provider Akto Eiendom, which contributed NOK 23m in 2024, as well as strong performance in hotel operations in Lofoten, where revenue grew from approximately NOK 43,9m in 2023 to NOK 58,6m in 2024. Additionally, external management services had a substantial increase, rising from NOK 7,8m to NOK 16m in 2024.

Other operating income for 2024 totaled NOK 64,1m, primarily driven by the divestment of properties throughout the year, along with contributions from tenant breakout fees.

Payroll expenses increased to NOK 82,0m in 2024, up from NOK 57,2m in 2023, primarily due to the full-year impact of the facility management acquisition completed in December 2023, as well as the increased activity level in the Group's hotel operations.

Last year's impairment loss of NOK 448,6m was partially reversed, resulting in a reversal of NOK 335,5m in 2024. The reversal of prior years' impairments was carried out in accordance with external valuations. Depreciation and amortization increased from NOK 160,2m in 2023 to NOK 162,8m in 2024.

Operating expenses amounted to NOK 198,4m in 2024, down from NOK 208,5m in 2023. Maintenance and repairs totaled NOK 39,9m, compared to NOK 49,1m the previous year. These costs vary from year to year, primarily depending on the type of projects the Group chooses to undertake, whereas most of the projects are fully discretionary. While many of these expenses would typically be classified as CAPEX by investors, they have been recognized as operating expenses in accordance with Norwegian Generally Accepted Accounting Principles (NGAAP). Additionally, the Group incurred approximately NOK 19m in expensed lease discounts, which are not expected to recur.

Financial expenses in 2024 totaled NOK 383,6m, up from NOK 342,6m in 2023. The increase is primarily driven by higher credit spreads from the refinancing of interest-bearing debt maturing over the past twelve months. Additionally, the Group unwound some of its larger interest rate swaps and entered into new agreements at lower fixed rates, which will reduce ongoing interest expenses. As of December 31, 2024, the Group's hedging rate stood at approximately 60%, limiting sensitivity to fluctuations in short-term interest rates.

EBITDA stood at NOK 258,2m, compared to NOK 202,5m in 2023.

The Group's net profit amounted to NOK 82,9m in 2024, compared to a net loss of NOK 548,7m in 2023.

Parent company

The Company recorded a net loss of NOK 62,1m in 2024.

Cash flow

The Group's total cash flow was NOK -61,7m in 2024.

Cash flow from operations amounted to NOK -158,7m, while operating profit was NOK 431,0m. The difference is mainly explained by depreciation, impairment, net financial items, and timing differences on net working capital.

The Group's cash flow from investing activities totaled NOK 230,1m. This comprises investments of NOK 100,1m in capital expenditure related to tenant improvements and refurbishments, and sales proceeds totalling NOK 323,2m from divestment of non-strategic properties.

The Group's cash flow from financing activities amounted to NOK -133,1m. This includes a net repayment of NOK 307,1m on existing debt, primarily related to ordinary amortization in line with loan agreements, as well as the repayment of secured debt associated with refinancing and asset divestments. Offsetting this outflow, NOK 171,3m relates to a share issue in Carucel Living and Carucel Property, and dividends paid to non-controlling interests.

Financial position

The Groups cash balance as at 31. December 2024 was NOK 149,5m. The Group's current liabilities accounted for 2,1% of the Group's total debt. The Group has the ability to repay its short-term debt using its most liquid assets, and the overall financial position is considered to be strong.

As at 31.12.2024, the Group's Net-LTV without pro-rata adjustments and guarantees was 57,2%. The Group's Net-LTV calculated according to the incurrence test in the bond agreement and liquidity were 65,2% and NOK 149.5m, respectively. The Group's liquidity position remains strong and well within the requirement of NOK 30m.

Subsequent events

The Group divested several property companies on 1 April 2025, representing a total property value of NOK 223,5m. The transaction has been settled through a combination of NOK 140m in cash and NOK 85m in new shares in Public property Invest ASA.

Financial Risk

The Group is exposed to financial risk in various areas, particularly interest rate risk. The Group manages these risks with the objective of ensuring stable and predictable cash flows and maintaining sufficient liquidity to meet fluctuations in working capital requirements. Carucel AS, the ultimate parent company, has taken out Board Liability Insurance covering members of the Board of Directors and executive management. The insurance provides broad coverage and a sum insured that, in the Board's opinion, is sufficient to cover the Group's potential exposure.

The Group is exposed to changes in interest rate levels, as parts of its long-term debt are based on floating market rates. This exposure introduces an interest rate risk related to the development of short-term interest rates impacting interest expenses. To mitigate this risk, the Group uses interest rate swaps, and as of 31 December 2024, approximately 60% of the total long-term debt was either based on fixed interest rates or hedged through interest rate swaps. Additionally, changes in market interest rates may affect the Group's investment opportunities in future periods.

Market risk

The Group is exposed to market risk primarily related to developments in the commercial and residential rental markets. Changes in economic conditions, occupancy rates, rental price levels, and tenant demand may impact the Group's revenues and property values. In the commercial segment, market risk is influenced by business activity levels and competition for tenants, while the residential segment is more sensitive to general economic trends and population movements. The Group mitigates these risks through a diversified tenant mix and by maintaining a range of lease lengths across its portfolio.

Credit risk

The Group has stable operations with minor fluctuations in working capital. The risk of counterparties being unable to fulfil their obligations is considered moderate, as there have been historically few losses on receivables. The risk is sought to be mitigated by requiring deposits or bank guarantees from tenants, having good credit policies, and closely monitoring outstanding account receivables.

Liquidity risk

There is inherent risk associated with both short-term and long-term liquidity. The Group's primary focus is on monitoring the Group's cash flow, addressing both short-term concerns such as overdue account receivables and long-term considerations like the maturity of long-term debts. This proactive approach ensures that the Group can swiftly seize investment opportunities as they emerge in the market. Overall, the Group's liquidity is considered strong.

Going Concern

In accordance with the Accounting Act § 3-3a, the Board of directors confirm that the financial statements have been prepared under the assumption of going concern.

Organization and Working Environment

In 2024, the Group employed 89 full-time staff, primarily dedicated to our hotel operation in Lofoten. A positive working environment was maintained with only 1 reported injury during 2024. Both the Company and the Group are dedicated to gender equality in the workplace.

The Board of Directors of the Company currently comprises one man, a structure that will continue for practical reasons. Meanwhile, at Carucel AS, the ultimate parent company, the Board consists of three men and two women.

Exterior Environment

The Company is not deemed to have significant impact on the external environment through pollution or emissions and is not subject to any regulatory requirements or licensing obligations in this regard. The Group has taken an active approach towards enhancing the sustainability of its operations and continues to proactively pursued initiatives aimed at contributing to the green transition in advance of anticipated sustainability standards. The Group has undertaken various projects aimed at reducing energy consumption and minimizing pollution from its properties and has placed a strong emphasis on creating value in a conscientious and sustainable manner.

Transparency

The Transparency Act in Norway focuses on promoting fundamental human rights and fair working conditions, and the board is mandated to conduct and disclose a "human rights due diligence" report. This report involves evaluating potential risks that may have adverse impacts on human rights and decent working conditions within the supply chain. The board's official statement is available on the company's website, www.Carucel.no.

Oslo, 30.04.2025

Carl Erik Krefting
Chairman of the Board

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Parent 2024	Parent 2023	INCOME STATEMENT	Note	Group 2024	Group 2023
		Operating income			
0	0	Rental income	1	387 172	387 124
0	0	Sales revenue	1	99 180	52 457
0	0	Other operating income		64 104	35 874
0	**0**	**Total operating income**		**550 457**	**475 454**
		Operating expenses			
0	0	Cost of goods		11 771	7 224
0	0	Payroll expenses	2	82 006	57 158
0	0	Depreciation and amortisation	4	162 792	160 188
0	0	Impairment loss	4	(335 528)	448 560
1 492	1 229	Other operating expenses	3	198 440	208 499
1 492	**1 229**	**Total operating expenses**		**119 480**	**881 629**
(1 492)	**(1 229)**	**Operating profit**		**430 977**	**(406 175)**
		Financial income and expenses			
0	0	Share of profit in associated companies	6,7	5 562	(18 325)
257	114 289	Financial income	6,7	30 327	75 219
78 430	62 780	Financial expenses	6,7	383 615	342 567
(78 174)	**51 509**	**Net financial items**		**(347 726)**	**(285 673)**
(79 666)	**50 279**	**Profit before tax**		**83 251**	**(691 848)**
(17 526)	11 061	Tax expense	9	345	(143 183)
(62 139)	**39 218**	**Profit for the year**		**82 906**	**(548 665)**
		Profit attributable to:			
0	0	Non-controlling interest	10	81 829	(235 646)
(62 139)	**39 218**	**Controlling interest**	10	**1 077**	**(313 019)**

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Parent 2024	Parent 2023	BALANCE SHEET	Note	Group 2024	Group 2023
		ASSETS			
		Fixed assets			
		Intangible assets			
0	0	Lease agreements and other intangibles	4	19 811	19 036
0	0	Goodwill (technical goodwill related to deferred tax)	4	567 451	573 021
16 646	0	Deferred tax benefits	9	0	0
16 646	**0**	**Total intangible assets**		**587 262**	**592 057**
		Tangible assets			
0	0	Property, plant and equipment	4,11	7 013 823	7 057 252
0	0	Operating moveable equipment	4	22 898	18 266
0	**0**	**Total tangible assets**		**7 036 720**	**7 075 518**
		Financial fixed assets			
806 172	806 172	Investment in subsidiaries	12	0	0
0	0	Investment in associated companies	5	106 224	71 790
0	0	Loan to associated companies and joint ventures	5,6	51 221	63 091
0	0	Investments in shares and other securities	5	110 817	146 815
9 713	4 029	Other long-term receivables	13	190 442	186 810
815 885	**810 201**	**Total financial fixed assets**		**458 703**	**468 506**
832 531	**810 201**	**Total fixed assets**		**8 082 686**	**8 136 081**
		Current assets			
0	**0**	**Inventories**		**2 283**	**1 720**
		Receivables			
0	0	Accounts receivables	11	48 964	35 642
0	114 137	Receivables from group companies	6	0	0
61	43	Other short-term receivables		79 882	68 240
61	**114 180**	**Total receivables**		**128 845**	**103 882**
478	746	**Cash and cash equivalents**	14	149 492	211 207
539	**114 926**	**Total current assets**		**280 621**	**316 810**
833 071	**925 127**	**TOTAL ASSETS**		**8 363 308**	**8 452 892**

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Parent		BALANCE SHEET		Group	
2024	2023		Note	2024	2023
		EQUITY AND LIABILITIES			
		Equity			
		Paid-in equity			
1 300	1 200	Share capital	10,15	1 300	1 200
109 791	168 061	Other paid-in equity	10	0	0
111 091	**169 261**	**Total paid-in equity**		**1 300**	**1 200**
		Other equity			
0	0	Non-controlling interest	10	1 265 475	1 158 078
105 922	0	Other equity	10	1 165 905	1 027 046
105 922	**0**	**Total other equity**		**2 431 381**	**2 185 124**
217 013	**169 261**	**Total equity**		**2 432 681**	**2 186 324**
		Liabilities			
		Provisions for liabilities			
0	880	Deferred tax	9	769 600	807 678
0	**880**	**Total provisions**		**769 600**	**807 678**
		Non-current liabilities			
550 000	600 000	Bond loans	11	973 000	1 373 000
0	0	Interest-bearing debt	11	4 051 878	3 958 982
0	0	Other long-term debt		12 701	9 975
550 000	**600 000**	**Total non-current liabilities**		**5 037 579**	**5 341 957**
		Current liabilities			
344	48	Accounts payable		24 651	23 895
0	0	Tax payable	9	2 239	647
0	0	Public duties payable		11 606	7 801
0	0	Dividends	10	0	0
63 536	144 469	Debt to group companies		0	0
2 177	10 470	Other current debt		84 951	84 589
66 058	**154 986**	**Total current liabilities**		**123 447**	**116 932**
616 058	**755 866**	**Total liabilities**		**5 930 626**	**6 266 567**
833 071	**925 127**	**TOTAL EQUITY AND LIABILITIES**		**8 363 308**	**8 452 892**

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Parent		CASH FLOW STATEMENT		Group	
2024	**2023**		**Note**	**2024**	**2023**
		Cash flow from operating activites			
(79 666)	50 279	Profit before tax		83 251	(691 848)
0	0	Corporate tax paid		(647)	(2 805)
0	0	Loss (gain) on sale of fixed assets or shares		(50 310)	(37 396)
0	0	Income from associated companies		(5 562)	18 325
0	0	Depreciation and amortisation	4	162 792	160 188
0	0	Impairment loss	4	(335 528)	448 560
0	0	Change in inventories		(563)	(29)
0	0	Change in accounts receivables		(13 321)	3 773
297	(427)	Change in accounts payable		756	(5 624)
105 826	(112 739)	Change in other short-term items		457	9 663
26 457	**(62 886)**	**Net cash flow from operating activities**		**(158 675)**	**(97 194)**
		Cash flow from investing activities			
0	0	Proceeds from sale of fixed assets	4	323 158	336 984
0	0	Payments for buying fixed assets	4	(100 050)	(284 812)
0	0	Proceeds from sale of shares in other companies	5	42 090	46 655
0	0	Payments from buying shares in other companies	5	(35 453)	(12 037)
(5 684)	2 998	Net proceeds from changes in in long-term receivables		308	7 856
(5 684)	**2 998**	**Net cash flow from investing activities**		**230 053**	**94 648**
		Cash flow from financing activities			
0	0	Proceeds from issuing long-term debt		964 000	181 000
(50 000)	0	Payments on long-term debt		(1 271 104)	(336 235)
0	0	Net proceeds from changes in other long-term debt		2 726	9 975
(80 933)	55 517	Net proceeds from changes in group company loans		0	0
109 891	0	Proceeds from share contributions		178 784	0
0	0	Net changes in non-controlling interest		0	52 138
0	(25 000)	Dividends	10	(7 500)	(28 079)
(21 042)	**30 517**	**Net cash flow from financing activities**		**(133 094)**	**(121 200)**
(268)	**(29 371)**	**Net change in liquidity reserve through the year**		**(61 716)**	**(123 746)**
746	**30 117**	Liquidity reserve 1.1		**211 208**	**334 954**
478	**746**	**Liquidity reserve 31.12**		**149 492**	**211 208**

ACCOUNTING PRINCIPLES

The consolidated financial statements consist of income statement, balance sheet, cash flow statement and notes to the financial statements. The consolidated financial statements have been prepared in accordance with the Norwegian Accounting Act and generally accepted accounting principles. The accounts have been prepared on the going concern assumption.

Basis for consolidation

The Group’s consolidated financial statements comprise Carucel Property AS and companies in which Carucel Property AS has a controlling interest. A controlling interest is normally obtained when the Group owns more than 50% of the shares in the company and can exercise control over the company. Minority interests are included in the Group’s equity. Transactions between group companies have been eliminated in the consolidated financial statement. The consolidated financial statement has been prepared in accordance with the same accounting principles for both parent and subsidiary.

The purchase method is applied when accounting for business combinations. Companies which have been bought or sold during the year are included in the consolidated financial statements from the date when control is achieved and until the date when control ceases.

A joint venture is a business entity created by two or more parties in a cooperative agreement for joint control over business activities. Joint control exists only when strategic, financial and operational deciesions regarding the business require unanimity between the participants. The consolidated financial statemens include the Group's share of the profits/losses from joint ventures, accounted for using the gross method of accounting, from the date when a joint venture is established. The gross method of accounting includes the Group's pro-rata share of the joint venture's consolidated financial statements on a line-by-line basis in the financial statements.

When the Group’s share of a loss exceeds the Group’s investment in an associate, the amount carried in the Group’s balance sheet is reduced to zero and further losses are not recognised unless the Group has an obligation to cover any such loss.

Classification and assessment of balance sheet items:

Assets intended for long-term ownership 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 instalment on long term liabilities and receivables are, however, not classified as short-term liabilities and current assets.

Tangible fixed assets are capitalized 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.

ACCOUNTING PRINCIPLES

Revenue recognition
Revenues from the sale of goods are recognised in the income statement once delivery has taken place and most of the risk and return has been transferred. Gains from the realization of real estate and other fixed assets are recognixed as other operating income.

Rental income is recognised at the fair value of the consideration, net after deduction of VAT, discounts and other reductions. Rental income is recognized as income on a straight-line basis over the rental period. Rental discounts are accrued over the rental period so that the income is recognized on a straight-line basis. The recognized rental income is presented as an other short-term receivable in the balance sheet. Gains from the realization of real estate and other fixed assets are recognixed as other operating income.

Income Tax
The tax expense consists of the tax payable and changes to deferred tax. Deferred tax/tax assets are calculated on all differences between the book value and tax value of assets and liabilities. Deferred tax is calculated as 22% percent of temporary differences and the tax effect of tax losses carried forward. Deferred tax assets are recorded in the balance sheet when it is more likely than not that the tax assets will be utilized. Taxes payable and deferred taxes are recognised directly in equity to the extent that they relate to equity transactions. Tax enhancing or tax reducing temporary differences, which are reversed or may be reversed in the same period, have been offset and netted.

Inventories
Inventories are recognised at the lowest of cost and net selling price. The net selling price is the estimated selling price in the case of ordinary operations minus the estimated completion, marketing and distribution costs. The cost is arrived at using the FIFO method and includes the costs incurred in acquiring the goods and the costs of bringing the goods to their current state and location.

Accounts receivable and other receivables
Accounts receivable and other current receivables are recorded in the balance sheet at nominal value less provisions for doubtful accounts. Provisions for doubtful accounts are based on an individual assessment of the different receivables. For the remaining receivables, a general provision is estimated based on expected loss.

Short term investments
Short term investments (stocks and shares seen as current assets) are valued at fair value. Dividends and other distributions are recognized as other financial income.

Use of estimates
The management has used estimates and assumptions that have affected assets, liabilities, incomes, expenses and information on potential liabilities in accordance with generally accepted accounting principles in Norway.

Cash flow statement
The cash flow statement is presented using the indirect method. Cash and cash equivalents includes cash, bank deposits and other short term, highly liquid investments with maturities of three months or less.

Comparative information
In the event of a reclassification of accounting items, the comparative figures have been restated accordingly. Comparable amounts for the consolidated income statement and balance sheet have been prepared based on the best estimates available, in accordance with Generally Accepted Accounting Principles. The cash flow statement and certain notes to the financial statements do not include comparable amounts, as the necessary information is not considered sufficiently reliable.

ACCOUNTING PRINCIPLES

Treatment of costs directly related to long-term debt
Costs that are directly attributable to the issuance of long term debt are accrued on a straight-line basis over the term of the loan. The deferred expense recognition is presented as other long term receivables in the balance sheet.

Pensions
For pension schemes where an agreed subsidy is paid by the employer and where the pension funds are managed separately (subsidy plans), the subsidy is included in labor and other personnel costs.

Intangible assets
Intangible assets are capitalized when it is both expected to provide future income and where acquisition cost can be measured reliably. Depreciation is calculated on a straight-line basis over the assets' expected economic life.

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Note 1 - SEGMENT INFORMATION

The Group conducts its operations exclusively in Norway. All revenue, assets, and activities are attributable to the Norwegian market.

Note 2 - PAYROLL, PERSONELL EXPENSES AND AUDIT FEE

Parent			Group	
2024	**2023**	**Payroll Expenses**	**2024**	**2023**
0	0	Payroll	70 895	50 336
0	0	Employer's national insurance contributions	8 472	4 363
0	0	Pension expenses	1 276	1 188
0	0	Other personnel expenses	1 362	1 270
0	**0**	**Total Payroll costs**	**82 006**	**57 158**
0	**0**	Average full-time employees employed during the year:	**89,5**	**65,5**

The Group has established a defined contribution pension scheme in accordance with the requirements of the Norwegian Act on Mandatory Occupational Pensions. The scheme covers all employees subject to the Act, and the Group is in compliance with these requirements.

Parent			Group	
2024	**2023**	**Spcification of recognized auditors fee:**	**2024**	**2023**
73	70	Statutory audit fee	5 231	5 322
64	0	Attestation engagements	605	271
15	95	Preparation of statutory financial statements and tax documentation	1 009	1 266
1 023	504	Other services	2 319	2 230
1 176	**669**	**Total audit expenses**	**9 164**	**9 089**

For comparison purposes, all audit fees are presented exclusive of VAT expenses

Carucel Property AS
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Note 3 - OPERATING EXPENSES

	31.12.2024	31.12.2023
Owners Share of Common Cost	24,8	25,6
Insurance	5,7	5,7
Maintenance and repairs	37,9	49,1
Bad Debts	7,7	10,3
Other Property Related Expenses	1,9	2,3
Property Related Expense	**78,0**	**92,9**
Rental Expense	16,6	13,2
Advertising and marketing	12,2	12,6
Utilities	19,2	18,8
Business Management Fee	11,9	16,4
Residential Management Fee	2,0	0,8
Audit Fee	10,3	10,3
Legal Fees	8,3	8,1
Social Expenses	1,9	3,5
Other Administrative Expense*	37,9	31,8
Administrative Expense	**120,4**	**115,6**
Total OPEX	**198,4**	**208,5**

**Primarily consists of expensed lease discounts related to lease terminations.*

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Note 4 - FIXED ASSETS

	Land/ Buildings	Operating equipment	Intangible assets**	Goodwill*	Total
Acquisition cost 01.01.	7 946 318	30 485	26 909	638 717	8 642 429
Additions	90 083	7 992	1 975	0	100 050
Disposals	(354 235)	(795)	0	(26 245)	(381 275)
Other changes	(455)	1 066	(51)	(0)	560
Acquisition costs 31.12	**7 681 711**	**38 748**	**28 832**	**612 472**	**8 361 764**
Acc. depreciation/impairment 31.12	667 888	15 851	9 021	45 022	737 782
Book value 31.12	**7 013 823**	**22 898**	**19 811**	**567 451**	**7 623 982**
Depreciation	145 897	3 631	1 149	12 027	162 704
Impairments	(304 000)	0	0	(31 528)	(335 528)
Total	**(158 103)**	**3 631**	**1 149**	**(19 501)**	**(172 824)**
Economic lifetime	0/50/100 y	3/10 y	5/22 y	50/100 y	
Depreciation plan	Linear	Linear	Linear	Linear	

* Technical goodwill is related to deferred tax liabilities on fixed assets and is depreciated with the same depreciation plan as the underlying asset.
** Lease agreements and other intangible assets

Note 5 - INVESTMENTS IN ASSOCIATED COMPANIES & OTHER SHARES

Associated companies	Shareholding (%)	Book value 31.12.2023	Add./disp. 2024	2024	Dividends	Book value
Birk & Co AS	40,0 %	15 953		9 770	0	25 724
Strømsø Utvikling AS	33,6 %	55 837		(4 208)	0	51 628
M35 Holding AS*	41,5 %	0	28 873	0	0	28 873
Total Group companies		**71 790**	**28 873**	**5 562**	**0**	**106 224**
Total		**71 790**	**28 873**	**5 562**	**0**	**106 224**

* The share issue was registered in the Register of Business Enterprises in February 2025 but was approved by the general meeting in November 2024, where the group subscribed for 41,5% of the shares.

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Note 6 - RELATED PARTIES

Parent 2024	Parent 2023	Balances with group companies and related parties	group 2024	group 2023
		Receivables		
0	0	Long-term receivables on group companies and related parties	51 221	63 091
0	114 137	Short-term receivables on group companies and related parties	0	0
		Liabilities		
0	0	Long-term liabilities to group companies and related parties	0	0
63 536	144 469	Short-term liabilities to group companies and related parties	0	0
63 536	**258 606**	**Total balances with group companies and related parties**	**51 221**	**63 091**

All transactions between group companies are conducted on market terms.

The group's transactions with related parties:

Parent 2024	Parent 2023	Expenses	Counterpart	group 2024	group 2023
0	0	Warranty commission	Carl Erik Krefting	870	950
5 161	774	Interest expense	Carucel Holding AS	0	0
5 161	**774**	**Total**		**870**	**950**

2024	2023	Income	Counterpart	2024	2023
0	0	Management fees	Strømsø Utvikling AS	2 384	2 373
0	0	Interest income	Birk & Co AS	2 630	2 687
0	**0**	**Total**		**5 014**	**5 059**

Note 7 - FINANCIAL ITEMS

Parent 2024	Parent 2023		group 2024	group 2023
257	248	Interest income	21 352	7 526
0	0	Other financial income	8 975	67 693
0	114 040	Income from subsidiaries	0	0
257	**114 289**	**Total financial income**	**30 327**	**75 219**
62 591	58 833	Interest expenses	341 926	324 347
10 679	3 173	Other financial expenses	41 689	18 220
73 270	**62 006**	**Total financial espenses**	**383 615**	**342 567**
0	0	Share of profit from associated companies	5 562	(18 325)
(5 161)	(774)	Net interests from group companies	0	0
(5 161)	**(774)**	**Profit from associated/group companies**	**5 562**	**(18 325)**
(78 174)	**51 509**	**Net financial items**	**(347 726)**	**(285 673)**

(all amounts in NOK thousand)

Note 8 - HEDGE ACCOUNTING

The financial market risks of the company are mainly linked to fluctuations in the Norwegian interest rate level.

The Group's debt portfolio consists of both fixed and floating interest rate instruments. To manage exposure to interest rate fluctuations, the Group utilizes interest rate swaps, which contribute to maintaining a balanced interest rate profile.

Total Interest Rate Swaps per 31.12.2024:

Cash Flow Hedging	**Fair value per 31.12.2024**
Interest Rate Swaps	41 533

The Group is not exposed to any material currency risk.

Impact on financial expenses	**31.12.2024**
Gross interest expenses	375 160
Impact from interest rate SWAPs	-33 233
Total Interest Expenses	341 926

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Note 9 - TAX

Parent			Group	
2024	2023		2024	2023
		Income tax payable is calculated as follows:		
0	0	Tax payable	2 239	647
11 061	11 061	Changes in defered tax	(1 894)	(143 830)
11 061	**11 061**	**Income tax expense**	**345**	**(143 183)**
		Taxable income:		
(79 666)	50 279	Profit before tax	83 251	(691 848)
0	0	Permanent differences	(48 632)	48 652
3 000	3 000	Change in temporary differences	(298 292)	681 994
0	0	Change in loss carry-forwards	273 850	(35 858)
0	0	Given/ received intra-group contribution	0	0
(76 666)	**53 279**	**Taxable income:**	**10 177**	**2 939**
		From nominal to actual tax rate:		
(79 666)	50 279	Profit before tax	83 251	(691 848)
(17 526)	11 061	Expected tax expense at nominal tax rate (22 %)	18 315	(152 207)
		Tax-effect on the following items:		
0	0	Non-deductible costs / Non-taxable income	(10 699)	10 703
0	0	Other items	(7 271)	(1 680)
(17 526)	**11 061**	**Tax expense**	**345**	**(143 183)**
22 %	**22 %**	Effective tax rate	**0 %**	**21 %**

Specification of the tax effect of temporary differences and losses carried forward:

2024	2023	Tax liability (-benefit)	2024	2023
0	0	Fixed assets	942 265	928 616
0	0	Current assets	0	0
0	0	Receivables	(1 674)	(234)
0	0	Profit- and loss accounts	7 238	8 207
0	0	Payables	0	0
0	0	Accumulated loss to be brought forward	(198 449)	(141 959)
0	880	Other temporary differences	20 228	13 520
0	0	Not included in the calculation of deferred tax	(8)	(471)
0	**880**	**Deferred tax**	**769 600**	**807 679**
		Tax payable in the balance:		
0	0	Tax payable on this year's profit	2 239	647
0	**0**	**Total tax payable in the balance**	**2 239**	**647**

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Note 10 - EQUITY

Group

Equity:	**Share capital**	**Other equity**	**Non-controlling interest**	**Total**
Equity 01.01	1 200	1 027 046	1 158 078	2 186 324
This years change in equity:				
Profit for the year		1 077	81 829	82 906
Capital Increase	100	140 139	43 755	183 994
Dividend		0	(7 500)	(7 500)
Net change in non-controlling interest		(2 505)	(10 553)	(13 058)
Other changes		148	(133)	15
Equity 31.12	**1 300**	**1 165 905**	**1 265 475**	**2 432 681**

Parent

Equity:	**Share capital**	**Other Paid-in Equity**	**Other equity**	**Total**
Equity 01.01	1 200	168 061	0	169 261
This years change in equity:				
Profit for the year			(62 139)	(62 139)
Capital Increase	100	109 791	0	109 891
Dividend			0	0
Reclassification		0	0	0
Equity 31.12	**1 300**	**277 852**	**(62 139)**	**217 013**

(all amounts in NOK thousand)

Note 11 - INTEREST-BEARING DEBT AND SECURED DEBT

Parent			Group	
2024	**2023**		**2024**	**2023**
0	0	Secured debt	4 487 579	4 741 957
550 000	600 000	Unsecured debt	550 000	600 000
550 000	**600 000**	**Total**	**5 037 579**	**5 341 957**

Parent			Group	
2024	**2023**	**Pledged assets and book value:**	**2024**	**2023**
0	0	Property, plant and equipment	7 013 823	7 057 252
0	0	Account receivables	48 964	35 642
0	0	Cash and cash equivalents	54 763	0
0	**0**	**Total**	**7 062 786**	**7 092 894**

Covenants in the various subgroups:
- Loan to value
- Requirements of minimum value-adjusted equity
- Requirements of minimum book value of equity
- Requirements of minimum liquidity
- Requirements of minimum Interest Coverage Ratio
- Requirements of minimum rental income

(all amounts in NOK thousand)

Note 12 - SHARES IN SUBSIDIARIES

Group companies

Company	Business office	Shareholding/ voting rights
Carucel Holding AS	Oslo	100 %
Carucel Management AS	Oslo	100 %
Carucel Invest AS	Oslo	100 %
Carucel Hylle 1 AS	Oslo	100 %
Søylen Eiendom AS	Oslo	100 %
Akto Eiendom AS	Oslo	100 %
Akto Prosjekt AS	Oslo	100 %
Carucel Eiendom AS	Oslo	95 %
Carucel Urban Development AS	Oslo	100 %
Ekebergveien 235 AS	Oslo	100 %
Hyggeligbakken AS	Oslo	100 %
Niels Juelsgate 33 AS	Oslo	100 %
Frogner Plass AS	Oslo	100 %
Nordregate 18 AS	Oslo	100 %
Karlstadsgata 11 AS	Oslo	100 %
Lufthavnveien 17 Leknes AS	Oslo	100 %
Borettslaget Deichmannsgate 6	Oslo	100 %
Heggelibakken 2 AS	Oslo	100 %
Sota 11 AS	Oslo	25 %
O Bergerud Eiendom Handel AS	Oslo	100 %
Parkveien 6 AS	Oslo	100 %
Tennisveien 23 Leiligheter I AS	Oslo	100 %
Dalbergstien 2 AS	Oslo	100 %
Haslumhuset Holding AS	Oslo	100 %
Haslumhuset Leiligheter 1 AS	Oslo	100 %
Haslumhuset Næring AS	Oslo	100 %
AS Bogstadveien 34	Oslo	100 %
Bogstadveien 58 AS	Oslo	100 %
Bogstadveien 30 Eiendom AS	Oslo	100 %
Hegdehaugsveien 23 AS	Oslo	100 %

(all amounts in NOK thousand)

Note 12 - SHARES IN SUBSIDIARIES (CONTINUES)

Group companies

Company	Business office	Shareholding/ voting rights
Carucel Holding AS	Oslo	100 %
Carucel Eiendom AS	Oslo	95 %
Carucel Helse AS	Oslo	100 %
Hurdal Eiendom AS	Oslo	100 %
Skjeppsjøen Eiendom AS	Oslo	100 %
Stensbyhagen AS	Oslo	100 %
Helsebolig AS	Oslo	66 %
Neslia AS	Oslo	100 %
Munthesgate 33 Eiendom AS	Oslo	100 %
Carucel Front Holding AS	Oslo	100 %
Front Real Estate AS	Oslo	50 %
FRE Invest AS	Oslo	75 %
Sota 11 AS	Oslo	50 %
FRE M35 AS	Oslo	100 %
FRE OUD AS	Oslo	100 %
FRE G15 AS	Oslo	100 %
Carucel Investor AS	Oslo	75 %
Carucel Viken AS	Oslo	100 %
Skolebakken Kolbotn Næring AS	Oslo	100 %
Bjørnstjerne Bjørnsons gt. 118-124 AS	Oslo	100 %
Frydenhaugveien 2 AS	Oslo	100 %
Carucel Leisure AS	Oslo	100 %
Nusfjord AS	Flakstad	100 %
Nusfjord Drift AS	Flakstad	100 %
Carucel Living Holdco AS	Oslo	58 %
Carucel Living AS	Oslo	100 %
Posthallen AS	Oslo	100 %
Bygdøy Allé 9 AS	Oslo	100 %
Skovveien 15 AS	Oslo	100 %
Hegdehaugsveien 12 AS	Oslo	100 %
Grüners gate 1 AS	Oslo	100 %
Kirkegårdsgata 13 AS	Oslo	100 %
Olaf Ryes Plass 9 AS	Oslo	100 %
Olaf Ryes Plass 10 AS	Oslo	100 %
Steenstrups gate 1 AS	Oslo	100 %
Seilduksgata 19 AS	Oslo	100 %
Kirkegårdsgata 7 AS	Oslo	100 %
Olaf Ryes Plass 4 AS	Oslo	100 %
Carucel Sentrum Holding AS	Oslo	100 %
Frognerveien 9B og C AS	Oslo	100 %
Lisita Eiendom AS	Oslo	100 %
Vibes Gate 8 AS	Oslo	100 %
Theresesgate 51 AS	Oslo	100 %

(all amounts in NOK thousand)

Note 12 - SHARES IN SUBSIDIARIES (CONTINUES)

Group companies

Company	Business office	Shareholding/ voting rights
Carucel Holding AS	Oslo	100 %
Carucel Eiendom AS	Oslo	95 %
Carucel Living Holdco AS	Oslo	58 %
Carucel Living AS	Oslo	100 %
Thorvald Meyers Gate 83 AS	Oslo	100 %
Holsts gate 1 AS	Oslo	100 %
Thorvald Meyers Gate 69 AS	Oslo	100 %
Observatoriegaten 25 AS	Oslo	100 %
Thorvald Meyers gate 45 AS	Oslo	100 %
Carucel Holding AS	Oslo	100 %
Carucel Eiendom AS	Oslo	95 %
Oslo Bay District	Oslo	50 %
Oslobukta Promotions AS	Oslo	100 %
Oslobukta Serveringssteder AS	Oslo	100 %
Munch Brygge AS	Oslo	100 %
Munch Brygge Eiendom AS	Oslo	100 %
Sørenga Portfolio AS	Oslo	100 %
Sørenga 1 Næring AS	Oslo	100 %
Sørenga 5 Næring AS	Oslo	100 %
Sørenga 7 Næring AS	Oslo	100 %
Sørenga 8 Næring AS	Oslo	100 %
Sørenga 51 Næring AS	Oslo	100 %
Sørenga Parkering AS	Oslo	100 %
D1A Næring AS	Oslo	100 %
Bispevika Portfolio AS	Oslo	100 %
Dronninglunden FBK AS	Oslo	100 %
Eufemias Hage FBK AS	Oslo	100 %
Eufemia FBK AS	Oslo	100 %
B6A Biskekaia FBK AS	Oslo	100 %
Eufemia FBK Syd AS	Oslo	100 %
Barcode Portfolio AS	Oslo	100 %
Barcode 104 AS	Oslo	100 %
Barcode 113 AS	Oslo	100 %
Barcode 116 AS	Oslo	100 %
Barcode 122 AS	Oslo	100 %
Barcode 124 AS	Oslo	100 %
Barcode 132 AS	Oslo	100 %
Barcode 135 AS	Oslo	100 %

Note 13 - RECEIVABLES

Receivables due more than one year after the end of fiscal year

The group have receivables due by more than 1 year per 31.12.2024 amount to NOK 168,7m.

Note 14 - CASH AND CASH EQUIVALENTS

Group	2024	2023
The restricted cash deposits relate to the withholding tax account.	2 308	1 340
Total	**2 308**	**1 340**

Note 15 - SHARE CAPITAL AND SHAREHOLDER INFORMATION

Share capital Carucel Property AS consists of (in NOK):

	Face value	No of shares	Share Capital
Ordinary shares	13 000	100	1 300 000
Total		**100**	**1 300 000**

The company has the following shareholders

Name	Ordinary shares	Ownership	Voting rights
Carucel AS	100	100,00 %	100,00 %
Total	**100**	**100,00 %**	**100,00 %**

The consolidated financial statement can be obtained at Fridtjof Nansens Plass 4, 0160 Oslo

Note 15 - OTHER LONG-TERM LIABILITIES

Debt due in more than five years per 31. December 2024:

The group has NOKm 26,9 in other debt due in more than five years per 31. December 2024

(all amounts in NOK thousand)

Note 16 - SIGNIFICANT TRANSACTIONS IN THE FINANCIAL YEAR

Transactions in 2024:
The Group have completed the following significant transactions thoughout the financial year:

Divestments:	**Shares**
Eikringen 19 - 20 AS	100 %
Handelseiendom Lillehammer AS	73 %

Aquisitions:	**Shares:**
Tveterveien 60	100 %

The Group divested several property companies on 1 April 2025, representing a total property value of NOK 223,5m. The transaction will be settled through a combination of NOK 140m in cash and NOK 85m in new shares in Public property Invest ASA.

Carucel Property - Consol...nancial Statement 2024

Name	Date
Krefting, Carl Erik	**2025-04-29**

Identification

bankID Krefting, Carl Erik