

GRUNDINGEN

Quarterly update
Q2 2022



Grundingen Fastighets develops homes in some of Sweden's best locations. Our housing projects include single-family houses and apartment buildings with apartments in both rental and condominium forms. The goal is to create modern, space-efficient and attractive homes.

Our property projects are situated in locations with growth and development potential. Through smart and efficient construction, the promotion of sustainable social development and the lowest possible climate footprint, Grundingen develops housing and homes where residents can live happily for generations.

Selected highlights

- Grundingen completed a rights issue of SEK 25 million.
- Grundingen was granted a construction credit of SEK 90 million related to Torslanda Terrasser.

Project Portfolio

#	Project	Location	Type	Number of homes	Living area (m ²)	Builder
1	Valsjöberget	Åkersberga	Detached villas	Sold	-	-
2	Söderport, Balkongen	Norrköping	Rental apartments	121	5692	PEAB
3	Söderport, Altanen	Norrköping	Rental apartments	53	2310	PEAB
4	Söderport, Portlåset	Norrköping	Rental apartments	150	6162	Hökerum Bygg AB
5	Söderport, Terrassen	Norrköping	Rental apartments	116	6962	Hökerum Bygg AB
6	Bastuban	Norrköping	Rental apartments	46	1879	Hökerum Bygg AB
7	Smedby	Norrköping	Condominium	154	9163	Hökerum Bygg AB
8	Torslanda	Göteborg	Condominium	49	3920	PJ Bygg AB
9	Norra Hamnen	Lysekil	Condominium	28	1373	Hökerum Bygg AB
10	Östra Frestaby	Upplands Väsby	Condominium	85	7912	Hökerum Bygg AB
11	Tureholm	Trosa	Condominiums/villas	70-110	9000	Not finished
	TOTAL			827-912	54373	

Grundingen completes a rights issue of SEK 25 million

In May 2022, Grundingen completed a rights issue in order to strengthen the equity and enable continued property development. The issue was fully subscribed and Grundingen received approximately SEK 25,5 millions before fees. The completed rights issue will also serve to strengthen the company's opportunities to secure loan financing.

Grundingen was granted construction credit

Grundingen was granted a construction credit of SEK 90 million from Swedbank. The granted construction credit is connected to the condominium project Torslanda Terrasser. A total of SEK 124 million has been granted and the remaining part will be paid out in conjunction with the completion of a merger aimed at transferring the Torslanda property to the condominium association. Grundingen was pleased to receive Swedbank's positive decision on the construction credit and appreciates and recognizes Swedbank as an important partner in the continued property development processes.

Project update in selection

Valsjöberget

The project is sold and payment has been received. The buyers of plots in Valsjöberget have been OBOS and Titania among others. The only remaining obligation of Grundingen in this project is related to the exploitation agreement and a coordination responsibility regarding a road construction.

Söderport, Balkongen

This project has been sold to Trenum. The project is being built by Peab and is expected to be completed in the summer of 2022.

Söderport, Altanen och Bastuban

Construction is underway. Frame and vault are cast and fully assembled. Roof work is in progress.

Söderport, Portlåset

Planning work prior to the building permit application is ongoing. Calculation work is in progress in order to estimate the building price. The changing market conditions, including inflation, bring advantages in securing production/building prices at an early stage.

Söderport, Terrassen

The project is planned to be built according to the existing zoning plan. A process is underway to adapt the project to a cable cluster that runs next to the plot. This cable cluster includes, among other things, drinking water, waste-water and rain water and requires a protective buffer zone.

Torslanda

The project is sold out and construction of all three buildings is progressing according to plan. Expected completion and entry of occupants is in Q1 2023.

Prospects ahead

Against the backdrop of rapidly changing market conditions with rising interest rates and inflation, Grundingen Fastighets AB has decided to temporarily suspend ongoing project sales. Grundingen evaluates the market situation closely and consider the options of either resuming the sales processes in the autumn or prepare to retain key projects under Grundingen's own management. In addition, Grundingen was granted construction finance of SEK 20 million from major shareholders in order to maintain the pace of the property development despite the lack of project sales.



Smedby

The land agreement was signed in March 2022. Access to the plot will take place in the spring of 2023. Construction is expected to start at the same time. The project totals 154 apartments and is suitable to be built in stages, divided into three condominiums associations. The municipality of Norrköping has started designing the public land situated adjacent to the property and is planning to build a road of entry.

Norra Hamnen (Brf Skeppsholmen)

A new building permit application has been submitted and final verdict is expected in early autumn. Production can start in September 2022 at the earliest. Preliminary sales of apartments is expected start in August 2022.

Östra Frestaby

Work on the zoning plan is ongoing in cooperation with the municipality of Upplands Väsby. Hökerum Bygg and Grundingen has, together with Krook & Tjäder, drawn up the sketch work and development proposal. Initial reactions from the municipality of Upplands Väsby have been positive.

Tureholm

Krook & Tjäder is working on updating development plans for the Tureholm project. This work includes the investigation of buildable areas. Once the work is completed the proposals will be presented to the municipality of Trosa. The project in Trosa is well suited for detached villas, chain houses or terraced houses. The plot is large and is estimated to accommodate between 70-110 homes. The project will be divided into stages. Trosa municipality enjoys a relatively high percentage of population growth.

Project Portfolio



Expected completion

#	Project	Location	2022	2023	2024	2025
1	Valsjöberget	Åkersberga	Q1			
2	Balkongen	Norrköping	Q2			
3	Altanen	Norrköping		Q2		
4	Terrassen	Norrköping				Q2
5	Portlåset	Norrköping				Q1
6	Sandtorp	Norrköping		Q2		
7	Smedby	Norrköping				Q2
8	Torslanda	Göteborg		Q1		
9	Norra Hamnen	Lysekil		Q3		
10	Östra Frestaby	Upplands Väsby				Q2
11	Tureholm	Trosa				Q3

History in selection



In Brf Skeppsholmen, you are close to beautiful boardwalks, striking evening sun, attractive restaurants and walking distance to the centre of Lysekil.