

# GRUNDINGEN

Quarterly update  
Q3 2022

Q3  
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

- The Balkongen project has been completed and fully occupied. Final settlement between Grundingen and Trenum is ongoing.
- SEK 81 million construction credit from Swedbank granted for Altanen and Bastuban.
- Sales of the Skeppsholmen project in Lysekil has commenced.

## Project Portfolio

#	Project	Location	Type	Number of homes	Living area (m <sup>2</sup> )	Builder
1	Valsjöberget	Åkersberga	Detached villas	Sold	-	-
2	Söderport, Balkongen	Norrköping	Rental apartments	121 (Sold)	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	

### **The Balkongen project has been completed**

The Balkongen project, which consists of 121 rental apartments in Norrköping, has previously been sold to Trenum. The project was completed by Peab and final notification was received in the middle of July. The construction was also approved after agreement on certain minor measures. Balkongen is fully let and was fully occupied during the third quarter. The work on the final settlement between Grundingen and Trenum is ongoing.

### **Construction credit granted for two projects**

Grundingen Fastighets has once again been granted a construction credit from Swedbank. The SEK 81 million credit granted during the quarter is related to projects Altanen and Bastuban in Norrköping, which are expected to be completed during Q2 2023.

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### **Project update in selection**

#### **Valsjöberget**

The project is sold and payment has been received. Plots were acquired by OBOS and Titania, among others. Grundingen's only remaining obligations are 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 completed and fully occupied. Final notification has been received during the quarter. Final settlement between Grundingen and Trenum is ongoing.

#### **Söderport, Altanen och Bastuban**

Construction is underway. Roof work in the projects was finalized before the 2022 summer holidays. The projects have been granted a SEK 81 million construction credit from Swedbank.

#### **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.

### **Sales of the Skeppsholmen project in Lysekil has commenced**

Skeppsholmen in Lysekil consists of 26 condominium apartments in three building blocks. The building permit was granted in July and became legally binding in August. Sales launch took place during August and the initial reception was very positive with 12 apartments booked. The project is beautifully located by Lysekil's northern harbour with several of the apartments overlooking the sea.



#### **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.

#### **Smedby**

The land agreement was signed in March 2022. Construction and access to the plot will take place in spring 2023. The project totals 154 apartments and is suitable to be built in stages, divided into three condominium associations. Norrköping municipality has started designing an access road as well as the public land situated adjacent to the property.

#### **Norra Hamnen (Brf Skeppsholmen)**

The building permit application has been granted and has gained legal force. Sales commenced in August 2022 and was met with great interest.

#### **Östra Frestaby**

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

#### **Tureholm**

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



### Project Portfolio



### Expected completion

#	Project	Location	2022	2023	2024	2025
1	Valsjöberget	Åkersberga	Sold			
2	Balkongen	Norrköping	Sold			
3	Altanen	Norrköping		Q2		
4	Terrassen	Norrköping				Q2
5	Portlåset	Norrköping				Q1
6	Bastuban	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 brief



Construction of the Altanen project progresses on schedule. Currently, walls and installations are being finalized.