

GRUNDINGEN

Quarterly update
Q4 2022

Q4
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 projects Bastuban & Altanen have been granted investment subsidies
- All agreements with apartment buyers are signed in Torslanda Terrasser
- Preliminary sales proceeds for the Balkongen project have been received
- Land allocation agreement in Terrassen extended to 31/8 2023

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	Sold)	-	-
3	Söderport, Altanen	Norrköping	Rental apartments	53	2310	PEAB
4	Söderport, Portlåset	Norrköping	Rental apartments	150	6162	Hökerum Bygg AB
5	Söderport, Terrassen	Norrköping	Condominiums	116	6962	Hökerum Bygg AB
6	Bastuban	Norrköping	Rental apartments	46	1879	Hökerum Bygg AB
7	Smedby	Norrköping	Condominiums	154	9163	Hökerum Bygg AB
8	Torslanda	Göteborg	Condominiums	49	3920	E3 Bygg AB
9	Norra Hamnen	Lysekil	Condominiums	26	1472	Hökerum Bygg AB
10	Östra Frestaby	Upplands Väsby	Condominiums	85	7912	Hökerum Bygg AB
11	Tureholm	Trosa	Condominiums/villas	70-110	9000	Not decided
TOTAL				749-789	48681	

Investment subsidies granted in Norrköping

Norrköping projects Bastuban and Altanen have both been granted EU investment subsidies. The Bastuban project has been granted approximately SEK 17.2 million in support, while the corresponding amount in the Altanen project amounts to SEK 21.1 million. Negotiations with the tenant association on rent levels are currently ongoing. Marketing for the Bastuban project, which will be completed first, has begun.

Purchase agreements signed in Torslanda

All 49 purchase agreements in Torslanda have been signed and construction is proceeding according to plan. Of the three buildings, one will be completed in January, one in February and the third in March 2023. During the quarter, Swedbank and the Swedish Board of Housing, Building and Planning also carried out a site visit to the project as part of a credit guarantee to Swedbank. The site visit concluded without criticism.



Selected Project updates

Söderport, Balkongen

Preliminary sales proceeds of SEK 14.6 million have been received from Trenum/Balder. The project has been completed, occupied and sold to Trenum/Balder.

Söderport, Altanen och Bastuban

The Bastuban and Altanen projects have been granted investment subsidies (See news above). Negotiations regarding rent levels are ongoing with the tenant association and marketing for Bastuban has begun.

Söderport, Portlåset

During the past year building permit planning has been underway. The planning is now complete and the building permit application is ready to be submitted.

Söderport, Terrassen

Enter Arkitektur has developed program documents, which resulted in an extension of the land allocation agreement until 31/8 2023.

Torslanda

The financial plan has been certified. All 49 purchase agreements have been signed and construction is proceeding according to plan. The projects' three individual buildings will be completed in January, February and March of 2023.

Smedby

Grundingen is ready to start the building permit process. The project, with its 154 apartments, is suitable for a division into multiple stages.

Norra Hamnen (Brf Skeppsholmen)

New building permit application has been granted and has gained legal force. The sales process began in August 2022 and is ongoing.

Östra Frestaby

Work on the zoning plan is ongoing. Documents for consultation have been submitted and Grundingen has received a plan map draft.

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 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			Q2	
10	Östra Frestaby	Upplands Väsby				Q2
11	Tureholm	Trosa				Q3

History in brief



Preliminary sales proceeds of SEK 14.6 million have been received from Trenum/Balder. The Balkongen project has been completed, occupied and sold.