

GRUNDINGEN

Quarterly update
Q1 2023

Q1
2023

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 Torslanda Terrasser project in Gothenburg was completed with residents moving in
- The Bastuban project in Norrköping was completed with tenants starting to move in

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	Completed	-	
7	Smedby	Norrköping	Condominiums	154	9163	Hökerum Bygg AB
8	Torslanda	Gothenburg	Condominiums	Sold	-	
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			654-694	42981	

Torslanda Terrasser was completed

Grundingen achieved a significant milestone during that first quarter, when the 49 condominium apartments that makes up the Torslanda Terrasser project were completed. The 49 condominium apartments are located next to Gothenburg's Torslanda Golf course. House A was occupied during January, House B in February and house C was occupied during week 12. The number of resident complaint reports have been low and the handover of the management of the property to the residents is being prepared.

The Bastuban project in Norrköping was completed

The final inspection with the municipality proceeded well and the building was approved resulting in that the tenants move into the building. Marketing regarding the 46 tenant apartments is ongoing. The Bastuban project is to be kept under Grundingen's own management.



Torslanda Terrasser was completed during the quarter.

Selected Project updates

Söderport, Altanen

The project is progressing according to plan and was granted EU investment support. The building is expected to be completed in May and occupancy is expected to begin in June 2023. The marketing of the tenancies has begun.

Söderport, Portlåset

Building permit design is filed and completed. The building permit application will be submitted in 2023.

Söderport, Terrassen

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

Smedby

Grundingen is ready to start planning for the building permit permission process. The project, totaling 154 condominium apartments, is suitable for one a division into development stages.

Norra Hamnen (Brf Skeppsholmen)

New building permit application has been granted and has gained legal force. The sale of apartments began in August 2022 and is ongoing.

Östra Frestaby

Work on the zoning plan is ongoing. Consultation documents have been prepared and consultations with the municipality will take place in the end of April.

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.



Grundingen projects Altanen and Bålkongen in Norrköping, view from the Söderleden highway.

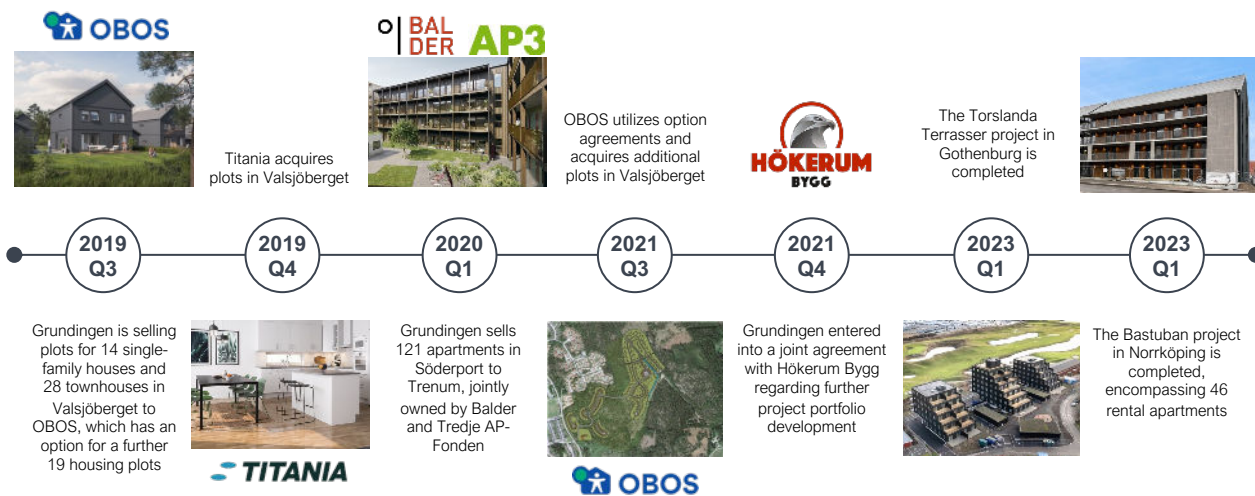
Project Portfolio



Expected completion

#	Project	Location	2022	2023	2024	2025
1	Valsjöberget	Åkersberga	Sold			
2	Balkongen	Norrköping	Sold			
3	Altanen	Norrköping		Q2		
4	Terrassen	Norrköping				Q3
5	Portlåset	Norrköping				Q2
6	Bastuban	Norrköping		Compl.		
7	Smedby	Norrköping				Q3
8	Torslanda	Göteborg		Sold		
9	Norra Hamnen	Lysekil			Q4	
10	Östra Frestaby	Upplands Väsby				Q3
11	Tureholm	Trosa				Q4

History in brief



In the Frestaby project north of Stockholm, documents for consultation have been submitted and the consultation is expected to take place at the end of April.