

GRUNDINGEN

Quarterly update
Q4 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

- Grundingens preferential rights issue has been completed.
- Camilla Dahlgren has been appointed as new board member of Grundingen Fastighets.

Q4
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	Completed	-	-
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			601-641	40671	

Camilla Dahlgren is new Grundingen board member

Camilla Dahlgren has been appointed as a new board member of Grundingen Fastighets AB. Dahlgren has 13 years of experience in the finance industry and has previous experience from Nordea in Norrköping, including as branch manager for Nordea Östergötland's corporate market.

Between 2012 and 2019, she served as the CEO of Svensk Fastighetsförmedling Norrköping, where she obtained the franchise rights in 2012 and sold the company in 2019. Svensk Fastighetsförmedling Norrköping had a strong focus on new production from owner-managed companies.

Camilla will, among many things, strengthen the board with specific knowledge and expertise about the real estate market in Norrköping.

Grundingen's rights issue was completed

Grundingen Fastighets AB's preferential rights issue has been completed. The issue was fully subscribed, and Grundingen received approximately 26,1 MSEK after costs. The subscription price was 0.20 SEK per share. Over 78% of the issue volume was subscribed during the subscription period. The remaining volume was subscribed by the issue's guarantors.



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Selected Project updates

Söderport, Bastuban and Altanen

The Altanen project in Norrköping was completed in the middle of May and currently about 40 apartments are let out. Bastuban is fully let out.

Söderport, Portlåset

The construction permit planning is now completed, and a procedure regarding the transfer of the parking space to Portlåset was finalized in November 2023.

Söderport, Terrassen

The land allocation agreement with Norrköping Municipality has been extended. Currently, the plan for Terrassen includes approx. 115-120 apartments.

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 marketing and sale of apartments is ongoing.

Östra Frestaby

Work on the zoning plan continues and consultations have been carried out. According to the process schedule, a new zoning plan is within reach in 2024.

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 project 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.

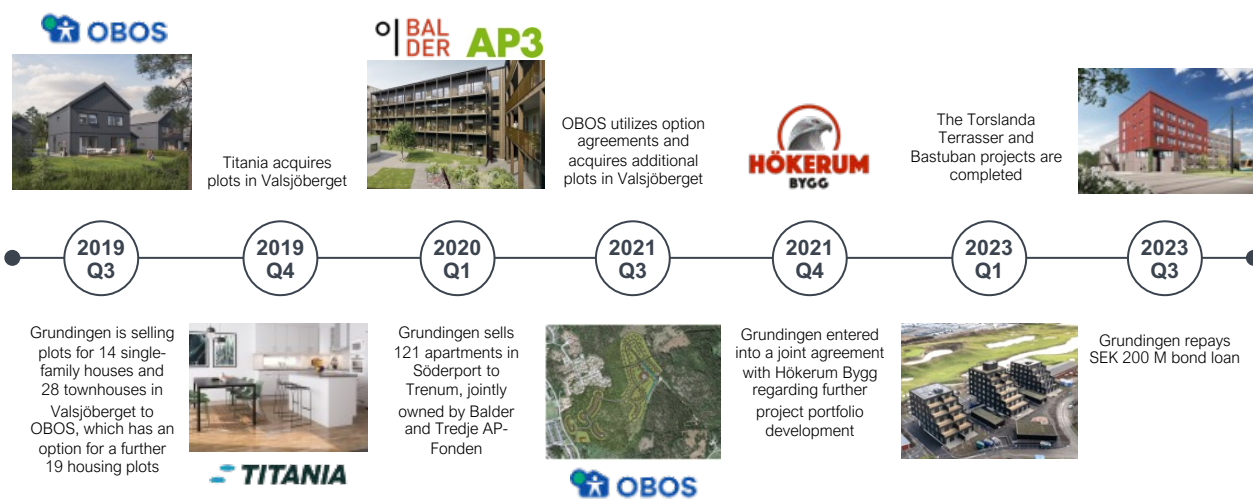
Project Portfolio



Expected completion

#	Project	Location		2024	2025	2026
1	Valsjöberget	Åkersberga	Sold			
2	Balkongen	Norrköping	Sold			
3	Altanen	Norrköping	Compl.			
4	Terrassen	Norrköping				Q3
5	Portlåset	Norrköping				Q4
6	Bastuban	Norrköping	Compl.			
7	Smedby	Norrköping				Q3
8	Torslanda	Göteborg	Sold			
9	Norra Hamnen	Lysekil				Q1
10	Östra Frestaby	Upplands Väsby				Q4
11	Tureholm	Trosa				Q4

History in brief



Sustainability

Sustainable property development involves ecological, social, and economic sustainability. For us, long-term thinking is an important common denominator. The homes that Grundingen develops together with our partners are designed to last for several generations. They are built with conscious choices of energy usage and materials that consider the entire lifecycle of the buildings. Through our operations, we contribute to a sustainable future, create long-term sustainable environments, and develop projects that are economically viable, both for ourselves and for those who will enjoy living in our homes for many years.



Learn more about our sustainability work at <https://grundingen.com/hallbarhet/> (in Swedish)