

GRUNDINGEN

Quarterly update
Q2 2024

Q2
2024

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 Fastighets has held annual meeting
- Completed reverse stock split

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	

Grundingen's Annual General Meeting

In early May, Grundingen Fastighets held its traditional annual general meeting in Lessebo. Key decisions included the approval of the income statement and balance sheet, and discharge of the board and CEO from liability. Göran Johansson was re-elected as a member and chairman, and Curt Persson, Jan Eklund, Camilla Dahlgren, and Fredrik Ståhl were re-elected as members. The meeting also authorized the board to decide on the issuance of new shares until the next annual meeting.

Completed reverse stock split

In May, Grundingen Fastighets completed a reverse stock split. In this process, 100 old shares were consolidated into 1 new share. The new ISIN code for the stock is SE0022241683.



Selected Project updates

Söderport, Bastuban & Altanen

Altanen was completed in 2023 with about 40 apartments currently rented. Continuous marketing is ongoing to lease the remaining units. Bastuban is fully rented.

Söderport, Portlåset

The planning for Portlåset includes more large apartments. The transfer of parking to Portlåset was completed in late 2023.

Söderport, Terrassen

The land allocation agreement with Norrköping municipality has been extended. The plan currently includes about 115-120 apartments.

Smedby

The project with its 154 apartments is suitable for a phased implementation.

Norra Hamnen (Brf Skeppsholmen)

Grundingen is exploring different options to redesign the project to increase its attractiveness, potentially reducing the number of units to larger residences.

Frestaby

The detailed planning is ongoing, with consultations conducted. The new detailed plan is expected by 2024 or early 2025.

Tureholm

The project in Tureholm, Trosa, is being updated to reflect current market conditions and local housing demand. Larger villas may be converted into smaller units. The project is suitable for detached houses, semi-detached houses, or row houses, with the site estimated to accommodate between 70-110 homes. The project will be divided into phases. Trosa municipality has a relatively high population growth rate.

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)