

GRUNDINGEN

Quarterly update
Q3 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

- The construction obligation for the Portlåset and Smedby projects has been postponed.
- The Tureholm project in Trosa is being revised.

Q3
2024

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	60-100	8000	Undecided
	TOTAL			591-631	39671	

Norrköping municipality extends construction obligation dates for two projects

The Portlåset project in Norrköping has been granted an extended construction obligation by Norrköping Municipality. The deadline for the construction obligation has been postponed by two years, from November 2024 to November 2026. The Smedby project in the same city has similarly been granted an extension of the construction obligation by one year, from February 2026 to February 2027.

A construction obligation means that construction in the project must commence by a certain date. These approved extensions are positive for Grundingen in light of the current real estate market conditions. The flexibility provided by the extensions is welcomed.

The Tureholm project is under revision

The Tureholm project in Trosa has undergone a review to adapt the area to current market conditions and demand. The conclusions indicate that Tureholm is an attractive area with good connections to Trosa and Stockholm. The area is also well-suited for detached villas and split-level houses. A few semi-detached houses may also be considered, or houses on stilts. The villas to be built will have a living area (BOA) of approximately 150m², which is somewhat smaller than in previous plans. The review of Tureholm also includes road layouts and infrastructure for the entire area.



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 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 zoning plan is expected by early 2025.

Tureholm

The project in Trosa is well-suited for detached villas and split-level houses. The plot is large and is currently estimated to accommodate between 60-100 homes. The project will be divided into phases. Trosa Municipality is one of the municipalities in Sweden with the highest relative population growth.

Project Portfolio



Expected completion

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

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)