

GRUNDINGEN

Quarterly update
Q4 2024

Q4
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

- Approved zoning plan in Östra Frestaby expected during Q1 2025.
- Boverket forecasts a need for 523 000 new homes between 2024 and 2033.

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	

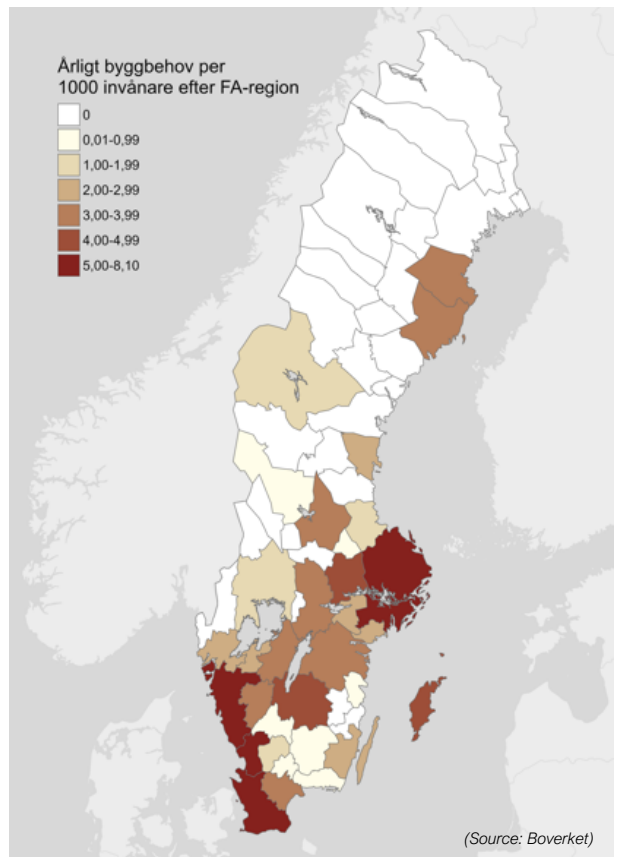
Boverket predicts significant Housing Demand

Boverket, the Swedish National Board of Housing, Building, and Planning, has conducted new calculations regarding the country's housing needs for the period 2024–2033. According to Boverket's assessment, 523 000 new homes will be required over the next ten years.

The construction demand is unevenly distributed across the country, with the highest needs projected in the Stockholm and Uppsala regions and along a corridor on the west coast stretching from Bohuslän down to southern Skåne. This geographic area includes several of Grundingen's projects, such as Frestaby, Trosa, and Lysekil. Additionally, Östergötland, where Grundingen has a substantial part of its project portfolio, is also projected to have a relatively high construction demand.

Frestaby Developments

An approved zoning plan for Frestaby is expected during the first quarter of 2025. The stormwater investigation was revised in Q4 2024. The previous solution of delaying stormwater on-site has been updated, and additional measures based on the County Administrative Board's comments on the environmental assessment are currently being reviewed by the municipality.



Boverket forecasts a significant future housing need in locations where Grundingen is represented.

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 zoning planning is ongoing, with consultations conducted. The new zoning plan is expected during Q1 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	Portlåset	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)