

GRUNDINGEN

Quarterly update
Q1 2025

Q1
2025

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

- Revisions to Frestaby zoning plan ongoing
- Grundingen Fastighets Calls for Annual General Meeting

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	Göteborg	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	

Frestaby Zoning plan revision

The timeline for the approved zoning plan for Frestaby has been postponed, and according to the new forecast, the plan is expected to be adopted in the fourth quarter of 2025 or the first quarter of 2026. The stormwater study and the proposed solution for delaying stormwater runoff need to be revised. This work has now begun and will be submitted to the municipality before the summer.

Notice of Annual General Meeting

Grundingen Fastighets welcomes all shareholders to the Annual General Meeting in Lessebo on Wednesday, May 7. Shareholders who wish to attend the meeting are kindly asked to register via email at kt@grundingenfastighets.se. For information about the agenda, timing, and other details, please refer to the full notice available on Grundingen's website.



Zoning plan revisions are ongoing in Frestaby.

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.

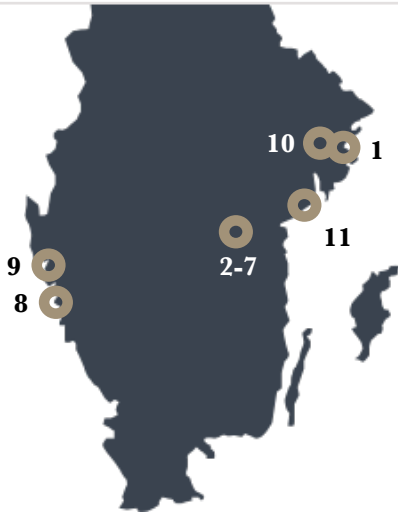
Frestaby

Zoning plan work is ongoing. A new zoning plan is expected to be adopted in Q4 2025 or Q1 2026.

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)