

GRUNDINGEN

Quarterly update
Q2 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

- The plots in Norra Hamnen are up for sale
- Grundingen has held its annual general meeting

Q2
2025

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	Plots	To be sold	-	-
10	Östra Frestaby	Upplands Väsby	Condominiums	85	7912	Hökerum Bygg AB
11	Tureholm	Trosa	Condominiums/villas	60-100	8000	Undecided
TOTAL				565-605	38199	

All plots in Lysekil have been put up for sale

The week before midsummer, all four plots in Norra Hamnen, Lysekil, were put up for sale. Grundingen, which had previously been granted planning permission to build 26 tenant-owned apartments on the site, has now decided to sell the plots in an undeveloped state with full freedom for the buyer to design and develop the plots according to their own visions.

Grundingen held its AGM in Lessebo

In the beginning of May, Grundingen organised its traditional Annual General Meeting in Lessebo. Decisions taken at the meeting included adoption of the income statement and balance sheet and discharge from liability for the Board and CEO. The AGM also decided to re-elect Göran Johansson as member and chairman, and to re-elect Jan Eklund, Camilla Dahlgren and Fredrik Ståhl as members. The Meeting also authorised the Board to decide on the issue of new shares for the period until the next Annual General Meeting.



All plots in Norra Hamnen, Lysekil, are now available for sale.

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 has put all plots in the project up for sale. The company intends to sell the plots undeveloped, giving the buyer complete freedom to design and develop the plots according to their own vision.

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)

