

GRUNDINGEN

Quarterly update
Q3 2025



Q3
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

- Two plots Sold in Lysekil
- Frestaby zoning plan to be adopted in Q1 2026

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 | |

Two plots sold in Lysekil

Of the four plots in Lysekil's Norra Hamnen, two have now been sold and handed over to the buyers. The remaining two plots, Skeppsholmsgatan 10 and 16, are still up for sale. Fastighetsbyrån is the estate agent for the plots, which can be viewed [here](#) and [here](#).

Frestaby zoning plan to be adopted Q1 2026

Upplands Väsby Municipality has approved the proposed solution for daywater management in the Frestaby project. The consultation process is now complete, and no further comments affecting the proposed plan have been received. The plan is therefore ready for the review stage. After the review, the plan is to proceed to adoption, which is expected to take place in March 2026.



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

Frestaby

Zoning plan work is ongoing. The plan is ready for the review stage and adoption is expected to take place in March 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.

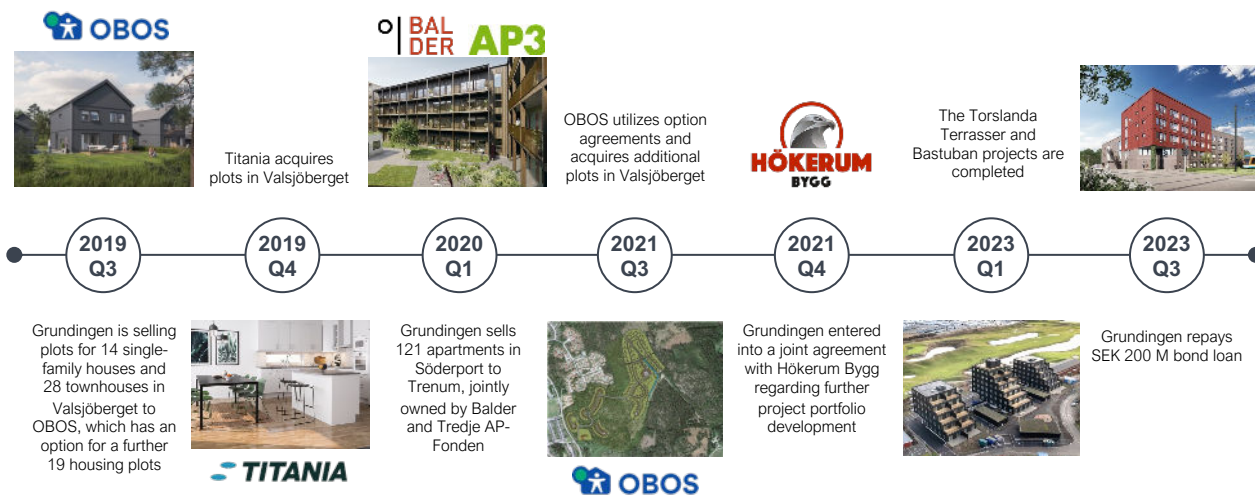
Project Portfolio



Expected completion

| # | Project | Location | 2022 | 2023 | |
|----|----------------|----------------|------|--------|---------|
| 1 | Valsjöberget | Åkersberga | Sold | | |
| 2 | Balkongen | Norrköping | Sold | | |
| 3 | Altanen | Norrköping | | Compl. | |
| 4 | Terrassen | Norrköping | | | Ongoing |
| 5 | 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)