

# GRUNDINGEN

Quarterly update  
Q4 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 building permit for Smedby has been extended until February 2027.
- The building permit for Terrassen has been returned.
- The zoning plan for Frestaby is expected to be adopted in Q1 2026.

## Project portfolio

#	Project	Location	Type	Number of homes	Living area (m <sup>2</sup> )	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	Bastuban	Norrköping	Rental apartments	Completed	-	-
6	Smedby	Norrköping	Condominiums	154	9163	Hökerum Bygg AB
7	Torslanda	Gothenburg	Condominiums	Sold	-	-
8	Norra Hamnen	Lysekil	Plots	To be sold	-	-
9	Östra Frestaby	Upplands Väsby	Condominiums	85	7912	Hökerum Bygg AB
10	Tureholm	Trosa	Condominiums/villas	60-100	8000	Undecided
	<b>TOTAL</b>			<b>449-489</b>	<b>31237</b>	

### **Extension of Smedby building right until Feb 2027**

Norrköping Municipality and Grundingen have agreed to extend access to the Smedby project until February 2027. The agreement entails a 12-month extension and is welcomed by Grundingen. The building rights are located adjacent to the old Smedby IP in Norrköping and represent an exciting development project in an expanding area. When fully developed, the project will accommodate just over 150 condominiums.

### **Terassen building right is returned**

The building rights for the Terrassen project in Norrköping have, by agreement, been returned to Norrköping Municipality. Grundingen chose not to use the building rights due to the requirements for the form of lease associated with the project. Instead, Grundingen has chosen to prioritise other projects that are considered to have greater potential.



*The Smedby project in Norrköping*

## **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.

### **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**

The zoning plan for Frestaby has passed the review stage. The next step for the plan is adoption, which 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	Portlåset	Norrköping			Ongoing
5	Bastuban	Norrköping		Compl.	
6	Smedby	Norrköping			Ongoing
7	Torslanda	Göteborg		Sold	
8	Norra Hamnen	Lysekil			Ongoing
9	Östra Frestaby	Upplands Väsby			Ongoing
10	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)