

GRUNDINGEN

Quarterly update
Q1 2026



Q1
2026

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

- Altanen, Bastuban and Portlåset have been put up for sale.
- Sales in Lysekil have resumed.

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	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
	TOTAL			449-489	31237	

Norrköping projects put up for sale

Grundingen Fastighets has decided to put the Altanen, Bastuban and Portlåset projects in Norrköping up for sale.

The sale is being arranged through the estate agency Liwe Estate. The aim is partly to realise profits from completed developments, whilst a sale could also free up capital to strengthen and develop the company's other property portfolio.

Sales in Lysekil have resumed

Two of the four plots in Lysekil were sold in 2025, and the sale of the remaining two plots has now resumed. The plots are located in the North Harbour in Lysekil and offer sweeping views of the sea. The aim is to sell the two remaining plots during H1 2026.



Sale of the remaining plots in Lysekil have resumed.

Selected Project updates

Söderport, Bastuban & Altanen

Altanen was completed in 2023 and currently around 50 flats are let. Bastuban is fully let. Both projects were put up for sale in February 2026.

Söderport, Portlåset

The Portlåset project will be able to accommodate up to 150 flats. Portlåset was put up for sale in February 2026.

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.

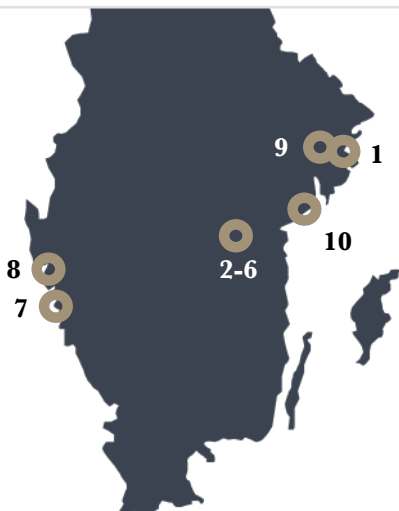
Frestaby

The zoning plan for Frestaby has passed the review stage. The next step for the plan is approval, which is expected to take place in H1 2026.

Tureholm

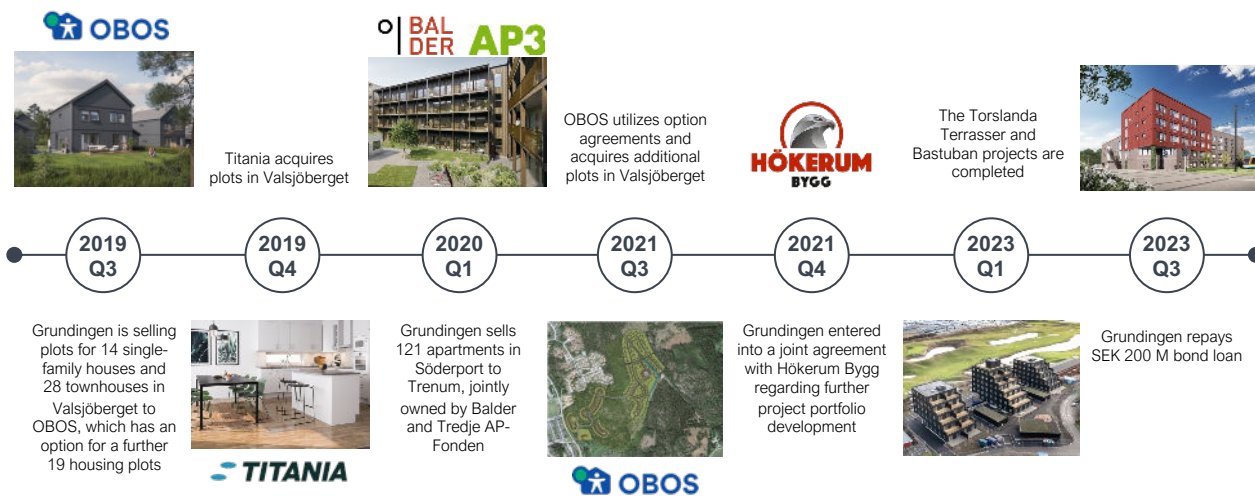
The project in Trosa is well-suited for detached villas and split-level houses. The plot is large and is currently estimated to accommodate between 60-100 homes. The project will be divided into phases. Trosa Municipality is one of the municipalities in Sweden with the highest relative population growth.

Project Portfolio



#	Project	Location	Status
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)