#### Progress report Q3 2024

Issuer:	Patriam Kungsholmen AB		
Progress report period:	Q3 2024		
Info:	Volume (frame): SEK 65M		
	Maturity (due date): The capital securities are perpetual and have no specified maturity date		
Status permit/agreements:	Patriam Lilla Essingen – Vinkelhuset (Primus 4)		
	Zoning plan: Yes		
	<ul> <li>Building permit: Building permit was granted during Q4 2023.</li> </ul>		
	Contractor agreement: Yes		
	Comments:  A deviation in production starts due to the late approval of the building permit.		
	Patriam Lilla Essingen – Primus 6		
	Zoning plan: Yes		
	Building permit: No		
	Contractor agreement: No		
	Comments: - Project planning is ongoing.		
	Patriam Kungsholmen		
	Zoning plan: Yes		
	Demolition permit: Yes		
	Building permit: Yes		
	Contractor agreement: No		
	Comments:		

 Project planning is ongoing. The application for the building permit has been approved by the municipality of Stockholm. The demolition is ongoing according to plan.

#### **Project Linde**

The work with the new zoning plan is ongoing.

#### **Project Enebytorg**

The work with the new Zoning plan is ongoing.

#### Status financials:

#### Patriam Lilla Essingen – Vinkelhuset (Primus 4)

- Construction loan: Agreement is signed and ongoing.
- Advance payments: No.

#### Comments:

- Project marketing and pre-sales is ongoing.
- Certified cost estimate

#### Patriam Lilla Essingen - Primus 6

Construction loan: NoAdvance payments: No

#### Comments:

The project planning is ongoing. Information regarding planned pre-sale and building permit application will follow in upcoming progress reports.

#### **Patriam Kungsholmen**

Construction loan: YesAdvance payments: No

#### Comments:

- Project is fully financed.

### Project timeline: Actual vs plan

#### Patriam Lilla Essingen - Vinkelhuset (Primus 4)

	Actual	Deviation	Actual/new
			plan
Milestone 1	2022-08-15	None	2022-08-15
Milestone 2	Q4 2022	None	Q4 2022
Milestone 3	Q2 2023	+2Q	Q4 2023
Milestone 4	Q3 2023	+2Q	Q1 2024
Milestone 5	Q3 2023	+4Q	Q3 2024
Milestone 6	Q4 2024	+3Q	Q3 2025

#### Comments on deviations:

The pre-sales process was started in Q2 2024.

The deviations are hence related to an extended building permit process.

#### **Definition of Milestones**

Milestone 1 – Access (Q3 22)

Milestone 2 – Early groundwork (Q4 22)

Milestone 3 – Building permit (Q2 23)

Milestone 4 – Construction / Sales start (Q3 23)

Milestone 5 – Foundation completed (Q3 23)

Milestone 6 – Move in (Q4 24)

#### Patriam Lilla Essingen - Primus 6

	Actual	Deviation	Actual/new plan
Milestone 1	2022-08-15	None	2022-08-15
Milestone 2	Q4 2022	+8Q	Q4 2024
Milestone 3	Q1 2024	+3Q	Q4 2024
Milestone 4	Q4 2024	+1Q	Q1 2025
Milestone 5	TBD	N/A	TBD
Milestone 6	Q4 2025	+2Q	Q2 2026

#### Comments on deviations:

The deviation for milestone 2 and 3 is related to ongoing discussions with other developers in the Primus area one or two separate garages are needed for the residential development. The second garage will be located on an adjacent property. Decision regarding the second garage to be decided in Q4 2024. The timeline for milestone 5 will be determined when the contractor agreement is procured.

#### **Definition of Milestones**

Milestone 1 – Access (Q3 22)

Milestone 2 – Decision Garage (Q4 22)

Milestone 3 – Building permit (Q1 24)

Milestone 4 – Construction / Sales start (Q3 24)

Milestone 5 – Foundation completed (to be decided)

Milestone 6 – Move in (Q4 25)

#### **Patriam Kungsholmen**

	Actual	Deviation	Actual/new plan
Milestone 1	March 2024	None	March 2024
Milestone 2	Q1 2024	None	Q1 2024
Milestone 3	Q2 2024	None	Q2 2024
Milestone 4	Q3 2024	None	Q3 2024
Milestone 5	Q3 2024	+1Q	Q4 2024
Milestone 6	Q3 2025	+1Q	Q4 2025

#### Comments on deviations:

The deviation regarding milestone 5 is caused by aggrevating circumstances in the demolition.

#### **Definition of Milestones**

Milestone 1 – Access (March 2024)

Milestone 2 – Demolition start (Q1 2024)

Milestone 3 – Sales start (Q2 2024)

Milestone 4 – Building permit (Q3 2024)

Milestone 5 – Construction start (Q3 2024)

Milestone 6 – Move in (Q3 25)

Project costs: Actual vs

budget

(Accumulated MSEK)

Cash on blocked account: SEK 0M

#### Patriam Lilla Essingen – Vinkelhuset (Primus 4)

	Actual	Budget	Deviation
Milestone 1	89	89	0
Milestone 2	96	96	0
Milestone 3	116	102	14
Milestone 4	120	106	14
Milestone 5	147	TBD	N/A
Milestone 6		177	_

#### Comments on deviations:

The updated total budget amounts to SEK 256M. Overall budget increase from Q1 2024 can be derived from increased forecasted interest rates.

Contruction loan agreement was signed during Q2 2024.

#### **Definition of Milestones**

Milestone 1 – Access (Q3 22)

Milestone 2 – Early groundwork (Q4 22)

Milestone 3 – Building permit (Q2 23)

Milestone 4 – Construction / Sales start (Q3 23)

Milestone 5 – Foundation completed (Q3 23)

Milestone 6 – Move in (Q4 24)

#### Patriam Lilla Essingen – Primus 6

- contains and a configuration of			
	Actual	Budget	Deviation
Milestone 1	161	161	0
Milestone 2		163	
Milestone 3		170	
Milestone 4		174	
Milestone 5		TBD	
Milestone 6		332	

Comments on deviations: As of the reporting date, there are no project cost deviations. The actual is up and amounts to SEK 178m and is attributable to exploitation.

#### **Definition of Milestones**

Milestone 1 – Access (Q3 22)

Milestone 2 – Decision Garage (Q4 22)

Milestone 3 – Building permit (Q1 24)

Milestone 4 – Construction / Sales start (Q3 24)

Milestone 5 – Foundation completed (to be decided)

Milestone 6 – Move in (Q4 25)

#### **Patriam Kungsholmen**

0			
	Actual	Budget	Deviation
Milestone 1	75	75	0
Milestone 2	79	79	0
Milestone 3	79	79	0
Milestone 4		111	
Milestone 5		111	
Milestone 6		205	

#### Comments on deviations:

As of the reporting date, there are no project cost deviations. The actual is up and amounts to 89MSEK. Demolition is ongoing.

#### **Definition of Milestones**

Milestone 1 – Access (March 2024)

Milestone 2 – Demolition start (Q1 2024)

Milestone 3 – Sales start (Q2 2024)

Milestone 4 – Building permit (Q3 2024)

Milestone 5 – Construction start (Q3 2024)

Milestone 6 – Move in (Q3 25)

#### Other information:

#### Financial update for the Group

The group's financial statement for January-June 2024 was released late august 2024.

The financial result for interim report for 2024 was MSEK – 18,9 and the balance sheet increased to MSEK 855.

#### **Upcoming project – Patriam Bromma**

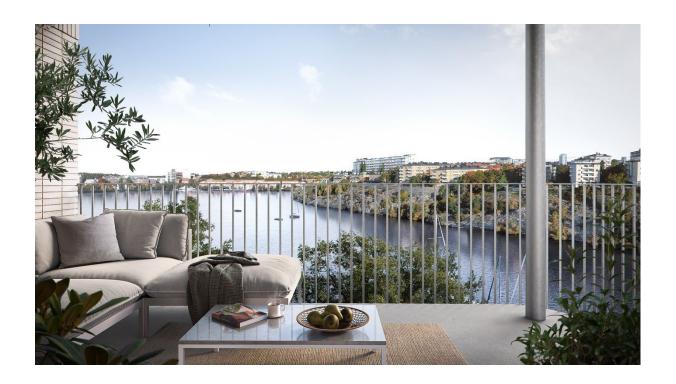
In January 2022 a down payment was made on another infill-project located in Bromma (Stockholm municipality). The zoning plan is still ongoing and is not expected to be adopted the 1<sup>st</sup> of October 2024. The seller did not fulfil their obligations according to the agreement, hence, the agreement will be terminated. The downpayment will be refunded during Q4.

#### Visuals (pictures)

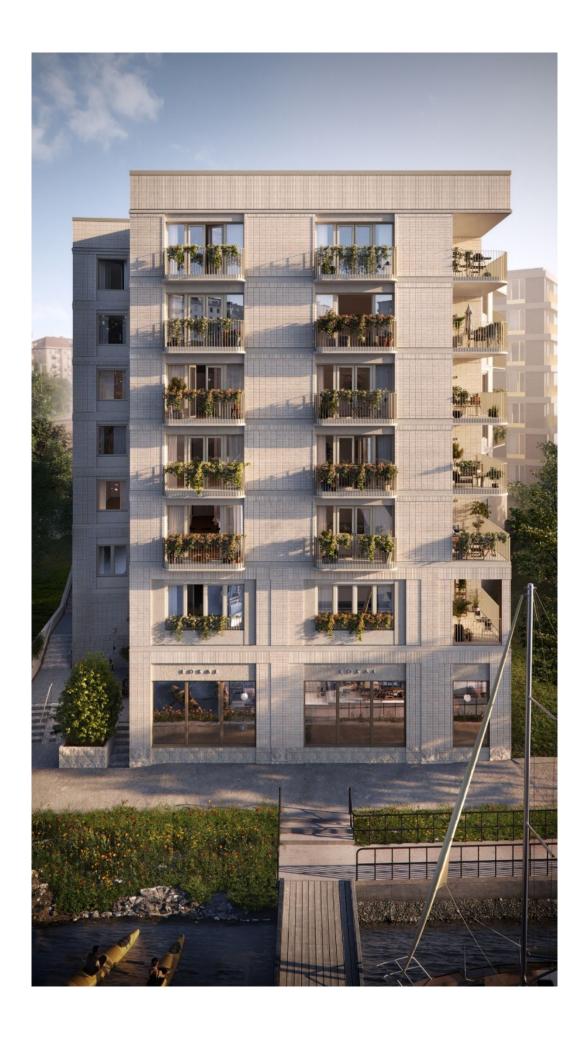
#### Lilla Essingen and Kungsholmen

## Lilla Essingen-Rendering images

Patriam Lilla Essingen – Vinkelhuset (Primus 4)







#### Lilla Essingen Primus 6



# Kungsholmen – rendering images







