

Progress report Q4 2024

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|---------------------------|---|
| Issuer: | Patriam Invest AB |
| Progress report period: | Q4 2024 |
| Info: | <p>Volume (frame): SEK 420M (SEK 1 500M)</p> <p>Maturity (due date): 36 months – 8 months left. Possibility to extend the maturity date 12 months.</p> |
| Status permit/agreements: | <p>Patriam Lilla Essingen – Vinkelhuset (Primus 4)</p> <ul style="list-style-type: none">• Zoning plan: Yes• Building permit: Yes• Contractor agreement: Yes <p>Comments:</p> <p>Patriam Lilla Essingen – Primus 6</p> <ul style="list-style-type: none">• Zoning plan: Yes• Building permit: No• Contractor agreement: No <p>Comments:</p> <ul style="list-style-type: none">- Project planning is ongoing. <p>Patriam Kungsholmen</p> <ul style="list-style-type: none">• Zoning plan: Yes• Demolition permit: Yes• Building permit: Yes• Contractor agreement: Yes <p>Comments:</p> <ul style="list-style-type: none">- Project planning is completed. The application for the building permit has been approved by the municipality of Stockholm. The demolition will be completed in January. The production will start in February. |

| | <p>Project Linde The work with the new zoning plan is ongoing.</p> <p>Project Enebytor The work with the new Zoning plan is ongoing.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|-----------|-----------------|-----------|-----------------|-------------|---------|------|---------|-------------|---------|------|---------|-------------|---------|-----|---------|-------------|---------|-----|---------|-------------|---------|-----|---------|-------------|---------|-----|---------|
| <p>Status financials:</p> | <p>Patriam Lilla Essingen – Vinkelhuset (Primus 4)</p> <ul style="list-style-type: none"> • Construction loan: Yes • Advance payments: No <p>Comments:</p> <p>Patriam Lilla Essingen – Primus 6</p> <ul style="list-style-type: none"> • Construction loan: No • Advance payments: No <p>Comments:</p> <p>Patriam Kungsholmen</p> <ul style="list-style-type: none"> • Construction loan: Yes • Advance payments: No <p>Comments:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Project timeline: Actual vs plan</p> | <p>Patriam Lilla Essingen – Vinkelhuset (Primus 4)</p> <table border="1" data-bbox="584 1240 1291 1715"> <thead> <tr> <th></th> <th>Actual</th> <th>Deviation</th> <th>Actual/new plan</th> </tr> </thead> <tbody> <tr> <td>Milestone 1</td> <td>Q3 2022</td> <td>None</td> <td>Q3 2022</td> </tr> <tr> <td>Milestone 2</td> <td>Q4 2022</td> <td>None</td> <td>Q4 2022</td> </tr> <tr> <td>Milestone 3</td> <td>Q2 2023</td> <td>+2Q</td> <td>Q4 2023</td> </tr> <tr> <td>Milestone 4</td> <td>Q3 2023</td> <td>+2Q</td> <td>Q1 2024</td> </tr> <tr> <td>Milestone 5</td> <td>Q3 2023</td> <td>+4Q</td> <td>Q3 2024</td> </tr> <tr> <td>Milestone 6</td> <td>Q4 2024</td> <td>+3Q</td> <td>Q3 2025</td> </tr> </tbody> </table> <p>Comments on deviations: Sales-start in Q1 2025.</p> <p>Definition of Milestones Milestone 1 – Access (Q3 2022) Milestone 2 – Early groundwork (Q4 2022) Milestone 3 – Building permit (Q2 2023) Milestone 4 – Construction / Sales start (Q3 2023)</p> | | Actual | Deviation | Actual/new plan | Milestone 1 | Q3 2022 | None | Q3 2022 | 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 |
| | Actual | Deviation | Actual/new plan | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Milestone 1 | Q3 2022 | None | Q3 2022 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | |

Milestone 5 – Foundation completed (Q3 2023)
 Milestone 6 – Move in (Q4 2024)

Patriam Lilla Essingen – Primus 6

| | Actual | Deviation | Actual/new plan |
|-------------|---------|-----------|-----------------|
| Milestone 1 | Q3 2022 | None | Q3 2022 |
| 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 timeline for milestone 5 will be determined when the contractor agreement is procured.

Definition of Milestones

- Milestone 1 – Access (Q3 2022)
- Milestone 2 – Decision Garage (Q4 2022)
- Milestone 3 – Building permit (Q1 2024)
- Milestone 4 – Construction / Sales start (Q3 2024)
- Milestone 5 – Foundation completed (to be decided)
- Milestone 6 – Move in (Q4 2025)

Patriam Kungsholmen

| | Actual | Deviation | Actual/new plan |
|-------------|---------|-----------|-----------------|
| Milestone 1 | Q1 2024 | None | Q1 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 | +2Q | Q1 2025 |
| Milestone 6 | Q3 2025 | +3Q | Q2 2026 |

Comments on deviations:

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

The deviation regarding milestone 6 is caused by the delay in milestone 5 and longer production time in the contractor agreement. The production will be completed in April 2026.

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 2025)

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 | 204 | 177 | 27 |

Comments on deviations:

The updated total budget amounts to SEK 256M.

Definition of Milestones

Milestone 1 – Access (Q3 2022)

Milestone 2 – Early groundwork (Q4 2022)

Milestone 3 – Building permit (Q2 2023)

Milestone 4 – Construction / Sales start (Q3 2023)

Milestone 5 – Foundation completed (Q3 2023)

Milestone 6 – Move in (Q4 2024)

Patriam Lilla Essingen – Primus 6

| | Actual | Budget | Deviation |
|-------------|--------|--------|-----------|
| Milestone 1 | 161 | 161 | 0 |
| Milestone 2 | 163 | 163 | 0 |
| Milestone 3 | 173 | 170 | 3 |
| Milestone 4 | | 174 | |
| Milestone 5 | | TBD | |
| Milestone 6 | | 332 | |

Comments on deviations:

Definition of Milestones

Milestone 1 – Access (Q3 2022)

Milestone 2 – Decision Garage (Q4 2022)

Milestone 3 – Building permit (Q1 2024)

Milestone 4 – Construction / Sales start (Q3 2024)

Milestone 5 – Foundation completed (to be decided)

Milestone 6 – Move in (Q4 2025)

Patriam Kungsholmen

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

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|---------------------------|---|
| | <p>Comments on deviations:</p> <p>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 2025)</p> |
| <p>Other information:</p> | <p>Financial update for the Group The group’s financial statement for January-June 2024 was released late august 2024.</p> <p>The financial result for interim report for 2024 was MSEK – 18,9 and the balance sheet increased to MSEK 855.</p> <p>Project – Patriam Bromma The agreement has been terminated. The downpayment is fully refunded.</p> |
| <p>Visuals (pictures)</p> | <p>Lilla Essingen and Kungsholmen</p> |

Lilla Essingen- Rendering images

Patriam Lilla Essingen – Vinkelhuset (Primus 4)



Lilla Essingen- Rendering images

Lilla Essingen Primus 6



Kungsholmen - Rendering images



