

Progress report Q4 2025

Issuer:	Patriam Finnboda AB																														
Progress report period:	Q4 2025																														
Info:	Volume (frame): SEK 81m, EUR 100k Maturity (due date): The capital securities are perpetual and have no specified maturity date.																														
Status permit/agreements:	Project Finnboda • Zoning plan: Yes • Building permit ground: No • Building permit House: No • Contractor agreement Ground: No • Contractor agreement House: No Comment: Patriam acceded the property in December 2025.																														
Status financials and Sales:	Patriam Finnboda • Construction financing: No. • Sales: Start Q4 2026																														
Project timeline: Actual vs plan	Patriam Finnboda <table><tr><th></th><th>Actual</th><th>Deviation</th><th>Planned</th></tr><tr><td>Milestone 1</td><td>Q4 2025</td><td>None</td><td>Q4 2025</td></tr><tr><td>Milestone 2</td><td>Q3 2026</td><td>None</td><td>Q3 2026</td></tr><tr><td>Milestone 3</td><td>Q4 2026</td><td>None</td><td>Q4 2026</td></tr><tr><td>Milestone 4</td><td>Q2 2026</td><td>None</td><td>Q2 2026</td></tr><tr><td>Milestone 5</td><td>Q3 2026</td><td>None</td><td>Q3 2026</td></tr><tr><td>Milestone 6</td><td>Q4 2027</td><td>None</td><td>Q4 2027</td></tr></table> Definitions of Milestones Milestone 1 – Access Milestone 2 – Building permit House Milestone 3 – Sales start Milestone 4 – Construction start ground work Milestone 5 – Construction start House Milestone 6 – Move in				Actual	Deviation	Planned	Milestone 1	Q4 2025	None	Q4 2025	Milestone 2	Q3 2026	None	Q3 2026	Milestone 3	Q4 2026	None	Q4 2026	Milestone 4	Q2 2026	None	Q2 2026	Milestone 5	Q3 2026	None	Q3 2026	Milestone 6	Q4 2027	None	Q4 2027
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Milestone 5	Q3 2026	None	Q3 2026																												
Milestone 6	Q4 2027	None	Q4 2027																												

Project costs: Actual vs budget (Accumulated MSEK)	Patriam Finnboda		
	Period	Budget	Updated budget
	Q4 2025	293	293
	Q1 2026		
	Q2 2026		

Finnboda

