

Progress report Q4 2025

Issuer:	Patriam Kungsholmen AB																														
Progress report period:	Q4 2025																														
Info:	Volume (frame): SEK 65 Maturity (due date): 36 months with extended maturity of 12 months, May 2026.																														
Status permit/agreements:	Patriam Kungsholmen • Zoning plan: Yes • Demolition permit: Yes • Building permit: Yes • Contractor agreement: Yes																														
Status financials:	Patriam Kungsholmen • Construction loan: Yes • Advance payments: No Comments: - Advance payment is planned during October 2025.																														
Project timeline: Actual vs plan	Patriam Kungsholmen <table><tr><th></th><th>Actual</th><th>Deviation</th><th>Actual/new plan</th></tr><tr><td>Milestone 1</td><td>Q1 2024</td><td>None</td><td>Q1 2024</td></tr><tr><td>Milestone 2</td><td>Q1 2024</td><td>None</td><td>Q1 2024</td></tr><tr><td>Milestone 3</td><td>Q2 2024</td><td>None</td><td>Q2 2024</td></tr><tr><td>Milestone 4</td><td>Q3 2024</td><td>None</td><td>Q3 2024</td></tr><tr><td>Milestone 5</td><td>Q3 2024</td><td>+2Q</td><td>Q1 2025</td></tr><tr><td>Milestone 6</td><td>Q3 2025</td><td>+3Q</td><td>Q2 2026</td></tr></table> Comments on deviations: Definition of Milestones Milestone 1 – Access Milestone 2 – Demolition start Milestone 3 – Sales start Milestone 4 – Building permit Milestone 5 – Construction start Milestone 6 – Move in				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
	Actual	Deviation	Actual/new plan																												
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Project costs: Actual vs
budget
(Accumulated MSEK)

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	111	0
Milestone 6	187	205	

Comments on deviations:

Definition of Milestones

Milestone 1 – Access

Milestone 2 – Demolition start

Milestone 3 – Sales start

Milestone 4 – Building permit

Milestone 5 – Construction start

Milestone 6 – Move in

Kungsholmen



