

## Progress report Q1 2026

Issuer:	Patriam Invest AB
Progress report period:	Q1 2026
Info:	Volume (frame): SEKm 408,080 + EURm 33,840 (SEKm 1.500) Maturity: 24 november 2028 + 12months extension option.
Status permit/agreements:	<p><b>Patriam Lilla Essingen – Vinkelhuset (Primus 4)</b></p> <ul style="list-style-type: none"><li>• Zoning plan: Yes</li><li>• Building permit: Yes</li><li>• Contractor agreement: Yes</li></ul> <p><b>Patriam Lilla Essingen – Ljusablick (Primus 6)</b></p> <ul style="list-style-type: none"><li>• Zoning plan: Yes</li><li>• Building permit: Yes</li><li>• Contractor agreement: Yes</li></ul> <p><b>Patriam Kungsholmen</b></p> <ul style="list-style-type: none"><li>• Zoning plan: Yes</li><li>• Demolition permit: Yes</li><li>• Building permit: Yes</li><li>• Contractor agreement: Yes</li></ul> <p><b>Patriam Kvarnholmen</b></p> <ul style="list-style-type: none"><li>• Zoning plan: Yes</li><li>• Building permit ground: Yes</li><li>• Building permit House: Yes</li><li>• Contractor agreement Ground: Yes</li><li>• Contractor agreement House: Yes</li></ul>

	<p><b>Project Finnboda</b></p> <ul style="list-style-type: none"> <li>• Zoning plan: Yes</li> <li>• Building permit ground: No</li> <li>• Building permit House: No</li> <li>• Contractor agreement Ground: No</li> <li>• Contractor agreement House: No</li> </ul> <p><b>Project Linde</b> The work with the new zoning plan is ongoing.</p> <p><b>Project Enebytorp</b> Ongoing discussions with the Municipality of Danderyd.</p>																								
<p>Status financials and Sales:</p>	<p><b>Patriam Lilla Essingen – Vinkelhuset (Gasolköket 1)</b></p> <ul style="list-style-type: none"> <li>• Project has reached Practical Completion.</li> <li>• Sales progress: 7 of 14 apartments sold.</li> </ul> <p><b>Patriam Lilla Essingen – Ljusablick (Primus 6)</b></p> <ul style="list-style-type: none"> <li>• Construction financing: Yes</li> <li>• Sales progress: 2 of 37 apartments sold.</li> </ul> <p><b>Patriam Kungsholmen</b></p> <ul style="list-style-type: none"> <li>• Construction financing: Yes</li> <li>• Sales progress: 15 of 15 apartments sold.</li> </ul> <p><b>Patriam Kvarnholmen</b></p> <ul style="list-style-type: none"> <li>• Construction financing ground: Yes</li> <li>• Construction financing house: Yes</li> <li>• Sales progress: 1 of 22 apartments sold</li> </ul> <p><b>Patriam Finnboda</b></p> <ul style="list-style-type: none"> <li>• Construction financing: No.</li> <li>• Sales: Start Q4 2026</li> </ul>																								
<p>Project timeline: Actual vs plan</p>	<p><b>Patriam Lilla Essingen – Vinkelhuset (Primus 4)</b></p> <ul style="list-style-type: none"> <li>• Project reached Practical Completion.</li> </ul> <p><b>Patriam Lilla Essingen – Ljusablick (Primus 6)</b></p> <table border="1" data-bbox="491 1821 1198 2045"> <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 2024</td> <td>None</td> <td>Q4 2024</td> </tr> <tr> <td>Milestone 3</td> <td>Q2 2025</td> <td>None</td> <td>Q2 2025</td> </tr> <tr> <td>Milestone 4</td> <td>Q3 2025</td> <td>None</td> <td>Q3 2025</td> </tr> <tr> <td>Milestone 5</td> <td>Q4 2025</td> <td>None</td> <td>Q4 2025</td> </tr> </tbody> </table>		Actual	Deviation	Actual/new plan	Milestone 1	Q3 2022	None	Q3 2022	Milestone 2	Q4 2024	None	Q4 2024	Milestone 3	Q2 2025	None	Q2 2025	Milestone 4	Q3 2025	None	Q3 2025	Milestone 5	Q4 2025	None	Q4 2025
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Milestone 6	Q4 2026	+1Q	Q1 2027
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Comments on deviations: Decision on forcing was made end Q4.

**Definition of Milestones**

- Milestone 1 – Access
- Milestone 2 – Decision Garage
- Milestone 3 – Building permit
- Milestone 4 – Construction / Sales start
- Milestone 5 – Foundation completed
- Milestone 6 – Move in

**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	Q1 2025	None	Q1 2025
Milestone 6	Q2 2026	None	Q2 2026

**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

**Patriam Kvarnholmen**

	Actual	Deviation	Planned
Milestone 1	Q1 2025	None	Q1 2025
Milestone 2	Q1 2026	None	Q1 2026
Milestone 3	Q1 2026	None	Q1 2026
Milestone 4	Q3 2025	None	Q3 2025
Milestone 5	Q1 2026	None	Q1 2026
Milestone 6	Q2 2027	None	Q2 2027

Comments on deviations:

**Definition of Milestones**

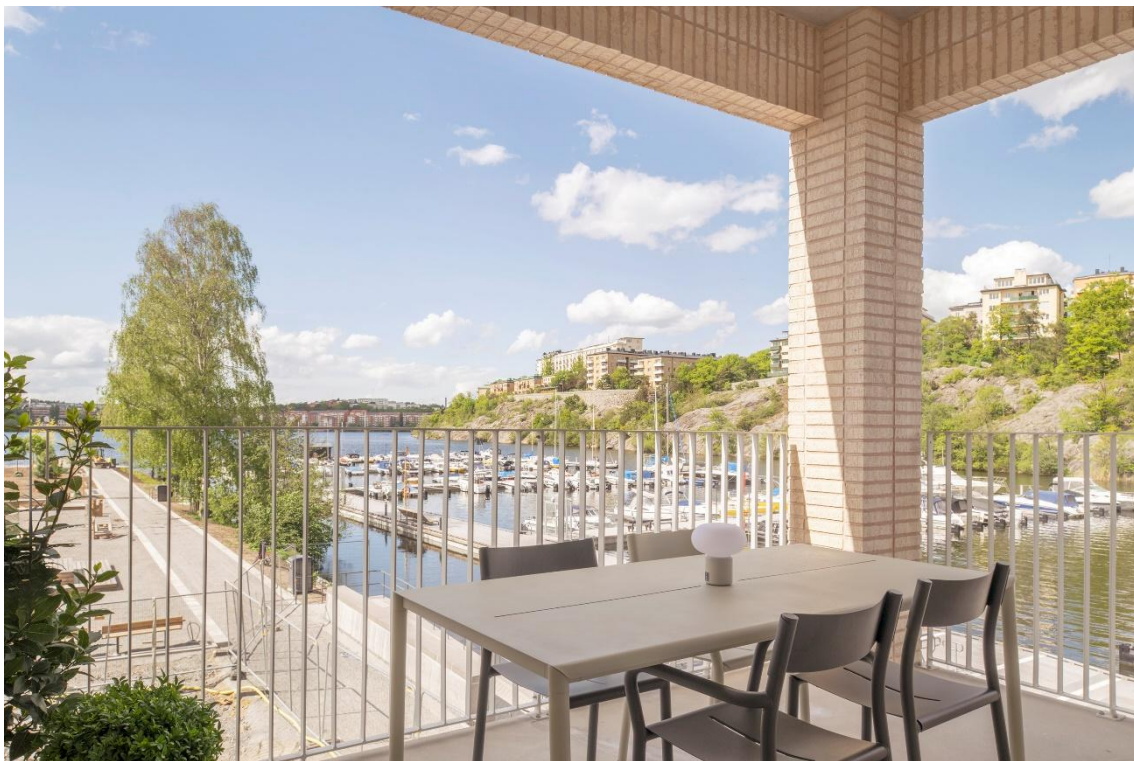
- Milestone 1 – Access
- Milestone 2 – Building permit House
- Milestone 3 – Sales start
- Milestone 4 – Construction start ground work
- Milestone 5 – Construction start House
- Milestone 6 – Move in

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# Lilla Essingen

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



# Lilla Essingen

**Patriam Lilla Essingen Ljusablick (Primus 6)**

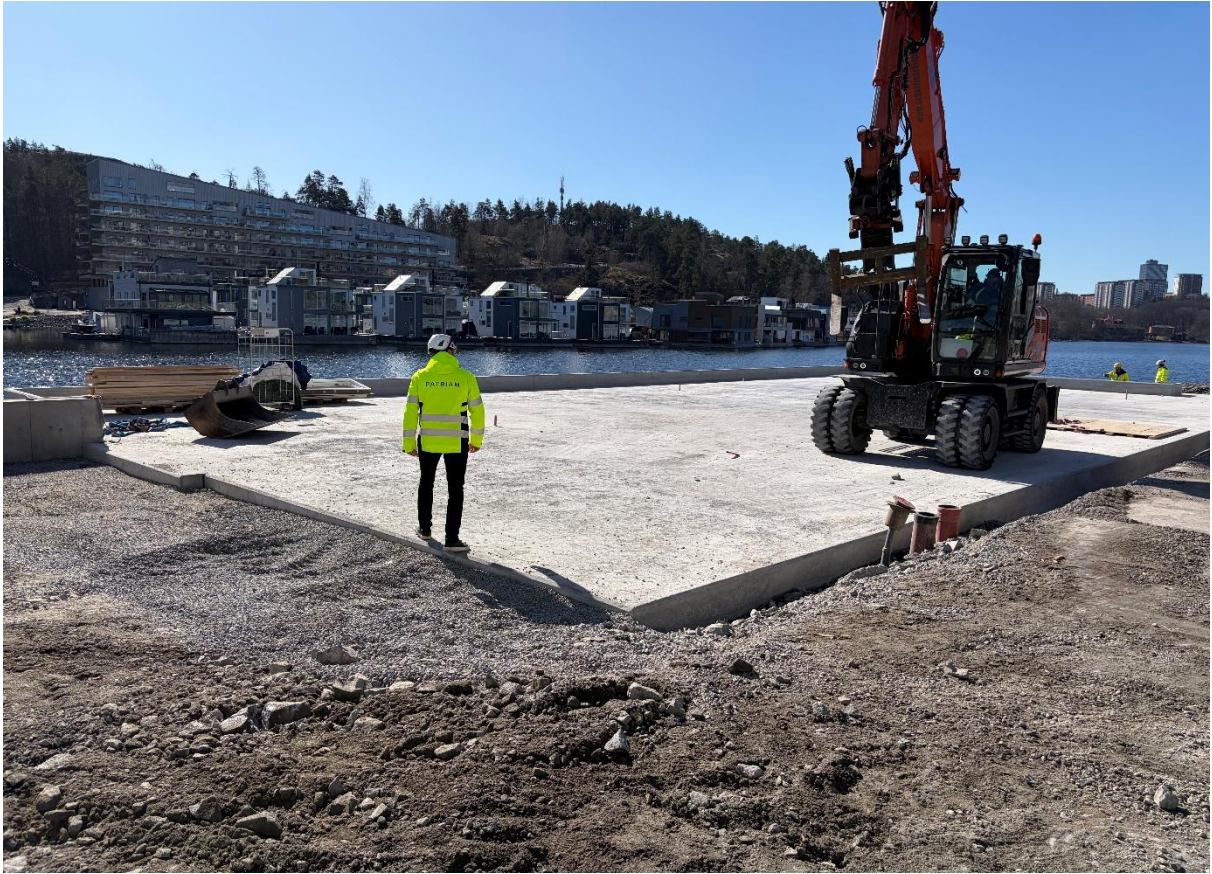


Kungsholmen



# Kvarnholmen - Rendering images





# Finnboda



