

Progress report Q1 2026

Issuer:	Patriam Kungsholmen AB																														
Progress report period:	Q1 2026																														
Info:	<p>Volume: SEK 65m issued. SEK 15m was repurchased in Q4 2025, of which SEK 50m remains outstanding to external investors.</p> <p>Maturity: The capital securities are perpetual and have no specified maturity date. The company intends to repurchase the outstanding capital securities in connection with the expected project completion.</p>																														
Status permit/agreements:	<p>Patriam Kungsholmen</p> <ul style="list-style-type: none"> • Zoning plan: Yes • Demolition permit: Yes • Building permit: Yes • Contractor agreement: Yes 																														
Status financials:	<p>Patriam Kungsholmen</p> <ul style="list-style-type: none"> • Construction loan: Yes • Advance payments: Yes 																														
Project timeline: Actual vs plan	<p>Patriam Kungsholmen</p> <table border="1"> <thead> <tr> <th></th> <th>Actual</th> <th>Deviation</th> <th>Actual/new plan</th> </tr> </thead> <tbody> <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> </tbody> </table> <p>Comments on deviations:</p> <p>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</p>				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																												
Milestone 1	Q1 2024	None	Q1 2024																												
Milestone 2	Q1 2024	None	Q1 2024																												
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Milestone 4	Q3 2024	None	Q3 2024																												
Milestone 5	Q3 2024	+2Q	Q1 2025																												
Milestone 6	Q3 2025	+3Q	Q2 2026																												

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	208	205	+3

Comments on deviations: Increased cost as a result of forcing arrangement with constructor in order to finalize the project in 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

Kungsholmen



