

Progress report Q1 2026

Issuer:	Patriam Kvarnholmen AB																														
Progress report period:	Q1 2026																														
Info:	<p>Volume: SEK 67m</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 Kvarnholmen</p> <ul style="list-style-type: none"> • Zoning plan: Yes • Building permit ground: Yes • Building permit House: Yes • Contractor agreement Ground: Yes • Contractor agreement House: Yes 																														
Status financials:	<p>Patriam Kvarnholmen</p> <ul style="list-style-type: none"> • Construction loan ground: Yes • Construction loan house: Yes 																														
Project timeline: Actual vs plan	<p>Patriam Kvarnholmen</p> <table border="1"> <thead> <tr> <th></th> <th>Actual</th> <th>Deviation</th> <th>Planned</th> </tr> </thead> <tbody> <tr> <td>Milestone 1</td> <td>Q1 2025</td> <td>None</td> <td>Q1 2025</td> </tr> <tr> <td>Milestone 2</td> <td>Q4 2025</td> <td>None</td> <td>Q4 2025</td> </tr> <tr> <td>Milestone 3</td> <td>Q1 2026</td> <td>None</td> <td>Q1 2026</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>Q1 2026</td> <td>None</td> <td>Q1 2026</td> </tr> <tr> <td>Milestone 6</td> <td>Q2 2027</td> <td>+1Q</td> <td>Q1 2027</td> </tr> </tbody> </table> <p>Comments on deviations: More extensive ground work.</p> <p>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</p>				Actual	Deviation	Planned	Milestone 1	Q1 2025	None	Q1 2025	Milestone 2	Q4 2025	None	Q4 2025	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	+1Q	Q1 2027
	Actual	Deviation	Planned																												
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Milestone 2	Q4 2025	None	Q4 2025																												
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	+1Q	Q1 2027																												

Project costs: Actual vs
budget
(Accumulated MSEK)

Patriam Kvarnholmen

	Actual	Budget	Deviation
Milestone 1	59	59	0
Milestone 2	79	79	0
Milestone 3	87	99	0
Milestone 4	99	99	0
Milestone 5	99	99	0
Milestone 6		195	

Comments on deviations:

Definition of Milestones

Milestone 1 – Access

Milestone 2 – Construction Ground Work

Milestone 3 – Building permit

Milestone 4 – Sales start

Milestone 5 – Construction start House

Milestone 6 – Move in

Kvarnholmen - Rendering images



