Progress report Q2 2026

Issuer:	Patriam Invest AB
Progress report period:	Q2 2026
Info:	Volume (frame): SEKm 408,080 + EURm 33,840 (SEKm 1.500) Maturity: 24 november 2028 + 12months extension option.
Status permit/agreements:	**Patriam Lilla Essingen – Vinkelhuset (Primus 4)** • Zoning plan: Yes • Building permit: Yes • Contractor agreement: Yes **Patriam Lilla Essingen – Ljusablick (Primus 6)** • Zoning plan: Yes • Building permit: Yes • Contractor agreement: Yes **Patriam Kungsholmen** • Zoning plan: Yes • Demolition permit: Yes • Building permit: Yes • Contractor agreement: Yes **Patriam Kvarnholmen** • Zoning plan: Yes • Building permit ground: Yes • Building permit House: Yes • Contractor agreement Ground: Yes • Contractor agreement House: Yes

	Project Finnboda • Zoning plan: Yes • Building permit ground: Yes • Building permit House: No • Contractor agreement Ground: No • Contractor agreement House: No **Project Lidingö** • Zoning plan: Yes • Building permit ground: Yes • Building permit House: Yes • Contractor agreement Ground: No • Contractor agreement House: No **Project Linde** The work with the new zoning plan is ongoing. **Project Enebytorg** Ongoing discussions with the Municipality of Danderyd.
Status financials and Sales:	**Patriam Lilla Essingen – Vinkelhuset (Gasolköket 1)** • Project has reached Practical Completion. • Sales progress: 11 of 14 apartments sold. **Patriam Lilla Essingen – Ljusablick (Primus 6)** • Construction financing: Yes • Sales progress: 4 of 37 apartments sold. **Patriam Kungsholmen** • Construction financing: Yes • Sales progress: 15 of 15 apartments sold. **Patriam Kvarnholmen** • Construction financing ground: Yes • Construction financing house: Yes • Sales progress: 3 of 22 apartments sold **Patriam Finnboda** • Construction financing: No. • Sales: Start Q4 2026

Patriam Lidingö

- Construction financing: No.
- Sales: Start Q1 2027

Project timeline: Actual vs plan

Patriam Lilla Essingen – Vinkelhuset (Primus 4)

- Project reached Practical Completion.

Patriam Lilla Essingen – Ljusablick (Primus 6)

	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
Milestone 6	Q4 2026	+1Q	Q1 2027

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

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

Patriam Finnboda

	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

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

Patriam Lidingö

	Actual	Deviation	Planned
Milestone 1	Q2 2026	None	Q2 2026
Milestone 2	Q2 2026	None	Q2 2026
Milestone 3	Q1 2027	None	Q1 2027
Milestone 4	Q1 2027	None	Q1 2027
Milestone 5	Q1 2027	None	Q1 2027
Milestone 6	Q1 2028	None	Q1 2028

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

Project costs: Actual vs budget (Accumulated MSEK)

Patriam Lilla Essingen – Vinkelhuset (Primus 4)
Project reached Practical Completion

Patriam Lilla Essingen – Ljusablick (Primus 6)

Period	Accrued	Budget	Deviation
Q4 2025	235	463	None
Q1 2026	279	463	None
Q2 2026	316	463	None

Patriam Kungsholmen

Period	Accrued	Budget	Deviation
Q4 2025	187	231	None
Q1 2026	208	231	None
Q2 2026	225,6	231	

Patriam Kvarnholmen

Period	Accrued	Budget	Deviation
Q4 2025	84	215	None
Q1 2026	100	215	None
Q2 2026	117	215	None

Patriam Finnboda

Period	Accrued	Budget	Deviation
Q4 2025	75	293	None
Q1 2026	79	293	None
Q2 2026	81	293	None

Patriam Lidingö

Period	Accrued	Budget	Deviation
Q2 2026	25	TBD Q3 2026	None

Lilla Essingen

Patriam Lilla Essingen – Vinkelhuset (Primus 4)

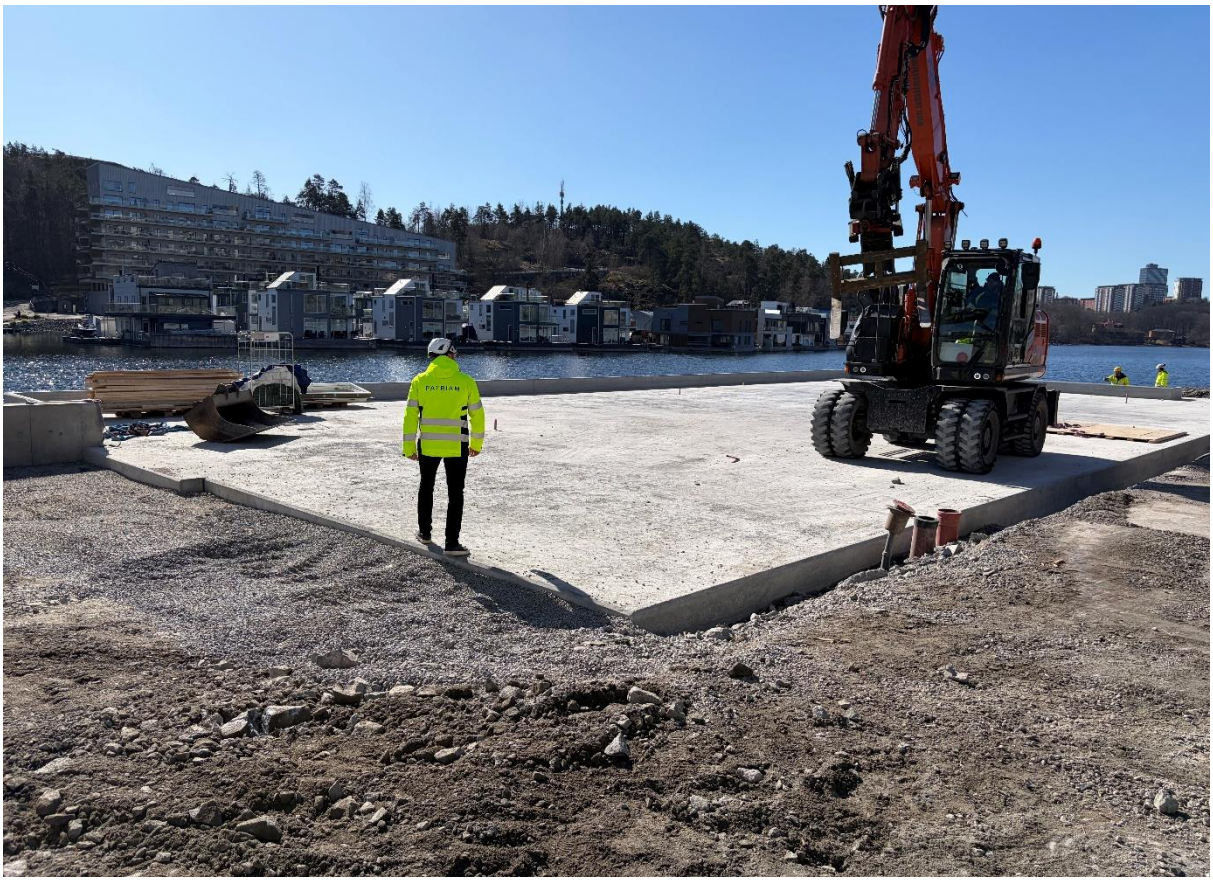
Lilla Essingen

Patriam Lilla Essingen Ljusablick (Primus 6)

Kungsholmen

HVB
Larmat
Larmat

Kvarnholmen - Rendering images



Finnboda