Progress report Q2 2026

<table>
<tr><td>Issuer:</td><td>Patriam Kvarnholmen AB</td></tr>
<tr><td>Progress report period:</td><td>Q2 2026</td></tr>
<tr><td>Info:</td><td>Volume: SEK 67m

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.</td></tr>
<tr><td>Status permit/agreements:</td><td>Patriam Kvarnholmen

• Zoning plan: Yes
• Building permit ground: Yes
• Building permit House: Yes
• Contractor agreement Ground: Yes
• Contractor agreement House: Yes</td></tr>
<tr><td>Status financials:</td><td>Patriam Kvarnholmen
• Construction loan ground: Yes
• Construction loan house: Yes</td></tr>
<tr><td>Project timeline: Actual vs plan</td><td>Patriam Kvarnholmen
<table><tr><td></td><td>Actual</td><td>Deviation</td><td>Planned</td></tr><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></table>
Comments on deviations: More extensive ground work.

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</td></tr>
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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	117	215	

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