

Progress report Q3 2026

Issuer:	Patriam Invest AB
Progress report period:	Q3 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 – Ljusablick (Primus 6) • Zoning plan: 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: Yes adopted, pending legal force • Contractor agreement Ground: No, bc project will be sold as a whole • Contractor agreement House: No, bc project will be sold as a whole Project Lidingö • Zoning plan: Yes • Building permit ground: Yes (rock blasting completed)

	• Building permit House: Yes (yes for apartments, application to be submitted for townhouses) • Contractor agreement House: No Project Linde The work with the new zoning plan is ongoing. Project Enebytorp Ongoing discussions with the Municipality of Danderyd.																												
Status financials and Sales:	Patriam Lilla Essingen – Ljusablick (Primus 6) • Construction financing: Yes • Sales progress: 6 of 37 apartments sold. Patriam Kvarnholmen • Construction financing ground: Yes • Construction financing house: Yes • Sales progress: 5 of 22 apartments sold Patriam Finnboda The project is currently undergoing a sale as a whole. A LOI has been entered into with the prospective buyer. Closing of the sale will occur in connection with building permit having gained legal force. Patriam Lidingö • Construction financing: Lender chosen, terms under negotiation. • Sales: Start Q1 2027																												
Project timeline: Actual vs plan	Patriam Lilla Essingen – Ljusablick (Primus 6) <table><tr><td></td><td>Actual</td><td>Deviation</td><td>Actual/new plan</td></tr><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><tr><td>Milestone 6</td><td>Q4 2026</td><td>+1Q</td><td>Q1 2027</td></tr></table> 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		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
	Actual	Deviation	Actual/new plan																										
Milestone 1	Q3 2022	None	Q3 2022																										
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Milestone 4	Q3 2025	None	Q3 2025																										
Milestone 5	Q4 2025	None	Q4 2025																										
Milestone 6	Q4 2026	+1Q	Q1 2027																										

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Patriam Kvarnholmen

Period	Accrued	Total Budget	Deviation
Q4 2025	84	215	None
Q1 2026	100	215	None
Q2 2026	117	215	None
Q3 2026	130.5	215	None

Patriam Finnboda

N/A considering the up-coming sale.

Patriam Lidingö

Period	Accrued	Budget	Deviation
Q3 2026	27.6 msek	Not specified per quarter	N/A

Lilla Essingen

Patriam Lilla Essingen Ljusablick (Primus 6)



Kvarnholmen - Rendering images



Finnboda

