

To the shareholders of Grundingen Fastighets AB (publ)

Lessebo, 2020-08-07

Status update

Grundingen Fastighets AB wishes to inform you on the status of the different projects in our project portfolio. Please see below for an update on the portfolio projects. Previous updates as well as the most recent annual report is available on our website, www.grundingenfastighets.se.

Kind regards,

David Ivarsson

CEO, Grundingen Fastighets AB

Project update August 2020

Norra Hamnen – Lysekil

The project constitutes 28 apartments to be arranged as a tenant-ownership. The building permit was previously appealed by neighbors and the case is still being processed by the Land and Environmental Court. We expect a decision during the fall.

Valsjöberget – Åkersberga

We are experiencing continued significant demand from various players for the remaining plots in the project.

Söderport – Norrköping

The development, in collaboration with PEAB, is ongoing for Söderport Balkongen. Soil decontamination has been initiated and groundbreaking for the first stage, of 121 rental apartments, is expected to occur on August 27th. Simultaneously, the planning process for the “Portlåset” block is moving ahead. The plan will shortly reach the consultation stage and approval is expected around new year 2020/2021.

Torslanda Golfbana – Göteborg

In mid-November, the company accessed the company Gothenburg Amhult 1: 171 AB. The zoning plan has gained legal power and the planned volume is compliant with the zoning plan. The building permit process will start shortly. The project is arranged in three stages consisting of 49 apartments in total. The first stage encompasses 15 apartments, the second and third encompass 19 and 15 apartments, respectively. Sales for the first stage is ongoing, with Svensk Fastighetsförmedling as the assigned broker.

Sandtorp – Norrköping

The building permit has been obtained. The Sandtorp project contains 38 apartments that were initially planned as tenant ownership but are increasingly likely to be sold as rental apartments. Discussions with builders regarding contracting agreements are still ongoing and the goal is to finalize this during fall 2020.

Smedby – Norrköping

The zoning plan has been approved and adopted but have since been appealed. We have no further information since the appeal.

Tureholm – Trosa

There is currently no major activity in this project. We are looking to utilise valuable experiences learned from developing the Valsjöberget project, in order to find similar arrangements in Trosa.

Östra Frestaby – Upplands Väsby

Grundingen has received approval regarding the development of a new zoning plan in the Östra Frestaby project area. This provides an opportunity to convert and incorporate the project's commercial building right into the already existing residential building right. The new zoning plan is expected to enable a significant increase in the number of housing units in the project, from approximately 60 to 150–200 rental apartments. The planning process is scheduled to start in the fall of 2020 and is expected to last for about a year and a half. The Östra Frestaby project will include two types of rental apartments, located in townhouses with between 2.5 and 4 floors.