

Progress report Q4 2020

Issuer:	Patriam Invest AB				
Progress report period:	Q4 2020				
Info:	Volume (frame): SEK 140m (SEK 400m) Maturity (due date): 36 months (+12 months)				
Status permit/agreements:	<ul style="list-style-type: none"> • Zoning plan: Yes • Building permit: No • Contractor agreement: No <p>Comments: Project planning for establishment of a building permit started in December 2020.</p>				
Status financials:	<ul style="list-style-type: none"> • Construction loan: No • Advance payments: No <p>Comments: (1) Ongoing dialog with creditors regarding construction loan. (2) Preliminary sales start September 2021</p>				
Project timeline: Actual vs plan		Actual	Plan	Deviation.	New plan
	Milestone 1		210120		
	Milestone 2		210430		
	Milestone 3		210531		
	Milestone 4		210930		
	Milestone 5		Q2-2022		
	Milestone 6		Q2-2023		
	Comments to deviations: n/a				
	Definition of Milestones				
	Milestone 1 – Access (Jan 21)				
	Milestone 2 – Demolition start (May 21)				
	Milestone 3 – Building permit (Jul 21)				
	Milestone 4 – Construction- / sales start (Sep 21)				
	Milestone 5 – Foundation completed (Q2-22)				
	Milestone 6 – Moving in (Q2-23)				

Project costs: Actual vs budget (Accumulated MSEK)	<table border="1"> <thead> <tr> <th></th> <th>Actual</th> <th>Budget</th> <th>Deviation.</th> </tr> </thead> <tbody> <tr> <td>Milestone 1</td> <td>0</td> <td>110</td> <td></td> </tr> <tr> <td>Milestone 2</td> <td>0</td> <td>131</td> <td></td> </tr> <tr> <td>Milestone 3</td> <td>0</td> <td>141</td> <td></td> </tr> <tr> <td>Milestone 4</td> <td>0</td> <td>146</td> <td></td> </tr> <tr> <td>Milestone 5</td> <td>0</td> <td>258</td> <td></td> </tr> <tr> <td>Milestone 6</td> <td>0</td> <td>330</td> <td></td> </tr> </tbody> </table> <p>Cash on blocked account: 0 SEK</p> <p>Comments to deviations:</p> <p>Definition of Milestones Milestone 1 – Access (Jan 21) Milestone 2 – Demolition start (May 21) Milestone 3 – Building permit submitted (Jul 21) Milestone 4 – Construction- / sales start (Sep 21) Milestone 5 – Foundation completed (Q2-22) Milestone 6 – Moving in (Q2-23)</p>		Actual	Budget	Deviation.	Milestone 1	0	110		Milestone 2	0	131		Milestone 3	0	141		Milestone 4	0	146		Milestone 5	0	258		Milestone 6	0	330	
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Other information:	<p>Nacka Strand Progress By 2021-01-14 all the floors are up and the walls are under progress. Everything is going within the time plan, which points to a completion in May 2021.</p>																												
Visuals (pictures)	<p>Nacka Strand progress</p>																												



