

## Progress report Q4 2020

Issuer:	Patriam Invest AB				
Progress report period:	Q1 2021				
Info:	Volume (frame): SEK 140m (SEK 400m)  Maturity (due date): 36 months (+12 months)				
Status permit/agreements:	<ul style="list-style-type: none"> <li>• Zoning plan: Yes</li> <li>• Building permit: No</li> <li>• Contractor agreement: No</li> </ul> <p>Comments: Building permit is filed during week 16. Ongoing negotiation with preferred main contractor.</p>				
Status financials:	<ul style="list-style-type: none"> <li>• Construction loan: Yes</li> <li>• Advance payments: No</li> </ul> <p>Comments: Preliminary sales start September 2021</p>				
Project timeline, Torsvik: Actual vs plan		Actual	Plan	Deviation.	New plan
	Milestone 1	210120	210120		
	Milestone 2		210515		
	Milestone 3		210731		
	Milestone 4		210930		
	Milestone 5		Q2-2022		
	Milestone 6		Q2-2023		
	Comments to deviations: n/a				
	<p><b>Definition of Milestones</b></p> <p>Milestone 1 – Access (Jan 21)</p> <p>Milestone 2 – Demolition start (May 21)</p> <p>Milestone 3 – Building permit (Jul 21)</p> <p>Milestone 4 – Construction- / sales start (Sep 21)</p> <p>Milestone 5 – Foundation completed (Q2-22)</p> <p>Milestone 6 – Moving in (Q2-23)</p>				

Project costs, Torsvik: Actual vs budget (Accumulated MSEK)	<table border="1"> <thead> <tr> <th data-bbox="574 188 893 224"></th> <th data-bbox="893 188 1053 224">Actual</th> <th data-bbox="1053 188 1212 224">Budget</th> <th data-bbox="1212 188 1382 224">Deviation.</th> </tr> </thead> <tbody> <tr> <td data-bbox="574 224 893 259">Milestone 1</td> <td data-bbox="893 224 1053 259">110</td> <td data-bbox="1053 224 1212 259">110</td> <td data-bbox="1212 224 1382 259"></td> </tr> <tr> <td data-bbox="574 259 893 295">Milestone 2</td> <td data-bbox="893 259 1053 295">0</td> <td data-bbox="1053 259 1212 295">131</td> <td data-bbox="1212 259 1382 295"></td> </tr> <tr> <td data-bbox="574 295 893 331">Milestone 3</td> <td data-bbox="893 295 1053 331">0</td> <td data-bbox="1053 295 1212 331">141</td> <td data-bbox="1212 295 1382 331"></td> </tr> <tr> <td data-bbox="574 331 893 367">Milestone 4</td> <td data-bbox="893 331 1053 367">0</td> <td data-bbox="1053 331 1212 367">146</td> <td data-bbox="1212 331 1382 367"></td> </tr> <tr> <td data-bbox="574 367 893 403">Milestone 5</td> <td data-bbox="893 367 1053 403">0</td> <td data-bbox="1053 367 1212 403">258</td> <td data-bbox="1212 367 1382 403"></td> </tr> <tr> <td data-bbox="574 403 893 439">Milestone 6</td> <td data-bbox="893 403 1053 439">0</td> <td data-bbox="1053 403 1212 439">330</td> <td data-bbox="1212 403 1382 439"></td> </tr> <tr> <td colspan="4" data-bbox="574 474 1382 510">Cash on blocked account: 0 SEK</td> </tr> <tr> <td colspan="4" data-bbox="574 546 1382 582">Comments to deviations:</td> </tr> <tr> <td colspan="4" data-bbox="574 761 1382 797"><b>Definition of Milestones</b></td> </tr> <tr> <td colspan="4" data-bbox="574 797 1382 833">Milestone 1 – Access (Jan 21)</td> </tr> <tr> <td colspan="4" data-bbox="574 833 1382 869">Milestone 2 – Demolition start (May 21)</td> </tr> <tr> <td colspan="4" data-bbox="574 869 1382 904">Milestone 3 – Building permit submitted (Jul 21)</td> </tr> <tr> <td colspan="4" data-bbox="574 904 1382 940">Milestone 4 – Construction- / sales start (Sep 21)</td> </tr> <tr> <td colspan="4" data-bbox="574 940 1382 976">Milestone 5 – Foundation completed (Q2-22)</td> </tr> <tr> <td colspan="4" data-bbox="574 976 1382 1012">Milestone 6 – Moving in (Q2-23)</td> </tr> </tbody> </table>		Actual	Budget	Deviation.	Milestone 1	110	110		Milestone 2	0	131		Milestone 3	0	141		Milestone 4	0	146		Milestone 5	0	258		Milestone 6	0	330		Cash on blocked account: 0 SEK				Comments to deviations:				<b>Definition of Milestones</b>				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)			
	Actual	Budget	Deviation.																																																														
Milestone 1	110	110																																																															
Milestone 2	0	131																																																															
Milestone 3	0	141																																																															
Milestone 4	0	146																																																															
Milestone 5	0	258																																																															
Milestone 6	0	330																																																															
Cash on blocked account: 0 SEK																																																																	
Comments to deviations:																																																																	
<b>Definition of Milestones</b>																																																																	
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)																																																																	
Other information:	<b>Nacka Strand Progress</b> By 2021-04-14 finishing interior work in all apartments, completion/access 17/5 2021 - according to plan.																																																																
Visuals (pictures)	<b>Nacka Strand progress</b>																																																																



