

## Progress report Q2 2021

Issuer:	Patriam Invest AB				
Progress report period:	Q2 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: Part 1 Yes (demolition and site improvement)</li> </ul> <p>Comments: The building permit is divided into three main areas: demolition, site improvement, and construction. The demolition- and site improvement permits are accepted, and the demolition starts in July. The construction permit is expected to be adopted in week 34. Final negotiation with preferred main contractor regarding part 2 (construction) which will be signed at the end of August.</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: Actual vs plan		Actual	Plan	Deviation.	New plan
	Milestone 1	210120	210120		
	Milestone 2	210726	210515	2 months	
	Milestone 3		210731		210815
	Milestone 4		210930		
	Milestone 5		Q2-2022		
	Milestone 6		Q2-2023		
	<p>Comments to deviations: The postponement of the demolition and the construction permit will not affect the overall project time plan.</p> <p><b>Definition of Milestones</b>  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)</p>				

<p>Project costs: Actual vs budget (Accumulated MSEK)</p>	<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>110</td> <td>110</td> <td></td> </tr> <tr> <td>Milestone 2</td> <td>118</td> <td>131</td> <td>-13</td> </tr> <tr> <td>Milestone 3</td> <td>120</td> <td>141</td> <td>-21</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: SEK 17m</p> <p>Comments to deviations: The deviation is due to the postponement of the demolition and its associated costs. By the time construction starts, the turn-out will be according to plan.</p> <p><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)</p>		Actual	Budget	Deviation.	Milestone 1	110	110		Milestone 2	118	131	-13	Milestone 3	120	141	-21	Milestone 4	0	146		Milestone 5	0	258		Milestone 6	0	330	
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<p>Other information:</p>	<p><b>Nacka Strand Progress</b>  Completion/access took place on 17/5 2021 - according to plan.  Final percentage-of-completion method takes place in September.  In June, Patriam's Green Bond Framework was certified in accordance with the Climate Bond Standards.</p>																												
<p>Visuals (pictures)</p>	<p><b>Nacka Strand Torsvik</b></p>																												

# Nacka Strand





# Torsvik

