

## Progress report

Issuer: T.Andreasson Fastighetsaktiebolag (publ)

Progress report period: Q1, 2022

Info:	Volume (frame): SEK 136m (SEK 300m) Maturity (36 months)		
Status permit/agreements:	<ul style="list-style-type: none"> <li>• Zoning plan: Approved zoning plan for Södra Stockholm B,C &amp; D.</li> <li>• Building permit: No</li> <li>• Contractor agreement: Ongoing</li> </ul> <p>Zoning plan for Södra Stockholm B,C &amp; D was approved at the municipality on august the 23th, 2021 and the zoning plan for the Project Södra Stockholm A is scheduled to be approved in the Q3, 2022.</p> <p>We have changed the building system to factory-built modular units, which enable us to cut the construction time by nearly a year.</p> <p>Comments: Note that the zoning plan for Södra Stockholm B, C and D has been finalized approved on the 8<sup>th</sup> of February, 2022.</p>		
Status financials:	<ul style="list-style-type: none"> <li>• Construction loan: No</li> <li>• Advance payments: No</li> </ul>		
Project timeline: Actual vs plan	<b>Project: Södra Stockholm B,C &amp; D</b>		
	Actual Plan	Deviation	New Plan
	<b>Milestone 1 2021-08-23</b>		-
	Milestone 2 2022-06-30	+2 months	2022-08-30
	Milestone 3 2021-06-30	+2 months	2022-08-30
	Milestone 4 2021-06-30	+2 months	2022-08-30
	Milestone 5 2022-10-15	+2 months	2022-12-15
	Milestone 6 2024-09-30	-3 months	2024-06-30
	Milestone 1 – Approved Zoning Plan Milestone 2 – Access Milestone 3 – Building permit Milestone 4 – Construction start Milestone 5 – Foundation completed Milestone 6 – Finalized Building		
	<b>Project: Södra Stockholm A</b>		
	Actual plan	Deviation	New plan
	Milestone 1 2022-09-30	-	
	Milestone 2 2022-09-30	-	
	Milestone 3 2022-09-30	-	
	Milestone 4 2022-09-30	-	
	Milestone 5 2023-02-10	-	

	<p>Milestone 6 2023-12-31            +2 months            2024-02-10</p> <p>Milestone 1 - Approved Zoning Plan  Milestone 2 - Access  Milestone 3 – Building permit  Milestone 4 – Construction start  Milestone 5 – Foundation completed  Milestone 6 – Finalized Building</p> <p><b>Project: Knivsta Nydal</b></p> <table border="0"> <thead> <tr> <th>Initial Plan</th> <th>Deviation</th> <th>New plan</th> </tr> </thead> <tbody> <tr> <td>Milestone 1 2023-03-30</td> <td>-</td> <td></td> </tr> <tr> <td>Milestone 2 Already Accessed</td> <td>-</td> <td></td> </tr> <tr> <td>Milestone 3 2023-06-30</td> <td>-</td> <td></td> </tr> <tr> <td>Milestone 4 2023-06-30</td> <td>-</td> <td></td> </tr> <tr> <td>Milestone 5 2023-12-30</td> <td>-</td> <td></td> </tr> <tr> <td>Milestone 6 2025-03-30</td> <td>-</td> <td></td> </tr> </tbody> </table> <p>Milestone 1 - Approved Zoning Plan  Milestone 2 - Access  Milestone 3 – Building permit  Milestone 4 – Construction start  Milestone 5 – Foundation completed  Milestone 6 – Finalized Building</p>	Initial Plan	Deviation	New plan	Milestone 1 2023-03-30	-		Milestone 2 Already Accessed	-		Milestone 3 2023-06-30	-		Milestone 4 2023-06-30	-		Milestone 5 2023-12-30	-		Milestone 6 2025-03-30	-	
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<p>Project costs: Actual vs budget</p>	<p>Actual Budget Deviation comments:  Financial costs are rising due to delays of the approval of the zoning plans, however the value of the project portfolio has increased even more, which is positive for TAFAB.</p>																					