

SELECTION OF DEVELOPMENT PROPERTIES AND PROJECT PROPERTIES

The selection of development properties were made based on the size of the projects (more than 200 residential units) and the time aspect; they have been or will be started in the next few years.

DEVELOPMENT PROPERTIES - RESIDENTIAL, SWEDEN

Country	Property/Project Municipality Location	No. of residential units in housing projects not yet started (approx.)	Develop-ment period	Current rentable space Dec 2023, sqm	Rental revenue 2023, SEK m	Form of tenure	Planning process Planning phase Production
Sweden	Täby Park Täby Close to City center	2,000	2011-2035	5,940	3.4		Local plan 120 units
						TOA	Housing start 2018
Sweden	Söderdalen Järfälla Jakobsberg	900	2013-2035	0	0		Local plan
						TOA	Produktionsstart 2014
Sweden	Kvarnholmen Nacka Sjönära	500	2010-2030	5,430	4.3		Local plan 170 units
						TOA	Housing start 2010
Sweden	Marievik 15 Stockholm Årstadal/Liljeholmen	660	2014-2032	0	0		Local plan 2023
						TOA	Housing start 2024
Sweden	Alviks Strand Stockholm Close to water	550	2016-2034	29,500	48.5		Local plan 2026
						TOA	Housing start 2026
Sweden	Huvudsta Solna Huvudsta	470	2023-2030				Local plan
						TOA/Freehold	Housing start 2024
Sweden	Charlottendal et al. Värmdö Gustavsberg	450	2002-2030				Local plan 2016-2024
						TOA	Housing start 2003
Sweden	Liljeholmstorget Stockholm Liljeholmen/Gröndal	300	2014-2032	5,400	6.1		Local plan 2027
						TOA/Freehold	Housing start 2028
Sweden	Segeltorp Huddinge Centrumnära	330	2021-2036	7,400	10.7		Local plan 2028
						TOA	Housing start 2030
Sweden	Igelsta Stockholm Close to water	200	2017-2029				Local plan
						TOA/Freehold	Housing start 2021
Sweden	Storängen Huddinge Close to City center	400	2015-2032				Local plan 2024
						TOA	Housing start 2027

Country	Property/Project Municipality Location	No. of residential units in housing projects not yet started (approx.)	Develop-ment period	Current rentable space Dec 2023, sqm	Rental revenue 2023, SEK m	Form of tenure	Planning process Planning phase Production
Sweden	Bällsta Vallentuna Kristineberg	500	2025-2035			TOA/Freehold	Local plan 2025 Housing start 2025-2026
Sweden	Holmen Örebro Hagaby	450	2028-2037	5,400	1.8	TOA	Local plan 2026 Housing start 2028
Sweden	Tegnér Västerås	400	2023-2033			TOA	Local plan 2022
Sweden	Norra Älvstranden Gothenburg Close to the sea	330	1998-2027			TOA	Local plan 200 units Local plan 2024 Housing start 2019
Sweden	Gamlestaden Gothenburg Close to City center	200	2023-2027			TOA	Local plan 2021 Housing start 2023
Sweden	Tölö Kungsbacka Nära naturen	400	2024			TOA/Freehold	Detaljplan 2024 Housing start 2024-2025
Sweden	Vipemöllan Lund Östra Lund	240	2011-2027			TOA	Local plan 2018 Housing start 2019
Sweden	Lomma Lomma Lomma Hamn	80	2003-2026			TOA/Freehold	Local plan Housing start 2004
Sweden	Kugghjulet Lund Västra Lund	400	2024-2030	3,500	1.0	TOA	Local plan 2023 Housing start 2024
Sweden	Dockanområdet Malmö Close to the sea	270	2003-2028			TOA	Local plan 70 units Housing start 2003
Sweden	Lyckebacken Lund Sydvästra Lund	1,000	2029-2036	36 300	22,8	Brf	Detaljplan 2029
Sweden	Vallkärratorn Norra Lund Close to station	400	2025-2032			TOA/Freehold	Localplan 2024 Housing start 2024

Total	11,430
Other building rights, not specified	3,270
Total building rights, Sverige	14,700

TOA = Tenant-owners association
Freehold = ownership (apartments or singel-family homes)

2023-12-31

DEVELOPMENT PROPERTIES - RESIDENTIAL, NORWAY

Country	Property/Project Municipality Location	No. of residential units in housing projects not yet started (approx.)	Develop- ment period	Current rentable space Dec 2023, sqm	Rental revenue 2023, SEKm	Form of tenure	Planning process Planning phase Production
Norway	Bergerløkka Asker	110	2018-2026				Control plan 2018
	Close to station					Freehold	Housing start 2018
Norway	Langhus Gård Nordre Follo	270	2019-2029				Control plan 2019
	Close to station					Freehold	Housing start 2019
Norway	Jessheim Ullensakers	510	2024-2029				Control plan
						Freehold	Housing start 2023
Norway	Myrvoll stasjon, leiligheter Oppegård	150	2017-2030				Control plan 2017
	Close to station					Freehold	Housing start 2017
Norway	Karihaugen Oslo	440	2023-2031				Detaljplan 2023
	Urbant					Freehold/Rental	Produktionsstart 2023
Norway	Sundland hageby Drammen	150	2021-2028				Control plan 2020
	Close to station					Freehold	Housing start 2021
Norway	Stongafjellet Askøy	310	2005-2033				Control plan in process
	Close to nature, ocean view					Freehold	Housing start 2005
Norway	Strindalia, Granåsen øst Trondheim	130	2024-2028				Control plan 2023
						Freehold	Housing start 2024
Norway	Flatåsen Trondheim	180	2024-2029				Control plan 2022
						Freehold	Housing start 2024

Total	2,250
Other building rights, not specified	1,650
Total building rights, International	3,900

Freehold = ownership (apartments or singel-family homes)
Rental = Rental units

2023-12-31

DEVELOPMENT PROPERTIES - RESIDENTIAL, FINLAND

Country	Property/Project Municipality Location	No. of residential units in housing projects not yet started (approx.)	Develop- ment period	Current rentable space Dec 2023, sqm	Rental revenue 2023, SEKm	Form of tenure	Planning process Planning phase Production
Finland	Herttoniemi Helsinki	670	2019-2028				Local plan 2019
	Close to station					Freehold/Rental	Housing start 2019
Finland	Finnoo Espoo	480	2020-2027				Local plan 2021
	Close to station					Freehold/Rental	Housing start 2022
Finland	Myrrinhalme Vantaa	220	2019-2025				Local plan 2019
	Close to station					Freehold/Rental	Housing start 2020
Finland	Pasila Helsinki	600	2024-2031				Local plan 2024
	Close to station					Freehold/Rental	Housing start 2024
Finland	Kera Espoo	660	2026-2037				Local plan 2026
	Close to station					Freehold/Rental	Housing start 2027
Finland	Konala Helsinki	460	2023-2026				Local plan 2022
						Freehold/Rental	Housing start 2023
Finland	Puustellinkallio Espoo	250	2018-2027				Local plan 2018
						Freehold/Rental	Housing start 2023
Total		3,340		Freehold = ownership (apartments or singel-family homes)			
Other building rights, not specified		160		Rental = Rental units			
Total building rights, Finland		3,500					
				2023-12-31			

PROJECT PROPERTIES

PROPERTIES UNDER DEVELOPMENT

No.	Property	Age	Total rentable space, sqm	Rentable space, sqm		Rental revenue 2023, SEKm	Rental revenue by category	Development
	Municipality Address Description	Construction year Renovation year		Hotel Office Retail	Housing Other Garage		Hotel/Office Retail Housing Other/Garage	Description Major tenants
1	Aga 1	1912-1960	9,146			4.0	37%	Development of warehouse
	Lidingö	2009		3,390	5,756			Sthlms Bordsuthyrning
	Södra Kungsvägen							Modernity
	Warehouse etc.					6.9	63%	Citymail
								450 gradi
2	Kallhäll 1:22	1907	11,672			3.2	29%	Development of offices
	Järfälla			3,422	8,250			and industry
	Gjutmästare Rosbergs väg							Friskis & Sveltis
	Light industry					7.7	71%	
3	Järfälla Veddesta 1:21, 2:29, 2:55	1968-1984	6,724			1.7	19%	Development of offices
	Järfälla			1,269	5,455			and industry
	Saldivägen							Cramo
	Light industry					7.1	81%	

31/12/2023

PROJECT PROPERTIES

COMPLETED COMMERCIAL PROPERTIES

No.	Property	Age	Tax year	Total	Rentable space		Rental revenue	Rental revenue	Major tenants
			2023, SEKm	rentable space, sqm	by category, sqm		2023, SEKm	by category	
	Municipality	Construction year	Tax value		Hotel	Housing		Hotel/Office	
	Address	Renovation year			Office	Other		Retail	
	Description				Retail	Garage		Housing	
								Other/Garage	
1	Yxlö	1984	2.2	427					Used internally by JM
	Nynäshamn	2009				427			
	Ådudden 1								
							0.9	100%	