

General:

Recent market development in the Stockholm area has been challenging, construction financing from banks is harder to obtain and buyers are more hesitant.

We feel that we have positioned ourselves well and sold two projects in Enköping and one on Lidingö before the downturn (which we sensed were coming). Further we have spent a good part of last year completing projects and developing two new strong concepts, Lilleby being one of them, which we feel are less sensitive to an economic downturn. We have also successfully been selling out the Skokloster Englamarken project as well as being awarded our first municipal contact for a future land allocations (“markanvisningar”) and are in negotiation regarding several more, a sign that our hard work and track record is starting to pay off. We feel confident that 2019 will show a stronger performance than 2018.

Project overview:

Ekerö / Träkvista

Mixed use project; residential (rental (“hyresrätter” and condominiums (“bostadsrätter”)), commercial, care home, etc. of up to 23 000 kvm BTA in final phases of re-zoning. Properties acquired. Initial expectation was that the project would have commenced during 2018, but have been delayed, which is a normal business risk in early stages. We now expect construction to commence during late 2019. Project turnover ca 1 000 MSEK.

Skokloster / Englamarken

Ongoing construction of 44 semi-detached houses (“parhus”). Sold out project. Estimated completion Q4 2019. Project turnover ca 150 MSEK.

Täby Park

Mixed use project; (residential (rentals (“hyresrätter”) and condominiums (“bostadsrätter”)), commercial, care home, hotel, etc) of ca 40 000 kvm BTA. New zoning plan approved January 2018. Now in advanced planning/preparatory stage. Expect construction (ground works) to commence during mid 2019. Circa 70% of commercial space let to strong tenants. Ongoing discussion with several stakeholders reg. different partnerships.

Upplands Bro / Brf Brandstationen

72 apartments of ca 2 600 kvm BOA. Completed in November 2018 and handed over to the condominium association (“Bostadsrättsförening”). Project turnover ca 150 MSEK.

Upplands Bro / ”Stationssamhället”

Re-zoning project of up to 12 000 kvm BTA with strategic location next to the commuter train (“Pendeltåg”). First property acquired, expect to acquire further properties over time and start re-zoning process with the municipality within twelve months.

Upplands Bro / Trygghetsboenden

Cooperation agreement signed with the municipality to develop up to three properties (estimated total volume of ca. 10 000 kvm) for elderly on the municipality’s land. Expected start during 2019.

Besides above projects TP1 owns stakes (JV) in some smaller ongoing developments, 49% of Smallville AB (publ) (with an estimated project volume turnover of ca. 1 500 MSEK) and are in negotiations reg. several land allocations (“markanvisningar”) with municipalities around Stockholm.

Note. One kvm (“kvadratmeter”) = one square meter