

Discover a new sunny side of town

Brf Futura Lindholmsallén, Gothenburg. Newly constructed, sustainable homes in one of Gothenburg's most exciting and dynamic neighbourhoods. Three minutes to the water. Six minutes to Stenpiren. 91 flats, from studio to 3-bedroom.





Embrace the future at Lindholmshamnen

Take a break on the dock. A cup of coffee in hand. The sun to the southwest. The splash of waves and sparkle of water. The wind off the sea. That feeling – right in the heart of the city.

Sitting down on the wooden deck at Lindholmshamnen is truly special. The proximity to the water and vast views of the river and mainland offer an unbeatable sense of freedom. The sun has free room to play here, all day long. You can reach Stenpiren by ferry in six minutes.

And just a stone's throw away, we are building the Futura block. It will be a vibrant mini city unto itself, with different forms of housing for all ages – in the heart of one of Gothenburg's most exciting and dynamic neighbourhoods.

The first 91 owner-occupied flats will be in Brf Futura Lindholmsallén. Here, you will find space-efficient options if you are ready to buy your first home, and larger flats for families or for couples who want to downsize from a house to a simpler lifestyle. Move-in is planned for 2023/2024.

When all stages are complete, the block will consist of six buildings with 197 flats, a large common space with high ceilings for casual and special occasions, a practical bicycle workshop, and guest flats for friends from out of town. It will all be built around a lush courtyard – perfect for gardening, socialising, or simply taking a moment to enjoy life.

In this brochure, we present Brf Futura Lindholmsallén and the surrounding area. If you have any questions, feel free to contact me. We look forward to hearing from you at Futura!

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Welcome to tomorrow's reality!

Futura is not only a block of new, well-planned homes and exciting architecture. It is also a vision for the future that is now becoming a reality. An intention to give more people of all ages and stages of life the opportunity for a more sustainable home, with a nice community and excellent quality of life in an inspiring setting. Welcome to tomorrow's reality. Welcome to Futura.

Facts about Brf Futura Lindholmsallén

Form of tenure: Owner-occupied housing.

Number of flats: 91 flats distributed across 4 staircases.

Sizes: Studio – 3-bedroom.

Shared amenities: A lush courtyard where you can have a small garden, bicycle workshop, shared community space, cargo bike room and a recycling room.

Shared by the association: Guest flat.

Parking: 35 parking spaces in the common garage beneath the courtyard.

Planned move-in: 2023/2024.

The name Futura comes from the Latin futurum, which means future.

The Futura block

Brf Futura Lindholmsallén. In phase one of the block – Futura Lindholmsallén – we are building 91 owner-occupied flats sized from studio to 3 bedrooms. Nine of the flats will be available with a rent-to-own option. Move-in is planned for 2023/2024.

Brf Futura Götaverksgatan. Here, we are planning 66 more owner-occupied flats sized from studio to 3 bedrooms. Three of them will be “youth studios” with a lower price. Move-in is planned for 2024.

Khf Futura Clara is the block’s cooperative rental association, with 40 flats. The form of tenure is a cross between rented and owner-occupied housing. Eight of the homes are part of Futura Clara’s collective flat, in which residents share a kitchen and living room.

Commercial premises

Along Lindholmsallén and Götaverksgatan, the ground level will include commercial premises. They are their own properties and are not part of the tenant-owner associations.

When the entire Futura block is completed, it will consist of six buildings of varying heights surrounding a flourishing courtyard.



Futura – part of Riksbbyggen Positive Footprint Housing

Building sustainable housing with a lower impact on the climate and the environment is a fundamental ambition of all of our projects. At the same time, we work with researchers and partners to develop innovative new solutions for the future. We call this Riksbbyggen Positive Footprint Housing. It is an important part of creating the conditions for more people, especially young adults, to take the step towards good housing in a pleasant community. We are making this possible with Futura’s wide array of forms of housing.

You can learn more about our sustainability initiatives on pages 36–37 and 44–45. If you are curious about Riksbbyggen Positive Footprint Housing, more information is available at www.riksbyggen.se/pfh.

Industrial romance, a dynamic setting, and faith in the future

At Lindholmshamnen, you will live in the heart of what was once Gothenburg's proud ship-building industry. Ships were built here for more than a century before it all abruptly ended in the 1970s. That industrial legacy survives in the walls of many of the old brick buildings, which contributes to the special character of the area.

Today, faith in the future is a dominant feature of Lindholmen. Over 30,000 people study, work or live here in an international setting. The area is home to Lindholmen Science Park, Chalmers University of Technology, the University of Gothenburg, several high schools and hundreds of companies. The plan is for the area to continue to grow with new homes, shops, workplaces, restaurants, parks, recreational areas and an enhanced cultural offering. Lindholmen is often referred to as the most dynamic neighbourhood in Gothenburg. And now you know why.



Futura's beautiful green space

The shared courtyard is located between the block's buildings – Futura's green space. This beautiful, sheltered oasis for adults and children has stone paths, plenty of opportunities for play, lovely places to sit with company and blossoming flowerbeds. It is a space to cultivate your talents in the garden, relax on your own in a sunny corner, or enjoy a barbecue with the neighbours.



Community space for casual and special occasions

The block's generously sized shared community space has a large kitchen and can serve any purpose you like. Throw a party, practice a hobby or get together for coffee.



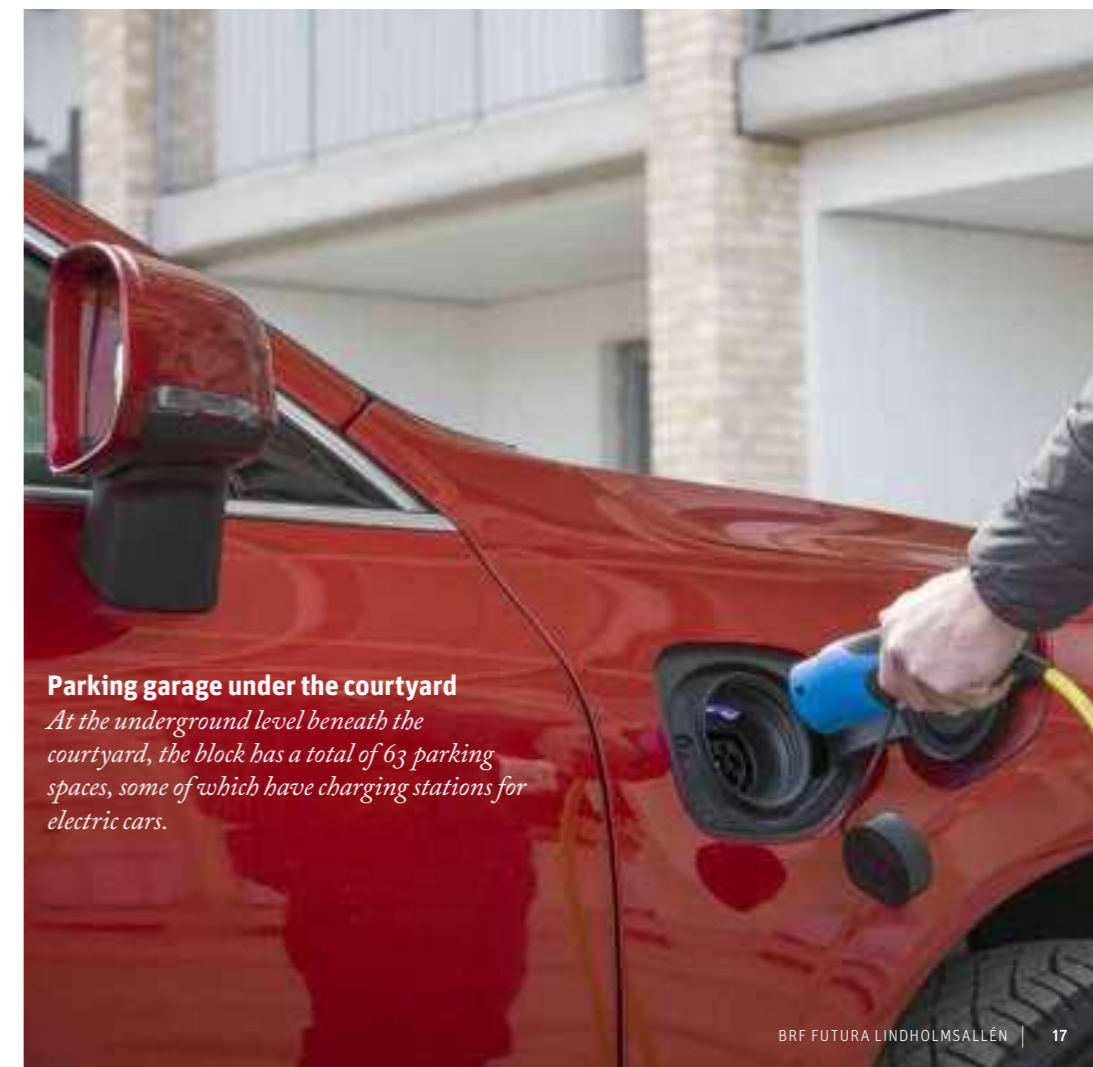
Everything cyclists need

The Futura block has indoor and outdoor bicycle parking. There is also a cargo bike room and a bicycle workshop – perfect for preparing your bike for the first ride of spring or repairing the last flat tire of autumn.



Space for overnight guests

Having guests from out of town? Brf Futura Lindholmsallén has a guest flat for rent.



Parking garage under the courtyard

At the underground level beneath the courtyard, the block has a total of 63 parking spaces, some of which have charging stations for electric cars.

Feel at home in Futura

Younger or older, singles, couples or families with children – Brf Futura Lindholmsallén has space for everyone. Whatever your needs may be, you can look forward to a beautiful, pleasant home built with thoughtfulness and care.

Materials that last and a sense of home The very walls of Brf Futura Lindholmsallén are infused with over 80 years of home-building experience. These buildings are well-planned, solidly constructed and carefully considered through and through, from the inside out. The facade's overlapping brick shingles and sheet material in understated colours as well as the wood-clad recessed entrances create an elegant, welcoming appeal. The stairwells feature light, cool colours balanced by details in natural materials like wood-clad doors and oak handrails.

The flats are characterised by the same high quality. Whether the home you choose is small or large, you can look forward to a thoroughly high-quality and well-planned space. Most of the apartments with windows facing two directions have a balcony or outdoor space facing the common courtyard.

With an interior ceiling height of about 2.5 m, the living room, bedroom and kitchen have a wonderfully spacious feel, while the hallway and bathroom have lower ceilings with recessed lighting for a cosier look. The finishes are stylish and high quality throughout. The bathroom is fully tiled, with fit-for-purpose storage, a washing machine and dryer, or a combination machine for smaller flats. A well-equipped kitchen makes cooking a true delight. These are the basics.

On pages 24–25 you will find an overview of our interior design options and add-ons. Get inspired and explore how you can add your own personal touch to your flat.



Futura through the eyes of the architect



Louella Vetter is an architect at Semrén och Månsson, the agency behind the design of Futura at Lindholmshamnen. What are her thoughts on the area, the block and the flats?

“I think many people probably don’t think about how centrally located Lindholmen actually is within Gothenburg. The short distance to the rest of downtown paired with the proximity to the water make the place very attractive. Another major appeal is that the city’s historic legacy from the shipbuilding industry is still very present here. I think that creates an exciting contrast to the role of modern Lindholmen as a hub for research and development. Now as the housing construction is taking off, more people of different ages are moving here, and restaurants and cafés are opening, Lindholmen is also becoming a thriving neighbourhood even outside of business hours.”

The Lindholmshamnen area where the Futura block is being built forms a city within a city. It is delineated by Lindholmsallén to the northwest, Götaverksgatan to the east and Lindholmspiren to the west. Lindholmen’s marina is located to the south.

“In many ways, it is its own little world with a clear identity. The detached buildings are sort of like monoliths with sloping facades that allow sunlight to fill the area. Between the blocks, you can stroll along the quiet inner streets down to the water, and along the dock in the marina. That means a lot for everyday quality of life.”

Riksbyggen’s block, Futura, is part of a comprehensive whole, but with its own personality.

“The block reflects Riksbyggen’s goal to create good housing for people of all ages and life situations, with a particular focus on young adults. The variety of different housing options makes Futura unique. A carefully planned and designed courtyard, and several common spaces for different activities make it easier to get to know your neighbours, which increases enjoyment and improves safety.”

Brf Futura Lindholmsallén, with 91 flats, is the first part of the Futura block, which will be complete in 2023/2024. What will the people who move in discover?

“They will discover a building whose variegated brick shingle facade contrasts beautifully against the wood-clad entryway. The sense of quality is also the first thing you experience when you walk into your flat.” Riksbyggen’s high ambitions for Futura are immediately evident. It is solid and carefully considered all the way through, from the materials to the floor plans. And that is exactly as it should be for a building that will stand here for at least 100 years.



Room descriptions

Hallway

Floor: Oak, 3-strip, matte lacquer.
Skirting board: Oak.
Walls: Painted, white.
Ceiling: Painted, white.
Interior decor: Hat rack.
Wardrobes in accordance with home fact sheet, white.

Closet

Floor: Oak, 3-strip, matte lacquer.
Skirting board: Oak.
Walls: Painted, white.
Ceiling: Painted, white.
Interior decor: Closet rod and shelf in accordance with home fact sheet.

Storage space – in the flat

Floor: Oak, 3-strip, matte lacquer.
Skirting board: Oak.
Wall: Painted, white.
Ceiling: Painted, white.
Interior decor: Closet rod and shelf in accordance with home fact sheet.

Kitchen

Floor: Oak, 3-strip, matte lacquer.
Skirting board: Oak.
Wall: Painted, white. Tile backsplash above the counter.
Ceiling: Painted, white.
Interior decor: Kitchen in accordance with home fact sheet. White cabinets and cabinet doors with handles. Recessed under-cabinet lighting with dimmer. Laminate countertop with undermount sink and drop-in induction hob. Built-in oven in upper or base cabinets. Built-in microwave in upper or base cabinets. Dishwasher. Refrigerator and freezer or refrigerator/freezer. Integrated hood.

Living room

Floor: Oak, 3-strip, matte lacquer.
Skirting board: Oak.
Walls: Painted, white.
Ceiling: Painted, white.

Bedroom

Floor: Oak, 3-strip, matte lacquer.
Skirting board: Oak.
Walls: Painted, white.
Ceiling: Painted, white.
Interior decor: Wardrobes in accordance with home fact sheet, white.

WC/Shower/Laundry

Floor: Floor tile.
Walls: Wall tile.
Ceiling: Painted, white.
Interior decor: Bathroom decor in accordance with home fact sheet. Sink with vanity and mirror cabinet. Hooks and toilet paper holder. Towel warmer, electric. Shower with swinging glass shower doors. Washing machine and dryer or combination washer/dryer. Laminate countertop in recess for washing machine/dryer/combination machine; no countertop with freestanding combination machine. Upper cabinets above machines. Floor-mounted toilet.

WC/Shower

Floor: Floor tile.
Walls: Wall tile.
Ceiling: Painted, white.
Interior decor: Bathroom decor in accordance with home fact sheet. Sink with vanity and mirror cabinet. Hooks and toilet paper holder. Towel warmer, electric. Shower with swinging glass shower doors. Floor-mounted toilet.

Balcony

Floor: Unpainted concrete.
Walls: Brick shingles or cement board.
Other: Lacquered railings in flat steel. Electrical outlets and lighting on walls.

Patio space ground floor

Floor: Concrete tile.
Walls: Brick shingles or cement board.
Other: Electrical outlets and lighting on walls. Hedge or screen wall surrounding the patio.

Building description

Foundation

Concrete and steel piles. Concrete base slab.

Framework

Shear walls, columns and floor structure in concrete as well as steel piles.

External walls

Infill walls and external walls with concrete frame.

Facade

Brick shingle and cement board cladding. Painted wood facade at recessed entrances facing the street.

Balcony

Balcony tile in concrete. Painted white underneath.

Roof

Sedum and solar cell roof cladding.

Windows/French doors

Windows and French doors in wood with aluminium exterior cladding. All windows/French doors have blinds, inside or between the glass.

Window ledges

Natural stone.

Ceiling height

Ceilings are generally 2.5 m. Deviations pursuant to home fact sheet.

Ceilings

Painted concrete or painted plaster.

Interior walls

Light interior walls in drywall on studs. Load-bearing interior walls in concrete.

Interior doors

White doors, frames and casing in wood.

Storage space in flat

Storage space is located in the home and/or in the basement. Basement storage has wire mesh walls and padlock. Closet rod and shelf.

Entryways and staircases

Glass entrances in aluminium. Wall or ceiling lighting in recessed niches on the ground floor. Terrazzo floor tile. Letter boxes and seating in the lobby on the ground floor. Oak railing. Lift.

Flat doors

Security door in oak veneer, with peephole.

Accessibility

The buildings comply with the usual accessibility standards.

Fire safety

Each flat is constructed as its own fire compartment. All flats have smoke detectors. Evacuation is via the stairs and may also be through windows with assistance from rescue services.

Heat and ventilation

Hot-water radiator system with district heating. Concealed heating pipes. Balanced ventilation with energy recovery. Kitchen hoods are connected to the common air handling unit.

Electricity, telephone and multimedia installations

Distribution board with circuit breakers and residual-current device. Broadband socket. Basic TV and broadband included. Recessed electrical/media hub in wall. Recessed lighting in areas with lower ceilings.

Water and household electricity consumption

Hot and cold water consumption as well as household electricity consumption are measured and charged separately for each flat by the association.

Entry system

Key fob entry system for public spaces. Key for flat door. Intercom with response unit in each flat.

Association's common spaces, Brf Futura Lindholmsallén

Wheelchair/stroller storage
Storage space for storing and charging small outdoor wheelchairs and strollers at the basement or ground level.

Guest flat

The association has a guest flat on the ground level, facing the courtyard. The flat has a kitchenette, WC and shower.

Bicycle parking

The basement level has a shared bicycle storage room that is partially equipped with 2-tier bike racks. Some storage spaces are adapted for bicycle storage. Bicycles can also be parked in the courtyard and on Lindholmsallén.

Common spaces for Futura cooperative association

Brf Futura Lindholmsallén, Brf Futura Götaverksgatan and Khf Futura Clara belong to the Futura cooperative association. These three associations share a number of common spaces: a garage, courtyard, community space, bicycle workshop, cargo bike room, vacuum waste system and recycling room.

Garage

The garage entrance and exit are on Götaverksgatan. The garage has a total of 63 parking spaces, 6 of which have electric vehicle charging stations. 35 of the spaces are initially intended for Brf Futura Lindholmsallén.

Courtyard

The lush courtyard has space to garden, for children to play and for adults to socialise. With grass, flower beds and hard surfaces, the courtyard is a lovely place to be and also offers a beautiful view. Pergolas are used to create discrete spaces within the courtyard, which also has bike racks and space to barbecue.

Community space

All residents of the block have access to a ground-level community space that is equipped with a kitchen, WC and shower.

Bicycle workshop

The bicycle workshop, where you can care for your bike, is accessed from the courtyard.

Cargo bike room

A cargo bike room with space for 8 cargo bikes is located in the basement.

Vacuum waste system and recycling room

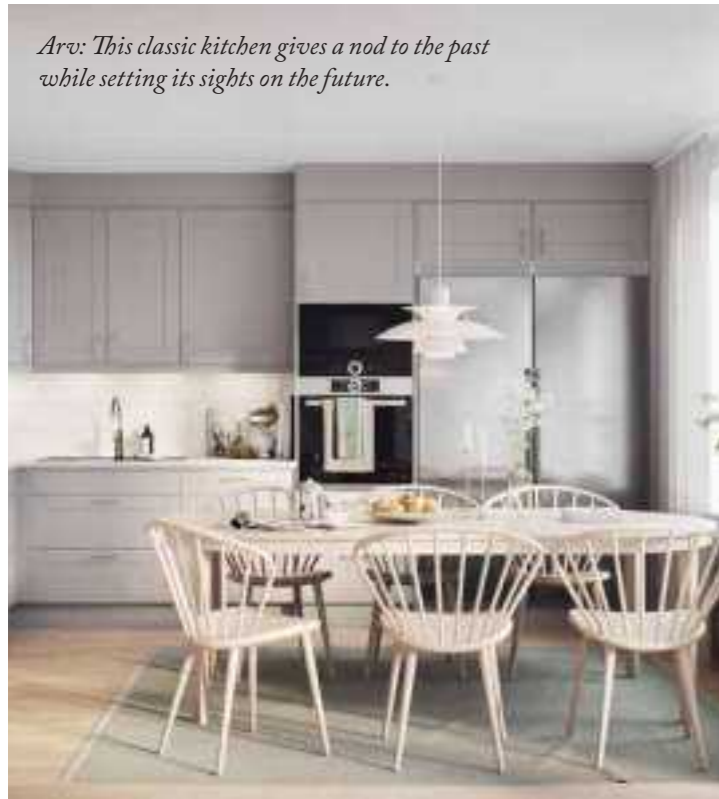
The block is part of a vacuum waste collection system (ga;8). The waste inlets are located in the courtyard and on Götaverksgatan for rubbish, food waste and newspapers. The recycling room is accessed from Götaverksgatan and has containers for sorting plastic, paper, glass, metal etc. The recycling room is not intended for large items, which should be taken to a recycling station.



How do you want your home to look? Choose amongst our style packages



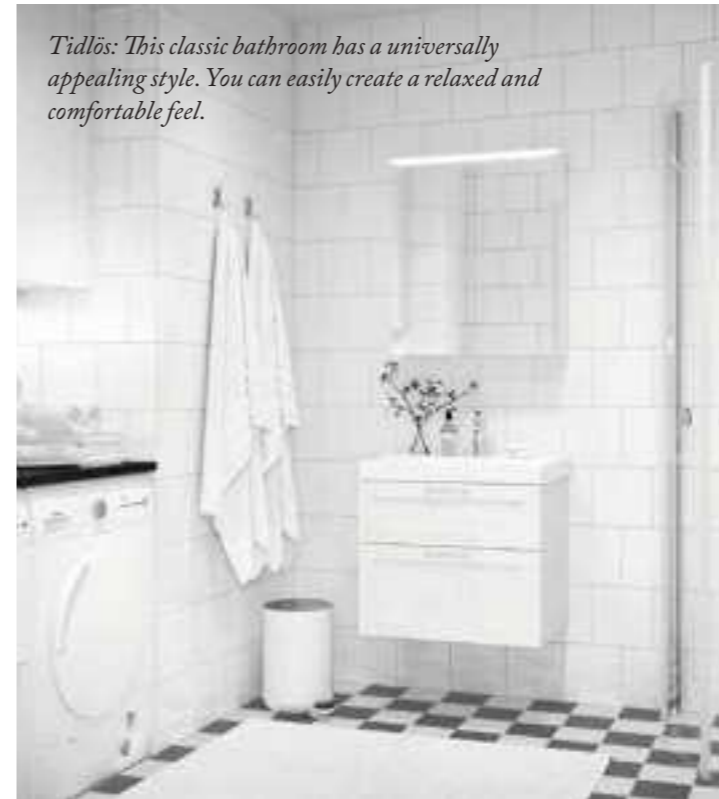
One of the advantages to buying a brand-new home is that you get to choose the fixtures and finishes. To help you make your selections, our interior designers have compiled a number of kitchen and bathroom style packages.



Arv: This classic kitchen gives a nod to the past while setting its sights on the future.



Kontrast: A dark kitchen will invite classic and innovative cuisine alike.



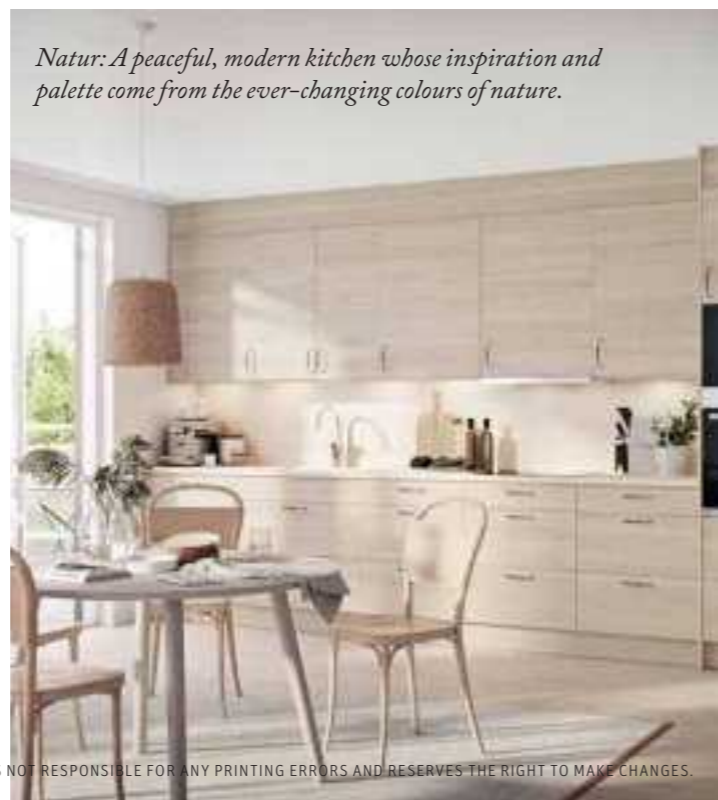
Tidlös: This classic bathroom has a universally appealing style. You can easily create a relaxed and comfortable feel.



Elegant: This bathroom is refined and understated in a tone-on-tone palette with dark vanities, light marble and a grey floor.



Ikon: This kitchen is infused with graphic simplicity and a sense of playfulness that carries the Nordic design tradition into the future.



Natur: A peaceful, modern kitchen whose inspiration and palette come from the ever-changing colours of nature.

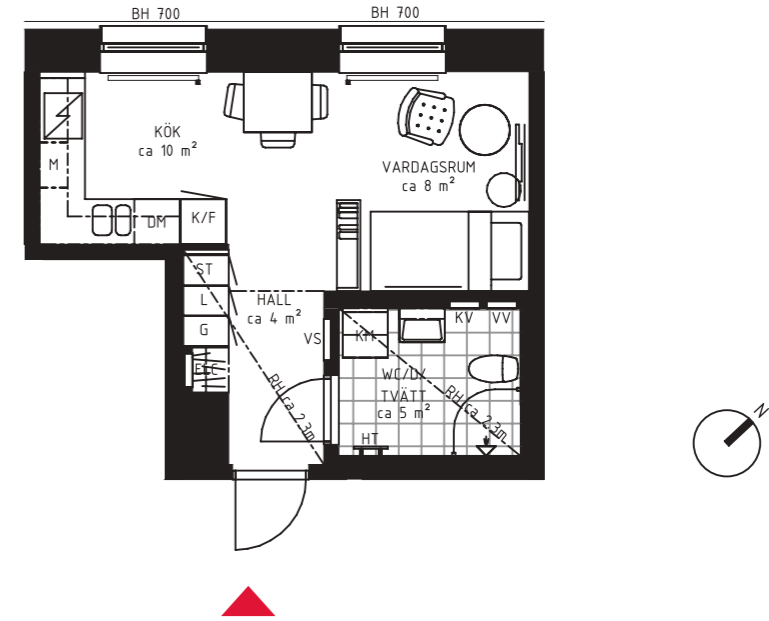
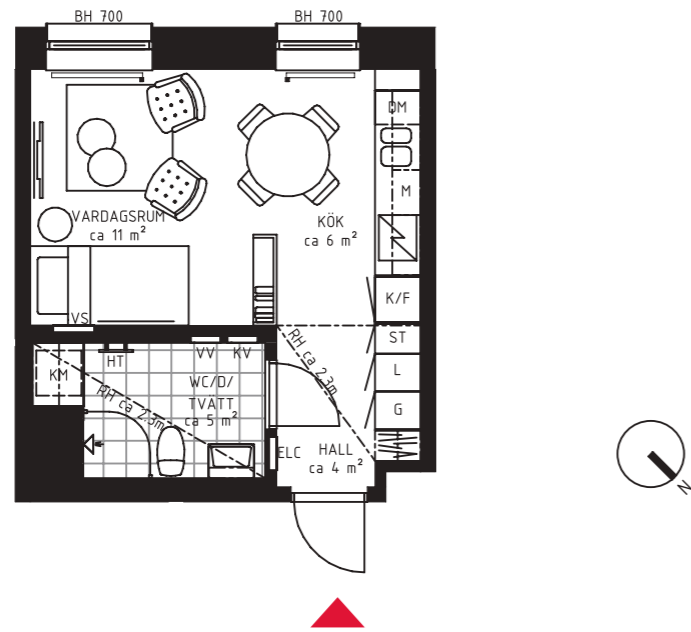


Sinne: The tone-on-tone floor and walls in light greige give this bathroom a soothing, peaceful feel.



Form: The distinctive graphic shapes lend character to this bathroom, creating an exciting, modern look.

Example of our studio apartments

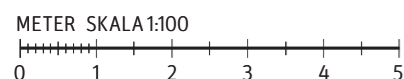
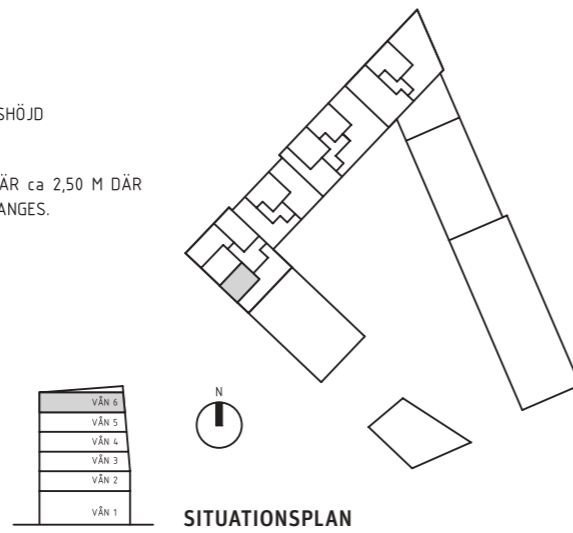


Förråd i källare: ca 1,5 m².

Förråd i källare: ca 2,5 m².
Inklusive plats för 2 st cyklar.

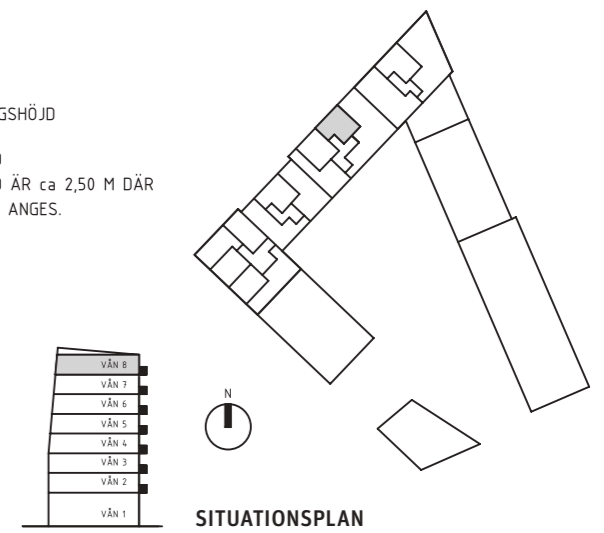
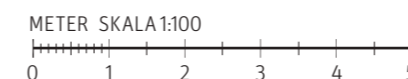
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| VV | FÖRDELARSKÅP VARMVATTEN | K/F | KYL/FRYS | | |
| KV | FÖRDELARSKÅP KALLVATTEN | U/M | INBYGGD UGN/MICRO | | |
| VS | VÄRMESKÅP | DM | DISKMASKIN | | |
| ELC | EL/MEDIACENTRAL | M | MICRO | | |
| HT | HANDDUKSTORK | SP | SPISHÄLL | | |
| G | GARDEROB | H | HÖGSKÅP | | |
| L | LINNEFÖRVARING | | FÖRSTÄRKT VÄGG VID TV-SYMBOL | | |

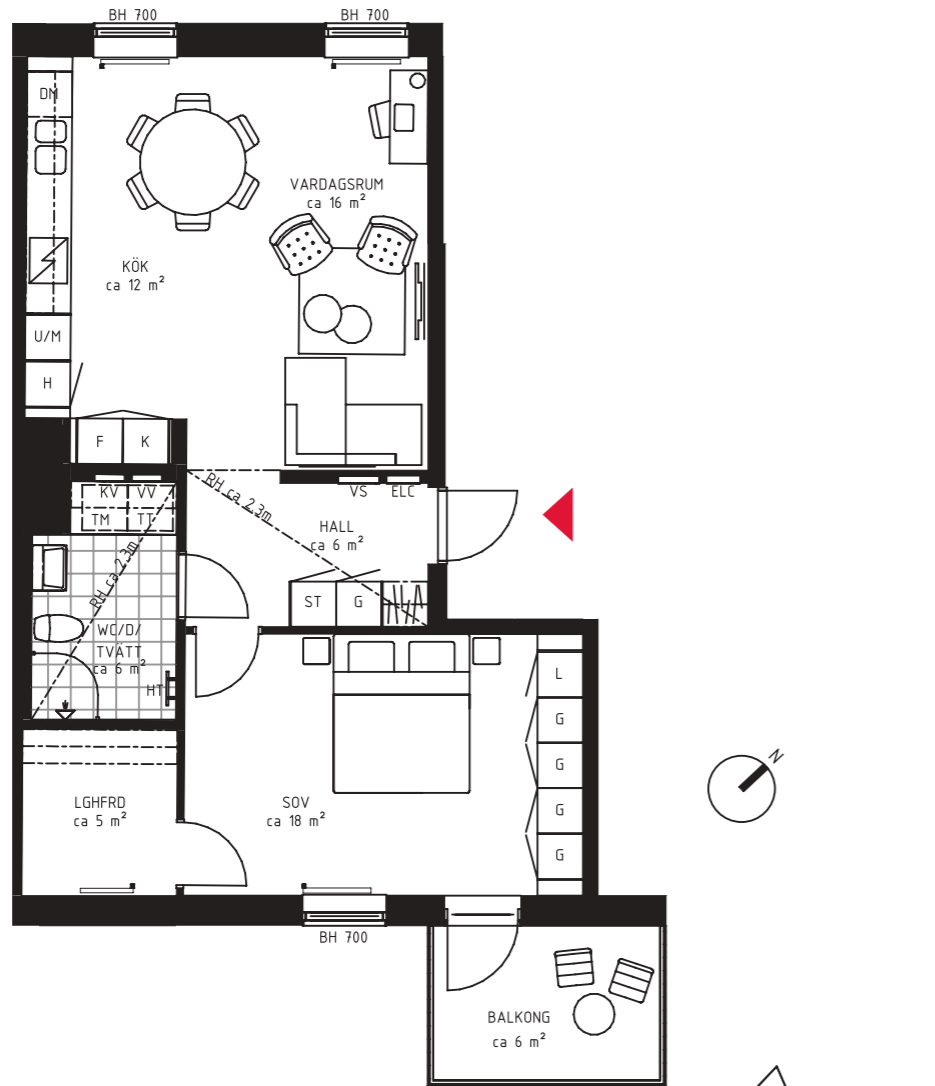


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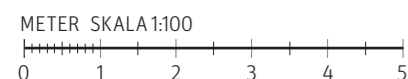
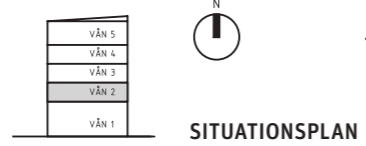
Example of our 1 bedroom apartments



Lägenhetsförråd (LGHFRD) i lägenhet.

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| VV | FÖRDELARSKÅP VARMVATTEN | K/F | KYL/FRYS | | |
| KV | FÖRDELARSKÅP KALLVATTEN | U/M | INBYGGD UGN/MICRO | | |
| VS | VÄRMESKÅP | DM | DISKMASKIN | | |
| ELC | EL/MEDIACENTRAL | M | MICRO | | |
| HT | HANDDUKSTORK | SP | SPISHÄLL | | |
| G | GARDEROB | H | HÖGSKÅP | | |
| L | LINNEFÖRVARING | | FÖRSTÄRKT VÄGG VID TV-SYMBOL | | |



Example of our 2 bedroom apartments

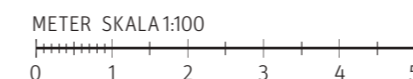
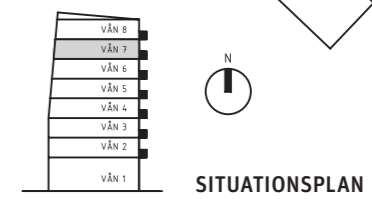


Lägenhetsförråd (LGHFRD) i lägenhet.

Förråd i källare: ca 2,5 m².
Inklusive plats för 2 st cyklar.

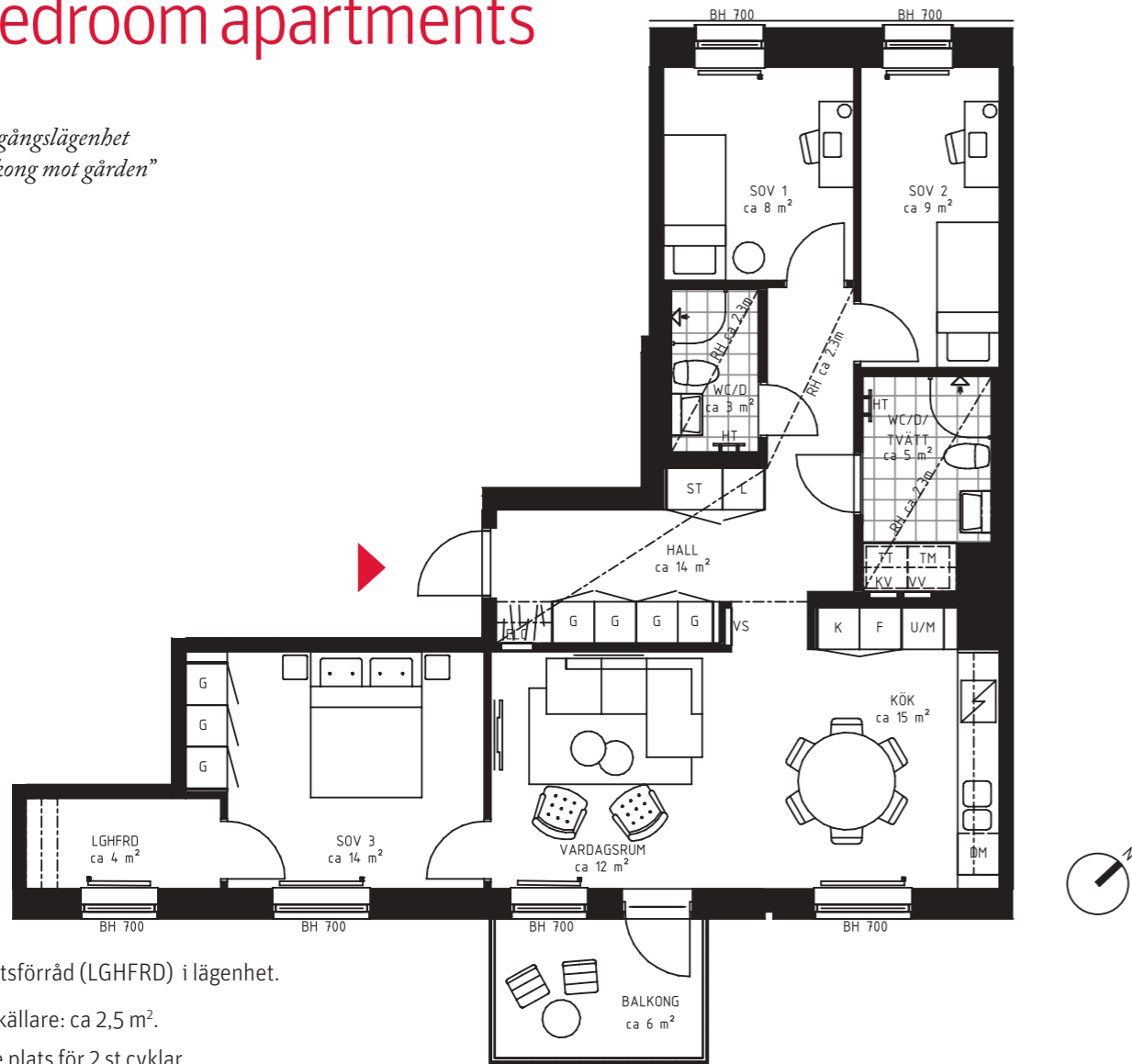
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| TM | TVÄTTMASKIN | ST | STÄDSKÅP | BH | BRÖSTNINGSHÖJD |
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| KM | KOMBIMASKIN | F | FRYS | RUMSHÖJD ÄR ca 2,50 M DÄR EJ ANNAT ANGES. | |
| VV | FÖRDELARSKÅP VARMVATTEN | K/F | KYL/FRYS | | |
| KV | FÖRDELARSKÅP KALLVATTEN | U/M | INBYGGD UGN/MICRO | | |
| VS | VÄRMESKÅP | DM | DISKMASKIN | | |
| ELC | EL/MEDIACENTRAL | M | MICRO | | |
| HT | HANDDUKSTORK | SP | SPISHÄLL | | |
| G | GARDEROB | H | HÖGSKÅP | | |
| L | LINNEFÖRVARING | | FÖRSTÄRKT VÄGG VID TV-SYMBOL | | |



Example of our 4 bedroom apartments

"Genomgångslägenhet med balkong mot gården"



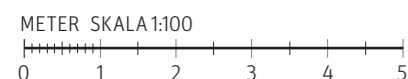
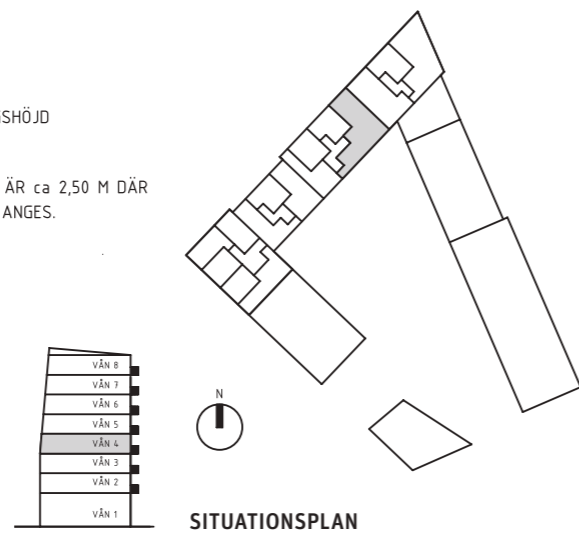
Lägenhetsförråd (LGHFRD) i lägenhet.

Förråd i källare: ca 2,5 m².

Inklusive plats för 2 st cyklar.

FÖRKLARINGAR

TM	TVÄTTMASKIN	ST	STÄDSKÅP	BH	BRÖSTNINGSHÖJD
TT	TORKTUMLARE	K	KYL	RH	RUMSHÖJD
KM	KOMBIMASKIN	F	FRYS	RUMSHÖJD ÄR ca 2,50 M DÄR EJ ANNAT ANGES.	
VV	FÖRDELARSKÅP VARMVATTEN	K/F	KYL/FRYS		
KV	FÖRDELARSKÅP KALLVATTEN	U/M	INBYGGD UGN/MICRO		
VS	VÄRMESKÅP	DM	DISKMASKIN		
ELC	EL/MEDIACENTRAL	M	MICRO		
HT	HANDDUKSTORK	SP	SPISHÄLL		
G	GARDEROB	H	HÖGSKÅP		
L	LINNEFÖRVARING				



Futura – a part of Riksbyggen’s initiative for young adults

“Stringent amortization requirements and tough bank loan terms make it difficult for many young adults to buy a home today. This is especially true in major cities where prices are high. As a socially conscious company, we consider it part of our mission to lower the threshold so that more people have the opportunity to enter the housing market. This ambition is one of the cornerstones of the Futura block,” says Märten Lilja, Deputy MD (and head of the Housing business area) of Riksbyggen.

The need for a special initiative for housing for young adults was already brought up when the City of Gothenburg was developing the directive for housing construction at Lindholmshamnen.

“We decided to take on the challenge, including through cooperative rental flats. The concept is very much in line with our values as a cooperative company,” says Märten Lilja.

Futura will have several different housing options that do not require a large amount of cash on hand. Cooperative rental flats, collective housing, owner-occupied flats with a rent-to-own option and youth studios with a lower price are all part of the dynamic blend that makes this block unique. However, most of the homes are ordinary owner-occupied flats.

“By combining new and traditional forms of housing for people of all ages and phases of life, we have a great balance that contributes to good social sustainability.”

Indeed, social sustainability is the second cornerstone of the block. That is why Riksbyggen has focused on creating the conditions for community and enjoyment, for example by carefully planning and designing the courtyard and the block’s shared spaces.

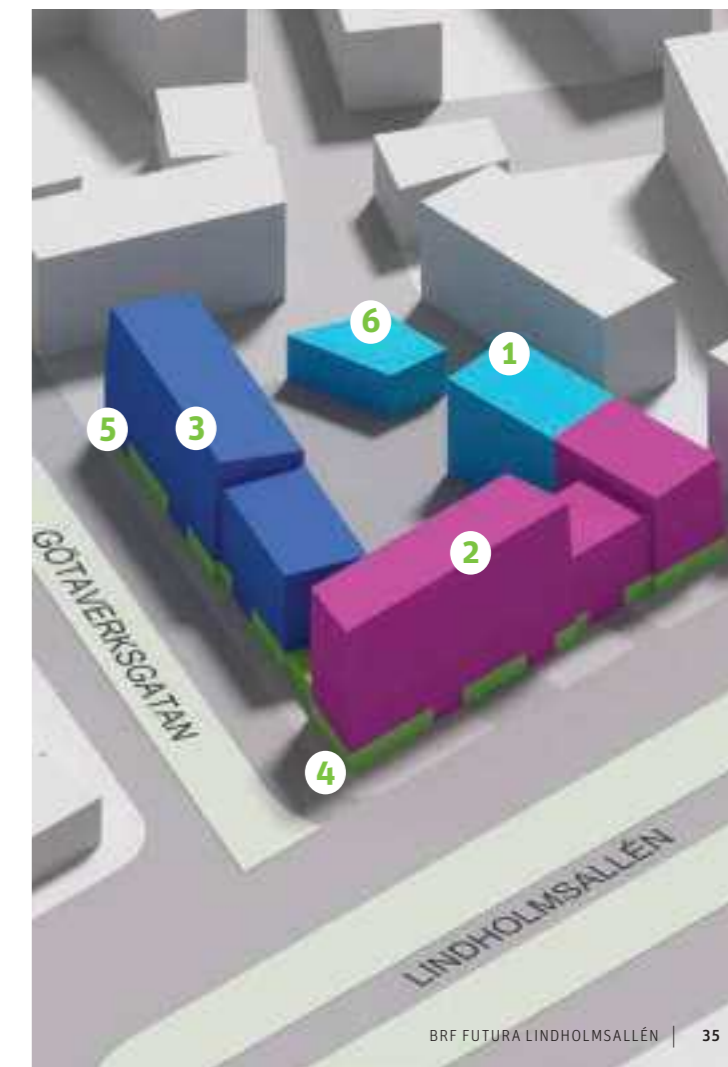
“Futura is a good example of how we can create sustainable housing for more people while contributing to positive societal development. We will take these ideas with us for future construction projects. At the same time, we’re also working on other ways to give young adults better housing market conditions. For example, through our proposal for government housing loans for young adults, young adult housing loans, which is currently being investigated by the government, and which we hope will become a reality moving forward,” says Märten Lilja.





The Futura block's division

- What plans are to be undertaken by Brf Futura Lindholmsallén?
- 1 Futura Clara
 - 2 Futura Lindholmsallén
 - 3 Futura Götaverksgatan
 - 4 Store properties
 - 5 Garage entrance
 - 6 Futura's community room



Ecosystem services

Listen to the land

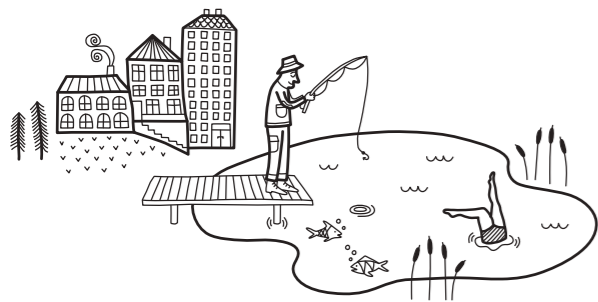
Ecosystem services are the benefits to people provided by the natural environment. Before we build tomorrow's homes, we always investigate the site very carefully. This is called ecosystem service analysis and involves analysing the services provided by the land, water and nature (such as purifying water, binding carbon dioxide or reducing erosion). Then we ensure the land provides just as much or more when the project is complete. So with us, you are listening to the land and taking responsibility for the future.

What measures does Brf Futura Lindholmsallén plan to carry out?

- 1 Sedum roof on large roof surfaces.
- 2 Raised beds in the courtyard.
- 3 Green courtyard designed with peaceful spaces delineated by pergolas, seating with a nice micro-climate, and spaces for activity and play.
- 4 Plant trees and bushes.
- 5 Stormwater detention in floor structure and in stormwater detention vault as well as on green roofs.
- 6 Wooden sculptures and willow huts in the courtyard.



Ecosystem services for which Brf Futura Lindholmsallén has planned measures contribute to



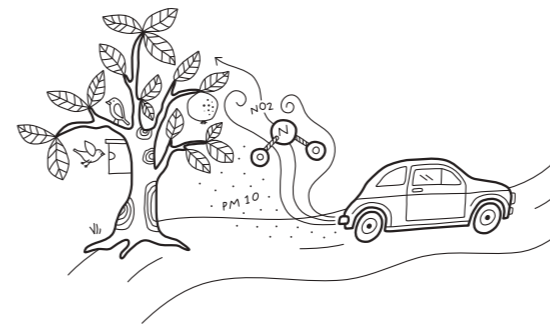
Recreation and aesthetic value

The ability of the ecosystem to create experiences and contribute to recreation.



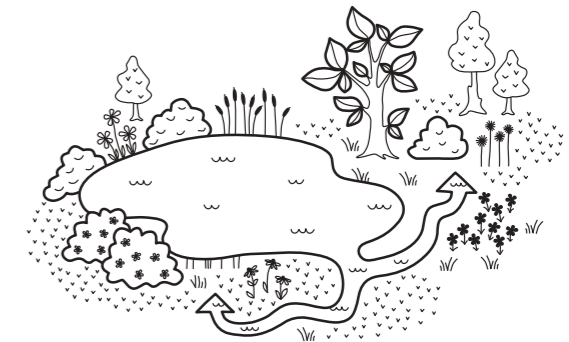
Pollination and spreading seeds

Transfer of pollen between plants to promote growth of fruit, berries and crops. Seeds are spread through the wind, water, animals and insects to other places, where they germinate.



Maintaining air quality

The ability of the ecosystem to improve air quality, for example the ability of trees to bind emissions and particles from traffic.



Water regulation

The flow of water is regulated, which protects us from flooding, for example.



Welcome to a home for life

Below, we answer some common questions to provide guidance along the way. In addition, we would like to provide information about the benefits and value of living in a home from Riksbyggen, as well as what membership in a tenant-owner association entails. At Riksbyggen, we go the extra mile and care a little bit more – about you, your home, and the environment around you. Taking long-term responsibility is something we have done for over 80 years. And it is something we will continue to do well into the future – a future we hope to share with you.

How the purchasing process works

Once you have decided to buy a home, the first step is to sign a preliminary agreement and the second step is the owner's agreement. During that time, you will get to choose your interior decor and any add-ons, thus participating in designing your future home. The time between the decision to purchase and move-in may vary, depending on what phase of development the new homes are in when you decide to buy. You will receive regular information about the development of your new home during the period between agreement and move-in.

Preliminary agreement

The preliminary agreement is signed between you and the tenant-owner association. It guarantees you as a buyer the right to acquire a certain flat. The agreement is based on the cooperative's cost calculation which is registered by the Swedish Companies Registration Office. Before you sign the preliminary agreement, a credit check will be conducted and your loan approval will be reviewed. Then you will receive an invoice (via post) for the deposit sum, which is part of the down-payment.

Owner's agreement

When the cooperative's final financial plans are registered by the Swedish Companies Registration Office, we will send you the owner's agreement. This agreement is then signed and returned to us. Then we will send you the invoice for the down-payment for your new home. Typically, you will pay 10 percent of the price, minus the deposit you paid in conjunction with signing the preliminary agreement.

Thank you for your interest in a home from Riksbyggen. We want to provide you with guidance to ensure you feel as well-informed as possible on your journey to move-in.

Add-on contract

If you participate early in the development of the new homes, you have a substantial opportunity to put your own personal touch on your future home by making interior design choices. Your interior design options will vary depending on the project in which you are interested and the phase at which you join. Your interior design coordinator can explain what applies for your new home. The add-on contract is a separate agreement between you and Riksbyggen. Usually you will pay 20 percent of the add-on cost when placing the order, and the remaining sum in conjunction with moving in.

Closing and move-in

On the closing date, the final payment for the flat including your add-on choices and the monthly fee must be paid. Once the payment is made, you will receive the keys to your new home. Upon closing, you will receive a Home Binder containing operating instructions. To prepare for move-in, we will send you information via newsletter or hold informational meetings well in advance.

Inspection and guarantee

When all construction projects are finished, an inspector will conduct a final inspection. From then on, a guarantee period of five years will apply. After two years, all buildings and land will be inspected. When the guarantee period runs out, issues registered during the guarantee period will be reviewed (no inspection will be conducted at that time). Riksbyggen will correct any issues noted by the inspector.

Payment of annual fee

The annual fee is paid monthly in advance, from the date of occupancy. The first invoice will be sent to your home and must be paid by the date of occupancy.

Riksbyggen Förtur

Riksbyggen Förtur is an opportunity to see and select a flat (owned and owner-occupied) in our new construction before the general public may do so.

Earn points over time, and the more points you have, the better your chance of getting the home that's just right for you.

When you have submitted your interest in one or more projects, you will receive regular information about them and be notified when sales begin before the general public.

Buying a cooperative home should feel safe



Trygghetsfilosofin is our Purchase security program which offers you financial peace of mind when you buy a cooperative home. Below is a summary of what Trygghetsfilosofin entails for you as a buyer. On our website [riksbyggen.se/trygghetsfilosofin](https://www.riksbyggen.se/trygghetsfilosofin) you can find Trygghetsfilosofin's detailed terms and conditions.

Trygghetsfilosofin

Postponing the date of occupancy

You can postpone the date of occupancy by up to three months if you haven't managed to sell your current home yet and need more time to close the sale.

No monthly fee in the case of double occupancy

If you still haven't managed to sell your previous place when you move into your new home, you may be entitled to waived monthly fees. If you meet the conditions, Riksbyggen will cover the monthly fee for your new home for up to 12 months. If you've already asked to postpone the date of occupancy, the number of months is reduced accordingly. The compensation covers amounts up to SEK 10,000 per month.

... even if you fall ill or lose your job

You're also entitled to waived monthly fees of up to SEK 10,000 per month if you fall ill or lose your job. This option also applies during the first 12 months once you've moved into your new home.

Riksbyggens Förtur*

Should something serious occur to you or a member of your family, such as a death or severe critical illness, you may withdraw from the purchase up until the date of occupancy.

Förtur Priority

Förtur members enjoy extended Trygghetsfilosofi with monthly fees waived for an additional 12 months, up to a total of 24 months.

Riksbyggen's Trygghetsfilosofin always includes:

- A five-year warranty for new builds and renovations.
- Our management of the property for at least five years.
- Our knowledge with the building inside and out, and how to care for it, maintain it and develop it.
- Making sure cooperatives have good financial stability and clear maintenance plans.
- Round-the-clock customer service.
- Working closely with the housing cooperative board and supporting its members by sharing knowhow about board work with them.
- Providing the buyer with personal guidance throughout the purchase process.
- A commitment to purchase unsold apartments six months after successful final inspection to guarantee the cooperative's income.

Welcome to Riksbyggen. Built on the philosophy of trygghet (Trygghetsfilosofin).

Detailed terms and conditions can be found at www.riksbyggen.se/trygghetsfilosofin

* Riksbyggen Förtur: What? Review and choose new-build housing cooperative and privately owned homes before they are sold on the open market. How? Register at riksbyggen.se/fortur

Tenant-owner association

Being part of a tenant-owner association

With an owner-occupied flat, you own and have access to your flat, but you are also a member of a tenant-owner association. Simply put, this is a financial association through which the residents own or are in charge of the land and buildings together. The association makes all decisions related to the management and development of the common areas – stairwells, courtyards, storage spaces etc.

Tenant-owner association

When the tenant-owner association is formed, it has a board consisting of employees and elected members in Riksbyggen. When construction of the association's buildings is complete, board members will be chosen from among the residents at a meeting. Thereafter, the board will consist of residents in the association and an experienced and expert representative from Riksbyggen. Before the meeting, you can announce your interest in serving on the board, and thus participate and get involved at a deeper level. Riksbyggen offers training courses on board work, and we offer several courses that you can take to learn more about what being a board member for your association involves.

Fixed price and purchase guarantee

By signing a so-called Riksbyggen contract with Riksbyggen, the tenant-owner association will receive a fixed price for their new construction project. This means that the association's final cost will be known when the financial plan has been drawn up and the owner-occupied flats have been made available. Riksbyggen is responsible for all costs and revenues until the last day of the month that falls five months after the approved final inspection. If a flat has not sold, Riksbyggen will buy it.

A cooperative company

Riksbyggen is an economic association with about 1,700 tenant-owner associations as members and part-owners – in other words, not only will you be a member of a tenant-owner association; you will indirectly also be a part-owner of all of Riksbyggen.

Membership fee refund

A classic principle for a cooperative is repayment for members. In Riksbyggen, repayment is based on the management services bought by the tenant-owner associations; the better things go for our management, the more money is left over for the tenant-owner associations.

Don't worry – you're buying a home from Riksbyggen

Homes for unique places and people

Depending on the location and who will live inside, buildings can look very different. This has to do with aesthetics, accessibility, the safety of the buildings and surrounding area, the courtyard, energy efficiency and so on. All Riksbyggen homes share certain fundamental characteristics.

Example:

Shared community space – Included in all projects with more than 25 flats. This space could be used for board meetings, kids' parties, or as a guest room.

Safety – Safety is carefully planned in each project. This involves the outdoor environment, lighting and the lock system.

Pleasant outdoor space – Efforts are made to create a diverse, green outdoor space to enjoy.

Long-term management – The Riksbyggen home is planned to be easy to care for in terms of management. This benefits the people who work on the property as well as your tenant-owner association.

Accessibility – The floor plans are to be carefully considered and must comply with certain dimensions. For example, in a Riksbyggen home, it is a matter of course for all entrances, stairwells and balconies/outdoor spaces to comply with applicable accessibility requirements.

To make sure we meet all modern housing quality requirements, we have developed what we call the Riksbyggen home – our model for a great home. In addition to regulatory requirements, the Riksbyggen home meets Riksbyggen's own requirements, which we have developed based on our ambitions for a great home, a sustainable society, residents' wishes and long-term management.

Environmental certification

Choosing a home from Riksbyggen means choosing an excellent home for the environment. Since 2012, our newly constructed multi-residential buildings with three storeys or more have been environmentally certified in accordance with the Sweden Green Building Council or Nordic Swan Ecolabel.

This involves ensuring the quality of areas such as energy, materials and the indoor environment. Environmental certification can be seen as verification that the building fulfils these important qualities. A building can achieve a bronze, silver or gold rating. Riksbyggen's new productions are expected to fulfil at least the silver level.



Sustainability is big. And small.

We work for sustainability by building communities, creating green spaces, and by taking an economically sustainable approach to construction and management. We do this for society, for the planet, and for all residents and customers. For us, sustainability is both big and small. The large, holistic sustainability perspective is essential for being able to do the little things right. The things that make life more sustainable at home, at work, and in the future.

Sustainable homes are hard. And soft.

At Riksbyggen, we construct buildings that will last for at least a hundred years, and that are sustainable for the climate and the planet. That requires us to help drive development, for example by putting solar cells on the roofs of all our new productions, by building more and more with eco-friendlier concrete, and by offering services such as carpooling.

When we transition to managing the property, our sustainability initiatives continue with a number of goals. For example, we have a goal for the vehicles and

When Riksbyggen builds, develops and manages homes and workplaces, we create solutions for social community, a sustainable economy and reduced environmental impact.

work machines we use for management to be fossil-free by 2025. We are also aiming to reduce our energy consumption by 30% by 2030 for heat, hot water and electricity in our properties.

But soft values that cannot be measured are also necessary. These are the values that make a house a home and simplify daily life, with more space than just your own flat – for example, shared community space for hobbies, meetings and parties; green courtyards with space to garden; and good recycling availability.

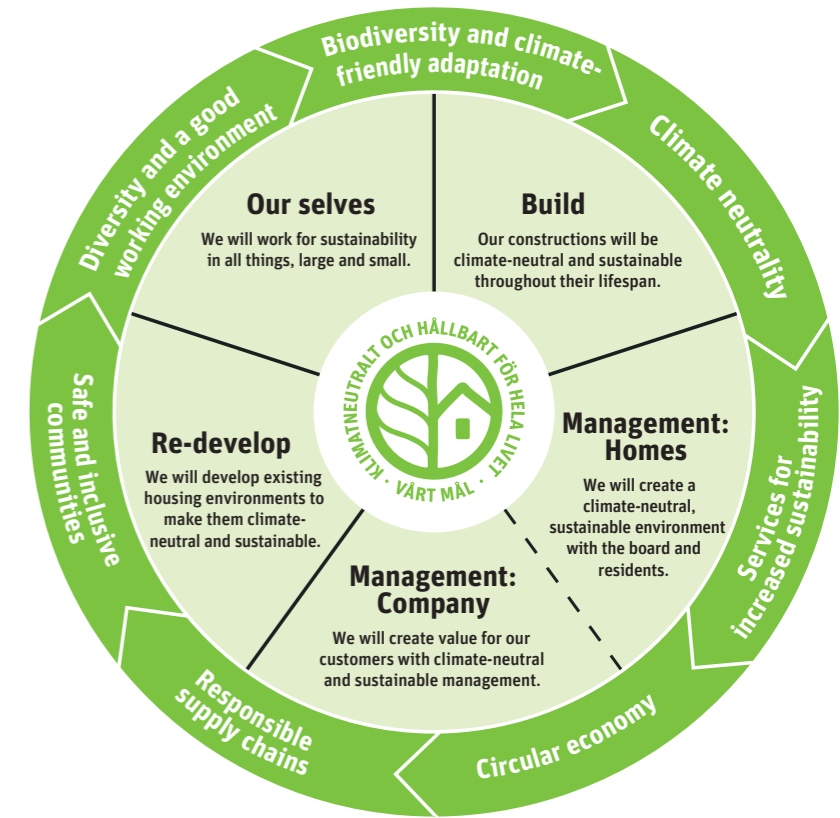
Together

We endeavour to do both large and small things together with our customers and residents. Like helping out with solutions that make it easy for residents of our buildings to share goods and services, or by installing charging stations for electric cars in the association's parking spaces.

Sustainability in everything we do

Sustainability is part of our business concept: "Riksbyggen creates attractive and sustainable housing for everyone." But as a housing company, it is impossible to work today without having an impact on the climate. That is not sustainable in the long term. That is why the overarching ambition for our sustainability initiatives is for everything we do to be climate-neutral and sustainable for life, where sustainability includes the environment as well as social and financial aspects.

It is a matter of course that we are a leader in major national initiatives and that we inspire and facilitate our residents' efforts to live sustainably. As a leading cooperative housing company, we can make a difference in the big things and the little things.





When others say goodbye, we say hello

We receive many of our tasks from the numerous tenant-owner associations we have developed and built, and that we always take care of for at least five years following move-in – but usually much longer. This relationship – continuing to work with the building and association for many years – means we take a long-term, lasting approach. We build strong, stable buildings from the start, which is good for you and for us.

We are with you for the first five years at least.

During the first five years that you live in your new home, Riksbyggen handles financial and technical management as well as daily property management. After the first five years, we hope you will continue to hire us to manage the property in the future.

Valuable services

We know it requires a holistic approach for a tenant-owner association to function well. Carefully tended stairs and courtyards are just as important as well-managed finances – all to preserve the value of the property. We have specialists in each area and our experience and support increase enjoyment and the value of the building. You can read about our services in more detail here.

Riksbyggen does not only develop new homes; we are also one of the country's leading managers of properties and tenant-owner associations. The fact is that the management aspect of Riksbyggen includes far more people than the construction of new homes.

Technical management

Carefully considered technical management is the foundation for ensuring the long-term value of the property. The maintenance plan, documentation and annual comprehensive oversight play an important role here. With all of that in place, daily management can be handled efficiently.

Financial management

There are many financial matters to be handled in a tenant-owner association. We can help with reporting and financial services to ensure proper and efficient handling of the association's finances.

Property management

With a foundation of Technical management and Financial management, the ongoing work of Property management will also be highly efficient. The association can enjoy the presence of thoughtful staff who are familiar with the property and its installations. This means that issues will be detected and corrected promptly by someone with the proper skills.

Our customer service is open twenty-four hours a day

Riksbyggen offers unique customer service with our communication centre, which is open twenty-four hours a day, seven days a week. Call +46 (0)771-860 860 no matter the issue, from anywhere in the country.



Technical management, basic service

- Administration of contracts
- Monitor regulatory requirements
- First contact in the event of an issue
- Management of insurance and claims
- Technical support for the board
- Procurement of materials and services
- Update maintenance plan
- Annual planning
- Comprehensive oversight
- There are also add-on services

Financial management, basic service

- Second-hand rental
- Fees
- Annual accounts and annual report
- Budget
- Financial administration
- Financial advising
- Rent and fee administration
- Liquidity investment
- Loan management
- Forecast and follow-up
- Tax and tax return
- Transfer management
- There are also add-on services

Property management, basic service

- Equipment management
- Error reporting
- Maintenance
- Meter readings and statistics
- There are numerous add-on services: Energy, Operations monitoring, On-call and case management, Outdoor environment, Cleaning services and Building operations

Maintenance and reconstruction

- Entire project from start to finish:
- Pipe replacement
- Bathrooms
- Balconies
- Windows
- Energy
- Solar cells
- Heat
- Ventilation
- Laundry rooms
- Recycling Basement
- Roof
- Electrical installations
- Land & external environment
- Garage
- Environmental improvements

Curious about Riksbyggen?

Our approach is long term and holistic

Where our competitors simply sell and hand over their flats, our most important task begins – the daily care and long-term development of the property. We are part of the journey over many years, which means we take a completely different level of responsibility from the very start. Because we take care of homes for years, our planning is longer term from the beginning.

We have experience

Riksbyggen has been around for over 80 years, during which we have developed homes all over Sweden. As time has passed, we have learned a great deal about how to build and care for homes. We have also learned to listen to what people want – because these things change with time. We listen continuously to all of our members to learn how they want to live – both today and in the future. Being receptive enhances the value of our experience.

We are member-owned

Riksbyggen is member-owned. We are a cooperative company that works to achieve the best for our members. If a surplus arises that is not needed to improve our operation, it is paid to our members as a dividend.

We have clear values

As a cooperative company, we believe in collaboration and in listening to one another. We believe in security – we know that the home is central for everyone and

Buying an owner-occupied flat from Riksbyggen is like entering a new relationship. It's exciting, invigorating, a little scary – but also incredibly rewarding. And as with all new relationships, it is important to take a closer look at what you will be welcoming into your life. Let us tell you about what makes Riksbyggen special.

that it should feel safe. We also believe in a long-term approach; we live in our homes for many years and we want the value of your home to last, in case the day arrives when you consider moving.

We are sustainable

When developing new homes, we work based on what you need and want. We also take society's requirements for energy efficiency, functionality and sustainability into consideration. We are currently environmentally certified to ISO 14001 and quality certified to ISO 9001. We are often well ahead of what the norms dictate, but we are not satisfied with that alone – Riksbyggen's ambition is to lead the way in this development.

We take social responsibility

Throughout the years, Riksbyggen has viewed housing from a broad perspective. We place you at the centre, but not just your home – we want the entire environment to which you are moving to function well. Accordingly, we get involved with everything from planning streets and walkways to how municipal services function.

We have more than just homes

In addition to developing and managing rental flats, owner-occupied flats and homes, Riksbyggen is a leading market player in public and commercial property management.

FOR MORE INFORMATION ABOUT BRF FUTURA LINDHOLMSALLÉN, CONTACT:

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