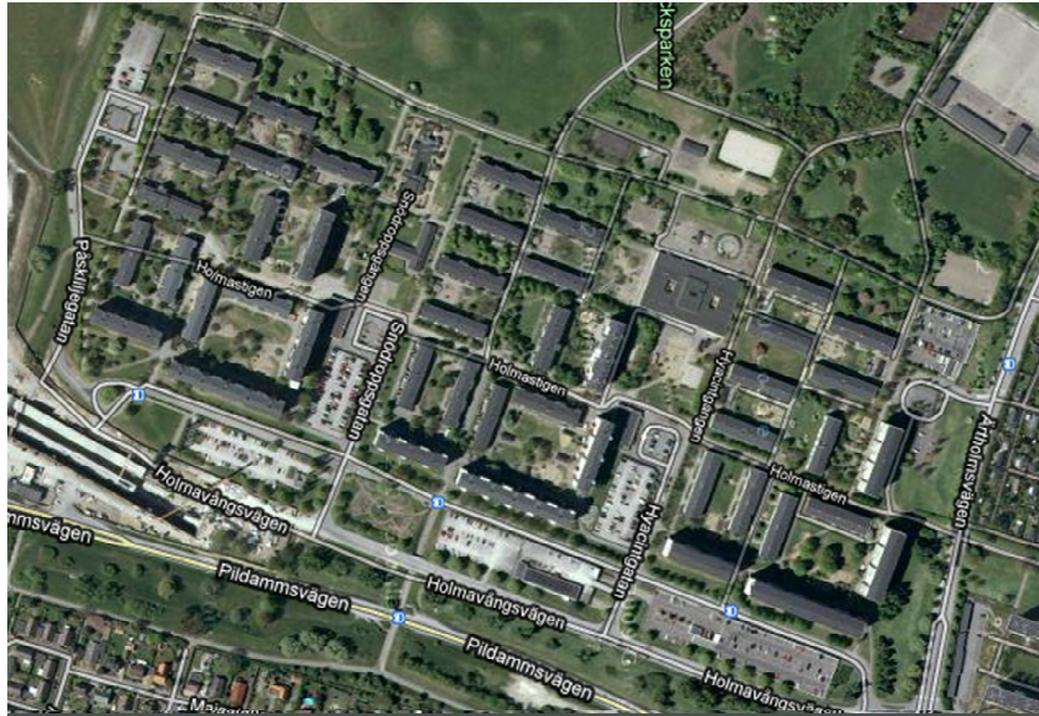

Cooperative housing in EU

Historical tradition and new challenges

Mårten Lilja
Brussels
April 26, 2012



Holma Malmö, Sweden

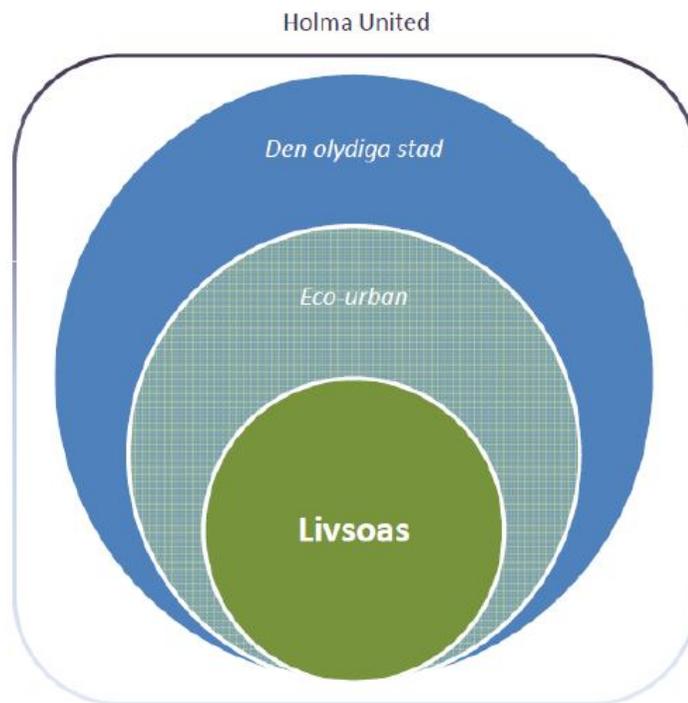


Holma

Malmö, Sweden



Vision: An even more attractive Holma where more people desire to live and work in the future



HOLMA UNITED

Development Philosophy - Holma United

The coming decades of Holma will combine new and old areas and in close cooperation with the residents and their representatives. Besides that MKB and Riksbyggen have bound each other in a close and constructive cooperation - we believe we can lift Holma, if we pull together.

PROFILE: DEN OLYDIGA STADEN – THE DISOBEDIENT CITY

In Holma, one never knows quite what to expect. In Holma there is room for surprises and to do things on their own and new of ways. As the garbage is retrieved by horse and cart and into the future with more art, more activities and an architecture that is not always as it used to be.

PROFILE: ECO-URBAN

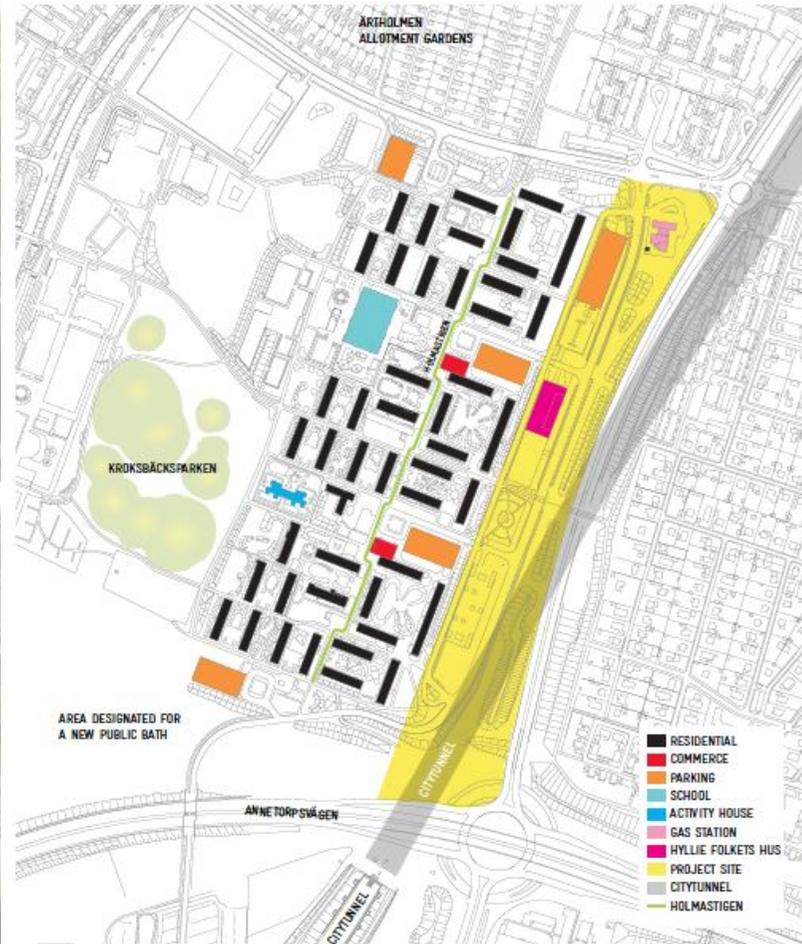
Holma become the first metropolis developed and certified as sustainable city in accordance with BREEAM Communities.

The many green spaces enabled by growing gardens creates a beautiful green city, meaningful communities and increased food awareness.

CORE VALUE: LIVSOAS – LIFE OASIS

The great everyday in Holma. A good place to live and work. A place of opportunity to live a rich and varied life with the necessary service, good neighborhood, a green profile and many opportunities to influence life from the inside and out.

Europa 2011 Holma, Malmö



Riksbyggen

Living for seniors



Market Conditions

Demography and care needs

Demography

- Population grows about 1% per year, but the age group 60+ grows about 10% per year
- Year 2040 the number of people over 65 year increases from today's 1.6 M to 2.5 M
- People over 85 year increase from approximately 240 000 persons to 430 000 persons under the same period

Care needs

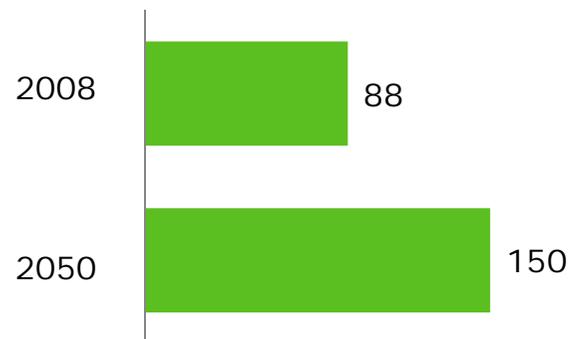
- The need of healthcare will increase with 50 – 70% under the period
- The care places is calculated to increase with 50 000 until year 2040, from today's 100 000



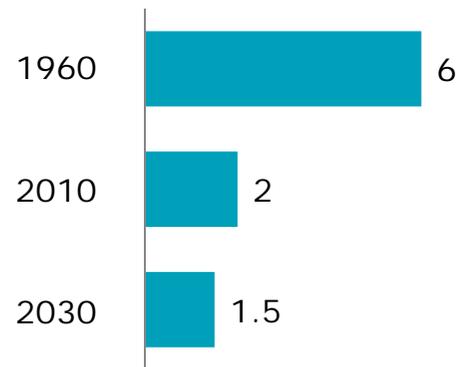
Market and Economic conditions

The municipals cost for healthcare and for the old expects to increase

Mdr



The ratio of professionals per retired is decreasing



- The cost for people at nursing homes is ca 50 000 EUR/person and year.
- Cost for healthcare in the home is ca 18 000 EUR/person and year
- Alternative to nursing homes reduces the municipals costs

Nursing home

Studies shows that if the elderly get´s access to senior- and safety housing, the need of assisted living could be reduced. This is positive. In particular for the elders, but also for the society due to reduced costs"

Äldreboendedelegationen

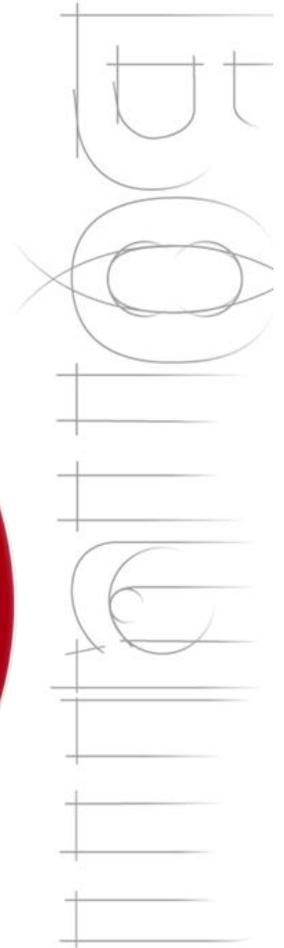
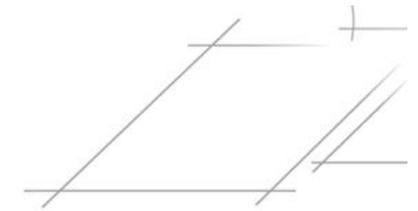


Mission

We see senior housing as a unit consisting of three foundation stones: the home, management responsibility and service offering

We develop and build senior housing from three core values: safety, comfort and well-being

We offer a safe and valuable administration with the possibility for different services for the residents



Project "Bryggan" in Sundbyberg, Stockholm. Residents moving in 2011



Bonum projects 2012

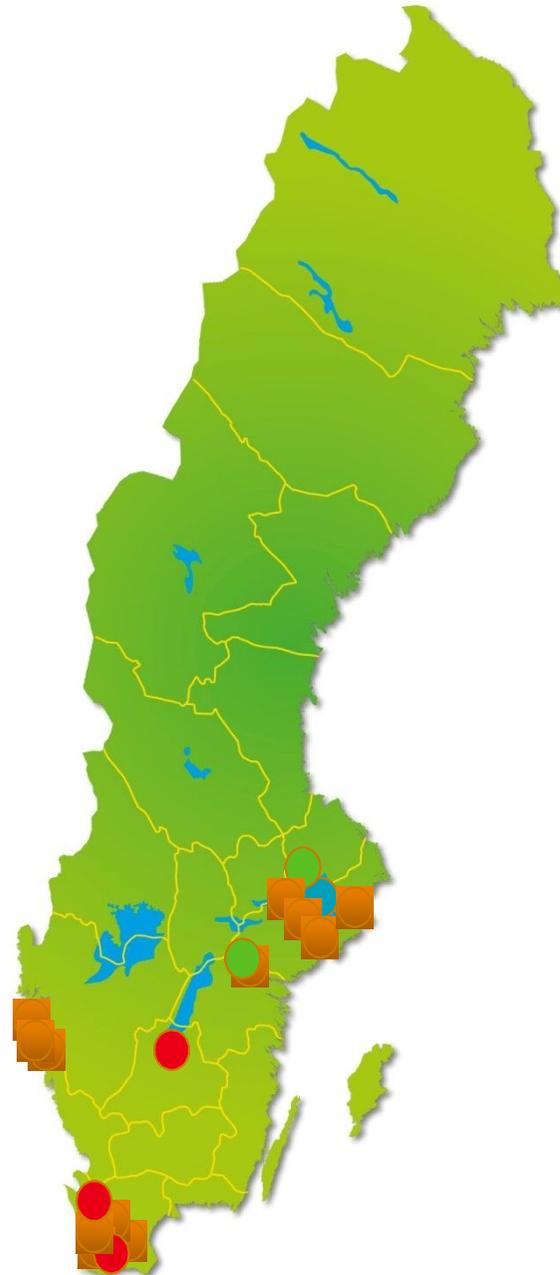
-  Planned projects
-  Sales in progress
-  Construction started (sales in progress/sold out)
-  Moved in

In January 2012 the first Bonum house got residents

Sales in progress of five projects, three of which construction has started

Totally there is 18 Bonum projects in different states with all together 700 apartments

In addition to this, there are work on a number of possible future projects



Cooperative rental is our concept to a safer living

With cooperative rental the municipalities ensure the quality and sustainability for their healthcare operations, without increasing the costs

The concept is perfect for those municipalities who want an alternative to the traditional, municipality owned real estate management, but at the same time meeting a increasing need of healthcare

All this without using municipal funds – the cooperative tenancy association gets self-sufficient

Riksbyggen's cooperative tenancy association

Cooperative tenancy is our concept for health and safety housing

In conjunction with the municipality we take care of the whole chain, except the healthcare input

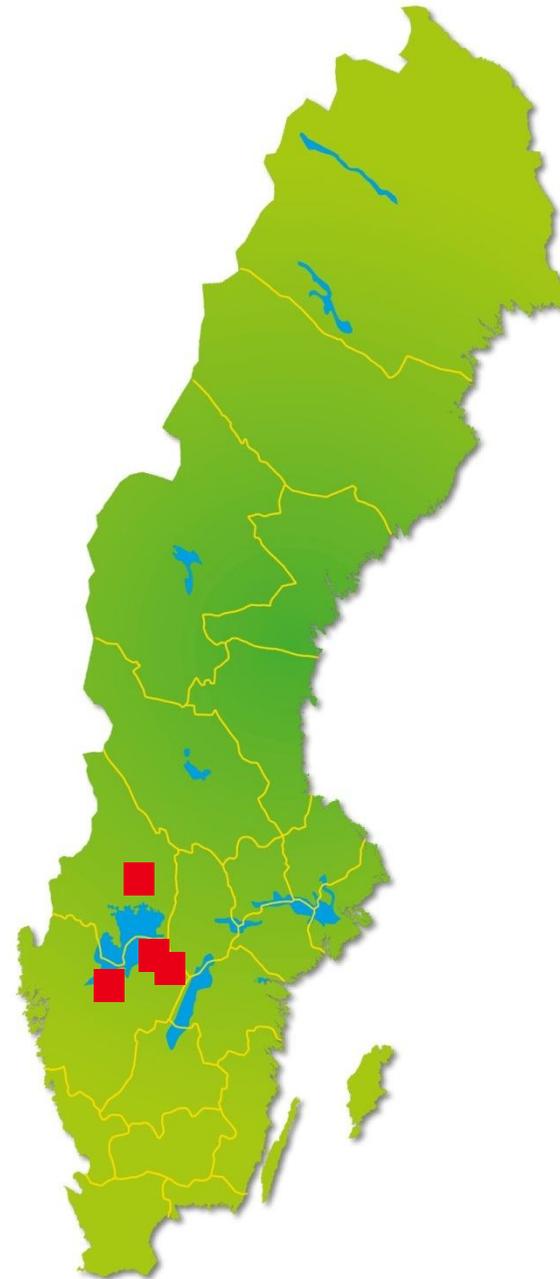


Construction started

year 2011, Riksbyggen cooperative tenancy association

- **Hällekis, Götene**
Reconstruction of 10 healthcare homes
- **Bergmansgården, Töreboda**
Reconstruction of 33 safe housing, as well as municipal premises
- **Dementia housing, Munkfors**
New construction of 32 dementia accommodations as well as municipal premises
- **Vistegården, Grästorps**
Reconstruction of 48 healthcare housings as well as municipal premises

= **Total ly 133 apartments 2011**



Thank you for
listening!

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