

NOTICE OF EXTRA GENERAL MEETING IN BRF SLOTTSBACKEN I ULRIKSDAL

On Thursday **5 September** 2024, at **6.30 PM**

Place: The Association's rental premises, Drottning Kristinas esplanad 67, Solna

Proposed agenda:

1. Establishment of a list of present members, representatives and assistants (voting register)
2. Election of chairman at the meeting
3. Notification of the chairman's choice of secretary
4. Determination of the agenda
5. Election of two people to adjust the minutes together with the chairman
6. Question of whether the meeting has been duly noticed
7. Conversion of rental premises to a tenant-owned apartment
8. Additional grant of approximately 470 square metres of land
9. Conversion of the smaller playground into three parking spaces
10. Decision on extra remuneration
11. Supplementary election of deputies
12. Closing of the meeting

After the end of the meeting, there will be an opportunity to ask questions to the board.

Coffee will be served in connection with the meeting.

The Board of BRF Slottsbacken i Ulriksdal

Note that the board's proposed decision may be found on the following page.

THE BOARD'S PROPOSED DECISION

As stated in the August newsletter, sent to all members by e-mail on 2024-08-04, the background is that the Association's property reached 10 years of age in February, by which PEAB's warranties expired. The scope for carrying out efficiency investments has thus increased, where jointly owned assets with hidden values may be realised in order to achieve a better balance between the Association's revenue and higher cost level. The first efficiency investment was decided by the AGM in March: installation of solar panels on the Association's three roofs – which is expected to be completed by 2/9.

The second possible efficiency investment has been projected by the board during the spring and summer, consisting of three different but mainly connected parts: (7) conversion of the rental premises, 71 m² BOA, into an apartment with tenant-ownership for sale by grant; (8) sale of jointly owned land area, approx. 470 m², to 13 existing tenant-owned apartments on the ground floor (approx. 384 m² for 4,000 SEK/m²) and the converted rental premises (approx. 86 m²) through additional grant and demarcation with hedge planting; and (9) conversion of the smaller playground, approx. 45 m² in front of building 65, into three new parking spaces for cars.

Being an Economic Association, the board's overall aim is to maximise the value of the members' invested capital. The primary justification for the above-described efficiency investment in three parts is precisely economic, where the values that are estimated to be realised are within the range of 3.3–4.0 million kronor (MSEK), of which approx. 2.5 MSEK derives from the premises conversion and 1.1 MSEK from the land sale, which through loan amortisation means an annual saving of 132–160 thousand SEK (at 4% interest). Furthermore, the Association receives additional annual fees of 45,070 SEK and 14,400 SEK in possible parking revenue per year. On the other hand, the Association undertakes the maintenance of the delimiting hedge at an annual cost of 10,000 SEK as quoted by the property manager, starting in the third or fourth year after establishment.

Item 7. Conversion of rental premises to a tenant-owned apartment

The board proposes that the Extra General Meeting decides to convert the Association's rental premises into an apartment with tenant-ownership by grant, as well as to give the board a mandate to carry out the project with remodelling for the realisation of an estimated value of 2.5 MSEK +/-10 percent plus 45,070 SEK in annual fees.

Item 8. Additional grant of approximately 470 square metres of land

The board proposes that the Extra General Meeting decides to sell approx. 384 m² of land for 4,000 SEK/m² to 13 existing tenant-owned apartments – to be paid directly or via amortisation over five years against mortgage and interest – and approx. 86 m² to the converted premises, as well as giving the board a mandate to implement the project by signing individual additional grant agreements and planting delimiting hedges for the realisation of an estimated value of 1.1 MSEK +/-10 percent.

Item 9. Conversion of the smaller playground into three parking spaces

The board proposes that the Extra General Meeting decides to convert the smaller playground, approx. 45 m² in front of building 65, into three parking spaces for cars, and to give the board a mandate to carry out the project with paving for the realisation of 14,400 SEK in possible parking revenue per year.

Item 10. Decision on extra remuneration

The board proposes that the Extra General Meeting decides to award the board a temporary extra remuneration of 2.0 price base amount to implement the various parts of the efficiency investment and realise the hidden values.