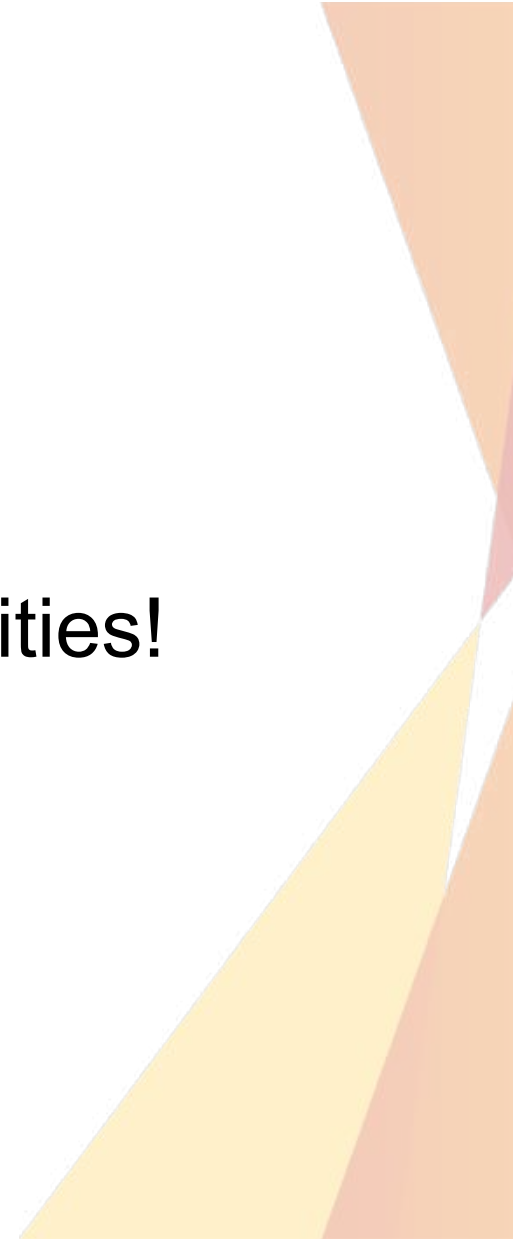


Botkyrkabyggen

In the challenges there are opportunities!

Chris Österlund, CEO Botkyrkabyggen



Botkyrkabyggen

- In the region of Stockholm, 10.800 apartments
- Very segregated, some areas have high crime rates and unemployment
- Owned by the council, no government subsidies
- Property values: 1 365 Million Euro
- Return on equity: 4,2%
- Loan-to-value ratio: 19%



The sustainable business is the only business

- The 2030 Agenda is the basis for further development action in Botkyrkabyggen
- Sustainability is integrated into the business
- Developing the business is part of the sustainability aspects
- Our work is part of a bigger plan: To support our owner to contribute to Sweden's delivery to the UN 2030 Agenda



Renovations

- 80% of 10 800 apartments in need of renovation in a few years time
- Renovation – we do what is necessary:
 - Plumbing, bathroom, electricity
 - Low rent increases
 - Retain material that works well
- Many dimensions of Sustainability:
 - Environmental sustainability
 - Social sustainability
 - Economic sustainability



Pleasant, safe and secure

- Working together with the Police, the municipality and the Fire department
- The Park of the Rainbow
- Hub for activities and local associations
- Method “Trygga Hus”/”Safe Houses”



The children

- The Tigers: Housing influence for children
- Public non-profit partnership to support youth and young adults to make good life choices



Gender equality

- We employ female tenants with foreign origin who are far from the ordinary labor market
- Independence, own salary, knowledge of Swedish society and language
- Role models and ambassadors
- Good finances for the company
- Tenants more satisfied with the cleaning
- Not charity



Several Tools for urban development

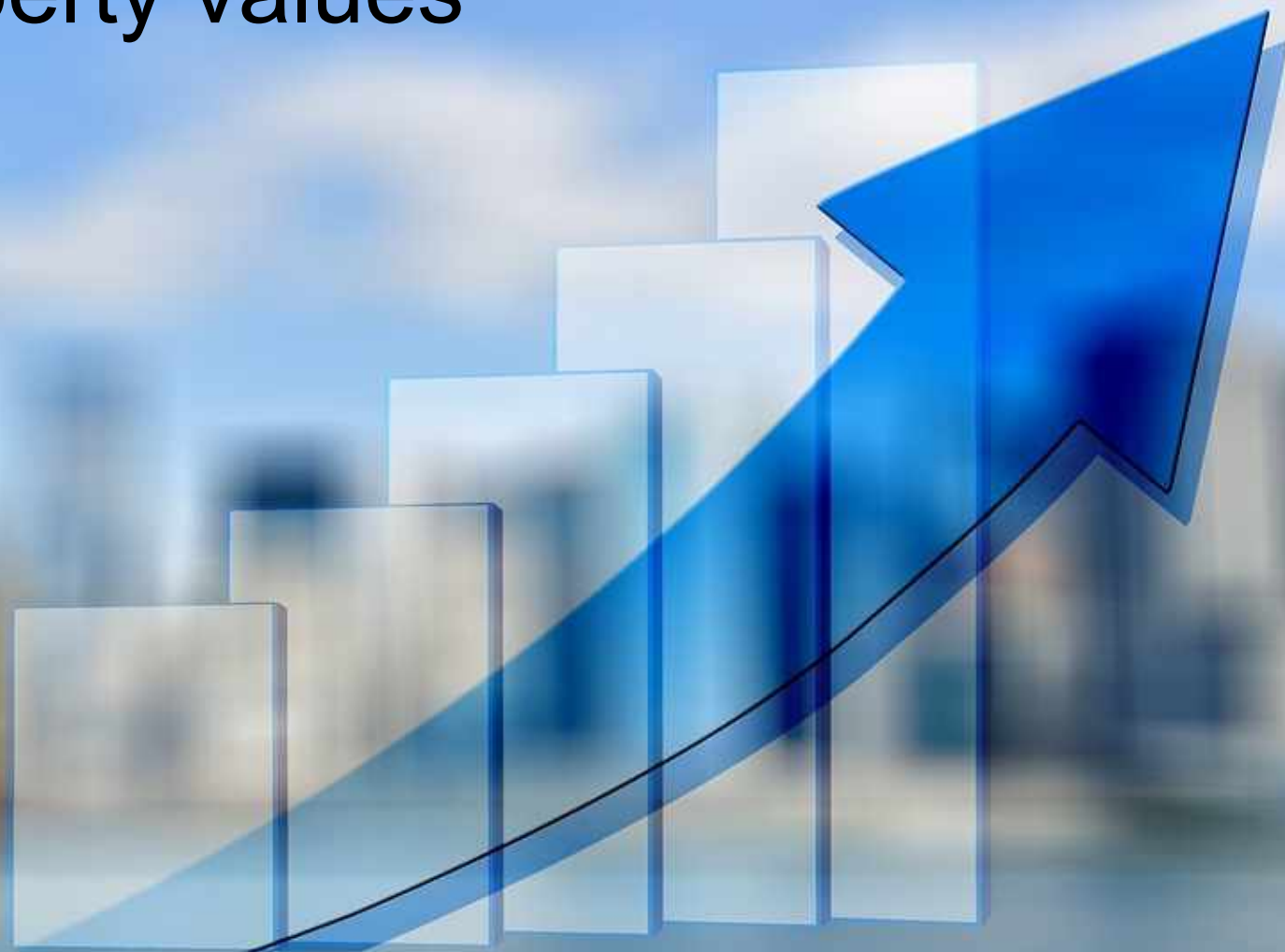
- Our regular business is the hub of the company's work for neighborhood development
- We do several things at the same time
- We test in a smaller pilot, quickly scale up to a larger one if it proves to be effective

- Collaborations:
 - Clarity of roles, responsibilities and powers
 - Routines and structure



Increased property values

- 2022: 1 365 Million Euro
- 2021: 1 426 Million Euro
- 2020: 1 226 Million Euro
- 2019: 1 117 Million Euro
- 2018: 1 081 Million Euro
- 2017: 740 Million Euro



Thank you!



Årets Brottsförebyggare

