

BYLAWS

Bostadsrattsforeningen Vanadislunden
Organisation number 769615-4322

Adopted at two consecutive general meetings:
4 June 2025 and 27 October 2025

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ABOUT THE ASSOCIATION

Section 1 — Name, purpose and registered office

The name of the association is Bostadsrattsforeningen Vanadislundén. The purpose of the association is to promote the economic interests of its members by letting apartments in the association's building for permanent residence and premises to members for use without time limitation. A member's right in the association based on such a letting is called a housing right (*bostadsrätt*). A member holding a housing right is called a housing right holder (*bostadsrattshavare*). The board has its registered office in Stockholm.

Section 2 — Membership and transfer

A new holder may exercise the housing right and move into the apartment only if he or she has been accepted as a member of the association. The acquirer shall apply for membership in the manner determined by the board. The membership application shall be accompanied by a certified copy of the transfer document, which shall be signed by both buyer and seller and contain details of the apartment to which the transfer relates and the price. The same applies to exchanges and gifts. If the transfer document does not meet the formal requirements, the transfer is invalid. Upon an initial letting, membership is obtained simultaneously with the letting.

The board is obliged to consider the question of membership no later than one month from the date the membership application was received by the association. The association may request a credit report regarding the applicant. A member who ceases to be a housing right holder shall be deemed to have withdrawn from the association, unless the board allows him or her to remain as a member.

Section 3 — Membership assessment — legal entity

A legal entity that has acquired a housing right to a residential apartment may be refused admission to the association even if the conditions for membership stated below are met. A legal entity that is a member of the association may not, without the consent of the board, acquire an additional housing right to a residential apartment through transfer.

Section 4 — Membership assessment — natural person

Membership may be granted to a natural person who takes over a housing right in the association's building. A person to whom a housing right has passed may not be refused membership in the association if the association should reasonably accept the acquirer as a housing right holder. Membership may not be refused on the grounds of race, skin colour, nationality or ethnic origin, religion, conviction or sexual orientation. A transfer is invalid if the person to whom a housing right has passed is refused membership in the association. Special rules apply in the case of compulsory auction or compulsory sale.

Section 5 — Residency requirement

If it can be assumed that the acquirer does not intend to permanently reside in the apartment for their own purposes, the association has the right to refuse membership.

Section 6 — Shared ownership

A person who has acquired a share in a housing right may be refused membership in the association unless, after the acquisition, the housing right is held by spouses, registered partners or cohabitants to whom the Cohabitation Act applies.

Section 7 — Capital contribution, annual fee and initial fee

Capital contribution, annual fee and, where applicable, initial fee are determined by the board. Changes to the capital contribution shall always be decided by the general meeting.

Section 8 — Calculation of the annual fee

Annual fees are distributed among the housing right apartments in proportion to the apartments' share ratios. A decision to change the basis for share ratio calculation shall be made by the general meeting. If the decision disrupts the relative relationship between share ratios, the decision is valid only if at least three-quarters of those voting at the meeting approved it.

For apartments that have been equipped with a balcony after the initial letting, the annual fee may be increased by a maximum of 2% of the applicable price base amount; the same applies for apartments with a French balcony, ground-level terrace or patio, however with a surcharge of no more than 1%. The corresponding increase for terraces on new apartments is a maximum of 20% of the applicable price base amount.

The board may decide that components of the annual fee relating to tariff-based costs such as heating, hot water, waste management, water consumption, electricity, TV, broadband and telephony shall be charged based on consumption, area or per apartment.

Section 9 — Transfer, pledge and subletting fees

Transfer fees and pledge fees may be charged by decision of the board. The transfer fee may amount to a maximum of 2.5% and the pledge fee to a maximum of 1% of the applicable price base amount. The subletting fee may amount to a maximum of 10% annually of the applicable price base amount. If an apartment is sublet for part of a year, the fee may be charged for the number of calendar months the subletting covers. The transfer fee is paid by the acquirer and the pledge fee is paid by the pledger.

Section 10 — Other fees

The association may not otherwise charge special fees for measures the association is required to take under the Housing Cooperative Act or other legislation.

Section 11 — Late payment

The annual fee shall be paid in the manner decided by the board. Payment may, however, always be made by postal order, plusgiro or bankgiro. If the annual fee or other obligations are not paid on time, the association may charge default interest under the Interest Act on the unpaid amount from the due date until full payment is made, as well as a reminder fee under the Act on Compensation for Collection Costs, etc.

GENERAL MEETING

Section 12 — General meeting

The general meeting shall be held in the locality where the board has its registered office. However, if the board so decides, the meeting may be held digitally.

The ordinary general meeting shall be held annually no earlier than 1 May and no later than the end of June.

Section 13 — Motions

A member who wishes to have a matter considered at the general meeting shall notify the board no later than 1 April or by any later date decided by the board.

Section 14 — Extraordinary general meeting

An extraordinary general meeting shall be held when the board finds reason to do so. Such a meeting shall also be held when requested in writing for a stated purpose by an auditor or by at least one-tenth of all members entitled to vote.

Section 15 — Agenda

The following items shall be included on the agenda of the ordinary general meeting:

1. Opening
2. Approval of the agenda
3. Election of meeting chairperson
4. Announcement of the chairperson's choice of minute-taker
5. Election of two adjusters who also serve as vote counters
6. Whether the meeting has been duly convened
7. Establishment of the voting register
8. Presentation of the board's annual report
9. Presentation of the auditor's report
10. Adoption of the income statement and balance sheet
11. Decision on the allocation of the result
12. Discharge from liability for the board members
13. Decision on remuneration for board members and auditors for the coming financial year
14. Election of board members and deputies
15. Election of auditors and deputy auditors
16. Election of nomination committee
17. Matters referred to the meeting by the board and matters raised by members
18. Closing

At an extraordinary general meeting, in addition to items 1–7 and 18, the matters for which the meeting was convened shall be addressed.

Section 16 — Notice of meeting

The notice shall contain information about the time and place of the general meeting. If the meeting is to be held digitally, the notice shall include information on how members can participate and vote. The notice shall also clearly state the matters to be addressed. Decisions may not be made on matters not included in the notice.

Notice of a general meeting (ordinary or extraordinary) shall be issued no later than two weeks before the meeting, but no earlier than six weeks before the meeting.

The notice shall be posted in suitable locations within the association's property (e.g., entrances and lifts). A member who so wishes may receive the notice by email. In certain cases, written notice must be sent to the member in accordance with the Housing Cooperative Act.

Section 17 — Voting rights

At the general meeting, each member has one vote. A member who holds several apartments has one vote per apartment. If several members hold a housing right jointly, they have only one vote per apartment between them. Only members who have fulfilled their financial obligations to the association under these bylaws or by law have the right to vote.

Section 18 — Proxy and assistant

A member may exercise their voting right through a proxy. The proxy shall present a written, dated power of attorney. The power of attorney shall be presented in the original and is valid for a maximum of one year from the date of issue. A proxy may not represent more than one member. A member may bring a maximum of one assistant to the general meeting. The assistant's role is to support the member.

A person other than a member, spouse, cohabitant or close relative who permanently co-resides with the member may also serve as proxy and assistant.

Section 19 — Voting

The decisions of the general meeting are determined by the opinion that has received more than half of the votes cast, or in the event of a tie, the opinion supported by the meeting chairperson. A blank vote is not a cast vote.

In elections, the candidate who has received the most votes is deemed elected. In the event of a tie, the election is decided by drawing lots unless the meeting decides otherwise before the election is conducted.

The meeting chairperson or the general meeting may decide that a secret ballot shall be conducted. In personal elections, a secret ballot shall always be conducted upon request of a member entitled to vote.

For certain decisions, a special majority is required under the Housing Cooperative Act.

Section 20 — Conflict of interest

A member may not, personally or through a proxy, vote on matters concerning:

1. legal action against themselves
2. release from liability for damages or other obligation towards the association
3. legal action or release as referred to in 1 or 2 regarding another person, if the member has a substantial interest that may conflict with the association's

Section 21 — Surplus and deficit

Any surplus or deficit arising in the association's operations shall be carried forward. If the general meeting decides that any profit shall be distributed, it shall be distributed among the members in proportion to the apartments' annual fees for the most recent financial year.

Section 22 — Nomination committee

At the ordinary general meeting, a nomination committee may be elected for the period up to and including the next ordinary general meeting. The nomination committee's task is to present proposals for all personal elections and remuneration.

Section 23 — Minutes of the meeting

Minutes shall be kept at the general meeting by the person appointed by the meeting chairperson. Regarding the content of the minutes:

1. the voting register shall be included in or appended to the minutes
2. the decisions of the meeting shall be recorded in the minutes
3. if a vote has taken place, the result shall be stated in the minutes

The minutes shall be made available to the members no later than three weeks after the meeting. The minutes shall be stored in a secure manner.

BOARD AND AUDIT

Section 24 — Board composition

The board shall consist of a minimum of three and a maximum of five members with a maximum of two deputies. The board is elected by the general meeting for the period up to and including the next ordinary general meeting.

In addition to members, persons belonging to a member's family household who are resident in the association's building may be elected as board members or deputies. However, the meeting may elect one (1) board member who does not meet the requirements of the preceding sentence.

Section 25 — Constitution

The board shall appoint a chairperson and other officers from among its members, unless the general meeting has decided otherwise.

Section 26 — Board minutes

Minutes shall be kept at board meetings and shall be verified by the chairperson and the additional member appointed by the board. The minutes shall be stored in a secure manner and kept in numerical order. Board minutes are available only to board members, deputies and auditors.

Section 27 — Quorum and voting

The board has a quorum when the number of members present at the meeting exceeds half of all members. The decision of the board is the opinion for which more than half of those present have voted, or in the event of a tie, the opinion supported by the chairperson.

For a valid decision when the minimum number of members for a quorum is present, unanimity is required. Deputies serve in the order determined by the chairperson unless otherwise decided by the general meeting or stated in rules of procedure (adopted by the board).

Section 28 — Decisions in certain matters

Decisions that involve a significant change to the association's building or land shall always be made by the general meeting.

If a new construction, extension or renovation means that a member's housing right is changed, consent must be obtained from the member. If the housing right holder does not give consent, the decision is nevertheless valid if at least two-thirds of those voting have approved it and it has also been approved by the Rent Tribunal.

Section 29 — Authorised signatories

The association's corporate name is signed — in addition to the board — by at least two board members jointly.

Section 30 — Duties of the board

The board is responsible for, among other things:

- organising the association and managing its affairs
- rendering an account of the management of the association's affairs by submitting an annual report containing a report on the year's operations (management report), the association's receipts and payments during the year (cash flow analysis), and a report on the association's income and expenses during the year (income statement) and its position at the end of the financial year (balance sheet). If the result shows a loss, the report shall include information on what the loss means for the association's ability to finance its future financial commitments

- submitting the annual report to the auditors no later than six weeks before the ordinary general meeting
- making the annual report and audit report available no later than two weeks before the ordinary general meeting
- maintaining a membership and apartment register; the association has the right to process personal data contained in the registers as referred to in the General Data Protection Regulation (GDPR)

Section 31 — Extract from the apartment register

A housing right holder has the right, upon request, to obtain an extract from the apartment register concerning their housing right.

Section 32 — Financial year

The association's financial year is the calendar year.

Section 33 — Auditor composition

The general meeting shall elect a minimum of one and a maximum of two auditors with a maximum of two deputy auditors. Auditors and deputy auditors are elected for the period from the ordinary general meeting up to and including the next ordinary general meeting. Auditors need not be members of the association and need not be authorised or approved.

Section 34 — Submission of audit report

The auditors shall submit the audit report to the board no later than three weeks before the general meeting.

RIGHTS AND OBLIGATIONS OF THE HOUSING RIGHT HOLDER

Section 35 — Responsibility of the housing right holder

The housing right holder shall, at their own expense, maintain the interior of the apartment in good condition. This also applies to land, storage, garage and other apartment supplements that may be included in the letting.

The housing right holder is thus responsible for the maintenance and repair of, among other things:

- surface finishes on all walls, floors and ceilings, including underlying treatment required to apply the finish in a professional manner
- non-load-bearing interior walls
- glass and frames in the apartment's exterior and interior windows, including fittings, handles, locking devices, ventilation filters and sealing strips, as well as all painting except exterior painting and puttying
- interior parts of the entrance door, including keys; the association is responsible for the exterior door with exterior parts, including handle, doorbell, letterbox and lock including keys. The same applies to balcony or terrace doors
- interior doors and security gates
- mouldings, casings and stucco work
- electric radiators; for water-filled radiators the holder is responsible only for painting
- electric underfloor heating installed by the holder
- fireplaces, but not associated flue passages
- hot water heaters
- water and drainage pipes to the extent they are accessible inside the apartment and serve only the holder's apartment
- distribution board (fuse box) and outgoing electrical and information cables (telephone, cable TV, data, etc.) in the apartment, conduits, switches, outlets and fixed lighting fixtures
- ventilation valves and air inlets — painting only
- smoke detectors

In bathrooms, shower rooms or other wet rooms and in WCs, the holder is additionally responsible for, among other things:

- moisture-insulating layers on walls and floors
- fixtures and lighting fittings
- white goods and sanitary porcelain
- floor drain including clamping ring to the extent accessible from the apartment
- cleaning of floor drains and water traps
- washing machine including hoses and connection fittings on the water supply
- taps and shut-off valves
- ventilation fan
- electric towel rail

In the kitchen or equivalent space, the holder is responsible for all fixtures and equipment, including:

- white goods
- kitchen extractor fan
- cleaning of water traps
- dishwasher including hoses and connection fittings on the water supply
- taps and shut-off valves; for gas pipes the holder is responsible only for painting

Section 36 — Additional installations

The housing right holder is also responsible for all installations in the apartment that have been installed by the holder or a previous holder of the housing right.

Section 37 — Fire and water damage

For repairs due to fire or water damage, the housing right holder is responsible only to a limited extent in accordance with the provisions of the Housing Cooperative Act.

Section 38 — Supplements

If the apartment is equipped with a balcony, terrace or patio, the holder is responsible only for cleaning and snow clearing. If the apartment is equipped with a roof terrace, the holder shall also ensure that rainwater drainage is not obstructed.

Section 39 — Fault reporting

The housing right holder is obliged to report to the association any faults and deficiencies in apartment equipment for which the association is responsible in accordance with the Housing Cooperative Act and these bylaws.

Section 40 — Joint refurbishment

The general meeting may, in connection with joint maintenance of the building, decide on repair and replacement of fixtures and equipment relating to those parts of the apartment for which the member is responsible.

Section 41 — Neglect and unauthorised alterations

If the housing right holder neglects their responsibility for the condition of the apartment or carries out a measure in violation of Section 43 in such a way that another person's safety is endangered or there is a risk of extensive damage to another person's property, and the holder does not remedy the deficiency as soon as possible after being requested to do so, the association has the right to remedy the deficiency at the holder's expense.

Section 42 — Extensions

Installations such as awnings, balcony glazing, lighting fixtures, sun screens, satellite dishes, etc. may be mounted on the exterior of the building only with the board's written approval. The housing right holder is responsible for the care and maintenance of such installations. If required for building maintenance or to comply with authority decisions, the holder is obliged, upon request from the board, to dismantle such installations.

Section 43 — Renovation

The housing right holder may make alterations to the apartment. However, the following measures may not be taken without the board's permission:

1. intervention in load-bearing structures
2. installation or alteration of drainage, heating, gas or water pipes
3. installation or alteration of ventilation equipment
4. installation or alteration of a fireplace or flue, or other impact on fire protection
5. any other significant alteration to the apartment

For an apartment with special historical, cultural-historical, environmental or artistic value, permission is always required for any measure that affects such value. In the board's assessment, the prohibition on distortion under Chapter 8, Section 13 of the Planning and Building Act (2010:900) and any cultural-historical inventories by the municipality shall be taken into account.

The board may only refuse permission if the measure would cause significant damage or inconvenience to the association or another member. The board's permission may be subject to conditions.

The housing right holder is responsible for obtaining the necessary authority permits. Alterations shall always be carried out in a professional manner.

A housing right holder intending to intervene in load-bearing structures shall present to the board professional drawings and calculations showing the impact on the load-bearing frame in, above and below the apartment. The holder is responsible for ensuring that standard requirements regarding safety factors are met.

When renovation is completed, it shall be inspected at the association's expense by an independent inspector approved in advance by the board.

USE OF THE HOUSING RIGHT

Section 44 — Use of the housing right

The housing right holder may not use the apartment for any purpose other than the intended one. However, the association may only invoke deviations that are of considerable significance to the association or any other member.

Section 45 — Health, order and good conduct

The housing right holder is obliged to observe everything required to maintain health, order and good conduct within and outside the building, and to comply with the association's rules of conduct. This also applies to members of the household, guests of the holder and persons carrying out work on the holder's behalf.

If the apartment includes land, storage, garage or other apartment supplement, the holder shall observe health, order and good conduct with respect to such spaces as well.

Vermin must not be brought into the apartment.

Section 46 — Right of access

Representatives of the association have the right to access the apartment when necessary for inspection or to carry out work for which the association is responsible or has the right to perform.

If the housing right holder does not grant the association access to the apartment when the association is entitled to it, the board may apply for special enforcement to the Swedish Enforcement Authority.

Section 47 — Subletting

A housing right holder may sublet their apartment to another party for independent use only if the board gives its written consent.

The housing right holder shall apply in writing to the board for consent. The application shall state the reason for the subletting, the period and to whom the apartment will be sublet.

Consent shall be granted if the housing right holder has reason for the subletting and the association has no justified reason to refuse consent. The board's decision may be appealed to the Rent Tribunal.

Section 48 — Lodgers

A housing right holder may not accommodate outside persons in the apartment if it may be detrimental to the association or another member.

FORFEITURE

Section 49 — Grounds for forfeiture

The right of use of an apartment held under a housing right may be forfeited, and the association may thus be entitled to terminate the housing right holder's tenancy, in the following cases, among others:

1. the housing right holder delays payment of capital contribution, annual fee or subletting fee
2. the apartment is sublet without consent
3. the housing right holder accommodates outside persons to the detriment of the association or another member
4. the apartment is used for a purpose other than intended and the deviation is of material significance to the association or any member
5. the housing right holder or the subtenant, through negligence, causes vermin in the apartment, or the holder, by failing to notify the board without unreasonable delay that vermin exists, contributes to the spread of vermin in the building
6. the housing right holder does not observe health, order and good conduct or comply with the association's rules of conduct
7. the housing right holder does not grant access to the apartment and cannot show a valid excuse
8. the housing right holder fails to fulfil another obligation and it must be considered of exceptional importance to the association that the obligation is fulfilled
9. the apartment is wholly or substantially used for business activities or similar activities that to a not insignificant extent involve criminal conduct or for temporary sexual services for payment
10. the housing right holder, without the required permission, carries out a measure referred to in the first or second paragraph of Section 43

Section 50 — Impediments to forfeiture

The right of use is not forfeited if the matter charged to the housing right holder is of minor significance.

In accordance with the rules of the Housing Cooperative Act, the association shall in certain cases request the housing right holder to take corrective action before the association has the right to terminate the housing right. If corrective action is taken, the housing right holder may not be separated from the housing right.

Section 51 — Compensation upon termination

If the association terminates the housing right holder's tenancy, the association is entitled to damages.

Section 52 — Compulsory sale

If the housing right holder has been separated from the apartment as a result of termination, the housing right may be subject to compulsory sale in accordance with the rules of the Housing Cooperative Act.

MISCELLANEOUS

Section 53 — Notices

Notices are communicated by posting in the association's building or on the website, or by email or distribution.

Section 54 — Future maintenance

The board shall prepare a maintenance plan for the maintenance of the association's building and shall annually prepare a budget and, by deciding the level of the annual fee, secure the funds necessary to ensure the maintenance of the association's building. The board shall inspect the association's property each year.

Section 55 — Dissolution and liquidation

If the association is dissolved, the remaining assets shall be distributed among the members in proportion to the apartments' annual fees for the most recent financial year.

Section 56 — Interpretation

In the event of a discrepancy between these bylaws and mandatory provisions of the Housing Cooperative Act or the Economic Associations Act, the statutory provisions shall prevail.

Section 57 — Amendment of bylaws

Amendments to these bylaws require decisions at two consecutive general meetings in accordance with the Housing Cooperative Act.

These bylaws were adopted at two consecutive general meetings:

- 4 June 2025
- 27 October 2025

Stockholm, November 2025

Bostadsrattsforeningen Vanadislunden (org. no. 769615-4322)

Thomas Ensgard — Chairman
Harald Landgren — Secretary

This is a courtesy translation. In case of discrepancy, the Swedish original prevails.