



BOKKLOK UK

INTRODUCTION AND OVERVIEW

BOKLOK UK TEAM



BoKlok UK
Henrik Johnsson
Executive Vice President



BoKlok UK
Graeme Culliton
Managing Director



BoKlok UK
Charlie Scherer
Director of Land and
Partnerships



BoKlok UK
Andrew Ferguson
Development Director



*"It must be possible to build good homes
for ordinary people with ordinary jobs."*

**Ingvar Kamprad, IKEA
And Melker Schörling, Skanska**



BOKLOK

Skanska & IKEA together

- BoKlok is a Swedish housing concept developed by the construction company Skanska and the home furnishing company IKEA that offers sustainable, quality homes for many people.
- We are a residential developer, working in partnership with both Public and private sector landowners.
- BoKlok operates in Sweden, Norway and Finland and have, to date, completed over 12,000 homes.
- BoKlok homes are completed off-site in a safe and dry environment using a smart and industrialized process. This delivers a high quality product with a predictable cost base.
- BoKlok, has the most satisfied customers in the residential sector in Sweden 2017 and 2018. We strive to better ourselves every year and be an exemplar of customer experience in the UK housebuilder market

UK UPDATE

- Skanska and Ikea Global and UK approval to business case in October 2018
- UK Management Team assembled in January 2019
- Soft launch at MIPIM and Capital Markets Presentation in March 2019
- Apartment Platforms developed in 2018. Now fixed and ready for 'design for manufacture'.
- House Platforms now being developed
- Balance sheet capital allocated for UK land and construction finance.
- Pre-existing factory partners and capacity identified.
- Manufacturing launch trigger is Boklok control of 400 plots.
- Land is our critical path to entering the UK.



LAND BRIEF

- Single phase developments between 50 – 150 homes.
- Site Locations – transition between urban and sub-urban. Outer sub-urban with connectivity.
- Market sale values of 175k – 300k. Lower, if public subsidy available.
- Conurbations with sustainable demand, arising from decades of under-supply.
- Opportunity for early placemaking – carve out land parcels from master-developer.
- Working in partnership with councils and local housing companies to unlock their land for new homes.
- Suitable for modular technology.



POSSIBLE DELIVERY STRUCTURES

PUBLIC SECTOR

- 100% Boklok Development or 50/50 joint venture.
- Partnerships with Councils, Housing Associations or Homes England.
- Option to build under license or sale agreement for legally compliant procurement.
- Generate land receipt, affordable homes and long term revenue asset (PRS).

PRIVATE SECTOR

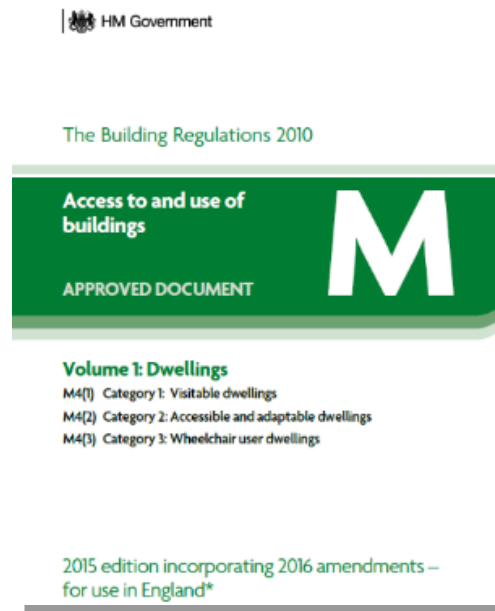
- 100% Boklok Development or 50/50 joint venture.
- Partnerships with Housebuilders or Housing Associations
- Sale Agreement
- Housebuilder model – S106 Affordable

BRIGHT, LIGHT, SAFE AND SMART...

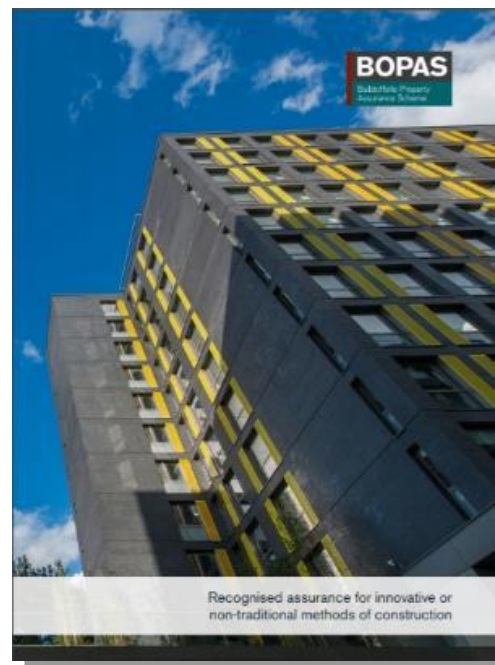
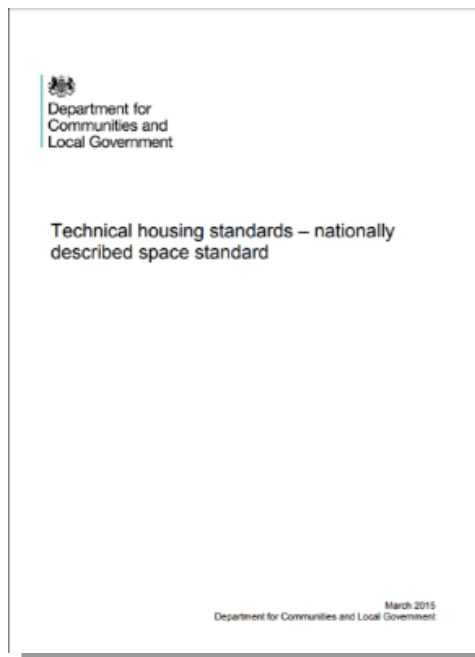
- We listen to our customers to improve our new designs.
- Our home designs can comprise of a combination of 1 to 3 bedroom apartments from blocks ranging from 8 to 48 homes and a range of homes from 2 -3 bedrooms.
- The apartments are bright with open plan living, high ceilings and large windows. We have fire sprinklers to all apartments.
- We have options for en-suites for market sale and private rented apartments. We also have an option to provide private balconies.
- Our finishes are current, contemporary and bright which allows our customers to personalise.

DESIGN STANDARDS

Meeting all the UK requirements and standards



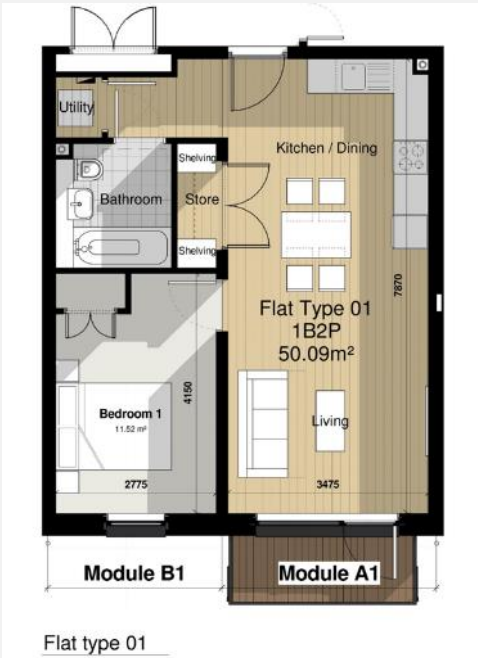
- Nationally Described Space Standards (NDSS)
- Homes and Communities Agency Design and Quality Standards/ Housing Quality Indicators (DQS/ HQI)
- Building Regulations Part M4(2) with option to upgrade to M4(3) where required
- NHBC standards
- BOPAS certification for CML/ ABI
- The Road Vehicles (Construction and Use) Regulations 1986
- Secure By Design 2016 (Section 2)



OUR APARTMENTS PLATFORMS

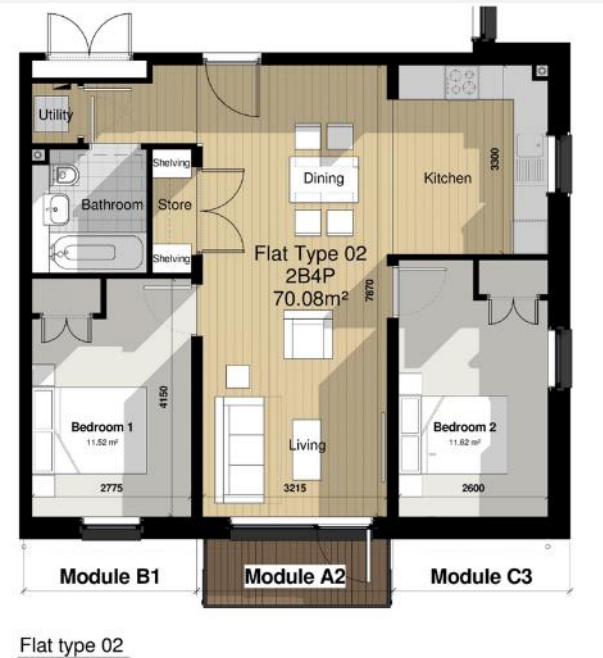
1 BED APARTMENT

50 m² balcony or terrace



TWO BED APARTMENT

70 m² balcony or terrace



TWO BED APARTMENT (CORE)

61,5 m² balcony or terrace



THREE BED APARTMENT

74 m² balcony or terrace



ENVIRONMENTALLY FRIENDLY AND MUCH MORE

BoKlok and the global goals

3 GOOD HEALTH AND WELL-BEING



BoKlok can make a difference in people's everyday lives and contribute to increased security, a sense of belonging and overall well-being.

5 GENDER EQUALITY



BoKlok is needed to give more people a chance in the housing market, with lower economic thresholds favoring not least girls and women.

10 REDUCED INEQUALITIES



BoKlok gives more people a chance in the housing market and we can supplement with missing housing, which strengthens neighbourhoods.

11 SUSTAINABLE CITIES AND COMMUNITIES



BoKlok builds homes where there is a demand for housing, and contributes with social investments to, long-term, strengthen communities."

12 RESPONSIBLE CONSUMPTION AND PRODUCTION



BoKlok standardized solutions provide quick implementation of new ideas in production and for customers who care and want to live sustainable.

13 CLIMATE ACTION



BoKlok only builds in wood, because it is smart, not least from a climate point of view. We can also create the conditions for a more climate-smart supply.

17 PARTNERSHIPS FOR THE GOALS



Our way of doing business is based on our belief in dialogue and in our partnership with municipalities, we create business value and benefit for our customers and society.

<https://www.globalgoals.org/>



THE GLOBAL GOALS
For Sustainable Development

AT A GLANCE.....

...why boklok

- + 20 years experience of building sustainable, quality homes at a low cost and experienced UK team.
- Faster build times that accelerate the provision of new homes.
- Developing a place to balance economic and social outcomes.
- We buy sites for development with our end customer in mind.
- We have developed a Multi tenure design platform that is compliant with core UK housing design standards.
- Predictable base case construction costs.
- Pricing strategy aimed at key workers and first time buyers
- Backed by Ikea, Skanska and a strong balance sheet.
- Ready platform of capacity.

