

Expansion of Immanuel Church care and senior housing as well as student apartments

Through **Löjtnantsgården** (nursing and senior housing) and **Tegnérgården** (student apartments), Immanuel Church in Stockholm has established and successfully run housing operations characterized by high quality and high demand. Residents and employees express a very high level of satisfaction, which testifies to a well-functioning model with good competence and experience in these areas.

Considering the current real estate market in Stockholm, which offers favourable conditions for acquisition, the church is strategically positioned to meet the continuously high demand for these forms of housing. An expansion would not only contribute to more people having access to Immanuel Church's valued accommodation, but also strengthen the congregation's financial basis and social benefit as well as contribute to social sustainability based on the demographic development within the church and Stockholm in general.

Based on the above information, it is suggested that

the board is then given the task to instruct Probitas AB to:

1. **Investigate and implement an expansion** of the number of apartments as well as take the total stock within nursing homes, senior housing and student apartments.
2. **Prioritize the acquisition of properties in the Stockholm area** that are suitable for similar modes of operation and models that Immanuel Church already has proven competence in and experience with.

Ensure that new units maintain the same high standards of quality, living environment and staff satisfaction that characterize Löjtnantsgården and Tegnérgården.

The motioner: Patrick Amofah, Immanuel Church, Stockholm

September 24, 2025

The Board answered the motion in two parts

Overview: The motioner and the chairman of the board Peter D. have been in regular contact since the motion was sent to the board. In November 2025, the board decided on an initial response to the motion and instructed the chairman to first have a dialogue with Patrick A. and then communicate the board's response. Discussions between Patrick A. and Peter D. took place at the end of November 2025 and in mid-January 2026 when both could see that the issue was constantly developing, and thus the board's response from November 2025 needed to be updated if the motion was to go through to the annual meeting. This was the motioner's request and the board has therefore updated and revised its response to the motion.

Motion to the board and congregational meeting of Immanuel church

Part 1 of the motion:

1. “that the board is then given the task to instruct Probitas AB to **investigate and implement an expansion** of the number of apartments as well as take the total stock within nursing homes, senior housing and student apartments”.

Response to the motion part 1:

The board would like first and foremost to thank Patrick Amofah for his commitment to the various social housing forms of Immanuel Church (care, senior, student). The congregation, through Probitas and its subsidiaries, currently has approximately 400 rental apartments. Of which, 71 are student and youth apartments, 53 are so-called 55+ apartments and 55 apartments that require approval through a social assistance decision and are classified under the Löjtnantsgården senior housing. An investigation into such an expansion as proposed by the motioner must, according to the board, be placed in the context of a diaconal investigation that has been conducted in the congregation since 2024. An investigation that, among other things, was up for discussion in the congregation in January 2025. The motioner's thoughts on expanding the number of housing forms mentioned are a particularly important voice regarding the need for the congregation to develop and expand its diaconal commitment and are a welcoming contribution to the ongoing investigation into the diaconal work. While the investigation into the diaconal work from 2026 will enter a more active development phase, the board notes that the diaconal team in the congregation also has ideas on how the diaconal work and housing can converge. The board would like to see the essence of this motion and concrete proposals from the motioner incorporated into the congregational existing diaconal ministry, as well as in the development of future diaconal work, and increase the number of 'social housing' and space for 'diaconal efforts'.

The board, thus based on the above-mentioned response considers part 1 of the motion answered.

Motion part 2:

2. ”**Prioritize the acquisition of properties in the Stockholm area** that are suitable for similar modes of operation and models that Immanuel Church already has proven competence in and experience with.”

Response to the motion part 2

Motion to the board and congregational meeting of Immanuel church

We share the motioner's view that Immanuel Church, through Probitas and its subsidiaries, has very well-developed and proven expertise and experience in acquiring and developing properties as well as working with various diaconal forms of housing.

Probitas currently has an open mandate to propose acquisitions of properties that the Probitas board finds suitable and interesting, including those increasing the number of accommodations requested by the motioner.

With the investigation into the diaconal work and the presentation of this motion, the board has expressed its wishes to the Probitas chairman and CEO to identify acquisition opportunities for properties that are interesting for social housing and from a diaconal perspective.

The board is encouraged to continue dialogue with the Probitas chairman and CEO in identify also existing apartments that may be interesting for a long-term increase in the number of care, senior and student accommodations.

The board, thus based on the above-mentioned response considers part 2 of the motion answered.