

# How we decide the rent

*In 2022, the rent will change with an increase of 1.7%. Together with the Board of Trustees, we decide on annual rent changes according to a careful calculation model that takes into account many various factors. It is complex but fair.*

We differ from other property owners since we are a trust fund, which means that we don't have any owners. As we are a trust fund, there are no requirements to distribute profits among shareholders or other owners. The result is that all profits are reinvested in Chalmers Studentbostäder and used for maintenance of our buildings and apartments. For you as a tenant, this means that you won't face a sudden increase in your rent to cover sudden renovations or unexpected interest rate increases.

Why do you change the rent?

## *Which things affects the rent?*

We are building new homes continuously, mainly newly built apartments for the most have higher rent. We are constantly investing in building new housing because the housing shortage, especially for students, is a big problem. We also make a big investment in building as good and environmentally friendly homes as possible, the material charges can therefore be affected and thus also the rent. Electricity and heating charges also have an effect on the rent. Other factors are the cost to staff and contractors.

The fact that we have a slightly higher average rent than other property owners is not only due to our large share of new production. Our older houses also needs to be well maintained to last a long time and to develop in step with your changing needs. In addition, as a tenant with us, you have access to many different facilities such as party rooms, billiard rooms, cinema rooms, pool facilities with saunas and more. Of course, much of this is included in your rent.

## *How do we decide the rent?*

All lease negotiations take place together with the Councils of Trustees, which consists of some of our tenants. They are, for example, involved in negotiating rents and improvements in the residential areas.

## *Do you want to be involved in influencing rents or future student housing?*

If you want to be involved in influencing rents or future student housing, you can either get involved in the Board of Trustees or apply to our board.

Take care and Merry Christmas!  
Joakim Wallin, CEO