

RESOLUTION REGARDING APPROVAL OF THE BOARD OF DIRECTORS' RESOLUTION REGARDING A NEW ISSUE OF ORDINARY SHARES WITH PRE-EMPTION RIGHT FOR THE SHAREHOLDERS OF ORDINARY SHARES (AGENDA ITEM 13)

The Board of Directors proposes that the Annual General Meeting approves the Board of Directors' resolution dated 14 March 2016 to increase the share capital of the company by way of a new issue of ordinary shares with pre-emption right for the shareholders of ordinary shares, pursuant to the following terms and conditions. The issue proceeds of the new issue shall amount to approximately MSEK 1,800 before issue costs. It is intended to use the proceeds for property acquisitions which are continuously evaluated by the company in its day-to-day operations as well as for investments in the existing property portfolio.

The Board of Directors will not later than 14 April 2016 resolve on the amount by which the share capital shall be increased, the number of ordinary shares to be issued and the subscription price per ordinary share.

Subscription rights, record date and allocation

All shareholders of ordinary shares in the company shall have pre-emption right to subscribe for new ordinary shares in proportion to the number of ordinary shares held by them.

Holders of ordinary shares registered as shareholders of the company on 21 April 2016 (*the record date for the new share issue*) are entitled to receive subscription rights.

Subscription of ordinary shares shall also be possible without subscription rights. If not all ordinary shares are subscribed for with subscription rights (primary pre-emption right), the Board of Directors shall resolve on the allocation of ordinary shares subscribed for without subscription rights.

In such case, allocation shall be made in accordance with the following. *Firstly*, shares not subscribed for with primary pre-emption rights shall be offered to all shareholders (secondary pre-emption rights). If the number of ordinary shares subscribed for with secondary pre-emption rights is insufficient for subscription demand, the remaining shares shall be distributed among the subscribers pro rata to the total number of shares in the company already held by them, regardless of whether such shares are ordinary shares or preference shares. To the extent that this is not possible in relation to certain share/shares, the distribution shall be made by drawing lots. *Secondly*, allocation shall be made to persons who have applied for subscription without pre-emption right and, in the case of over-subscription, pro rata in relation to the number of shares subscribed for, and, where this is not possible, by drawing lots.

Subscription period and payment

Subscription of new ordinary shares by the exercise of subscription rights shall be paid in cash during the period from and including 26 April 2016 up to including 10 May 2016.

Subscription for new ordinary shares without the exercise of subscription rights shall be made on a separate subscription form during the same time period as stated above. Payment for new ordinary

shares subscribed for without subscription rights shall be made no later than on the third bank day after information of allotment has been sent to the subscriber.

The Board of Directors shall have the right to extend the subscription and payment periods.

Right to dividends

The new ordinary shares shall carry a right to dividends commencing on the first record date that occurs after the registration of the shares with the Swedish Companies Registration Office.

Authorisation

The CEO, or anyone appointed by him, shall be authorised to make such minor amendments to the resolution as may be necessary in connection with the registration of the resolution with the Swedish Companies Registration Office or Euroclear Sweden AB or due to other formal requirements.
