

Stockholm 15 November 2019

To

The Board of Directors of Hemfosa Fastigheter AB (publ)

The Board of Directors of Hemfosa Fastigheter AB (publ) ("Hemfosa") has assigned Handelsbanken Capital Markets to render an opinion as to the fairness from a financial point of view of the public offer from Samhällsbyggnadsbolaget i Norden AB (publ) ("SBB") to the share- and preference shareholders of Hemfosa (the "offer"). For information regarding the offer and its terms and conditions please refer to the press release published by SBB today, 15 November 2019.

In connection with the presentation of this opinion, we have, inter alia, reviewed and taken into account the terms and conditions of the offer, certain publicly available information published by Hemfosa and SBB, including annual reports and interim reports, and other publicly available information relating to Hemfosa and SBB, including certain market research reports and reports produced by equity research analysts. We have also discussed the Hemfosa operations, financial position and profit development with members of the board of directors in, senior members of management of, and advisors to, Hemfosa.

We have considered certain financial and stock exchange related information regarding Hemfosa and SBB in comparison with similar information regarding certain other companies with similar operations as well as comparable acquisition transactions. We have also taken into consideration the share price development and trading activity in the Hemfosa shares and preference shares as well as SBBs shares and performed such other analysis and studies which we have considered appropriate as a basis for this opinion.

We have not conducted any so-called "due diligence" in order to verify the accuracy of the information received from Hemfosa or elsewhere and we have not made any independent evaluation or assessment of the assets and liabilities of Hemfosa or SBB. Without independent verification by us, we have relied upon that all of the financial and other information reviewed by us as a basis for this opinion in all material aspects are correct and accurate and that no information of material importance for the evaluation of Hemfosa's future earnings capacity or for our overall assessment has been omitted or not presented to us.

Our opinion is based on the Swedish regulatory system and upon current market, economic, financial and other conditions as well as information made available to us as of the date hereof. Any change in such conditions may require a revaluation of this opinion. Our opinion does not include any assessment as to the price at which the Hemfosa shares and preference shares may trade in the future.

Based upon and subject to the foregoing, we are of the opinion that the offer as of the date hereof, from a financial point of view, is fair to the share- and preference shareholders of Hemfosa.

Handelsbanken Capital Markets is a business area within Svenska Handelsbanken AB with operations within securities trading and brokerage, equity research and corporate finance. Within the framework of its normal operations within securities trading and brokerage, Handelsbanken Capital Markets may, at any point in time, hold long or short positions in, and may for own or clients' accounts trade in, shares and other securities related to Hemfosa and SBB. In addition, Svenska Handelsbanken AB may have granted credits to Hemfosa and SBB and may hold equity related securities in Hemfosa and SBB as security.

We will receive a fixed fee for this opinion irrespective of the outcome of the offer.

It is understood that this letter is for the information of the Board of Directors of Hemfosa only in connection with their evaluation of the offer and should thereof not be interpreted as a recommendation to the shareholders of Hemfosa. The letter may not be used, quoted, reproduced or be used for any other purpose without prior written consent from us, except that a copy of this opinion may be included in its entirety in the prospectus or offer document produced in relation to the offer as well as in any response document or press release that the Board of Directors of Hemfosa is required to make in connection with the offer. This opinion is subject to Swedish substantive law and any dispute in respect of this statement shall be resolved exclusively by Swedish court of law.

This is a translation of the fairness opinion written in Swedish. It is for information purposes only and does not constitute a part of the opinion. For the avoidance of doubt, in the case of any inconsistency or ambiguity between the Swedish language version and the English translation, the Swedish language version shall prevail.

Handelsbanken Capital Markets
Corporate Finance