

The Board's report in accordance with chapter 16a, § 7 of the Swedish Companies Act (2005:551) in connection with the proposal pursuant to item 21 of the notice

The Board of Directors of Samhällsbyggnadsbolaget i Norden AB (publ) (the "Company") has proposed that the Annual General Meeting approve the Company's acquisition of the real properties Rocklunda 6, Rocklunda 3 and Västerås 2:1 through company acquisitions for an agreed property value of SEK 1,400 million.

The acquisition pertains to SEK 1,300 million for the cash flow part of the properties and SEK 100 million for unused building rights on the properties in question. The properties are located in the municipality of Västerås.

Rocklunda 6 and Rocklunda 3 have a lettable area of approximately 71,962 sqm and are fully let. About 96% of the revenue comes from Västerås municipality, which primarily uses the property for sports purposes, such as an ice hockey hall, bandy hall and floorball court.

At Västerås 2:1, the target company has entered into a collaboration agreement with the municipality on the construction of a new school, which is estimated to cost approximately SEK 150 million and generate an operating net of SEK 8.7 million upon completion, i.e. a direct return of 5.8%.

The total land area in the acquisitions amounts to approximately 610,000 sqm.

The seller is Arvid Svensson Invest AB (556655-6170). According to Chapter 16a of the Swedish Companies Act, certain related party transactions must be submitted to the shareholders meeting for approval. In view of the fact that the Board member of the Company, Fredrik Svensson, is the main owner of Arvid Svensson Invest AB, the acquisitions shall be submitted to the shareholders meeting of the Company for approval in accordance with the rules in Chapter 16a Section 7 of the Swedish Companies Act.

The acquisition of the properties in question is also conditional on the municipality of Västerås approving the deal as a tenant.

The acquisition is expected to be completed during the first half of 2022.

The Board of Directors of the Company assesses that the terms of the transaction are market-based.

The Board's view is strengthened by the independent valuation statement, a so-called fairness opinion, which has been prepared on behalf of the Board and confirms that the proposed transactions take place on terms that are reasonable for the Company's shareholders.

Fredrik Svensson has not participated in the preparation of the proposal or in the Board's decision regarding the proposal.

Stockholm, March 2022

Samhällsbyggnadsbolaget i Norden AB (publ)

The Board