

English translation for information purposes only. If there are differences between the English translation and the Swedish original, the Swedish text will take precedence.

NOTIFICATION OF ATTENDANCE AND ADVANCE VOTING FORM

in accordance with Section 22 of the Act (2020:198) on temporary exceptions to facilitate the execution of general meetings in companies and other associations.

The form must be received by Euroclear Sweden AB no later than on Monday 26 April 2021.

The following shareholder hereby register and exercise their voting rights for all the shareholder's shares in Magnolia Bostad AB (publ), org. no. 556797-7078, at the Annual General Meeting on Tuesday 27 April 2021. The voting right is exercised in accordance with what is specified in the vote-by-post ballot below.

Shareholder	Social security number/ registration number

The declaration (if the signatory is acting on behalf of a shareholder who is a legal person): The undersigned is a member of the board of directors, the managing director or an authorized company signatory of the shareholder and declares with honor and conscience that I am authorized to give this advance vote on behalf of the shareholder and that the content of the advance vote correspond to the shareholder's decision.

The declaration (if the signatory represents the shareholder by proxy): The undersigned declares on honor and conscience that the attached proxy corresponds to the original and is not revoked.

Place and date	
Signature	
Shareholder's name	
Phone number	E-mail

Instructions to vote by post

- Fill in all the information above
- Complete the vote-by-post ballot below
- Print, sign and send the completed voting form to Magnolia Bostad AB, c/o Euroclear Sweden AB, Box 191, 101 23 Stockholm. A completed and signed form may also be submitted electronically and shall be submitted via e-mail to generalmeetingservice@euroclear.com. Shareholders who are natural persons may also cast their advance votes electronically through BankID verification via the Company's website, <https://om.magnoliabostad.se/en>.
- If the shareholder is a natural person who personally votes in advance, it is the shareholder himself who must sign at the above *Signature*. If the advance vote is cast by a proxy for a shareholder, it is the proxy that must sign. If the advance vote is given by someone who is entitled to act on behalf of the shareholder, that person shall sign.
- If the shareholder votes in advance by proxy, a signed and dated power of attorney shall be appended to the advance voting form. Forms of power-of-attorney in Swedish and English are available on the Company's website, www.magnoliabostad.se. The power-of-attorney may also be obtained at the Company or be ordered from Euroclear Sweden AB by telephone by using the number below. A legal entity shall append a verified copy of the registration certificate or an equivalent authority document for the legal entity to the advance voting form. The registration certificate and the power-of-attorney may not be older than one year. However, a longer period of validity may be specified on the power-of-attorney, although no longer than five years from the date of issue.
- **Note that a shareholder whose shares are nominee-registered must register the shares in his own name in order to vote.** Instructions on this can be found in the notice to the Meeting.

The shareholder cannot give instructions other than to mark one of the specified response options below at the respective item in the vote-by-post ballot. If the shareholder wishes to abstain from voting on any item, please refrain from selecting an alternative. If the shareholder has provided the form with special instructions or conditions, or amended or supplemented the printed text, the vote (i.e. the advance vote in its entirety) is invalid. Only one form per shareholder will be considered. If more than one form is submitted, only the most recently dated form will be considered. If two forms have the same date, only the form most recently submitted to Euroclear Sweden AB will be considered. Incomplete or incorrectly filled forms may be left without consideration.

The advance voting form, with any appended authorization documents, must be submitted to Euroclear Sweden AB no later than on Monday 26 April 2021. An advance vote can be withdrawn until Monday 26 April 2021 by contacting Euroclear Sweden AB via e-mail generalmeetingservice@euroclear.com by post to Magnolia Bostad AB, c/o Euroclear Sweden AB, Box 191, 101 23 Stockholm or by telephone +46 8 402 91 33(Monday-Friday at 09.00 -16.00 CET).

For complete proposals for resolutions, please see the notice and other Meeting documents on Magnolia Bostad AB's website, www.magnoliabostad.se.

For information on how personal data is processed in relation to the Meeting, see the privacy notice available on Euroclear's website: <https://www.euroclear.com/dam/ESw/Legal/Privacy-notice-bolagsstammor-engelska.pdf>.

**ANNUAL GENERAL MEETING IN MAGNOLIA BOSTAD AB (PUBL) ON
TUESDAY 27 APRIL 2021**

The response options below refer to the proposals presented in the notice to the Meeting that are available on the Company's website.

ITEM	Yes	No
2. Election of Chair of the Meeting	<input type="checkbox"/>	<input type="checkbox"/>
3. Preparation and approval of the voting list	<input type="checkbox"/>	<input type="checkbox"/>
4. Approval of the Agenda	<input type="checkbox"/>	<input type="checkbox"/>
5. Election of one or two persons to approve the minutes		
5.1 Johannes Wingborg	<input type="checkbox"/>	<input type="checkbox"/>
5.2 Magnus Molin	<input type="checkbox"/>	<input type="checkbox"/>
6. Determination of whether the Meeting has been duly convened	<input type="checkbox"/>	<input type="checkbox"/>
8. a) Resolution on adoption of the profit and loss account and the balance sheet, as well as the consolidated profit and loss account and the consolidated balance sheet	<input type="checkbox"/>	<input type="checkbox"/>
8. b) Resolution on allocation of the Company's result in accordance with the adopted balance sheet	<input type="checkbox"/>	<input type="checkbox"/>

8. c) Resolution on discharge of liability towards the Company for the financial year 2020 for:		
(i)	Director and Chair Fredrik Holmström	<div>Yes</div> <input type="checkbox"/> <div>No</div> <input type="checkbox"/>
(ii)	Director Viveka Ekberg	<div>Yes</div> <input type="checkbox"/> <div>No</div> <input type="checkbox"/>
(iii)	Director Jan Roxendal	<div>Yes</div> <input type="checkbox"/> <div>No</div> <input type="checkbox"/>
(iv)	Director Andreas Rutili	<div>Yes</div> <input type="checkbox"/> <div>No</div> <input type="checkbox"/>
(v)	Director Risto Silander	<div>Yes</div> <input type="checkbox"/> <div>No</div> <input type="checkbox"/>
(vi)	Director Anna-Greta Sjöberg	<div>Yes</div> <input type="checkbox"/> <div>No</div> <input type="checkbox"/>
(vii)	Director Fredrik Tibell	<div>Yes</div> <input type="checkbox"/> <div>No</div> <input type="checkbox"/>
(viii)	CEO Johan Tengelin for the period from 1 December 2020 to 31 December 2020	<div>Yes</div> <input type="checkbox"/> <div>No</div> <input type="checkbox"/>
(ix)	Former CEO Fredrik Lidjan for the period from 1 January 2020 to 30 November 2020	<div>Yes</div> <input type="checkbox"/> <div>No</div> <input type="checkbox"/>
9. Resolution on the number of directors and the number of auditors		<div>Yes</div> <input type="checkbox"/> <div>No</div> <input type="checkbox"/>
10. Resolution on remuneration payable to the directors and auditors		
10.1 Remuneration to the Board Members		<div>Yes</div> <input type="checkbox"/> <div>No</div> <input type="checkbox"/>

10.2 Remuneration to the Auditor		Yes	No
		<input type="checkbox"/>	<input type="checkbox"/>
11. Election of directors, Chair of the Board and auditors			
(i)	Election of Fredrik Holmström as director	Yes	No
		<input type="checkbox"/>	<input type="checkbox"/>
(ii)	Election of Viveka Ekberg as director	Yes	No
		<input type="checkbox"/>	<input type="checkbox"/>
(iii)	Election of Jan Roxendal as director	Yes	No
		<input type="checkbox"/>	<input type="checkbox"/>
(iv)	Election of Andreas Rutili as director	Yes	No
		<input type="checkbox"/>	<input type="checkbox"/>
(v)	Election of Risto Silander as director	Yes	No
		<input type="checkbox"/>	<input type="checkbox"/>
(vi)	Election of Anna-Greta Sjöberg as director	Yes	No
		<input type="checkbox"/>	<input type="checkbox"/>
(vii)	Election of Fredrik Tibell as director	Yes	No
		<input type="checkbox"/>	<input type="checkbox"/>
(viii)	Election of Fredrik Holmström as Chair	Yes	No
		<input type="checkbox"/>	<input type="checkbox"/>
(ix)	Election of the registered accounting firm Ernst & Young AB as the Company's auditor	Yes	No
		<input type="checkbox"/>	<input type="checkbox"/>
12. Resolution on approval of remuneration report		Yes	No
		<input type="checkbox"/>	<input type="checkbox"/>
13. Resolution on guidelines for salary and other remuneration		Yes	No
		<input type="checkbox"/>	<input type="checkbox"/>
14. Resolution on alteration of the articles of association		Yes	No
		<input type="checkbox"/>	<input type="checkbox"/>
15. Resolution on issue authorisation		Yes	No
		<input type="checkbox"/>	<input type="checkbox"/>

The shareholder requests that resolutions in one or some of the items on the vote-by-post ballot above are deferred to a continued general meeting (To be filled in only if the shareholder has such a request)
State the item or items (Use numbers):