

MAGNOLIA

Magnolia Bostad AB (publ)

**SUPPLEMENT TO THE PROSPECTUS REGARDING THE
ADMISSION TO TRADING OF SEK 225,000,000 SENIOR
UNSECURED CALLABLE FLOATING RATE GREEN BONDS**

2021/2025

ISIN: SE0015659636

4 November 2021

SUPPLEMENT TO THE PROSPECTUS

This is a supplement to the prospectus approved and registered by the Swedish Financial Supervisory Authority (Sw. *Finansinspektionen*) on 27 October 2021 (SFSA ref. no. 21-25845) (the “**Prospectus**”) regarding the admission to trading of SEK 225,000,000 senior unsecured callable floating rate green bonds 2021/2025 with ISIN SE0015659636 issued by Magnolia Bostad AB (publ), Swedish reg. no. 556797-7078 (“**Magnolia Bostad**”, the “**Company**” or the “**Issuer**” or together with its direct and indirect subsidiaries, unless otherwise indicated by the context, the “**Group**”).

This supplement has been prepared in accordance with Article 23 of Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017 and approved and registered by the Swedish Financial Supervisory Authority on 4 November 2021 (with SFSA ref. no. 21-27993) and published on the Issuer’s website the same day. This supplement is a part of, and shall be read together with, the Prospectus. The Prospectus and supplements are available on the Issuer’s website www.magnoliabostad.se. Other than the incorporated documents, the information on the website do not form part of this supplement or the Prospectus and has not been reviewed or approved by the Swedish Financial Supervisory Authority.

This supplement has been prepared due to inaccuracies in the Prospectus relating to (a) the name and ownership percentage of the shareholders in the Issuer as per 30 September 2021 and (b) the statement regarding shareholders’ agreements or other agreements which could result in a change of control of the Issuer.

At the time of the publication of this supplement, there are no outstanding offerings and any right of withdrawal does not exist.

UPDATES OF THE PROSPECTUS

The inaccuracies described above cause updates and the section “Ownership Structure” on page 23 of the Prospectus is hereby updated as set forth in Appendix 1.

OWNERSHIP STRUCTURE

Ownership structure

As of 30 September 2021, the shareholders in the Issuer holding more than five (5) per cent. of the shares and share capital were:

Shareholders	Share and share capital (%)
Holmströmgruppen	56.4%
Areim	42.6%

The largest indirect shareholder of the Issuer is the founder and chairman of the board of directors Fredrik Holmström, indirect through F. Holmström Fastigheter AB, with 56.4 per cent. of the shares and share capital in the Issuer and Areim, with 42.6 per cent. of the shares and share capital in the Issuer.

The shareholders' influence is exercised through active participation in the decisions made at the general meetings of the Issuer. To ensure that the control over the Issuer is not abused, the Issuer complies with the relevant laws in Sweden including among others the Swedish Companies Act (Sw. *aktiebolagslagen (2005:551)*).

Shareholders' agreements

Holmströmgruppen and Areim has entered into a shareholder agreement giving the owners completely joint control over the Issuer. As far as the Issuer is aware, there are no other shareholders' agreements or other agreements which could result in a change of control of the Issuer.

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