

**Proposals by the Board of Directors to be presented at the
Extraordinary General Meeting
of Magnolia Bostad AB (publ) on Friday 20 November 2020**

The below proposal corresponds with the numbering set forth in the agenda for the Meeting proposed by the Board of Directors, as set forth in the separate Notice of the Meeting.

Resolution regarding dividend and determination of record date for dividend (item 7)

Within the boundaries of unrestricted equity in accordance with the balance sheet established by the Annual General Meeting on 27 April 2020, the Board of Directors has proposed a dividend for the financial year 2019 of SEK 2 per share. The proposed record day is Tuesday 24 November 2020. If the Meeting resolves in accordance with the proposal, the last day for trading in the share with a right to the dividend payment will be on Friday 20 November 2020 and the estimated date for payment from Euroclear Sweden AB is Friday 27 November 2020.

Following the most recent resolution regarding a value transfer, SEK 265,223,560 remains of the funds available pursuant to Chapter 17, section 3, first paragraph of the Swedish Companies Act (2005:551).

The Board of Director's reasoned statement in accordance with Chapter 18, section 4, and other documents in accordance with Chapter 18, section 6, of the Swedish Companies Act (2005:551), can be found in **Appendix A-E**.

The Board of Directors' statement in accordance with Chapter 18 Section 4 of the Swedish Companies Act (2005:551)

The Board of Directors has reviewed the Company's and the Group's financial situation and considers that a dividend in accordance with the Board's proposal of SEK 2 per share is justifiable in accordance with the precautionary rule in Chapter 17 Section 3 second and third paragraphs of the Swedish Companies Act.

The Board of Directors is of the opinion that the proposed dividend, taking into account the size of the Company's and the Group's equity after the dividend, appears to be justifiable in view of the nature, scope and risks of the business carried out by the Company and the Group. In this context, the Board of Directors has taken into account e.g. the Company's and the Group's historical development, budgeted development, investment plans and the economic situation.

Following the dividend, the Company and the Group are deemed to have a consolidation requirement that can be considered to be met, as well as adequate liquidity and position in general. Following the proposed dividend, the Company and the Group still have a good solvency, which, in the Board's opinion, corresponds to the requirements that can currently be imposed for the type of business carried out and for the industry in which the Company and the Group operate. The Board of Directors' assessment is that the proposed dividend does not affect the Company's or the Group's ability to fulfil its obligations in the short or long term. Nor is the proposed dividend to shareholders expected to affect the Company's or the Group's ability to make planned investments.

The Company's and the Group's financial position as of December 31, 2019 is stated in the last annual report. It is also clear from the annual accounts what principles have been applied for the valuation of assets, provisions and liabilities.

As of the date of the balance sheet, the Company did not own any financial instruments valued at fair value in accordance with Chapter 4. Section 14 a of the Annual Accounts Act.

When assessing the financial circumstances of the Company and the Group, as reported in the most recent annual report and taking into account events and circumstances relating to the date after the end of the financial year, the Board of Directors considers no impediment to the implementation of the proposed dividend in accordance with the Board's proposal.

Stockholm in October 2020
Magnolia Bostad AB (publ)
Board of Directors

Copy of the annual report containing the most recently established balance sheet and profit and loss accounts

See separate document.

Copy of the auditor's report for the year that the annual report relates to

See separate document.

The Board of Directors' report in accordance with Chapter 18, Section 6, subsection 3 of the Swedish Companies Act (2005:551)

The Board of Directors of Magnolia Bostad AB submits the following report as referred to in Chapter 18, section 6, subsection 3 of the Swedish Companies Act (2005:551).

No events of material significance for the Company's financial position have occurred subsequent to the presentation of the annual report for the financial year 2019, except as stated in the Interim Report for the period January - March 2020, January - June 2020 and January – September 2020.

The Company has not decided on any value transfers subsequent to the presentation of the annual report for the financial year 2019. Additionally, there have been no changes in the Company's restricted equity since the balance sheet date on 31 December 2019.

Stockholm 25 October 2020.

Fredrik Holmström

Fredrik Tibell

Andreas Rutili

Risto Silander

Jan Roxendal

Viveka Ekberg

Anna-Greta Sjöberg

Opinion on the statement referred to in Appendix D, signed by the Company's auditor, with a statement as to whether the Meeting should decide in accordance with the dividend proposal

See separate document.