

MAGNOLIA

MINUTES kept at the Extraordinary General Meeting of Magnolia Bostad AB, reg. no. 556797-7078, Friday, November 20, 2020.

1. Opening of the Meeting

On behalf of the Board of Directors the Meeting was opened by the attorney-at-law Victoria Skoglund.

2. Election of Chair of the Meeting

It was noted that the Chair proposed in the Notice, the Chair of the Board of Directors, Fredrik Holmström, was prevented from attending today's Meeting, which is why the Board of Directors has proposed that the attorney-at-law Victoria Skoglund should instead be appointed as the Chair of the Meeting.

Attorney-at-law Victoria Skoglund was elected as the Chair of the Meeting.

It was noted that Emmi Eliander was appointed to keep the minutes of the Meeting.

Furthermore, it was noted that the Meeting has been held according to sections 20 and 22 of the Act on temporary exemptions in order to facilitate the conduction of general meetings (Sw. *lag (2020:198) om tillfälliga undantag för att underlätta genomförandet av bolags- och föreningsstämmor*); meaning that the Meeting has been carried out through postal voting with no possibility to attend in person.

The Notice to attend the Meeting is appended as Appendix 1.

The advance voting form used for the postal voting is appended as Appendix 2.

A compilation of the overall result of the postal votes, at each agenda item that is covered by postal voting, is appended as Appendix 3, which include the information prescribed in section 26 in the abovementioned Act.

3. Preparation and approval of voting list

A list, Appendix 4, was approved as the voting list for the Meeting.

4. Approval of the agenda

The agenda in Appendix 1 was approved.

5. Election of one or two persons to approve the minutes

The Meeting resolved to appoint Johannes Wingborg and Magnus Molin to approve the minutes of the Meeting together with the Chair.

6. Determination of whether the Meeting has been duly convened

It was noted that the Notice to attend the Meeting had been announced in the Swedish Official Gazette (Sw. *Post- och Inrikes Tidningar*) on Wednesday, October 28, 2020 and made available on the Company's website from Monday, October 26, 2020, and that the issuance of the notice was announced in Dagens Industri on Wednesday, October 28, 2020.

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It was noted that the Meeting had been duly convened.

7. Resolution regarding dividend and determination of record date for dividend

The Meeting resolved, in accordance with the Board of Director's proposal and auditor's recommendation, that within the boundaries of unrestricted equity in accordance with the balance sheet established by the Annual General Meeting on 27 April 2020, on a dividend for the shareholders for the financial year 2019 of SEK 2 per share, to be paid with Tuesday, November 24, 2020 as the record day. It was noted that the last day for trading in the shares with right to the dividend payment is Friday, November 20, 2020 and the payment of the dividend is estimated to be made, through Euroclear Sweden AB, on Friday, November 27, 2020.

8. Closure of the Meeting

The Chair declared the Meeting closed.

At the minutes:

Approved:

Emmi Eliander

Victoria Skoglund

Johannes Wingborg

Magnus Molin

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

NOTICE OF EXTRAORDINARY GENERAL MEETING IN MAGNOLIA BOSTAD AB

An Extraordinary General Meeting of Magnolia Bostad AB will be held on Friday 20 November 2020.

Due to the extraordinary situation as a result of Covid-19, the Meeting will be held in a different way than usually. In order to reduce the risk of spreading the new coronavirus and having regard to the authorities' regulations and advice on avoiding public gatherings, the Meeting will be carried out through advance voting (postal voting) pursuant to temporary legislation. No Meeting with the possibility to attend in person or to be represented by a proxy will take place, i.e. the Meeting will be held without physical presence.

QUESTIONS

Since no Meeting with the opportunity to attend in person or by proxy will be held, there will be no opportunity to ask questions at the Meeting. Questions can instead be sent in advance by post to the Company at Magnolia Bostad AB, Attn: Investor Relations, Box 5853, 102 40 Stockholm, or via e-mail to bolagsstamma@magnoliabostad.se, no later than on Tuesday 10 November 2020. The questions will be answered and published no later than on Sunday 15 November 2020. The questions and the answers will be available at the Company at Sturegatan 6 in Stockholm and on the Company's website, www.magnoliabostad.se and will be sent to the shareholder if the shareholder's address is known or has been provided by the shareholder along with the question.

Information on the resolutions passed at the Meeting will be published on Friday 20 November 2020, as soon as the result of the advance voting has been finally confirmed.

RIGHT TO ATTEND AND NOTIFICATION TO THE COMPANY

Shareholders wishing to attend the Meeting through advance voting must

- be entered as a shareholder in the share register kept by Euroclear Sweden AB no later than on Thursday 12 November 2020, and
- notify by casting its advance vote in accordance with the instructions under the heading *Advance voting* below so that the advance voting form is received by Euroclear Sweden AB no later than on Thursday 19 November 2020.

NOMINEE REGISTERED SHARES

In order to participate in the Meeting, those whose shares are registered in the name of a nominee must request their bank or broker to have their shares registered in their own name with Euroclear Sweden AB no later than on Monday 16 November 2020. Such registration may be made temporarily.

ADVANCE VOTING

The shareholders may exercise their voting rights at the Meeting only by voting in advance, so-called postal voting 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.

A special form shall be used for advance voting. The form is available on the Company's website, www.magnoliabostad.se. The advance voting form is considered as the notification of participation.

The completed voting form must be received by Euroclear Sweden AB no later than on Thursday 19 November 2020. The form shall in due time be submitted to Magnolia Bostad AB, c/o Euroclear Sweden AB, Box 191, 101 23 Stockholm, or via e-mail to GeneralMeetingServices@euroclear.eu. Shareholders who are natural persons may also cast their advance votes electronically through BankID verification via the Company's website, www.magnoliabostad.se. The shareholder may not provide special instructions or conditions in the voting form. If so, the vote (i.e. the advance vote in its entirety) is invalid.

In the advance voting form, shareholders can request that a resolution in one or some of the items on the proposed agenda below are deferred to a so-called continued general meeting, which must not solely be an advance voting meeting. Such continued general meeting to decide on a particular matter shall take place if the Meeting decides on it or if shareholders of at least one tenth of all shares in the Company requests it.

If the shareholder votes in advance by proxy, a signed and dated power of attorney in writing shall be enclosed to the form. Forms of power-of-attorney in Swedish and English are available on the Company's website, www.magnoliabostad.se. A power-of-attorney may also be obtained at the Company or be ordered from Euroclear Sweden AB by telephone by using the number below. If the power-of-attorney is issued by a legal entity, a verified copy of the registration certificate or an equivalent authority document for the legal entity must be appended to the advance voting form. The power-of-attorney and the registration certificate 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).

Further instructions and conditions are included in the advance voting form.

For questions about the Meeting or to have the advance voting form or any power-of-attorney sent by post, please contact Euroclear Sweden AB on phone number +46 8 402 90 73 (Monday-Friday at 09.00-16.00).

PROPOSED AGENDA

1. Opening of the Meeting
2. Election of Chair of the Meeting
3. Preparation and approval of voting list
4. Approval of the agenda
5. Election of one or two persons to approve the minutes
6. Determination of whether the Meeting has been duly convened
7. Resolution regarding dividend and determination of record date for dividend.
8. Closure of the Meeting

PROPOSALS

Election of Chair of the Meeting (Item 2)

The Board of Directors proposes that Fredrik Holmström be elected as Chair of the Meeting, or if Fredrik Holmström is prevented from attending, the person the Board of Directors proposes instead.

Preparation and approval of voting list (Item 3)

The voting register proposed to be approved is the voting list drawn up by Euroclear Sweden AB on behalf of the Company, based on the share register and received advance votes, and verified and approved by the persons approving the minutes.

Election of one or two persons to approve the minutes (Item 5)

Johannes Wingborg and Magnus Molin, or if one or both of them are prevented, the person or persons instead appointed by the Board of Directors, are proposed to be elected to approve the minutes of the Meeting together with the Chair. The task of approving the minutes of the Meeting also includes verifying the voting list and that the advance votes received are correctly stated in the minutes 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).

DOCUMENTS

The complete documents in accordance with the Swedish Companies Act will be available at the Company at Sturegatan 6 in Stockholm, and on the Company's website www.magnoliabostad.se no later than as from Friday 30 October 2020 and will be sent, immediately and free of charge to those shareholders who request it and provide their postal address. All documents, including the share register, is presented by being available in this way.

NUMBER OF SHARES AND VOTES

The total number of shares in the Company at the time of issue of the notice is 37,822,283 shares, corresponding to a total of 37,822,283 votes. At the time of issue of the notice, the Company does not hold any own shares.

INFORMATION AT THE MEETING

Shareholders are entitled to request information regarding items on the agenda in accordance with Chapter 7, Section 32 of the Swedish Companies Act. Requests for such information must be submitted in writing to the Company, Magnolia Bostad AB, Box 5853, 102 40 Stockholm, or by e-mail to bolagsstamma@magnoliabostad.se no later than on Tuesday 10 November 2020. The information is provided by being made available at the Company at Sturegatan 6 in Stockholm and on the Company's website, www.magnoliabostad.se no later than on Sunday 15 November 2020. The information is also sent within the same time to the shareholder who has requested it and provided its postal address.

PROCESSING OF PERSONAL DATA

For information on how your personal data is processed, please see

<https://www.euroclear.com/dam/ESw/Legal/Privacy-notice-bolagsstammor-engelska.pdf>

Stockholm October 2020

Magnolia Bostad AB (publ)

Board of Directors

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 Thursday 19 November 2020.

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 Extraordinary General Meeting on Friday 20 November 2020. 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 GeneralMeetingServices@euroclear.eu. Shareholders who are natural persons may also cast their advance votes electronically through BankID verification via the Company's website, www.magnoliabostad.se.
- 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 in writing 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 Thursday 19 November 2020. An advance vote can be withdrawn until Thursday 19 November 2020 by contacting Euroclear Sweden AB via e-mail GeneralMeetingServices@euroclear.eu, by post to Magnolia Bostad AB, c/o Euroclear Sweden AB, Box 191, 101 23 Stockholm or by telephone +46 8 402 90 73 (Monday-Friday at 09.00 -16.00).

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>.

**EXTRAORDINARY GENERAL MEETING IN MAGNOLIA BOSTAD AB (PUBL)
ON FRIDAY 20 NOVEMBER 2020**

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 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"/>
7. Resolution regarding dividend and determination of record date for dividend	<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):

Postal votes - final outcome (26§ 2020:198)

	Total
Present shares	27 358 636
Present votes	27 358 636,0
Issued share capital	37 822 283

	Votes			Shares			% of issued share capital	
	For	Against	Not voted	For	Against	Not voted	For	Against
2 - Val av ordförande vid stämman								
	27 358 636,0	0,0	0,0	27 358 636	0	0	72,335%	0,000%
3 - Upprättande och godkännande av röstlängd								
	27 358 636,0	0,0	0,0	27 358 636	0	0	72,335%	0,000%
4 - Godkännande av dagordning								
	27 358 636,0	0,0	0,0	27 358 636	0	0	72,335%	0,000%
5.1 - Val av en eller två justeringspersoner - Johannes Wingborg								
	27 358 636,0	0,0	0,0	27 358 636	0	0	72,335%	0,000%
5.2 - Val av en eller två justeringspersoner - Magnus Molin								
	27 358 636,0	0,0	0,0	27 358 636	0	0	72,335%	0,000%
6 - Prövning av om stämman blivit behörigen sammankallad								
	27 358 636,0	0,0	0,0	27 358 636	0	0	72,335%	0,000%
7 - Beslut om vinstutdelning samt fastställande av avstämningsdag för utdelning								
	27 358 636,0	0,0	0,0	27 358 636	0	0	72,335%	0,000%