

MAGNOLIA

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NOTICE OF EXTRAORDINARY GENERAL MEETING IN MAGNOLIA BOSTAD AB

An Extraordinary General Meeting of Magnolia Bostad AB will be held on Thursday, 19 January 2017 at 10.00am in the premises of Erik Penser Bank, Apelbergsgatan 27, Stockholm. Registration begins at 9.30am.

RIGHT TO ATTEND AND NOTIFICATION TO THE COMPANY

Anyone wishing to attend the meeting must

- (i) be entered as a shareholder in the share register kept by Euroclear Sweden AB as of Friday, 13 January 2017; and
- (ii) give notice of their intention to attend no later than Friday, 13 January 2017.

Notification of attendance may be given in writing to the Company at the address Magnolia Bostad AB, PO Box 5853, 102 40 Stockholm, Sweden, or by telephone on +46 70-288 80 49 weekdays between 9.00am and 4.00pm or on the Company's website: www.magnoliabostad.se. When giving notification please state your name or company name, personal ID or company registration number, address and daytime telephone number, together with shareholding. The registration procedure described above also applies to registration for any advisors.

NOMINEE REGISTERED SHARES

To be entitled to attend the meeting, holders of nominee registered shares must instruct the nominee to have the shares registered in the holder's own name, so that the holder is entered in the share register kept by Euroclear Sweden AB as of Friday, 13 January 2017. Registration in this way may be temporary.

PROXY AND PROXY FORM

Anyone who does not attend the meeting in person may exercise their right at the meeting via a proxy in possession of a written, signed and dated form of proxy. A form of proxy is available on the Company's website: www.magnoliabostad.se. The form of proxy may also be obtained from the Company or be ordered over the telephone using the number above. If the proxy is issued by a legal person, a copy of their registration certificate or equivalent documentary authority must be attached. The proxy must have been issued within the past year unless a longer period of validity is specified on the form of proxy, subject to a maximum of five years. To facilitate entry to the meeting, forms of proxy, registration certificates and other documentary authority must be received by the Company in good time before the meeting.

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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. Examination of whether the meeting has been duly convened
7. Resolution on the number of directors
8. Election of new director
9. Resolution on remuneration payable to the newly elected director
10. Closure of the meeting

PROPOSED RESOLUTIONS

Election of Chair of the meeting (Item 2)

Shareholder representing a majority of the shares in the Company proposes that Fredrik Holmström is elected to chair the meeting.

Resolution on the number of directors (Item 7)

Shareholder representing a majority of the shares in the Company proposes that the Board should be composed of 6 directors elected by the general meeting, with no alternates, for the period until the next AGM.

Election of new director (Item 8)

Shareholder representing a majority of the shares in the Company proposes that Viveka Ekberg is elected as new director, for the period until the next AGM.

Viveka Ekberg was born in 1962 and has a M.Sc. in Business and Economics from Stockholm School of Economics.

Viveka Ekberg has previously been Managing Director at PP Pension Försäkringsförening and PP Pension Fondförsäkring, Nordic Manager at Morgan Stanley Investment Management, Associate Partner and Head of Project Management at Brummer & Partners, Manager SEB Institutionell Förvaltning, Stock analyst at Alfred Berg Fondkommission and Finance analyst and journalist at Affärsvärlden.

Viveka Ekberg is, among other things, currently director in Lindab International AB (publ), Svolder AB (publ), Areim AB, Estea AB and SPP Pension & Försäkring AB (publ), and Chairman of the board in Apoteket AB:s Pensionsstiftelse, Chairman in Barncancerfondens Finansnämnd and Deputy Chair in Stiftelsen Affärsvärlden.

Previous assignments include, among other things, director in Catella AB (publ) and Forex Bank AB.

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Resolution on remuneration payable to the newly elected director (Item 9)

Shareholder representing a majority of the shares in the Company proposes that a fee of SEK 250,000 for a whole year is paid to the newly elected director.

DOCUMENTS

Copies of the complete proposals will be available at the Company and on the Company's website www.magnoliabostad.se as from 5 January 2017 at the latest, and will be sent immediately without charge to any shareholders who so request and state their postal address. The documents will also be available at the meeting.

INFORMATION AT THE MEETING

The shareholders are reminded of their right to require information from the Board and the CEO in accordance with Chapter 7, Section 32 of the Swedish Companies Act. Any shareholder wishing to submit questions in advance may do so by post to the Company's address above or by e-mail to the address bolagsstamma@magnoliabostad.se.

Stockholm, December 2016

Board of Directors

Magnolia Bostad AB (publ)