

MAGNOLIA

Magnolia Bostad AB
Grev Turegatan 11A
Box 5853, 102 40 Stockholm
Phone +46 8 470 50 80
magnoliabostad.se

NOTICE OF ANNUAL GENERAL MEETING MAGNOLIA BOSTAD AB

The Annual General Meeting of Magnolia Bostad AB will be held on Wednesday, 4 May 2016 at 1.00pm in Kammarsalen at Berns, Berzelii Park, Stockholm. Registration begins at 12.00pm. Light refreshments will be served at the Annual General Meeting.

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 Thursday, 28 April 2016; and
- (ii) give notice of their intention to attend no later than Thursday, 28 April 2016.

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. 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 Thursday, 28 April 2016. 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 signed and dated form of proxy. Forms of proxy are 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.

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. Presentation of the annual report and auditor's report, and also the group accounts and auditor's report for the group

8. CEO's address
9. Resolutions on
 - a) Adoption of the profit and loss account and balance sheet, and also the consolidated profit and loss account and consolidated balance sheet;
 - b) Allocation of the Company's result in accordance with the adopted balance sheet and determination of the record day for dividends; and
 - c) Discharge from liability towards the Company of the directors and the CEO for the financial year 2015
10. Resolution on the number of directors and the number of auditors
11. Resolution on remuneration payable to the directors and auditor
12. Election of directors, Chairman of the Board and auditor
13. Closure of the meeting

PROPOSED RESOLUTIONS

Election of Chair of the meeting (Item 2)

Shareholders representing a majority of the shares in the Company propose that Fredrik Holmström be elected to chair the meeting.

Allocation of the Company's result in accordance with the adopted balance sheet and determination of the record day for dividends (Item 9 b)

The Board proposes that the distributable funds of SEK 153,002,425 be allocated as follows.

A dividend of SEK 37,822,283 will be paid to the shareholders, equal to SEK 1.0 per share. The remaining sum of SEK 115,180,142 will be carried forward. The proposed record day for dividends is Monday, 9 May 2016. If the resolution is passed at the AGM, it is expected that dividends will be distributed by Euroclear Sweden AB on Thursday, 12 May 2016.

Resolution on the number of directors and the number of auditors (Item 10)

Shareholders representing a majority of the shares in the Company propose that the Board continue to be composed of 5 directors elected at the AGM, with no alternates, for the period until the next AGM. It is further proposed that the Company have one auditor, with no alternate.

Resolution on remuneration payable to the directors and auditor (Item 11)

Shareholders representing a majority of the shares in the Company propose that a total fee of SEK 1,450,000 be paid for the period until the end of the next AGM, comprising SEK 450,000 for the Chairman of the Board, and SEK 250,000 each for other directors elected at the AGM. It is further proposed that fees will be payable to the auditor in accordance with approved invoices.

Election of directors, Chairman of the Board and auditor (Item 12)

Shareholders representing a majority of the shares in the Company propose re-election of Andreas Rutili, Risto Silander and Fredrik Tibell and election of Jan Roxendal as directors. It is proposed that Fredrik Holmström be re-elected Chairman of the Board.

It is further proposed that the registered audit company Ernst & Young AB be reappointed auditor. Ernst & Young AB has given notice that if the proposal is adopted at the AGM, Ingemar Rindstig, Authorised Public Accountant, will be the person appointed to have main responsibility for the audit.

DOCUMENTS

Copies of the complete proposals, along with financial statements and the auditor's report for 2015 will be available at the Company and on the Company's website www.magnoliabostad.se as from 13 April 2016 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 AGM.

INFORMATION AT THE MEETING

If any shareholder so requests and the Board considers it possible without material harm to the Company, the Board and the CEO must provide information at the AGM on any circumstances that may influence determination of an item on the agenda, circumstances that may influence determination of the financial position of the Company or any of its subsidiaries, the group accounts and the Company's relationship to another group company. 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, March 2016

Board of Directors

Magnolia Bostad AB (publ)