Invitation to subscribe for Class B shares in KlaraBo Sverige AB (publ)

Sole Global Coordinator and Joint Bookrunner

ABG SUNDAL COLLIER

Joint Bookrunners

Danske Bank

Handelsbanken Capital Markets

Retail Manager

AVANZA

Important information for investors

This prospectus (the '**Prospectus**') has been prepared in connection with the offer to the public in Sweden and to institutional investors in Sweden and abroad (the '**Offering**') of class B shares in KlaraBo Sverige AB (publ), corporate identity no. 559029-2727, a Swedish public limited liability company ('**KlaraBo**', the '**Company**' and the '**Group**' with or without its subsidiaries and associated companies, depending on the context), and the admission to trading of the Company's class B shares (also referred to as the Company's Class B shares) on Nasdaq Stockholm. ABG Sundal Collier ('**ABG Sundal Collier**') is Sole Global Coordinator. Danske Bank A/S, Denmark, Swedish branch ('**Danske Bank**'), Handelsbanken Capital Markets ('**Handelsbanken**') and ABG Sundal Collier are Joint Bookrunners in connection with the Offering. For the meaning of the defined terms used in the Prospectus, please refer to the section *Definitions*.

A Swedish language version of this Prospectus has been approved and registered by the Swedish Financial Supervisory Authority (the '**SFSA**') as competent authority under the Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market (the '**Prospectus Regulation**').

The Prospectus is available in electronic form on the Company's website (www.klarabo.se), ABG Sundal Colliers' website (www.abgsc.com), Danske Bank's website (www.danskebank.se/prospekt), Handelsbanken's website (www.handelsbanken.se/prospekt) and Avanza's website (www.avanza.se), and the Swedish language version of the Prospectus will be available on the Swedish Financial Supervisory Authority's website (www.fi.se) (information provided via these websites is not included in the Prospectus). Other information on the Company's website or other websites referred to in the Prospectus is not incorporated into this Prospectus and does not form part of this Prospectus unless the information is specifically incorporated by reference in the Prospectus. The Prospectus is also available in physical form (hard copy) at the Company's head office (street address: Hyllie Stationstorg 2, 215 32 Malmö, Sweden).

The Offering is not open to the public in any jurisdiction other than Sweden. The shares in the Offering have not been and will not be registered under the 1933 US. Securities Act ('**Securities Act**') in force from time to time, and no shares in the Company may be offered, subscribed for, sold or transferred, directly or indirectly, in or to the USA, except in accordance with applicable exemptions from the registration requirements in the Securities Act. Furthermore, the Offering is not directed at individuals resident in Australia, Canada, Hong Kong, Japan, New Zealand, Singapore, South Africa, Switzerland or in any other jurisdiction in which participation would require additional prospectuses, registrations or measures other than those stipulated by Swedish laws. The Prospectus, the application form and/or other documents related to the Offering may not be distributed in or to any jurisdiction in which the Offering requires measures as described above or would be contrary to applicable law. Any application to acquire shares in the Company in contravention of the above restrictions may be deemed invalid. Individuals who receive a copy of the Prospectus must obtain information about and comply with such restrictions. Measures in contravention of the restrictions may constitute a crime against applicable securities legislation.

In Member States subject to the Prospectus Regulation, except Sweden, an offer of securities may only be made in accordance with an exemption in the Prospectus Regulation. The Prospectus is only being distributed to and is only directed at (i) persons outside the United Kingdom or (ii) professional investors subject to Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 ("the Order") or (iii) high net worth entities within the meaning of Article 49(2)(a)-(d) of the Order, and other persons to whom it may lawfully be communicated (all such persons together being referred to as "relevant persons"). The Prospectus is directed only at relevant persons and may not be used or relied upon by persons who are not relevant persons. Any investment or investment activity to which the Prospectus relates is available only to relevant persons and will be directed only at relevant persons.

An investment in the Company's shares involves particular risks. See the section *Risk factors*. When deciding whether to invest in the Company's shares, an investor must rely on their own assessment of the Company, the Group and the terms of the Offering, including the benefits and risks, and in that regard rely solely on the information contained in the Prospectus (and any supplements to the Prospectus). Neither the publication nor the distribution of the Prospectus implies that the information contained in the Prospectus is current at any time after the date of the Prospectus, or that the operations, earnings or financial position of the Company will not change after this date. In the event that there are changes to the information set out in the Prospectus during the period after the Swedish language version of this Prospectus has been approved by the SFSA but before the Company's class B shares have been admitted to trading on Nasdaq Stockholm, such changes will be disclosed to the extent required by applicable law.

The Sole Global Coordinator, Joint Bookrunners and Advokatfirman Lindahl assume no liability and provide no undertaking or warranty, express or implied, with respect to the contents of this Prospectus, including its accuracy, completeness or verification or for any other statement or future statements by or on behalf of the Company, the Sole Global Coordinator, Joint Bookrunners or Advokatfirman Lindahl in relation to KlaraBo, the class B Shares or the Offering. Nothing in this Prospectus is, or should be relied upon as, a promise or undertaking in this respect, whether past or future. Accordingly, to the extent permitted by law, the Sole Global Coordinator, Joint Bookrunners and Advokatfirman Lindahl disclaim all liability that the Sole Global Coordinator, Joint Bookrunners or Advokatfirman Lindahl would otherwise have with respect to this Prospectus or any such statement referred to above.

No person is or has been authorised to give any information or to provide any undertaking or warranty on behalf of the Company in connection with the Offering other than as set out in the Prospectus and, if given or provided, such information, undertaking or warranty may not be relied upon as having been given or provided with the approval of the Company and the Company does not accept any liability in respect of any such information, undertaking or warranty. Furthermore, no director of the Company or anyone else provides any undertaking or warranty, express or implied, except as required by applicable law as to the accuracy and/or completeness of the information contained in the Prospectus. The Prospectus has been prepared in both Swedish and English language versions. In the event of any conflict between the versions, the Swedish version shall prevail. Any dispute arising out of the Prospectus, the Offering or any other legal matter in such connection will be exclusively settled by a Swedish court applying Swedish law without regard to its conflict of law principles. Malmö District Court will be the first instance.

Forward-looking, sectoral and market information

The Prospectus contains certain forward-looking statements that reflect the Company's current views regarding future events and financial and operational performance. Such forward-looking statements are subject to known and unknown risks and circumstances beyond the Company's control. All statements in the Prospectus, other than statements of historical or current facts or conditions, are forward-looking statements. Forward-looking statements are made in most sections of the Prospectus and can be identified by the use of terms and expressions such as 'could', 'may', 'should', 'expected', 'estimated', 'likely', 'projected', 'plans to', 'seeks to' or variations of such terms or similar terms. The 'Risk Factors' section contains a description of some, but not all, of the factors that may cause the Company's future earnings and performance to differ materially from those expressed or implied by any forward-looking statement. The forward-looking statements apply only on the date of the Prospectus. The Company does not intend to publish updated forward-looking statements or other information in the Prospectus based on new information, future events, etc. beyond what is required by the Prospectus Regulation.

The Prospectus contains sectoral and market information relating to the Company's operations and the market on which the Company operates. Unless specified otherwise, such information is based on the Company's analysis of several different sources. The Company has accurately reproduced such third party information and, to the best of the Company's Board's knowledge and belief, based on information published by third parties, no facts have been omitted that would make the information reproduced inaccurate or misleading. However, the Company has not independently verified the accuracy or completeness of any third party information and the Company cannot therefore guarantee its accuracy or completeness.

Presentation of financial information

Certain figures and percentages specified in the Prospectus have been rounded and therefore may not add up correctly. Except as expressly stated, no information in the Prospectus has been reviewed or audited by the Company's auditors.

Stabilisation

In connection with the Offering, ABG Sundal Collier may carry out transactions aimed at supporting the market price of the Shares atlevels above those which might otherwise prevail in the market. Such stabilisation transactions may be effected on Nasdaq Stockholm, the OTC market or otherwise, and may be implemented at any time during the period commencing on the first day of trading the class B Shares on Nasdaq Stockholm and ending no later than 30 days afterwards. See also the section *Legal considerations and supplementary information – Stabilisation measures*.

Important information about the sale of shares

Please see the section Terms, conditions and instructions under *Application for listing on Nasdaq Stockholm*.

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The offering in summary

Offering price and preliminary timetable

Offering price: ..... SEK 35 per class B share
Application period for the general public in Sweden: ..... 23 Nov – 30 Nov 2021
Application period for institutional investors: ..... 23 Nov – 1 Dec 2021
Preliminary first day of trading: ..... 2 Dec 2021
Settlement date: ..... 6 Dec 2021

Other

Ticker: ..... KLARA B
ISIN code: SE0010832287

Financial calendar

Year-end report 2021 ..... 16 February 2022
Annual Report 2021 ..... 29 March 2022
Interim report: January–March 2022 ..... 3 May 2022
Interim report: January–June 2022 ..... 3 July 2022
Interim report: January–September 2022 ..... 26 October 2022
Year-end report 2022 ..... 15 February 2023

Summary

INTRODUCTION AND WARNINGS

The securities	The Offering relates to Class B shares in KlaraBo Sverige AB ('**B Shares**') with ISIN code SE0010832287 and ticker KLARA B.
Identity and contact details of the issuer	The Company's registered company name is KlaraBo Sverige AB, corporate identity no. 559029-2727 and LEI code 5493001FIOIXOKMHG857. Street address: Hyllie Stationstorg 2, 215 32 Malmö, Sweden Phone: +46 (0)40-663 32 51 Website: www.klarabo.se
Competent authority	A Swedish language version of this Prospectus has been approved by the SFSA, which is the regulatory authority responsible for approving the prospectus in accordance with the Prospectus Regulation in Sweden. Contact information for the SFSA is P.O. Box 7821, SE-103 97, Stockholm, telephone number +46 (0)8 408 980 00, and website www.fi.se. The Swedish language version of this Prospectus was approved by the SFSA on 22 November 2021.
Warnings	This summary should be regarded as an introduction to the Prospectus. Any decision to invest in the securities should be based on consideration of the Prospectus as a whole by the investor. Investors may lose all or part of the capital invested. Where a claim relating to the information contained in the Prospectus is brought before a court, the plaintiff investor may, under national law, have to bear the costs of translating the Prospectus before the legal proceedings are initiated. Civil liability may only be attached to the persons who prepared the summary, including any translations of it, but only if the summary is misleading, inaccurate or inconsistent with the other parts of the Prospectus or if it does not provide, with the other parts of the Prospectus, key information to help investors when they are considering whether to invest in such securities.

KEY INFORMATION ABOUT THE ISSUER

Who is the issuer?

Domicile, legal form and legislation of the issuer
The company is a Swedish public limited company incorporated in Sweden and has its registered office in Malmö. The company is governed by, and operates in accordance with, the Swedish Companies Act (2005:551). The Company's LEI code is 5493001FIOIXOKMHG857.

Main activities of the issuer
KlaraBo is a real estate company that acquires, builds, owns and manages attractive housing. The company was founded in 2017 and operates throughout Sweden. KlaraBo's strategy is to acquire existing residential properties and land for new construction in growth regions. The Company's newly built residential buildings are in-house developed and space efficient, which contribute to reasonable rents. Both the apartments and the design of the buildings are adapted to local needs in collaboration with the municipality. The new construction meets high sustainability standards because construction is mainly in wood. KlaraBo is a long-term property owner.

Major shareholders of the issuer
Listed below are all shareholders holding more than five percent of the shares in the Company or five percent of the voting rights of all shares as of 10 November 2021, including known changes after that date. The Company is not directly or indirectly controlled by any single party.

Name	Number of A shares	Number of B shares	Total number of shares	Share of equity %	Share of votes %
Anders Pettersson through companies	3,701,316	3,545,538	7,246,854	6.8	15.7
Investment AB Spiltan	1,800,000	11,006,647	12,806,647	11.9	11.2
Mats Johansson through company	2,699,400	–	2,699,400	2.5	10.4
Andreas Morfiadakis privately and through company	2,331,287	–	2,331,287	2.2	9.0
Lennart Sten privately and through company	1,995,000	2,980,609	4,975,609	4.6	8.9
Pensionskassan SHB Tjänstepensionsförening	–	9,360,610	9,360,610	8.7	3.6
Samhällsbyggnadsbolaget i Norden AB through companies	–	8,553,065	8,553,065	8.0	3.3
Rutger Arnhult through companies[1)]	–	7,782,024	7,782,024	7.3	3.0
Wealins S.A.	–	7,107,965	7,107,965	6.6	2.7
Länsförsäkringar Fondförvaltning	–	6,000,000	6,000,000	5.6	2.3
Total shareholders with holdings exceeding five percent	12,527,003	56,336,458	68,863,461	64.2	70.2
Other shareholders	4,287,997	34,033,568	38,321,565	35.8	29.8
Total	**16,815,000**	**90,370,026**	**107,185,026**	**100.0**	**100.0**

[1)] Holdings through M2 Asset Management AB och Kloster Invest AB.

Cont.
Who is the issuer?

Key officers of the issuer
The Company's Board of Directors consists of the Chairman, Lennart Sten, and the ordinary members Lulu Gylleneiden, Sophia Mattsson-Linnala, Mats Johansson, Anders Petterson, Per Sandberg, Joacim Sjöberg and Per Håkan Börjesson. The Company's management consists of Andreas Morfiadakis (CEO), Jenny Appenrodt (CFO), Jimmy Larsson (Head of Property), Joakim Backström (Head of New Construction) and Magnus Johansson (Head of Business Development).

Issuer's auditor
The Company's auditor is Öhrlings PricewaterhouseCoopers AB, with Mats Åkerlund as auditor in charge since the Annual General Meeting in 2021. Mats Åkerlund is an authorised public accountant and a member of FAR. Prior to that, Mazars AB, with Tomas Ahlgren as auditor in charge, was the Company's auditor.

Key financial information for the issuer

Condensed consolidated income statement

SEKm	2020 Full year[1]	2019 Full year[2]	2018 Full year[2]	2021 1 jan–30 Sep[3]	2020 1 jan–30 Sep[3]
Rental revenue	176.7	97.7	0.5	229.2	123.3
Net operating income	96.8	54.8	1.1	127.1	67.9
Profit from property management	35.8	26.4	–5.6	53.7	23.7
Profit for the period	345.2	141.3	–2.0	389.1	220.7

[1] Taken from KlaraBo's audited consolidated financial statements for the year ended 31 December 2020 (incorporated by reference).
[2] Taken from KlaraBo's audited consolidated financial statements for the year ended 31 December 2019 with the unaudited comparative period ended 31 December 2018 (incorporated by reference).
[3] Taken from KlaraBo's unaudited, but generally reviewed interim report for the period January – September 2021 (incorporated by reference).

Condensed consolidated balance sheet

SEKm	31 Dec 2020[1]	31 Dec 2019[2]	31 Dec 2018[2]	30 Sep 2021[3]	30 Sep 2020[3]
Investment properties	3,452.1	1,899.7	60.1	7,405.5	3,242.3
Total assets	3,666.2	2,106.2	431.9	7,690.5	3,441.5
Total equity	1,463.0	788.8	394.4	3,119.5	1,338.7

[1] Taken from KlaraBo's audited consolidated financial statements for the year ended 31 December 2020 (incorporated by reference).
[2] Taken from KlaraBo's audited consolidated financial statements for the year ended 31 December 2019 with the unaudited comparative period ended 31 December 2018 (incorporated by reference).
[3] Taken from KlaraBo's unaudited, but generally reviewed interim report for the period January – September 2021 (incorporated by reference).

Condensed consolidated cash flow statement

SEKm	2020 Full year[1]	2019 Full year[2]	2018 Full year[2]	2021 1 Jan–30 Sep[3]	2020 1 Jan–30 Sep[3]
Cash flow from operating activities	51.1	20.5	–4.6	47.5	31.6
Cash flow from investing activities	–468.5	–455.8	–213.5	–563.6	–407.2
Cash flow from financing activities	429.8	408.7	313.2	551.9	366.1

[1] Taken from KlaraBo's audited consolidated financial statements for the year ended 31 December 2020 (incorporated by reference).
[2] Taken from KlaraBo's audited consolidated financial statements for the year ended 31 December 2019 with the unaudited comparative period ended 31 December 2018 (incorporated by reference).
[3] Taken from KlaraBo's unaudited, but generally reviewed interim report for the period January – September 2021 (incorporated by reference).

Cont.
Key financial information for the issuer

Key performance indicators

	2020 Full year[1)]	2019 Full year[2)]	2018 Full year[2)]	2021 1Jan–30 Sep[3)]	2020 1Jan–30 Sep[3)]
Property-related					
Surplus ratio, %	54.1%	55.3%	36.1%	55.4%	55.1%
Economic occupancy rate, %	94.5%	92.9%	100.0%	94.1%	94.0%
Real occupancy rate, %	99.3%	N.A.	N.A.	99.0%	99.0%
Lettable area, thousand m²	208.8	137.6	1.1	415.9	208.8
Number of apartments under management	2,682	1,819	18	5,367	2,682
Number of apartments in project development	1,159	1,152	1,100	1,397	1,127
Financial					
Equity/assets ratio, %	39.9%	37.5%	91.3%	40.6%	38.9%
Loan-to-value ratio, %	52.8%	56.2%	N.A.	54.1%	54.9%
Interest coverage ratio, x	2.0x	3.2x	N.A.	2.1x	1.8x
EPRA NRV, SEKm	1,157.3	495.3	395.0	3,323.6	1,040.8
Share-related					
Profit from property management per share, SEK	0.47	0.34	–0.27	0.75	0.30
Equity per share, SEK	21.9	14.9	12.2	29.1	20.1
EPRA NRV per share, SEK	23.7	15.3	12.2	31.0	21.3
Annual growth, profit from property management per share, %	41%	–223%	N.A.	153%	–12%
Annual growth in EPRA NRV per share, %	55%	25%	N.A.	45%	62%

1) Financial information for calculation of key performance indicators or key performance indicators from KlaraBo's audited consolidated financial statements for the year ended 31 December 2020 (incorporated by reference).
2) Financial information for calculation of key performance indicators or key performance indicators rom KlaraBo's audited consolidated financial statements for the year ended 31 December 2019 with the unaudited comparative period ended 31 December 2018 (incorporated by reference).
3) Financial information for calculation of key performance indicators or key performance indicators from KlaraBo's unaudited, but generally reviewed interim report for the period January – September 2021 (incorporated by reference).

Condensed pro forma income statement for the period 1 January – 30 September 2021

		Adjustments		
SEKm	KlaraBo 1 Jan – 30 Sep 2021 IFRS Unaudited	KPU Bostadsförvaltning AB 1 Jan – 23 June 2021 IFRS Unaudited	Kuststaden Projektutveckling AB 1 Jan – 23 June 2021 IFRS Unaudited	Pro forma 1Jan – 30 Sep 2021 IFRS Unaudited
Rental revenue	229.2	44.9	47.4	321.4
Net operating income	127.1	27.3	25.2	179.6
Profit from property management	53.7	20.2	7.7	81.6
Profit for the period	389.1	110.0	62.7	561.8

Specific key risks for the issuer	• KlaraBo's activities include real estate development projects, which include new construction and adaptation of existing properties by renovations and extensions, and are associated with costly investments. There is a risk that the costs of the investments are higher than expected and that the costs cannot be compensated for by, for example, higher rents. There is also a risk that suppliers and contractors on which KlaraBo depends are unable to complete work on the Company's properties in accordance with the contract, which may lead to significant delays in KlaraBo's construction projects. Furthermore, in the event that contracts with key suppliers or contractors are terminated at short notice, there is a risk that KlaraBo will not be able to engage another supplier or contractor on equivalent terms or at short notice, which may result in increased costs and delays. • KlaraBo is exposed to risks related to changes in the value of the Company's properties. Both property-specific and market-specific deterioration may lead to a decline in the value of KlaraBo's properties. As the Company's recognised assets are predominantly properties, a decline in value would have a negative impact on the Company and would result in a risk of the Company being unable to obtain new financing or being able to obtain new financing only at a higher price than previously. This in turn may lead to reduced income, if the Company is unable to take advantage of various investment opportunities, or increased costs. • KlaraBo's operations are conducted through an organisation consisting of a total of five senior executives and key individuals, while KlaraBo has 66 employees. The Company's success depends on its ability to attract, retain and motivate suitable staff. There is a risk that the Company's operations and earnings will be materially adversely affected if employees leave KlaraBo or if KlaraBo fails to recruit new employees when needed. • KlaraBo's operations are governed and affected by a large number of laws and regulations as well as various processes and decisions related to these regulations, which have a significant impact on the Company's operations. Furthermore, various permits and decisions are required for KlaraBo's properties to be used and developed as intended. There is a risk that the Company will not be granted the necessary permits or obtain the necessary decisions to operate and develop its business in the desired manner, which could have a negative effect on the Company's earnings and profit margin. • A large part of KlaraBo's operations are financed with external capital such as traditional bank loans. There is a risk that KlaraBo will not be able to obtain the necessary financing or that the financing cannot be refinanced at maturity, or that it can only be obtained or refinanced on terms that are less favourable to KlaraBo. The agreements governing the Company's bank loans generally contain financial conditions and specific commitments that KlaraBo must fulfil. If the Company were to breach any of the provisions of the loan agreements in the future, the lender might be entitled to terminate the loans immediately. • The majority of KlaraBo's operations are financed by borrowing from credit institutions and long-term debt is mainly at variable interest rates. Consequently, interest expenses are one of the Company's largest expense items, which means that the Company is exposed to the risk that any changes in interest rates will affect KlaraBo's interest expenses. Higher interest rates could result in increased costs for the Company, which could in turn have a negative impact on the Company's operating profit and profit margin.

KEY INFORMATION ABOUT THE SECURITIES

Key features of the securities	**Type of security, category and ISIN code** The present Offering comprises Class B Shares in KlaraBo Sverige AB. The Class B Shares have the ISIN code SE0010832287 and the ticker KLARA B. **Currency, quotient value and number of securities** The Class B Shares are denominated in Swedish kronor (SEK). On the date of the Prospectus, the Company's share capital amounts to SEK 5,359,251.30 divided into 107,185,026 shares, of which 16,815,000 Class A Shares and 90,370,026 Class B Shares, resulting in a quotient value per share of SEK 0.05. All shares in the Company are fully paid. A maximum of 21,428,572 new Class B Shares may be issued through the Offering (excluding the Overallotment Option). **Rights associated with the securities** The Company's shares are issued in accordance with Swedish law and their rights can only be changed by amendment of the Articles of Association in accordance with the Swedish Companies Act (2005:551). The Company's shares are issued in two classes, A and B. For voting at a General Meeting, class A shares carry ten (10) votes and class B shares carry one (1) vote. Shareholders are entitled to vote for their full number of shares at a General Meeting. The Articles of Association contain a conversion clause allowing holders of class A shares to convert them into class B shares. If the Company issues new shares, warrants or convertible instruments in a cash or offset issue, the shareholders will, as a general rule, have preferential rights to subscribe for such securities in proportion to the number of shares held prior to the issue. All shares in the Company carry equal rights to dividends and to the Company's assets and any surplus in the event of liquidation. The Class B Shares carry the right to dividends for the first time as of the record date for dividends that falls after they have been registered with the Swedish Companies Registration Office and entered in the share register maintained by Euroclear Sweden AB. **Transferability of the shares** With the exception of the undertakings not to transfer shares in KlaraBo for a certain period of time from the commencement of trading in the Company's Class B Shares on Nasdaq Stockholm from shareholding board members[1)] and senior executives as well as certain other existing shareholders, the shares in the Company are freely transferable in accordance with applicable law. **Dividend policy** In the long term, KlaraBo will distribute 50 percent of the taxed profit from property management each financial year as dividend. However, in the next few years, KlaraBo will prioritise growth through acquisitions, new construction and investments in the existing portfolio.Thus dividends may not be paid.
Where will the securities be traded?	On 11 November 2021, the listing committee of Nasdaq Stockholm assessed that the Company meets Nasdaq Stockholm's listing requirements. Nasdaq Stockholm will approve an application for admission to trading of the Company's Class B Shares on Nasdaq Stockholm subject to certain conditions, including that the Company submits such application and fulfils the distribution requirement for its Class B Shares.
What are the key risks specific to the securities?	• The share price of newly listed companies may be volatile for a period after listing and there is a risk that the market will not be active and liquid, or that active and liquid trading will not persist. • The Principal Shareholders will continue to have significant influence over the Company following completion of the Offering. • Existing shareholders may sell their shareholdings in the Company after the expiry of applicable lock-up periods, which may cause the price of the Company's shares to fall.

[1)] With the exception of the board member Håkan Sandberg, whose private holdings in the Company will not be covered by lock-up undertakings, and board member Per Håkan Börjesson, whose holdings through Br. Börjessons Bil AB:s pensionsstiftelse will not be covered by lock-up undertakings.

KEY INFORMATION ON THE OFFERING OF SECURITIES AND ADMISSION OF THE SECURITIES TO TRADING ON NASDAQ STOCKHOLM

On what conditions and according to what timetable can I invest in this security?	**General:** The Offering comprises a total of 21,428,572 newly issued Class B Shares, corresponding to SEK 750.0 million. The Offering is divided into two parts: 1. The Offering to the general public[1)] in Sweden. 2. The Offering to institutional investors[2)] in Sweden and abroad. In order to cover any overallotment in the Offering, the Company has issued an option to ABG Sundal Collier to request the issue of a maximum of 3,214,285 additional Class B Shares, corresponding to a maximum of 15 percent of the total number of shares in the Offering. The issue proceeds for the Overallotment Option thus amount to SEK 112.5 million. **Offering price:** The Offering price is SEK 35 per Class B Share. The Offering price has been determined by the Board of Directors of the Company in consultation with ABG Sundal Collier. Brokerage commission will not be charged. **Allocation:** Decision on allotment of shares will be made by the Company's Board of Directors in consultation with ABG Sundal Collier, with the aim of achieving a good institutional ownership base and a broad distribution of the shares among the general public in Sweden to enable regular, liquid trading of the Company's shares on Nasdaq Stockholm. **Admission to trading:** On 11 November 2021, the listing committee of Nasdaq Stockholm decided to admit KlaraBo's Class B Shares to trading subject to certain conditions, including that the distribution requirement for the Company's shares is met on the first day of trading at the latest. Trading is expected to commence on 2 December 2021. **Expected timetable for the Offering:** • Application period for the general public in Sweden: 23 Nov – 30 Nov 2021 • Application period for institutional investors: 23 Nov – 1 Dec 2021 • Preliminary first day of trading: 2 December 2021 • Settlement date: 6 December 2021 **Dilution as a result of the Offering:** The number of Class B Shares in the Company will, subject to full subscription, increase by a maximum of 21,428,572, corresponding to a dilution of approximately 16.7 percent of the total number of shares and approximately 7.7 percent of the number of votes in the Company, based on the total number of shares in the Company after the Offering. In the event that the Offering is fully subscribed, the Overallotment Option is exercised in full and existing shareholders do not participate in the Offering, the dilution (calculated as the number of newly issued shares divided by the new total number of shares) for existing shareholders will be approximately 18.7 percent of the share capital and approximately 8.7 percent of the total votes in the Company. **Costs of the Offering:** KlaraBo's costs related to the admission of the shares to trading on Nasdaq Stockholm and the Offering, including payments to advisors and other estimated transaction costs, are estimated to amount to approximately SEK 40 million in total.

[1)] The general public includes natural and legal persons in Sweden who register to subscribe for a maximum of 30,000 shares.
[2)] Institutional investors include natural and legal persons who register to subscribe for more than 30,000 shares.

Why is this Prospectus being prepared?	**Income and expenses related to the Offering** Assuming that the Offering, corresponding to 21,428,572 newly issued Class B Shares, is fully subscribed, the Company will receive gross proceeds of approximately SEK 750.0 million, and up to SEK 862.5 million if the Overallotment Option is exercised in full. Expenses related to the Offering are expected to amount to approximately SEK 40 million, which means net issue proceeds of approximately SEK 710.0 million and SEK 822.5 million if the Overallotment Option is exercised in full. The issue proceeds for the Overallotment Option thus amount to SEK 112.5 million. **Reasons for and use of the issue proceeds** The Board of Directors and management of the Company consider the listing of the Company's Class B Share as a natural step in KlaraBo's continued development. The main purpose of listing on Nasdaq Stockholm is to create optimal conditions for continued growth. Listing will broaden KlaraBo's ownership base and provide increased access to the capital markets. In addition to more efficient capital raising, listing is expected to increase awareness of KlaraBo, which is expected to strengthen the Company's profile towards stakeholders such as employees, tenants, municipalities and lenders. KlaraBo intends to use SEK 361.1 million of the issue proceeds to repay existing vendor notes linked to previous acquisitions and the remainder of the issue proceeds will be used to finance investments in the existing property portfolio, new construction and acquisitions. Considering bank loans which are due within the next twelve months the Company has a working capital deficiency. The assessment of KlaraBo is that the bank loans will be refinanced, and hence that the proceeds from the Offering will be used as described above. In the event that the Offering is not completed or would not be fully subscribed, and refinancing of the bank loans which are due within the next twelve months is not realised, the Company would need to seek alternative financing options such as other loan financing, rights issue or directed share issue for example. **Reasons for and use of the Overallotment Option** In order to cover any overallotment in the Offering, the Company has issued an option to ABG Sundal Collier, whereby ABG Sundal Collier, no later than 30 days from the first day of trading in the Company's Class B Shares on Nasdaq Stockholm, have the right to request the issue of a maximum of 3,214,285 additional Class B Shares, corresponding to a maximum of 15 percent of the total number of shares in the Offering, at a price equivalent to the subscription price. If the Overallotment Option is exercised, these issue proceeds will also be used to finance investments in the existing property portfolio, new construction and acquisitions. **Conflicts of interest** The Joint Bookrunners are providing financial advice and other services to the Company in connection with the Offering. The total remuneration for the financial advisers depends partly on the outcome of the Offering. These advisers (and companies related to them) have provided and may, in the future, provide various banking, financial, investment, commercial and other services to the Company for which they have received and may receive remuneration.

Risk factors

This section describes the risk factors and important circumstances that are considered material to KlaraBo's operations and future development. The risk factors relate to KlaraBo's operations, sector and markets, and also include operational risks, legal risks, regulatory risks, financial risks and risk factors related to the securities. The assessment of the materiality of each risk factor is based on the likelihood of its occurrence and the expected magnitude of its adverse effects. The risk factors listed below are limited to those risks that are specific to the Company and/or the securities and material to the ability to make an informed investment decision.

The following description is based on information available on the date of this Prospectus. The risk factors that are currently considered to be the most significant are presented first in each category, with the other risk factors presented in no particular order afterwards.

Operational and sector-related risks

Risks related to KlaraBo's project development

KlaraBo's operations consist partly of new construction and partly of adapting the existing property portfolio to the wishes of the tenants by renovations, extensions and tenant adaptations. New construction and major adaptation projects are associated with costly investments, and there is a risk that the costs of such investments cannot be offset by increased rents or reduced costs. Investment and project costs may be higher than expected, for example on account of delays and unforeseen events, including changes to regulations or zoning plans, with the result that the housing and/or premises cannot be occupied from the expected date. As of 30 September 2021, the Company had 22 ongoing property projects, five of which are under construction, with a total investment volume of approximately SEK 2,300 million.

KlaraBo also depends on strategic suppliers for the supply of materials and customised solutions in connection with construction, as well as other contractors for the performance of various types of work on the properties. If a particular supplier or contractor is unable to perform the contracts, for example by not delivering the right equipment of the right quality on time or if the partnership with a particular supplier or contractor is terminated or does not work well, this may lead to significant delays in KlaraBo's construction projects. Furthermore, in the event that contracts with key suppliers or contractors are terminated at short notice, there is a risk that KlaraBo will not be able to engage another supplier or contractor on equivalent terms or at short notice, which may result in increased costs for supplier or contractor services and delays in the projects.

If the aforementioned risks were to materialise, this could result in increased costs or loss of income for the Company, which could have a negative effect on KlaraBo's financial position and earnings.

The Company assesses that the probability of the risk occurring is medium and that the impact, if the risk were to be realised, would be high.

Risks related to COVID-19

The COVID-19 pandemic has had a negative impact on the global economy which may cause delays to the Company's suppliers or contractors engaged, which in turn may have a negative effect on the Company's construction projects. If the effects of the pandemic increase or if the pandemic continues for an extended period of time with a continued negative impact on the Swedish economy, there is a risk that some of the Company's tenants will not be able to pay their rent, for example if the pandemic has a negative impact on their employment or business. This in turn can lead to higher vacancy rates and reduced property value.

The risks associated with the COVID-19 pandemic, if they materialise, may lead to project delays and have a negative impact on the Company's earnings and financial position. The Company assesses that the probability of the risk occurring is low and that the impact, if the risk were to be realised, would be medium.

Retaining and recruiting skilled employees

KlaraBo operates through an organisation consisting of a limited number of members of the management team and other key staff. On the date of the Prospectus, there are 5 of these persons, while KlaraBo has 66 employees. There is therefore a risk that KlaraBo will be materially adversely affected if a number of employees, a member of Group management or a key individual leave KlaraBo. In addition, KlaraBo's success also depends on its ability to attract, retain and motivate suitable staff. This depends on a number of factors, including recruitment procedures, culture and leadership, pay and other remuneration, benefits and workplace

location. If a number of employees leave KlaraBo, for whatever reason, or if KlaraBo fails to attract, retain and motivate new employees when needed, there is a risk that KlaraBo will not be able to carry out its activities as planned. If any of the above risks were to materialise, it could have a material adverse effect on KlaraBo's operations and earnings.

The Company assesses that the probability of the risk occurring is medium and that the impact, if the risk were to be realised, would be medium.

Risks associated with property acquisitions

A large part of KlaraBo's current operations consists of acquisitions of properties. In 2020, the Company acquired 809 apartments and just over 15,000 m^2 of floor area at a value of approximately SEK 1,000 million. In 2021, the Company has acquired 2,622 apartments and approximately 30,000 m^2 of floor area at a value of approximately SEK 3,373 million. A prerequisite for acquisitions to be carried out is that the supply on the market corresponds to KlaraBo's expectations and investment capacity in terms of, for example, location and expected return. The supply of and demand for properties and building rights, as well as factors such as access to financing, planning and local regulations, may limit the Company's ability to complete acquisitions on terms favourable to the Company.

Furthermore, the acquisition of properties involves risks related to the acquired property, such as the risk of incorrect assumptions about the future yield of the acquired asset, the risk of loss of tenants or the risk of unforeseen costs for dealing with environmental requirements. Property transactions may also give rise to significant transaction costs that may not be compensated for, for example if a transaction is not completed or if an acquisition is reversed due to the triggering of contractual provisions or financing reservations.

Given that a large part of KlaraBo's ongoing business consists of acquisitions of properties, exposure to risks associated with property transactions may have a negative impact on the value of KlaraBo's property portfolio and result in significantly increased costs for the Company, which in turn may have a negative impact on the Company's operating profit and profit margin.

The Company assesses that the probability of the risk occurring is low and that the impact, if the risk were to be realised, would be medium.

Changes in rental revenue, rental trends and rent setting

KlaraBo's income consists mainly of rental revenue, which is influenced by the occupancy rate of the properties and premises, the level of rent and the ability of the tenants to meet their payment obligations.

In 2020, 85 percent of KlaraBo's revenues came from residential premises and 15 percent from community service operations, commercial premises and other. There is a big difference between the rents for commercial premises and residential premises. Rent trends for commercial premises are cyclical and are mainly influenced by factors such as demand, type of premises, design, standard and location. The rent for housing is regulated by law to some extent in the form of the utility value system. The utility value system means that landlords cannot charge rents higher than those set by collective bargaining for housing of a similar location and standard. The regulated rent for private rented housing entails the risk that general cost increases are not reflected in rent developments, or that such reflections are delayed, and that rent levels develop in a way that is unfavourable to the property owner. Failure to offset increased housing costs with increased rent levels would have a negative impact on the Company's operating profit and profit margin.

The Municipality of Trelleborg and the Municipality of Borlänge are the Company's two largest tenants, as of 30 September 2021 together accounting for approximately 17 percent of the Company's contracted revenue on an annual basis for commercial premises and approximately 2 percent of the Company's total rental revenue. These tenants carry out tax-funded activities and may be subject to political decisions or cost-cutting measures. This in turn may affect KlaraBo's ability to renew existing leases as they expire with these tenants on terms favourable to the Company. In the event that such extensions cannot be implemented, it could affect the occupancy rate and thus reduce the Company's rental revenue.

The Company assesses that the probability of the risk occurring is low and that the impact, if the risk were to be realised, would be medium.

Changes in operating and maintenance expenses

KlaraBo's operating expenses consist mainly of expenses for heating and electricity, but also include expenses such as maintenance, cleaning and water. In 2020, electricity and heating expenses amounted to approximately SEK 25 million, equivalent to 30 percent of total property expenses and may be compared to 2019, when the corresponding figure amounted to SEK 14.6 million, equivalent to 33 percent of total property expenses.

Several goods and services for the operation of the properties can only be purchased from one or a few providers, which may force KlaraBo to accept the current price levels in the absence of alternatives. For example, heating expenses are subject to seasonal variations and expenses increase during the winter, with the result that the Company has limited possibilities to control these expenses. To the extent that any increases in expenses cannot be offset by corresponding rent increases, they may have a negative impact on the Company's operating profit and profit margin.

KlaraBo is also obliged to maintain the standard of the buildings and dwellings as a result of provisions in leases and regulatory requirements. This entails maintenance expenses, which include the technical maintenance of properties and are thus affected by construction defects, other hidden defects and deficiencies, damage (for example power cuts, moisture damage, fire, asbestos or mould) and contamination. A large part of KlaraBo's expenses are therefore also attributable to maintenance expenses. In the 2020 financial year, such expenses amounted to SEK 14.5 million, equivalent to 18 percent of the Company's total property expenses, which may be compared to 2019, when the expenses amounted to SEK 6.1 million, equivalent to 14 percent of the total property expenses.

If the above risks materialise, for example as a result of unforeseen and extensive renovation needs, this may lead to a significant increase in operating and maintenance expenses,

which in turn could have a negative impact on the Company's operating profit and profit margin.

The Company assesses that the probability of the risk occurring is low and that the impact, if the risk were to be realised, would be low.

The value of KlaraBo's properties
All properties owned by KlaraBo are classified as investment properties and are therefore recognised in the balance sheet at fair value. Fair value is determined by assessing the market value of each individual property. The value of properties is therefore influenced by a number of factors, both property-specific, such as vacancy rates, rent levels, lease terms and operating costs, and market-specific, such as required returns and costs of capital derived from comparable transactions in the property market. Both property-specific and market-specific impairment may lead to a decline in the value of the properties.

KlaraBo's property value excluding projects amounted to SEK 7,276 million as of 30 September 2021. A change in property value of +/- 5 percent would affect KlaraBo's profit before tax by approximately +/- SEK 364 million. As KlaraBo's recognised assets are predominantly properties, a reduction in value would have a negative impact on the Company. A decrease in the property value may entail a risk that the Company will not be able to obtain new financing or that new financing will have to be obtained at a higher price than before. In turn, this may lead to reduced income as the Company is unable to take advantage of various investment opportunities, or increased costs as a consequence of more expensive financing.

The Company assesses that the probability of the risk occurring is medium and that the impact, if the risk were to be realised, would be high.

Legal risks
Risks related to laws, permits and political decisions
Property operations depend to a high degree on laws and other regulations and decisions by public authorities in relation to aspects such as planning and construction measures, the environment, safety and construction standards. Laws and regulations governing the property market are often subject to political opinions and may therefore change at short notice, which may affect the Company's day-to-day operations in various respects. For example, in 2019 new rules were introduced that, especially for companies in the property sector, limited the options for deducting interest expenses. Any future changes in laws, regulations and public authority requirements may have a negative impact on the Company's earnings, and this also places demands on the Company and its ability to adapt to such changes.

In addition, part of KlaraBo's business consists of new construction and development of existing properties. In order for the Company's investment properties and projects to be used and developed as intended, various permits and decisions may be required, such as building permits, zoning plans and property registrations. Even if the Company is granted permits or obtains decisions that are necessary for the Company's operations, there is a risk that these may be appealed against or otherwise delayed, with the risk that the works may not be carried out according to the agreed timetable, which may result in significant delays to ongoing or planned projects. In turn, this may result in increased expenses or reduced income as a consequence of delays, and ultimately have a negative impact on the Company's operating profit and profit margin.

The Company assesses that the probability of the risk occurring is medium and that the impact, if the risk were to be realised, would be medium.

Environmental risks
Both the construction of buildings and the activities that subsequently take place on the property affect the environment. Property management companies are therefore subject to environmental, health and safety legislation and other regulations related to the acquisition, ownership and management of properties. Of KlaraBo's property portfolio, it is mainly the properties with buildings dating from the 1960s to 1970s in which there is an increased risk that environmental toxins may be found, which may require various types of investigation and remediation.

Furthermore, construction activities entail a risk of spreading known or unknown soil contamination during, for example, the execution of various earthworks, for example excavation. KlaraBo's acquisition and development of properties mean that any impact on existing soil contamination could result in the Company incurring operator liability. This means that KlaraBo may have to arrange and pay for the necessary remedial measures, regardless of whether KlaraBo caused the contamination.

Possible operator liability may entail unforeseen costs and time extensions for a project, which may also affect KlaraBo's earnings.

If the above risks were to materialise, this could result in increased costs due to, for example, decontamination measures or reduced income due to delays in the Company's projects. In turn, this may have a negative impact on the Company's operating profit and profit margin.

The Company assesses that the probability of the risk occurring is medium and that the impact, if the risk were to be realised, would be low.

Financial risks
Financing and refinancing risks
Financing and refinancing risk refers to the risk that KlaraBo will not be able to obtain the necessary financing or that the financing cannot be renewed at the end of its term, or that it can only be obtained or renewed on terms that are less favourable to KlaraBo.

A large part of the Company's operations are financed with external capital. KlaraBo's financing is mainly through traditional bank loans secured by property mortgages. As of 30 September 2021, KlaraBo's interest-bearing liabilities amounted to SEK 4,227 million, of which SEK 714 million is current and due within 12 months.

Some of KlaraBo's agreements with lenders contain specific commitments that KlaraBo must meet, for example in relation to interest coverage ratio, loan-to-value ratio and equity/assets ratio. If KlaraBo were to breach such financial conditions or other commitments in the future, the lender may have the right to terminate the loans for immediate repayment,

demand additional repayments or call in security. If so, the Company may need to raise additional external capital to meet its obligations.

If the Company is unable to obtain the necessary financing or refinancing, or such financing can only be obtained or renewed on terms less favourable to KlaraBo, there is a risk that this may result in reduced income as the Company is unable to take advantage of various investment opportunities, or increased costs due to more expensive financing.

The Company assesses that the probability of the risk occurring is low and that the impact, if the risk were to be realised, would be high.

Changes in market interest rates

The majority of KlaraBo's financing is by borrowing from credit institutions and long-term debt is mainly at variable interest rates. As a result, one of KlaraBo's largest expense items is interest expenses. The Company is therefore exposed to interest rate risk, i.e. the risk that changes in interest rates will affect KlaraBo's interest expenses.

Interest expenses are primarily affected by the level of current market interest rates, the margins of credit institutions and the strategy that KlaraBo adopts for fixed interest terms. The average interest rate on the Company's interest-bearing liabilities as of 30 September 2021 was 2.0 percent, including interest rate swaps. A change in the interest rate on the Company's outstanding loans as of 30 September 2021 of +/- one percentage point would have an impact on the Company's cost of capital of approximately +/- SEK 42 million.

Market interest rates may also affect the portion of KlaraBo's liabilities covered by interest rate swaps. KlaraBo had a total outstanding nominal amount of SEK 900 million in interest rate swaps as of 30 September 2021. Interest rate derivatives are recognised at fair value in the balance sheet. As market interest rates change, there is a theoretical premium or discount on the interest rate derivatives that does not affect cash flow. If market interest rates fall, the market value of KlaraBo's interest rate derivatives will decrease, which could have a negative impact on KlaraBo's earnings.

If the above risks were to materialise, this could result in increased costs for the Company, which could in turn have a negative impact on the Company's operating profit and profit margin.

The Company assesses that the probability of the risk occurring is high and that the impact, if the risk were to be realised, would be medium.

Risk related to exchange rate

Currency risk is the risk that changes in foreign exchange rates will adversely affect the Company's financial position, profitability or cash flows. Exposure to foreign exchange risk arises from the purchase of products or services in currencies other than SEK, which is the Company's reporting currency. KlaraBo's production expenses in new apartment construction consist largely of the cost of services and products provided by foreign companies. Such services are paid for in euros and significant changes in the exchange rate against the Swedish krona may therefore result in the Company's new construction projects being more expensive than anticipated and therefore less profitable.

If the above risk were to materialise, it could result in lower development profits and yields and thus have a negative impact on the Company's earnings and cash flow.

The Company assesses that the probability of the risk occurring is medium and that the impact, if the risk were to be realised, would be medium.

Risks related to the shares

Market price of the share

The Class B Shares in KlaraBo have not been subject to organised trading prior to the Offering in this Prospectus. The price of the Class B Shares may initially be volatile in the post admission period. There is also a risk that the market is not active and liquid or that an initially active and liquid market does not persist over time. The price in the Offering has been set at SEK 35 per Class B Share. The Offering price was set by the Board of Directors of the Company in consultation with ABG Sundal Collier and will not necessarily reflect the price at which investors will be willing to buy and sell the shares after the Offering.

The Company assesses that the probability of the risk occurring is low and that the impact, if the risk were to be realised, would be low.

Shareholders with a large proportion of votes

The Company has issued two classes of shares, class A shares and class B shares. The class A shares carry ten votes per share and the class B shares carry one vote per share. The class A shares will not be traded on Nasdaq Stockholm. Before the Offering, the combined holdings of the Principal Shareholders amount to 21.1 percent of the Company's shares and 37.4 percent of the number of votes in the Company. Even after completion of the Offering, the Principal Shareholders will hold a significant proportion of the Company's shares and votes, which will give them significant influence over the management of the Company and the Company's operations. Consequently, there may be situations in which the interests of the Principal Shareholders are wholly or partly different from those of the other shareholders, which may be to the disadvantage of an individual shareholder in respect of certain specific circumstances or matters of fact.

Dividend

KlaraBo has adopted a dividend policy which means that the Company will prioritise growth through new construction, investments in the existing portfolio and acquisitions in the next few years, for which reason no dividends may be paid. No dividend was paid for the financial years 2018, 2019 and 2020. Furthermore, the ability of the Company to pay dividends in the future depends on a number of factors, such as future income, financial position, cash flow, working capital requirements, capital costs and other factors. KlaraBo may not have sufficient distributable funds and KlaraBo's shareholders may not decide to pay dividends.

Risk of dilution from future issues

KlaraBo may in the future issue shares or other securities in order to, for example, carry out acquisitions or make other investments. Future issues of shares or other securities may have an adverse effect on the share price. Moreover, a new

issue may entail dilution for shareholders who do not exercise their right to subscribe for shares in the issue or who, for some reason, are unable to participate in the issue. A dilutive effect may also arise if the Company carries out a new issue without preferential rights for existing shareholders.

Risks related to future sales of major shareholdings
The price of KlaraBo's shares may fall if there is a significant sale of shares in the Company. Shareholding board members[1)] and senior executives as well as certain other existing shareholders have, through lock-up agreements, undertaken not to sell or otherwise transfer or divest any of their shares in the Company during a certain period of time from the commencement of trading. Based on KlaraBo's share register as of 10 November 2021 and known changes thereafter, this means that approximately 79.7 percent of the existing shares in KlaraBo are subject to lock-up undertakings for either 180 or 360 days. Once the lock-up period has expired, the shareholders subject to lock-ups have the right to sell their shares. Future divestments of major shareholdings and sales by major shareholders, members of the Board od Directrs and/or mananagment, or a perception in the market that such sales may occur, may adversely affect KlaraBo's share price.

Risks attributable to the Offering
Unsecured share purchase commitments
The Cornerstone Investors have undertaken to acquire Class B Shares in the Offering amounting to a total of SEK 540,000,020, corresponding to 62.6 percent of the Offering, provided that the Offering is fully subscribed and that the Over-allotment Option is exercised in full. The undertakings are not secured by any pledged assets, blocked funds or similar arrangements, and therefore there is a risk that the Cornerstone Investors will not perform their undertakings. The Cornerstone Investors' undertakings are also subject to customary conditions. If any of these conditions is not satisfied, there is a risk that the Cornerstone Investors will refrain from performing their undertakings, which could have a negative impact on the completion of the Offering.

[1)] With the exception of the board member Håkan Sandberg, whose private holdings in the Company will not be covered by lock-up undertakings, and board member Per Håkan Börjesson, whose holdings through Br. Börjessons Bil AB:s pensionsstiftelse will not be covered by lock-up undertakings.

Invitation to subscribe for class B shares in KlaraBo

To promote KlaraBo's continued growth and development, the Company has, based on the authorisation granted by the Extraordinary General Meeting held on 28 October 2021, decided to carry out a public offering of the Company's Class B Shares through a new issue and to apply for the Company's Class B Shares to be admitted to trading on Nasdaq Stockholm. The reason for deviating from the pre-emptive rights of existing shareholders is to increase the shareholder base to promote liquidity in the Company's share, improve access to capital and improve the conditions for using the Company's shares as a means of payment in future acquisitions.

On 11 November 2021, the listing committee of Nasdaq Stockholm assessed that the Company meets Nasdaq Stockholm's listing requirements provided that customary terms and conditions are satisfied, including that the Company submits such an application and that the distribution requirement for the Company's Class B Shares is met. The estimated first day of trading is 2 December 2021.

In accordance with the terms and conditions set out in the Prospectus, the general public in Sweden and institutional investors in Sweden and abroad are offered the opportunity to subscribe for a maximum of 21,428,572 newly issued Class B Shares in KlaraBo. The subscription price is SEK 35 per share. The Offering Price has been determined by the Board of Directors of the Company in consultation with ABG Sundal Collier based on a number of factors, including discussions with the Cornerstone Investors, market sounding and assessment of interest from other institutional investors, current market conditions, comparison with the market price of other listed residential real estate companies and an assessment of KlaraBo's operations and growth prospects.

Assuming that the Offering is fully subscribed, the Company will receive approximately SEK 750 million before expenses related to the Offering, which are estimated to amount to approximately SEK 40 million. In the event of full subscription, the Offering will increase the Company's share capital by SEK 1,071,428.60, from SEK 5,359,251.30 to SEK 6,430,679.90. Assuming that the Offering is fully subscribe, the number of shares in KlaraBo will increase from 107,185,026 to 128,613,598, of which 16,815,000 are Class A Shares and 111,798,598 are Class B Shares, corresponding to a dilution of approximately 16.7 percent of the number of shares in the Company and 7.7 percent of the number of votes in the Company.

The company's Class A Shares will remain unlisted. However, the Articles of Association permit holders of Class A Shares to convert them into Class B Shares by submitting a written request to the Board of Directors of the Company.

To cover any overallotment in the Offering, the Company has issued an option to ABG Sundal Collier under which, no later than 30 days from the first day of trading in the Company's Class B Shares on Nasdaq Stockholm, ABG Sundal Collier has the right to request the issue of a maximum of 3,214,285 additional Class B Shares, corresponding to a maximum of 15 percent of the total number of shares in the Offering, at a price equivalent to the subscription price ('Overallotment Option'). The issue proceeds for the Overallotment Option thus amount to SEK 112.5 million.

Assuming that the Offering is fully subscribed and that the Overallotment Option is exercised in full, the Company will receive approximately SEK 862.5 million before expenses related to the Offering. Under the same conditions, the Company's share capital will increase by SEK 1,232,142.85, from SEK 5,359,251.30 to SEK 6,591,394.15. If the Offering is fully subscribed and the Overallotment Option is exercised in full, the number of shares in KlaraBo will increase from 107,185,026 to 131,827,883, of which 16,815,000 are Class A Shares and 115,012,883 are Class B Shares, corresponding to a dilution of approximately 18.7 percent of the number of shares and 8.7 percent of the number of votes in the Company.

The Cornerstone Investors, Clearance Capital Limited, Länsförsäkringar Fondförvaltning AB, M2 Asset Management AB and ODIN Forvaltning AS, have, on the same terms as other investors, undertaken to subscribe for Class B Shares in the Offering amounting to a total of SEK 540,000,020, corresponding to 62.6 percent of the Offering, provided that the Offering is fully subscribed and that the Overallotment Option is exercised in full. The Cornerstone Investors will be given priority in the allocation of Class B Shares in the Offering and will receive full allocation in accordance with their respective commitments. The commitments do not entitle any renumeration or other compensation.

The Board of Directors reserves the right to withdraw the Offering if the Board of Directors, in consultation with ABG Sundal Collier, determines that the conditions for appropriate, regular and liquid trading in the shares on Nasdaq Stockholm cannot be achieved, in the event that events occur that have a material adverse effect on the Company that make it inappropriate to complete the Offering or in the event that other circumstances make the Offering impossible.

Shareholding board members[1)] and senior executives as well as certain other existing shareholders in KlaraBo have, with certain exceptions, undertaken to the Joint Bookrunners not to sell shares in KlaraBo or otherwise enter into transactions with similar effects during a certain period of time from the commencement of trading in the Company's Class B Shares on Nasdaq Stockholm. For full information regarding lock-up commitments, please refer to the section '*Legal Matters and Additional Information – Placing Agreements and Lock-up*'.

Malmö, 22 November 2021

KlaraBo Sverige AB (publ)
Board of Directors

[1)] With the exception of the board member Håkan Sandberg, whose private holdings in the Company will not be covered by lock-up undertakings, and board member Per Håkan Börjesson, whose holdings through Br. Börjessons Bil AB:s pensionsstiftelse will not be covered by lock-up undertakings.

Background and reasons

KlaraBo is a real estate company that owns, builds and actively manages attractive housing in Sweden with the aim of long-term ownership. The Company's business concept is to manage and acquire residential properties in growth regions, preferably with rental potential through value-enhancing renovations, as well as land for new construction of environmentally certified, cost-effective, in-house developed apartments in wooden construction.

KlaraBo was founded in 2017 in Malmö by the Company's CEO Andreas Morfiadakis and the members of the board Mats Johansson and Anders Pettersson. The business started by developing its own building concept, KlaraBo-hus, which consists of newly built rental apartments with reasonable rents through cost-efficiency and space-saving solutions. The business concept also included acquisition and management of existing residential buildings, of which the management and board have extensive experience. Through the Company's ability to identify and complete acquisitions and projects, KlaraBo's operations have expanded significantly.

The property portfolio, with a market value of SEK 7,405.5 million as of 30 September 2021, consists of investment properties with stable rental revenue as well as land and building rights for new construction. As of 30 September 2021, the property portfolio consisted of 5,367 rental apartments under management and 1,397 rental apartments in the project portfolio, of which 173 apartments are under construction. To date, KlaraBo has completed 3 new construction projects with a total of 164 apartments.

The properties are located from Trelleborg in the south to Sundsvall in the north and are divided into four administrative regions: South, Central, East and North. KlaraBo works with its own staff to ensure good local knowledge, efficient management and proximity to tenants. The project portfolio is mainly located in region South. The investment volume for the project portfolio of 1,397 apartments was estimated as of 30 September 2021 to be approximately SEK 2,300 million, with an estimated value at completion of approximately SEK 2,800 million.

As of 30 September 2021, the lettable area of the investment properties totalled approximately 416,000 m^2 and the contracted rental revenue amounted to SEK 454 million, of which residential rents accounted for 85 percent, community service properties accounted for 8 per cent, commercial properties such as office and retail space accounted for 4 percent and other including storage and parking accounted for 3 percent. An important, value-creating part of KlaraBo's operations and growth is investment in the existing portfolio and development of the project portfolio. Within the property portfolio, approximately 3,500 apartments are estimated to have rental potential through standard-enhancing renovations. This corresponds to approximately 66 percent of the property portfolio excluding new construction.

KlaraBo's shareholder base has been broadened since its foundation in 2017 through a number of share issues, both with payment in cash and in kind in connection with real estate acquisitions and mergers. In December 2018, Pensionskassan Handelsbanken became an owner of KlaraBo and in 2020 Investment AB Spiltan made its first investment in KlaraBo. In 2021, KlaraBo has actively continued its growth journey. The Company's single largest acquisition was completed in June 2021 through the merger with the real estate company Kuststaden. In connection with the merger, an issue in kind was made to the owners of Kuststaden and a directed share issue was completed to Länsförsäkringar Fondförvaltning.

KlaraBo is a real estate company in continued growth through acquisitions and investments in existing properties and in new construction. KlaraBo owns, acquires and develops residential properties in small and medium-sized districts and in locations outside the central parts of larger cities. This results in a higher property yield as property values in small and medium-sized districts are lower than property values in central parts of larger cities. Renovations and new construction are completed with good profitability and create value. By focusing on locations with good long-term demand for housing in Swedish growth regions, KlaraBo has a broad geographical presence and can act where business opportunities arise. KlaraBo's operational targets include owning and managing at least 500,000 m^2 of housing by 2025 and starting construction of at least 200 apartments per annum from 2021 to 2023. From 2024, KlaraBo aims to commence construction of at least 500 apartments annually. Financially, KlaraBo aims to achieve growth in long-term net asset value (EPRA NRV) of at least 15 percent annually with a long-term loan-to-value ratio of less than 65 percent.

The Board of Directors and management of the Company consider the listing of the Company's Class B Share as a natural step in KlaraBo's continued development. The main purpose of listing on Nasdaq Stockholm is to create optimal conditions for continued growth. Listing will broaden KlaraBo's ownership base and provide increased access to the capital markets. In addition to more efficient capital raising, listing is expected to increase awareness of KlaraBo, which is expected to strengthen the Company's profile towards stakeholders such as employees, tenants, municipalities and lenders.

Assuming that the Offering, corresponding to 21,428,572 newly issued Class B Shares, is fully subscribed, the Company will receive gross proceeds of approximately SEK 750.0 million, and up to SEK 862.5 million if the Overallotment Option is exercised in full. Expenses related to the Offering are expected to amount to approximately SEK 40.0 million, which means net issue proceeds of approximately SEK 710.0 million and SEK 822.5 million if the Overallotment Option is exercised in full. The issue proceeds for the Overallotment Option thus amount to SEK 112.5 million. KlaraBo intends to use SEK 361.1 million of the issue proceeds to repay existing vendor notes linked to previous acquisitions and the remainder of the issue proceeds will be used to finance investments in the existing portfolio, new construction and acquisitions. If the Overallotment Option is exercised, these issue proceeds will also be used to finance investments in the existing portfolio, new construction and acquisitions. Considering bank loans which are due within the next twelve months the Company has a working capital deficiency. The assessment of KlaraBo is that the bank loans will be refinanced, and hence that the proceeds from the Offering will be used as described above. In the event that the Offering is not completed or would not be fully subscribed, and refinancing of the bank loans which are due within the next twelve months is not realised, the Company would need to seek alternative financing options such as other loan financing, rights issue or directed share issue for example.

The Board of Directors of KlaraBo is responsible for the content of the Prospectus. To the knowledge of the Board, the information provided in the Prospectus is consistent with the facts and no information that is likely to affect its meaning has been omitted.

Malmö, 22 November 2021

KlaraBo Sverige AB (publ)
Board of Directors

The CEO's comments

It was mainly two ideas that laid the foundation for what would become KlaraBo in 2017 – a general need for new construction at low cost and the potential of improving existing residential properties.

The idea of low-cost new construction emerged as the focus for new construction since the early 2010s has been primarily on building tenant-owned apartments in the premium segment in the country's three largest cities. We saw that there was demand and a need for new low-cost rental apartments in the other growth regions of the country and in our view there was no market participant that was meeting this satisfactorily.

The second idea further strengthened our belief in KlaraBo as a business concept. In existing residential buildings across the country, there is a high proportion of apartments with rental potential through value-enhancing renovations, where the residential buildings are of a good quality on a facade level but the interiors of the apartments have not been modernised at the pace demanded by tenants. I had great understanding of this issue through previous experience and saw KlaraBo combining new construction with acquisition and refurbishment of existing residential buildings.

Our existing portfolio is located from Trelleborg in the south to Sundsvall in the north and the average rent is around SEK 1,000 per square metre per annum, which provides a good basis on which to implement renovation programmes. In addition to reduced property costs, renovations also allow for rent increases in line with the new higher standard. We estimate that there is renovation potential in 66 percent of the existing property portfolio excluding new construction, with the figure in some locations reaching 100 percent. However, our

renovation programmes should never exceed the standard demanded by tenants. We currently have a real occupancy rate of 99 percent in our portfolio and we intend to keep it that way.

What connects our new construction to our existing portfolio is our property management model, which is based on efficiency and proximity to tenants. The property management offices in our four regions work uniformly and purposefully to provide tenants with fast, consistent service when they need it. The area managers of the property management offices, and the managers and caretakers, are KlaraBo's own employees and we also use our own staff for apartment showings and for signing new contracts. We know that tenants appreciate this close partnership with us, which in turn leads to a better understanding of our tenants and what they want. Overall, our property management model contributes to security and reliability, both important components for achieving good local knowledge and getting closer to tenants.

In terms of sustainability, it was important in our vision that KlaraBo's newly built apartments met environmental and climate standards we could support. As a result, KlaraBo's newly built apartments are mainly built in wood, which is both environmentally friendly and absorbs carbon dixoxide better than other building materials. In addition, we use a proprietary modular construction system in the construction of our new KlaraBo-hus, based on a number of standard apartment models that are well planned and space-efficient, resulting in an optimal use of resources in the construction process with reduced waste, less environmental impact and lower costs as a result.

The construction and real estate sector account for one-fifth of Sweden's climate emissions, and greenhouse gas emissions need to be reduced significantly to prevent an increase in global average temperature. As part of our contribution to a more sustainable construction industry, in addition to the above, we are actively working with various types of environmental certifications. Our most recently constructed new apartments in Höör and Motala have achieved the 'Miljöbyggnad Silver' certification from the Sweden Green Building Council and we are constantly looking for further sustainability-enhancing measures to reduce the climate and environmental impact of our new constructions. Future KlaraBo-hus will be built with the ambition to meet the corresponding requirements of the Nordic Swan certification system and we see that sustainability issues will play an increasingly important role, which we welcome.

Looking at KlaraBo's future prospects, there is a housing shortage in just over 70 percent of the country's municipalities. This figure will change as more construction starts and demographic changes move toward a more predictable trend. However, the stabilisation phase will last for at least half a decade and we expect that there will continue to be high demand for newly built apartments even after this period. In addition, we see advantages in having a large portfolio of low-risk properties located in growth regions, where occupancy rates are high, which deliver stable cash flows. The rental potential of the portfolio is high and we will continue to look at residential buildings with these characteristics in our expansion plans.

We have grown rapidly since our inception and are now in an expansive phase of our history. KlaraBo's broad geographic presence in regions where we believe there is long-term strong demand means that we can act quickly when opportunities arise. Our long-term target is to start building at least 500 apartments per annum from 2024, while gradually upgrading the existing portfolio at an accelerating pace. We currently manage over 5,300 apartments with a total property value in excess of SEK 7 billion and have a project portfolio of approximately 1,400 apartments and 173 apartments under construction. We aim to manage at least 500,000 m^2 of residential floor area by 2025, compared to just over 350,000 today.

We offer the market the opportunity to invest in a growing real estate company with major assets including a large residential real state portfolio with significant rental potential and an in-house developed building concept, 'KlaraBo-Hus', which aims to offer tenants attractive, environmentally certified housing in growth regions at a low cost. Through increased awareness of KlaraBo, the proceeds from the IPO will improve the conditions of reaching more tenants, stakeholders and continuing to implement our business model in existing and new geographical locations in Sweden.

Our organisation and board have many years of experience and a solid track record of growing companies and real estate transactions. At my side is a team of dedicated colleagues with enormous knowledge from the real estate industry and a strong desire to turn that knowledge into results. Having spent the last 12 years building companies in a fast-paced environment with an intense transactional climate, I am delighted every day to have been entrusted to lead this great team and to do what I do best. I find it hard to imagine more favourable conditions for the continued development of KlaraBo on our journey forward.

I would like to take this opportunity to thank all my colleagues and employees at KlaraBo for their expertise, enthusiasm and willingness to take KlaraBo to the next level.

Finally, I would like to welcome you as a potential new shareholder of KlaraBo. I hope we have the opportunity to meet the housing needs of the future and its development together!

Andreas Morfiadakis
CEO, KlaraBo

Terms and conditions

The Offering
The Offering comprises a maximum of 21,428,572 Class B Shares (excluding the Overallotment Option), corresponding to16.7 percent of the total number of shares and 7.7 percent of the total number of votes in the Company after the Offering.

The Offering is divided into two parts:
1. The Offering to the general public in Sweden. The general public includes private individuals and legal persons in Sweden who register to subscribe for a maximum of 30,000 shares.
2. The Offering to institutional investors in Sweden and abroad. Institutional investors include private individuals and legal persons who register to subscribe for more than 30,000 shares.

The outcome of the Offering is expected to be announced by press release on or about 2 December 2021.

The Overallotment Option
In order to cover any overallotment in the Offering, the Company has issued an option to ABG Sundal Collier, whereby ABG Sundal Collier, no later than 30 days from the first day of trading in the Company's Class B Shares on Nasdaq Stockholm, have the right to request the issue of a maximum of 3,214,285 additional Class B Shares, corresponding to a maximum of 15 percent of the total number of shares in the Offering, at a price equivalent to the Offering Price. The Overallotment Option may only be exercised for the purpose of covering any overallotment in the Offering. Assuming full exercise of the Overallotment Option, the Offering will comprise a maximum of 24,642,857 Class B Shares, representing 18.7 percent of the shares and 8.7 percent of the votes in the Company, following completion of the Offering.

Allotment of shares
The allotment of shares to respective parts of the Offering will be based on demand. The allotment will be decided by the Company's Board of Directors in consultation with ABG Sundal Collier.

Offering price
The Offering Price is SEK 35 per Class B Share. The Offering Price has been determined by the Board of Directors of the Company in consultation with ABG Sundal Collier based on a number of factors, including discussions with the Cornerstone Investors, market sounding and assessment of interest from other institutional investors, current market conditions, comparison with the market price of other listed residential real estate companies and an assessment of KlaraBo's operations and growth prospects. Brokerage commission will not be charged.

Application
The Offering to the general public in Sweden
Applications from the general public in Sweden can be made to Avanza and Handelsbanken. Application for subscription of shares can be made during the period from 23 November 2021 to 30 November 2021. Application from the public for subscription of Class B Shares must relate to not less than 200 B Shares and not more than 30,000 B Shares, in equal lots of ten (10) B Shares. Anyone applying to subscribe for more than 30,000 shares must contact ABG Sundal Collier, Danske Bank or Handelsbanken as described under "the Offering to institutional investors".

Late submissions, as well as incomplete or incorrectly completed application forms, may be disregarded. No additions or changes may be made to the text pre-printed on the application form. Only one application may be made per investor. If more than one application is received, Avanza, ABG Sundal Collier, Danske Bank and Handelsbanken reserve the right to consider only the first application received. Please note that application is binding. The Board of Directors of the Company, in consultation with ABG Sundal Collier, reserves the right to extend the application period. Such extension will be announced by press release before the end of the application period.

As of 3 January 2018, all legal persons need a global identifier, a so-called Legal Entity Identifier ('LEI'), in order to carry out a securities transaction. In order to be entitled to participate in the IPO and be allotted shares, you as a legal person must hold and disclose your LEI number. Please remember to apply for registration of an LEI code in good time, as the code must be provided at the time of application. More information on the requirements for LEI is available on the Finansinspektionen (Swedish Financial Supervisory Authority) website, www.fi.se.

Anyone wishing to use accounts/custody accounts with specific rules for securities transactions, such as endowment insurance policies, to subscribe for shares under the Offering must check with the bank or institution providing the insurance whether this is possible.

Application to subscribe for shares shall be made in accordance with the instructions below for the respective bank. The Prospectus is available on the Company's website (www.klarabo.se), ABG Sundal Collier's website (www.abgsc.com), Danske Bank's website (www.danskebank.se/prospekt), Handelsbanken's website (www.handelsbanken.se/prospekt) and Avanza's website (www.avanza.se).

Application via Avanza
Anyone applying to acquire shares via Avanza must have a securities account or an investment savings account with Avanza. Persons who do not have an account with Avanza must open such an account before applying for the acquisition of shares. Opening a securities account or investment savings

account with Avanza is free of charge and takes about three minutes.

Customers who have a securities account or investment savings account with Avanza can apply for the acquisition of shares via Avanza's internet service from 23 November 2021 until 23:59 on 30 November 2021. In order not to lose their right to any allotment, custody account customers at Avanza must have sufficient liquid funds in their custody or investment savings account during the period from the deadline for application up to and including the settlement date, which is expected to be the period from 30 November 2021 until 6 December 2021. More information about the application process through Avanza is available at www.avanza.se.

Application via Handelsbanken

Anyone applying to acquire shares through Handelsbanken must have a securities account or an investment savings account with Handelsbanken at the time of application. Registration can be made as a logged-in customer via the Handelsbanken internet service until 23.59 on 30 November 2021, or by contacting their bank branch.

The Offering to institutional investors

The application period for institutional investors in Sweden and other countries will take place during the period from 23 November 2021 to 1 December 2021 inclusive. The Board of Directors of the Company, in consultation with ABG Sundal Collier, reserves the right to shorten or extend the application period of the Offering to institutional investors. Any such change to the application period is expected to be announced by the Company by press release no later than 1 December 2021. Application shall be made to ABG Sundal Collier, Danske Bank or Handelsbanken in accordance with specific instructions.

Allotment

Decisions on the allotment of shares will be made by the Company's Board of Directors in consultation with ABG Sundal Collier, with the aim of achieving a good institutional ownership base and a broad distribution of the shares among the general public in Sweden to enable regular, liquid trading of the Company's shares on Nasdaq Stockholm.

The Offering to the general public

Allotment is not dependent on when the application was submitted during the application period. In the event of oversubscription, allotment may not take place at all or may take place with a lower number of shares than requested in the application, in which case allotment may take place in whole or in part by random selection.

In order for Avanza's customers to be eligible for allotment, the balance of the bank account or securities/investment savings account specified in the application must, during the period from 23:59 on 30 November 2021 until 6 December 2021, equal the amount to which the application relates. In addition, parties related to the Company and certain customers of the Joint Bookrunners and Avanza may be specifically considered for allotment. Allotment may also be made to employees of the Joint Bookrunners and Avanza, but without giving them priority. In such cases, allotment will be made in accordance with the rules of the Swedish Securities Dealers Association and the regulations of Finansinspektionen (Swedish Financial Supervisory Authority).

The Offering to institutional investors

When deciding on the allotment of shares in the context of the Offering to institutional investors, the Company will, as mentioned above, seek to obtain a good institutional shareholder base. Allotment among the institutions that have submitted expressions of interest is entirely discretionary. However, Cornerstone Investors are guaranteed allotment in accordance with their respective commitments.

Notification of allotment and payment

The Offering to the general public

Allotment is expected to take place on or about 2 December 2021. As soon as practicable thereafter, a settlement note will be sent to those who have been allotted in the Offering. Those who have not been allotted shares will not receive any notification.

Applications received by Avanza

Those who have applied via Avanza's internet service will receive notification of allotment by the allotted number of shares being posted against a debit of payment from the specified account, which is expected to take place on or about 2 December 2021. For those who are customers of Avanza, payment for allotted shares will be drawn at the latest on the settlement date of 6 December 2021. Please note that cash for the payment of allotted shares must be available from 30 November 2021 until 6 December 2021.

Applications received by Handelsbanken

Internet customers of Handelsbanken are expected to receive a settlement note with notification of the number of shares allotted on or about 2 December 2021 in their inbox in the internet service. It is expected that those who have applied through one of the Handelsbanken branches will be able to receive information on allotment as of 2 December 2021 if they contact the bank branch that received the application. Cash corresponding to the number of shares allotted according to the settlement note must be available from 01:00 on the settlement date, which is expected to be 6 December 2021. Handelsbanken has the right to debit the payment on the settlement date from the bank account connected to the securities account at an amount corresponding to the number of shares applied for or corresponding to the lower number of shares allotted in the event of oversubscription.

The Offering to institutional investors

Institutional investors are expected to receive notification of allotment in a specific order on or about 2 December 2021, after which settlement notes will be sent out. Full payment for allocated shares must be made in cash no later than 6 December 2021, as specified in the settlement note sent.

Non-payment or incorrect payment

Please note that allotted shares may be allocated to someone else or sold if full payment is not made on time. Should the sale price in such a transfer be lower than the Offering Price, the

recipient of the allotment of Class B Shares may be liable for the difference. In the event of an incorrect payment, the excess amount will be refunded.

Recording and accounting for shares allotted and paid
Registration with Euroclear of shares allotted and paid is expected to take place for both the general public and institutional investors on or about 6 December 2021, after which Euroclear will send out a notice showing the number of shares registered in the recipient's service account. Notification to shareholders whose holdings are registered with a nominee is made in accordance with the respective nominee's procedures.

Application for listing on Nasdaq Stockholm
On 11 November 2021, the listing committee of Nasdaq Stockholm assessed that the Company meets Nasdaq Stockholm's listing requirements, subject to the satisfaction of customary conditions, including the satisfaction of the distribution requirement for the Company's Class B Shares no later than the first day of trading in the Company's Class B Shares on Nasdaq Stockholm. The Board of Directors of the Company intends to complete the application for admission to trading of the Company's Class B Shares on Nasdaq Stockholm, and trading is expected to commence on or about 2 December 2021. This means that trading will commence before shares are transferred to the subscriber's custody account, service account or securities account and in some cases before the settlement note is received, see further below under "Important information regarding the possibility of selling allotted shares". This further means that trading will commence before the conditions for execution of the Offering have been met. Trading will be conditional thereon, and if the Offering is not completed, any Class B Shares delivered will be returned and any payments will be returned.

The ticker on Nasdaq Stockholm for the Company's Class B Shares will be KLARA B.

Stabilisation measures
In connection with the Offering, ABG Sundal Collier may carry out transactions aimed at supporting the market price of the Shares at levels above those which might otherwise prevail in the market. Such stabilisation measures may be implemented on Nasdaq Stockholm, the OTC market or otherwise, and may be implemented at any time during the period commencing on the first day of trading the shares on Nasdaq Stockholm and ending no later than 30 days afterwards.

Announcement of the outcome of the Offering
The final outcome of the Offering will be announced in a press release that will be available on the Company's website (www.klarabo.se) on or about 2 December 2021.

Right to dividends
The shares will carry the right to receive dividends for the first time on the dividend record date that falls closest after the shares are admitted to trading. Any dividend will be paid upon resolution of the General Meeting. The payment is arranged by Euroclear Sweden or, for nominee-registered holdings, in accordance with the respective nominee's procedures. Those who, on the record date determined by the General Meeting, were registered as owners, in the share register maintained by Euroclear Sweden, have the right to receive dividends. See further in the section "Share capital and ownership structure". With respect to deductions for Swedish withholding tax, see the section "Tax issues in Sweden".

Conditions for execution of the Offering
The Offering is conditional upon that the interest in the Offering, according to ABG Sundal Colliers' judgment, is sufficient to achieve appropriate trading in the shares, that the Company and the Joint Bookrunners enter into an agreement on the placement of the shares on or about 1 December 2021, that certain conditions in the agreement are satisfied and that the agreement is not terminated, which may occur up to the settlement date of 6 December 2021.

In assessing whether there is sufficient interest to achieve adequate trading in the shares, factors such as the number of applications received and the aggregate amount for which subscription applications have been made are taken into account. This assessment is made on a discretionary basis by ABG Sundal Collier. The pre-conditions of the placing agreement include, inter alia, the issuance of customary opinions from legal advisers and auditors, and Nasdaq Stockholm's final approval of the Company's application for admission to trading.

If the above conditions are not met or if the agreement is terminated, the Offering may be cancelled. In such case, neither delivery nor payment for shares will be made under the Offering.

Important information regarding the possibility of selling allotted shares
Notification of allotment to the general public in Sweden will be made via a settlement note, which is expected to take place on or about 2 December 2021. After payment for allotted shares has been received by Avanza and Handelsbanken, duly paid shares will be transferred to the investor's designated service account, securities account or investment savings account. The time required for the dispatch of settlement notes, transfer of payment and transfer of acquired shares to investors in the Company's shares means that these investors will not have acquired shares available in their designated service account, securities account or investment savings account until 6 December 2021 at the earliest, or a few days thereafter.

Trading in the Company's shares on Nasdaq Stockholm is expected to commence on or about 2 December 2021. The fact that the shares will not be available in the investor's service account, securities account or investment savings account until 6 December 2021 at the earliest may mean that the investor will not be able to sell the shares on Nasdaq Stockholm from the date on which trading in the shares commences, but only when the shares are available in the service account, securities account or investment savings account.

Information on the processing of personal data
Anyone subscribing for shares in the Offering will provide information to the Joint Bookrunners or Avanza. Personal data will be processed in computer systems to the extent necessary to

provide services and administer customer arrangements. Personal data obtained from a person other than the customer to whom the processing relates may also be processed. Personal data may also be processed in the computer systems of companies or organisations with which the Joint Bookrunners or Avanza cooperates. Information on the processing of personal data is provided by the Joint Bookrunners and Avanza, who also receive requests for rectification of personal data. Address information may be obtained by the Joint Bookrunners and Avanza through an automated process at Euroclear.

Avanza
Avanza processes its customers' personal data in accordance with the personal data legislation in force at the time. Personal data provided to Avanza will be processed in computer systems to the extent necessary to provide services and administer customer arrangements. Personal data obtained from a person other than the customer to whom the processing relates may also be processed. Personal data may also be processed in the computer systems of companies or organisations with which Avanza cooperates. Please refer to Avanza's website for more information.

Danske Bank
Information on the processing of personal data is provided by Danske Bank branches, who also receive requests for rectification of personal data.

Handelsbanken
Handelsbanken Capital Markets is the controller (personal data controller) for the processing of the personal data that you provide in connection with the application in the Offering or that is otherwise recorded in connection with this application. Detailed information about Handelsbanken's processing of personal data and your rights in connection with such processing, etc. is available at www.handelsbanken.se.

Information for distributors
Solely for the purpose of the product governance requirements contained in: (a) Directive 2014/65/EU of the European Parliament and of the Council on markets in financial instruments ("MIFID II"); (b) Articles 9 and 10 of Commission Delegated Directive (EU) 2017/593 supplementing MIFID II; and (c) Chapter 5 of Finansinspektionen's (Swedish Financial Supervisory Authority) regulations on investment business, FFFS 2017:2 (collectively, the "MIFID II Product Governance Requirements"), and without liability for any damages that may otherwise accrue to a "producer" (within the meaning of the MIFID II Product Governance Requirements), shares in the Company have been subject to a product approval process, where the target market for shares in the Company is (i) non-professional clients and (ii) investors who qualify as professional clients and peer counterparties, each under MIFID II (the "target market"). Notwithstanding the target market assessment, distributors should note that: the value of shares in the Company may decrease and investors may not recover all or part of the amount invested; shares in the Company offer no guaranteed income and no capital protection; and an investment in shares in the Company is suitable only for investors who do not require a guaranteed income or capital protection, who (either alone or with an appropriate financial or other adviser) are capable of evaluating the benefits and risks of such an investment, and who have sufficient funds to bear any losses that may arise therefrom. The target market assessment is without prejudice to the requirements of any contractual, legal or regulatory sales restrictions in relation to the Offering.

The target market assessment is not to be considered as (a) a suitability or fitness assessment within the meaning of MiFID II; or (b) a recommendation to any investor or group of investors to invest in, acquire, or take any other action in relation to shares in the Company.

Each distributor is responsible for conducting its own target market assessment in relation to the shares, and for assessing the appropriate distribution channels.

Other information
General
The fact that ABG Sundal Collier, Danske Bank and Handelsbanken are Joint Bookrunners in connection with the Offering does not in itself mean that each bank considers the person who has subscribed to the Offering (the "subscriber") to be a customer of the bank. The subscriber is considered a customer of the respective bank for the investment only if the bank has advised the subscriber about the investment or has otherwise contacted the subscriber individually about the investment, or if the subscriber has registered via a branch or the internet bank services of the respective bank. The consequence of the respective bank not considering the subscriber as a customer for the placement is that the rules on investor protection in the Securities Market Act (2007:528) will not apply to the investment. This means, among other things, that neither so-called customer categorisation nor so-called suitability assessment will take place with regard to the investment. The subscriber is therefore responsible for ensuring that they have sufficient knowledge and experience to understand the risks associated with the investment.

Right to withdraw the Offering
The Board of Directors reserves the right to withdraw the Offering if the Board of Directors, in consultation with ABG Sundal Collier, determines that the conditions for appropriate, regular and liquid trading in the shares on Nasdaq Stockholm cannot be achieved, in the event that events occur that have a material adverse effect on the Company that make it inappropriate to complete the Offering or in the event that other circumstances make the Offering impossible.

Market overview

This Prospectus contains sectoral and market information relating to the Company's operations and the market on which KlaraBo operates. The market overview mainly deals with the economic situation including interest rates, KlaraBo's market including regional development in the Company's locations, the housing market in Sweden and the transaction market in Sweden with a focus on housing.

The information is based on the Company's analysis of several different sources, including Statistics Sweden (SCB), Sveriges Riksbank (Central Bank of Sweden), Boverket (National Board of Housing, Building and Planning), the Swedish Public Employment Service, the National Institute of Economic Research and Newsec. In the Prospectus, KlaraBo has endeavoured to accurately reflect the information from all the above-mentioned sources and considers these external sources to be reliable, but has not itself verified the information. Information provided by third parties has been accurately reproduced and, as far as the Company is aware and can ascertain from information published by third parties, no facts have been omitted that would render the reproduced information inaccurate or misleading.

KlaraBo's market

KlaraBo is a long-term property owner and developer of rental apartments. The Company acquires, builds and manages attractive housing in Sweden. The Company owns investment properties in Trelleborg, Visby, Bollnäs, Ronneby, Sundsvall, Västervik, Tranås, Borlänge, Håbo, Gävle, Jönköping, Malmö, Nybro, Ludvika, Helsingborg, Vaggeryd, Höganäs, Svalöv, Oskarshamn, Bjuv and Smedjebacken, sorted by property value. In addition, the Company has development projects in Kävlinge, Karlstad, Kristianstad, Falun, Visby, Motala, Jönköping, Sundsvall, Västerås, Helsingborg, Borlänge, Hässleholm, Karlshamn, Höör, Karlskrona, Trelleborg, Oskarshamn, Genarp and Malmö, sorted by expected property value upon completion of the projects. KlaraBo is a pure residential real estate company, but also has a small share of commercial space and community service properties. KlaraBo is active in the new housing production market through the construction of the Company's proprietary "KlaraBo-Hus" concept. Furthermore, KlaraBo continuously evaluates acquisitions, and is thus active in the real estate transaction market.

Economic situation

Global economic situation in brief

The dominance of the COVID-19 pandemic over economic development has begun to wane, and recovery is largely enabled by eased restrictions. To mitigate the negative impact of the pandemic and support both recovery and inflation, factors such as keeping general interest rates low and facilitating the supply of credit have been critical. This, combined with government support measures, has led to a number of countries, companies and households increasing their debts significantly.[1] Global GDP is expected to grow by 5.6 percent in 2021 and 4.5 percent in 2022, before returning to a more normal level in 2023, when the economic situation will also normalise.[2]

Swedish economic situation in brief

Supported by comprehensive economic policy measures, the Swedish economy is strengthening, and high resource utilisation is contributing to increased cost pressures. Swedish exports and industrial production exceed pre-pandemic levels, and showed strong growth in the first half of 2020.

Overall, the Swedish economy has shown a very high growth rate in 2021, and GDP is estimated to have gained further momentum in the third quarter, growing at a quarterly rate of 2.4 percent.[3] The Riksbank forecasts that GDP will increase by an average of 3.4 percent per year in 2021–2023.

[1] Sveriges Riksbank, Monetary Policy Report, September 2021.
[2] National Institute of Economic Research, Konjunkturläget [Economic situation], September 2021
[3] Sveriges Riksbank, Monetary Policy Report, September 2021.

Sweden's GDP development per year 2010–2023F

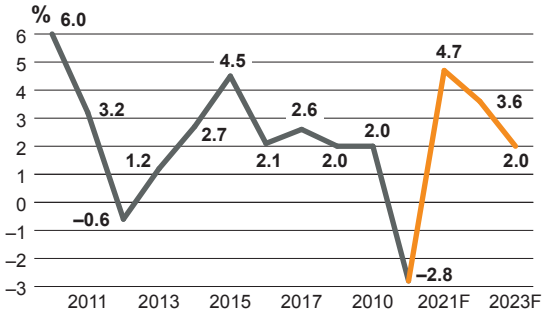


Figure 1. Development of Sweden's GDP over time. Source: SCB for historical data for 2010–2020. Sveriges Riksbank for forecast for 2021–2023.

Interest rates

Interest rates in Sweden are low, with a repo rate of zero percent at the date of publication of the Prospectus, which has resulted in cheap financing for households and businesses in Sweden.[1] Although credit growth to companies has slowed somewhat in recent months, the supply of credit to households and companies in Sweden is still considered to be good.[2] The Riksbank's so-called interest rate path shows that the repo rate is expected to remain at zero percent throughout the forecast period, which extends to the end of 2024.[3]

As mentioned above, extensive economic policy support is strengthening the economic situation and contributes to high resource utilisation and rising cost pressures. In order to achieve sustainable inflation around the target, the expansionary monetary policy is necessary. CPIF inflation, which averaged 0.5 percent in 2020, has shown an increase in 2021 and reached 2.4 percent in August. The Riksbank forecasts that CPIF inflation will rise to 3.0 percent in the coming months and then fall.[4]

Repo rate Sweden 2010– 2021

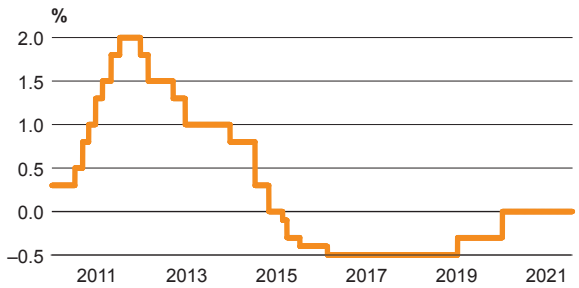


Figure 2. Repo rate in Sweden over time. Source: Sveriges Riksbank.

Unemployment in Sweden

During the third quarter of 2021, unemployment in Sweden stood at 8.2 percent and the unemployment rate at 8.9 percent, which is down from the second quarter of 2021.[5] Youth unemployment has fallen as the labour market has picked up, and in May the number of registered unemployed young people was around 51,000, down by around 9,000 from the same time in the previous year. The number of people given notice of termination from January to May 2021 was around 14,000, compared with 84,000 in the corresponding period of 2020 and around 25,000 in the corresponding period of 2019. As a result, the labour market situation has stabilised and a large number of employers are looking to the future with greater optimism. As restrictions are eased, the number of people employed is expected to increase, approaching pre-pandemic levels by the end of 2022.[6]

Sveriges Riksbank estimates that unemployment will reach 8.8 percent in 2021, 7.6 percent in 2022 and 7.2 percent in 2023. The historical unemployment rate between 2010 and 2020 and the expected unemployment rate between 2021 and 2023 are shown in Figure 3.

Unemployment in Sweden 2010–2023F, %

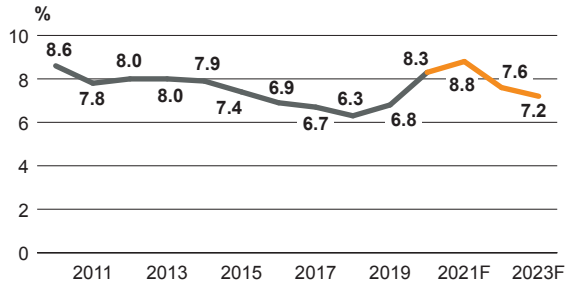


Figure 3. Unemployment in Sweden over time. Source: SCB for historical data for 2010–2020. Sveriges Riksbank for forecast for 2021–2023..

Households' real disposable income

Like GDP, households' disposable income showed an unusually volatile trend in 2020, despite wage income being stable during the year. After a weak performance in 2020, households' nominal disposable income is expected to increase by more than 4 percent on average per year from 2021 to 2023 as employment increases. As household consumption returns to more normal levels, savings are also expected to decline.[7] Despite the pandemic, house prices have risen, partly as a result of people working from home and changes in consumption behaviour. As a result of households largely financing home purchases with loans, their debts have grown. Weak income growth in 2020 resulted in the debt ratio, i.e. the share of debt in disposable income, rising to just below 200 percent at the end of 2020. Going forward, the debt ratio is expected to increase further, as income is expected to grow more slowly than debt.[8]

During the period 2011 to 2019, the average disposable income of households in Sweden increased from SEKk 413.1 to SEKk 489.9, corresponding to an average annual growth rate of 2.2 percent; see Figure 4.[9]

1) Sveriges Riksbank, Monetary Policy Report, September 2021.
2) Sveriges Riksbank, Monetary Policy Report, July 2021.
3) Sveriges Riksbank, Monetary Policy Report, September 2021.
4) Sveriges Riksbank, Monetary Policy Report, September 2021.
5) SCB, Labour Force Surveys (AKU), third quarter 2021.
6) Swedish Public Employment Service, Labour Market Outlook Spring 2021.
7) Sveriges Riksbank: Monetary Policy Report, February 2021.
8) Sveriges Riksbank: Monetary Policy Report, July 2021.
9) SCB, Disposable income by type of household, 2020.

Average disposable income of households in Sweden 2011–2019, SEK thousand

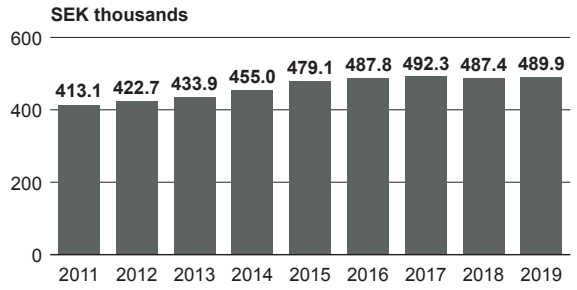


Figure 4. Development of the average disposable income of Swedish households over time. Source: SCB.

Swedish housing market

The future development of the number of households, which in turn depends on population growth and the age composition of the population, is the primary driver of the need for new housing. According to Boverket's (National Board of Housing, Building and Planning) estimate, 58,900 dwellings are needed annually between 2021 and 2029, of which around 35,600 are needed to meet the expected population growth and 20,200 to make up for the deficit that has built up since 2006. However, the deficit has narrowed since 2017 and in 2020, housing construction exceeded what the actual population growth justifies. 73 percent of Sweden's municipalities are reported to have a housing deficit, with metropolitan and university municipalities in particular continuing to experience a tight situation in the housing market. Common reasons for the housing shortage are high production costs, difficulties for individuals to obtain loans, and lack of zoning on attractive land.[1] A continued imbalance between housing supply and demand is expected in the future.[2] According to Boverket, the challenge for the housing market is to be able to offer affordable housing at prices that households with limited ability to pay can afford.

Figure 5 shows a historical and projected summary of population trends from 2010 to 2029 and number of dwellings completed from 2010 to 2020, and Figure 6 shows the distribution of municipalities reported to have a housing deficit, balance or surplus between 2000 and 2021.

[1] Boverket, Housing Market Survey 2021.
[2] Boverket, Housing Market Survey 2020.

Annual population growth and number of dwellings completed in Sweden 2010–2029

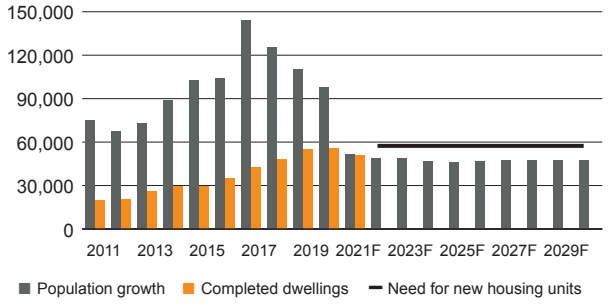


Figure 5. Development over time of Sweden's population growth, number of dwellings completed per year and need for new dwellings. Source: Statics Sweden for population growth 2010–2029 and number of dwellings completed 2010–2020. Boverket for a forecast of the need for new dwellings 2021–2029.

Municipalities' housing shortage

Distribution of municipalities in Sweden experiencing a housing deficit, balance or housing surplus 2000–2021

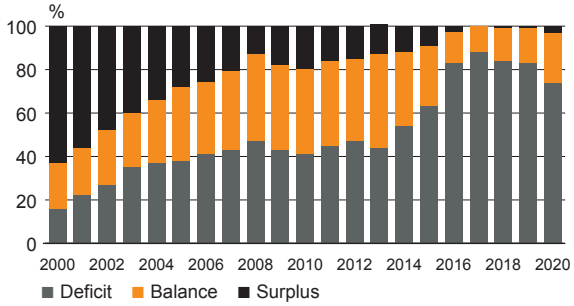


Figure 6. Development over time of the distribution of Swedish municipalities experiencing a housing deficit, balance or surplus. Source: Boverket, Housing Market Survey 2021.

The rental market

Rents for existing rental apartments in Sweden are not market-priced, but regulated by the utility value system, which means that the rent is based on the standard, quality and service of the apartment. The rent should be considered reasonable, meaning it is the same as another similar apartment of the same standard and in the same location. This rent regulation means that the rent level may be below the market's willingness to pay. In the same way, the rent cannot be reduced even if the ability to pay falls. In the case of renovation or reconstruction by the landlord, the principle is still that the same apartment should have the same rent, but the apartment is instead compared with other renovated or reconstructed apartments, which may allow the current rent to be adjusted to be closer to the market's willingness to pay. In the case of renovation or reconstruction, the rent must be negotiated. For newly built rental apartments, the rent can be set in negotiations with Hyresgästföreningen (Swedish Union of Tenants). Another option for new construction is to set a so-called presumption rent. The presumption rent is based on actual production costs. In the case of presumptive rent, the rent may be higher than if negotiated according to the utility value rules. On the other hand, the presumption rent is locked for 15 years, which means that it cannot be increased or its utility value

reviewed if the standard of the apartment is improved during this period.

The number of residential apartments in the country as of 31 December 2020 was around 5 million, with 51 percent of these located in multi-dwelling buildings (sw. flerbostadshus, 42 percent in one- or two-dwelling buildings (sw. småhus), 5 percent in special housing and 2 percent in other buildings. Rental is the most common form of tenancy in multi-dwelling buildings, accounting for 58 percent of the stock (compared to tenant-owned housing, which accounts for 42 percent of the stock) and is the dominant form of tenancy in 258 of the country's 290 municipalities. In eleven municipalities, rental is the only form of tenancy in multi-dwelling buildings, and only 32 municipalities have more tenant-owned housing than rental housing, with more than half of these located in Stockholm County.[1] According to Boverket's 2019 Housing Market Survey, rental housing is also the form of tenancy that most municipalities say they need.[2] In smaller towns, a common problem is adapting the housing stock to the needs, for example in terms of providing cheap rental housing for young people to move away from home.[3]

The Swedish rental market is characterised by stable and increasing rents. Between 2016 and 2021, the average annual rent per m² increased from SEK 1,050 to SEK 1,198 for the country as a whole. Since 2016, rent increases have been relatively evenly distributed between smaller and larger municipalities, as illustrated in Figure 7.[4]

In 2021, the average monthly rent in Sweden for a two bedroom apartment was SEK 7,520, while the average rent for a one bedroom apartment and a studio apartment was SEK 6,081 and SEK 4,410 per month, respectively.[5]

Average annual rent per m² in Sweden 2016–2021, SEK

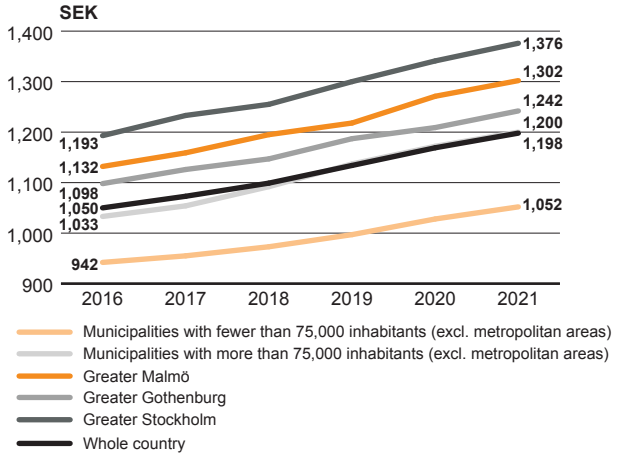


Figure 7. Average rent per m² in rental apartments in Sweden. Source: SCB.

Average monthly rent in Sweden 2021, SEK

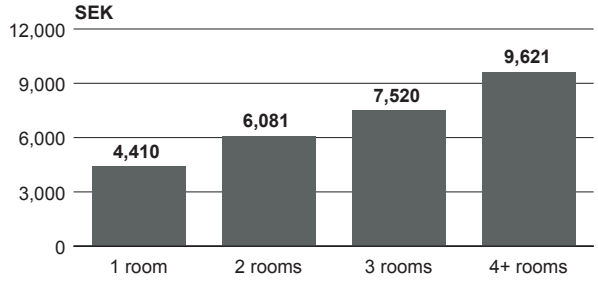


Figure 8. Average monthly rent for Swedish rental apartments in 2021. Source: SCB.

Average monthly rent for two bedroom apartment in Sweden 2021, SEK

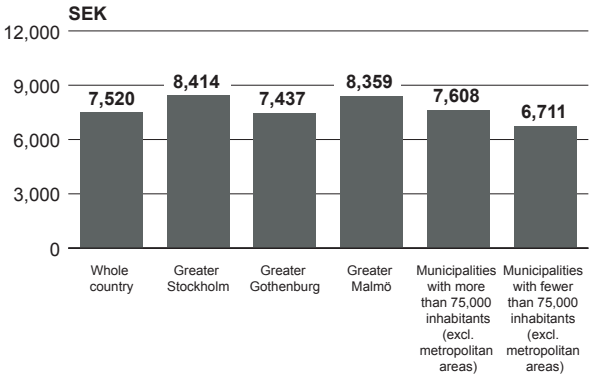


Figure 9. Average monthly rent for two bedroom apartments in different Swedish regions in 2021. Source: SCB.

Since the end of the 1990s, the number of vacant apartments for immediate letting has decreased. As of 1 September 2019, approximately 26,000 rental apartments were unlet in Sweden, of which 8,900 were available for immediate letting, with repair or renovations being the most common reason for vacancy.[6]

Unlet and vacant apartments, and share of all rental apartments in Sweden 2019

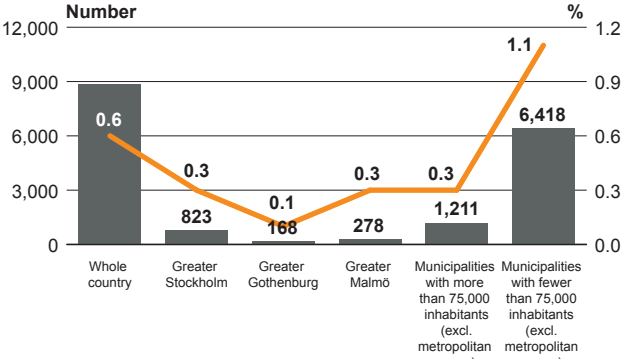


Figure 10. Stock of unlet and vacant apartments in Swedish regions in 2019. Source: SCB, 2020.

1) SCB, 2021.
2) Boverket, Housing Market Survey 2019.
3) SCB, 2020.
4) SCB, 2021.
5) SCB, 2021.
6) SCB, 2020.

Number of vacant apartments in Sweden

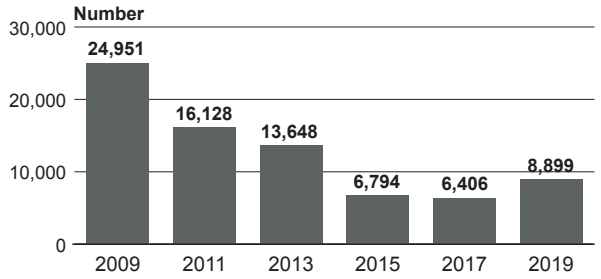


Figure 11. Stock of unlet and vacant apartments in Swedish regions over time. Source: SCB.

Transaction market

Despite the current pandemic, the Swedish real estate market was very robust in 2020. The transaction volume in 2020 was SEK 189 billion, which was in line with the historical average. Furthermore, the transaction volume in 2021 is expected to reach SEK 350 billion, far exceeding the historical level over the last decade. The Company believes that the high level of transaction market activity for Swedish properties can be partly explained by the low interest rates of recent years, which have created a favourable climate for investment. Residential represents a large real estate segment in terms of transaction volume, and accounted for 34 percent of the transaction market in 2020. In 2021, residential transactions are expected to reach SEK 110 billion, which is also well above the historical levels of the last decade, and represents 31 percent of the expected transaction volume for the year.[1)]

Transaction volume in Sweden 2010–2021, SEK billion

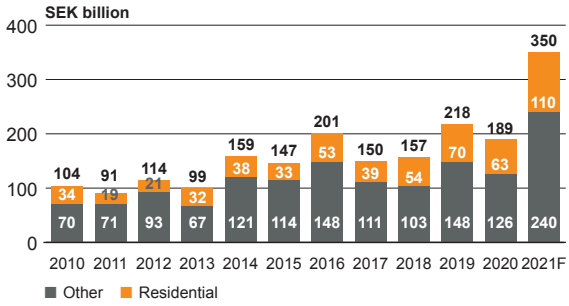


Figure 12. Transaction volume by property type. Source: Newsec..

Klarabo's market

KlaraBo operates throughout Sweden, from Trelleborg in the south to Sundsvall in the north. KlaraBo's properties are divided into four regions: South, East, Central and North. Region South includes investment properties in Trelleborg, Ronneby, Malmö, Helsingborg, Höganäs, Svalöv and Bjuv. In addition, Region South includes development projects in Kävlinge, Kristianstad, Helsingborg, Hässleholm, Karlshamn, Höör, Karlskrona, Trelleborg, Genarp and Malmö. Region East consists of investment properties in Visby, Västervik, Tranås, Jönköping, Nybro, Vaggeryd and Oskarshamn. In addition, Region East includes development projects in Visby, Jönköping and Oskarshamn. Region Central includes investment properties in Borlänge, Håbo, Gävle, Ludvika and Smedjebacken, as well as development projects in Karlstad, Falun, Motala, Västerås and Borlänge. Region North includes investment properties in Bollnäs and Sundsvall, as well as development projects in Sundsvall.

Tables 1 and 2 show the number of inhabitants, population density, average annual rent and housing needs in the municipalities in which KlaraBo operates. In the municipalities where KlaraBo has investment properties, the average number of inhabitants in KlaraBo's municipalities as of June 2021 is 72,279, with an average annual rent of SEK 1,105 per square metre. The corresponding figures for municipalities where KlaraBo has development project are 105,025 inhabitants and SEK 1,158 per square metre. All municipalities in which KlaraBo operates have had a positive average annual growth rate from 2010 to 2020. The three municipalities where the population has grown fastest are Malmö, Helsingborg and Lund. In the 2021 Housing Market Survey, conducted on behalf of Boverket, 26 out of 32 locations in which KlaraBo operates stated that there is a shortage of housing. The municipalities of Bollnäs, Nybro, Oskarshamn, Smedjebacken, Vaggeryd and Västervik indicated that the housing market is in balance.

[1)] Newsec

Municipalities in the management portfolio

Municipality	Number of inhabitants June 2021	Population 2010–2020 average annual growth, %	Population density 2020 inhabitants per km²	Average annual rent 2021 SEK per m²	Housing shortage
Bjuv	15,785	0.6%	136	1,109	Yes
Bollnäs	26,798	0.2%	15	1,005	Balance
Borlänge	52,460	0.6%	90	1,047	Yes
Gävle	103,095	0.8%	64	1,090	Yes
Helsingborg	149,772	1.5%	434	1,318	Yes
Håbo	22,198	1.2%	153	1,346	Yes
Höganäs	27,379	1.0%	189	1,135	Yes
Jönköping	366,029	1.1%	96	1,101	Yes
Ludvika	26,613	0.3%	18	986	Yes
Malmö	349,304	1.5%	2,217	1,356	Yes
Nybro	20,312	0.3%	17	904	1)
Oskarshamn	27,225	0.4%	26	1,061	Balance
Ronneby	29,304	0.4%	36	1,042	Yes
Smedjebacken	10,909	0.1%	11	997	Balance
Sundsvall	99,522	0.4%	31	1,140	Yes
Svalöv	14,249	0.8%	37	1,154	Yes
Tranås	18,918	0.4%	47	1,041	Yes
Trelleborg	46,129	0.8%	135	1,182	Yes
Vaggeryd	14,677	1.1%	18	1,052	Balance
Västervik	36,791	0.1%	20	962	Balance
Visby2)	60,388	0.5%	19	1,169	Yes
Genomsnitt	**72,279**	**0.7%**	**181**	**1,105**	

1) No information regarding the housing market situation in Nybro can be found in Boverket's Housing Market Survey 2021.
2) Figures corresponding to the entire municipality of Gotland due to lack of data specifically for Visby.

Table 1. Overview of the population and housing situation in municipalities in which KlaraBo has investment properties. Source: SCB for population and rental data. Boverket Housing Market Survey 2021 for information on the housing situation in the respective municipalities

Municipalities in the project portfolio

Municipality	Number of inhabitants June 2021	Population 2010–2020 average annual growth, %	Population density 2020 inhabitants per km²	Average annual rent 2021 SEK per m²	Housing shortage
Borlänge	52,460	0.6%	90	1,047	Yes
Falun	59,752	0.6%	29	1,125	Yes
Hässleholm	52,285	0.4%	41	1,047	Yes
Helsingborg	149,772	1.5%	434	1,318	Yes
Höör	16,884	0.9%	58	1,191	Yes
Jönköping	366,029	1.1%	96.2	1 101	Yes
Karlshamn	32,352	0.4%	66	1,072	Yes
Karlskrona	66,522	0.4%	64	1,194	Yes
Karlstad	94,769	1.0%	81	1,149	Yes
Kävlinge	32,194	1.0%	210	1,167	Yes
Kristianstad	86,555	0.8%	69	1,100	Yes
Lund	125,511	1.3%	295	1,245	Yes
Malmö	349,304	1.5%	2,217	1,356	Yes
Motala	43,740	0.4%	44	1,022	Yes
Sundsvall	99,522	0.4%	31	1,140	Yes
Trelleborg	46,129	0.8%	135	1,182	Yes
Visby1)	60 388	0.5%	19.2	1 169	Yes
Västerås	156,279	1.3%	162	1,221	Yes
Average	**105,025**	**0.8%**	**230**	**1,158**	

1) Figures corresponding to the entire municipality of Gotland due to lack of data specifically for Visby.

Table 2. Overview of the population and housing situation in municipalities in which KlaraBo develops properties. Source: SCB for population and rental data. Boverket Housing Market Survey 2021 for information on the housing situation in the respective municipalities.

Annual rent per m² 2021, SEK

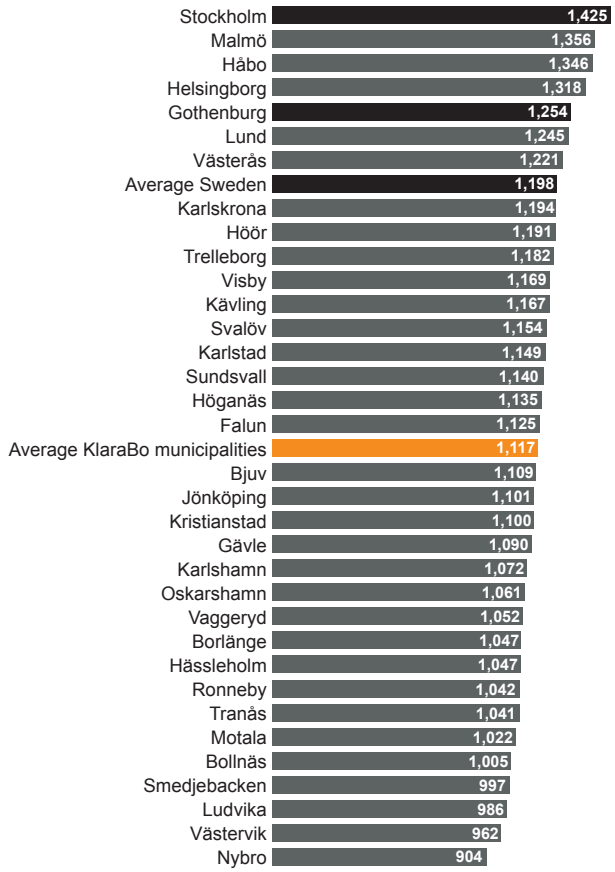


Table 3. Overview of average annual rents per m² in KlaraBo's municipalities, Stockholm, Gothenburg and Sweden as a whole. The figure for Visby is based on the municipality of Gotland as a whole. Source: SCB.

Trends and drivers

The Company has identified a number of trends and drivers that are considered to affect its relevant market. These are presented in the paragraphs below.

Demographics

Continued population growth in all of the Company's regions, combined with a housing deficit in most areas, creates the conditions for high demand for rental housing. Furthermore, demand for newly built and renovated rental housing is high across the country.

The Swedish rent regulation

The Swedish rent regulation results in high demand and high occupancy rates. Newly built rental housing can be rented at significantly higher rent levels than equivalent older rental housing. Furthermore, the market is influenced by government investment subsidies, which provide additional incentives for new residential construction.

Focus on sustainability

A growing focus on sustainability has contributed to an increased demand for sustainable real estate, with stakeholders such as lenders and investors placing greater emphasis on sustainability issues. Furthermore, the use of various sustainability certifications has increased, which contribute to greater transparency for the sustainability work of real estate companies.

New workplace environments

As a result of the COVID-19 pandemic, many workplaces have shifted from traditional office-based work to incorporate teleworking to varying degrees. This increases the demand for larger and more recently renovated apartments.

Competition and market position

The Swedish market for real estate transactions is characterised by strong competition in metropolitan areas and university towns, while smaller towns tend to have less competition. Furthermore, companies active in the real estate transaction market can benefit from a number of economies of scale. Among other things, larger companies are generally in a better position to obtain favourable financing terms, which creates competitive advantages for larger companies.

Competitors

The competition for KlaraBo is the other housing supply in the local housing markets, not only in the form of new production of rental housing, tenant-owned housing and one- or two-dwelling buildings, but also in the form of the succession market, i.e. used housing with different forms of tenancy.

The market is characterised by competitive acquisition processes in all size classes, involving both municipal housing companies and private actors. Private actors include private individuals, local and regional property owners, and major listed companies.

Business description

Introduction to KlaraBo
KlaraBo is a long-term residential real estate owner and developer of rental apartments that was founded in 2017. The Company acquires, builds and actively manages attractive housing in Sweden. The property portfolio consists of investment properties with stable rental revenue as well as land and building rights for new construction. The properties are located from Trelleborg in the south to Sundsvall in the north and are divided into four administrative regions: South, East, Central and North.

Property value excluding projects as of 30 September 2021 amounted to SEK 7,276 million, of which residential properties accounted for 85 percent. Total lettable area amounted to approximately 416,000 m^2 with a total annual rental value of approximately SEK 483 million. Based on contracted rents, 85 percent is residential properties, 8 percent is community service properties, 4 percent is commercial properties and 3 percent is other types of property. The property management portfolio consists of 5,367 apartments, and the project portfolio consists of 1,397 apartments, of which 173 are under construction. As of 30 September 2021, KlaraBo had completed three new construction projects, the latest in Höganäs, all of which have been fully let prior to completion.

The history of KlaraBo

2017	KlaraBo is founded by Andreas Morfiadakis, Mats Johansson and Anders Pettersson. During the year, a new share issue was carried out, raising SEK 65 million, which broadened KlaraBo's shareholder base to include Lennart Sten among others, who is also the Chairman of the Company. During the year, KlaraBo made its first land acquisitions in the municipalities of Bjuv and Svalöv, with the aim of building rental apartments.
2018	In April 2018, KlaraBo entered into a partnership with Samhällsbyggnadsbolaget i Norden AB (publ) through a jointly owned subsidiary for the construction of rental apartments in Höganäs, Karlskrona and Falun. In June of the same year, a further cooperation was initiated with Samhällsbyggnadsbolaget i Norden AB (publ) through a jointly owned subsidiary, with the aim of building rental housing apartments in Kävlinge, Karlstad, Borlänge, Karlshamn, Motala and Sundsvall. In addition, KlaraBo received a land allocation in Hässleholm for the construction of approximately 60 rental dwellingsapartments. During the year, a new share issue was also carried out, raising SEK 287 million, in which Pensionskassan Handelsbanken became the second largest shareholder in the Company. At the end of the year, 1,595 dwellings were also acquired in Malmö, Sundsvall, Borlänge, Ludvika, Bollnäs and Smedjebacken.
2019	In 2019, KlaraBo began construction of 110 rental apartments in Höganäs and Svalöv, and acquired 74 rental apartments in Helsingborg. Furthermore, the Company acquired 45 developments building rights in Höör from the municipality, and obtained a land allocation for the construction of some 20 rental apartments in Lund.
2020	KlaraBo received SEK 327.4 million through a new share issue to mainly existing shareholders. During the year, 27 properties with 807 rental apartments and community service properties in Trelleborg were also acquired from the municipality for a purchase price of approximately SEK 1 billion. Furthermore, Jenny Appenrodt was hired as CFO, and the Company acquired land in Motala for the construction of 46 rental apartments, and acquired developments building rights in Trelleborg for more than 25 rental apartments.
2021	In 2021, KlaraBo acquired the real estate company Kuststaden, thereby forming a pure residential real estate company with over 5,000 apartments under management and a combined property value in excess of SEK 6 billion. In connection with the acquisition, an issue in kind was made to the owners of Kuststaden and a directed cash issue to Länsförsäkringar Fondförvaltning. During the year, KlaraBo's Board also set new goals and an updated strategy focusing on growth and value creation. Furthermore, the Company acquired 273 rental apartments in Gävle and Håbo, and building rights in Kristianstad for 95 rental apartments.

1) The share of residential properties is presented based on area.
2) Other property types include parking and storage space.

Business concept
KlaraBo will manage, develop and acquire attractive housing in Swedish growth regions.

Operational and financial targets for operations
KlaraBo's overall goal is to create value for the Company's shareholders on a long-term basis by owning, developing and actively managing sought-after residential properties in growth regions with robust demand. Value creation is measured as growth in long-term net asset value (EPRA NRV) and profit from property management per share.

Operational targets
- By the end of 2025, KlaraBo aims to own and manage at least half a million m^2 of housing in Sweden.
- Commence construction of at least 200 apartments per year during the period 2021 to 2023. Thereafter, the long-term goal is to start construction at least 500 apartments per year. The apartments shall mainly be in-house deveoped and environmentally certified.
- Rent development for existing apartments that are suitable for renovation shall materially exceed the general annual rent increase through active property management and investments.

Financial targets
- Over an economic cycle, KlaraBo shall achieve an average annual growth in long-term net asset value (EPRA NRV) per share of at least 15 percent, including any value transfers. As of 30 September 2021, annual growth in long-term net asset value per share was 45 percent.
- Over an economic cycle, KlaraBo shall achieve average annual growth in profit from property management per share of at least 12 percent.

Financial risk limitations and dividend policy
KlaraBo targets to limit financial risk with the following overall risk limitations:
- The loan-to-value ratio is not to exceed 65 percent of the market value of the properties over the long term. As of 30 September 2021, the loan-to-value ratio was 54.1 percent.
- The equity/assets ratio is to exceed 25 percent over the long term. As of 30 September 2021, the equity ratio was 40.6 percent.
- The interest coverage ratio is to exceed 1.5 times over the long term. On a rolling 12-month basis as of 30 September 2021, the interest coverage ratio was 2.1x.

The Company's dividend policy states that KlaraBo will distribute 50 percent of taxed profit from property management in the long term. However, in the next few years, KlaraBo will prioritise growth through new construction, investments in the existing portfolio and acquisitions. Thus dividends may not be paid.

Sustainability work
KlaraBo works systematically to combine environmental, economic and social sustainability. This work has generated both societal and customer benefits, and will continue to be applied in the Company's residential properties and in new construction. KlaraBo upholds a good indoor environment and healthy materials that minimise environmental impact throughout the life of the property. In both the development phase of a project and management operations, KlaraBo chooses concepts and solutions that contribute positively to the sustainability goals. As a long-term property owner, KlaraBo's ambition is to manage and improve the properties with minimal environmental impact for maximum customer benefit. Integrating environmental, economic and social sustainability is a natural part of the Group's business.

Social and economic objectives
- Increase engagement in the Company's communities by, for example, offering summer work to the long-term unemployed and to young people as a route into the labour market.
- Build more new, sustainable and environmentally certified, quality, functional, cost- and space-efficient housing.
- Renovate for long-term sustainable property management, where the scope of renovation measures is adapted to meet both the technical conditions of the building and the demand of the tenants.

By providing the areas where KlaraBo operates with well-planned green spaces, squares and meeting points, the Group creates greater security and promotes the quality of life of its tenants. As a long-term property owner, KlaraBo's position is that the common functions of residential areas should be planned and developed in accordance with the wishes of the tenants.

Environmental targets
- Reduce energy consumption.
- Using renewable energy sources. KlaraBo is constantly working to reduce its dependence on fossil fuels, including:
  - always choosing electricity from renewable energy sources when procuring new electricity contracts;
  - always choosing biogas instead of natural gas when procuring gas; and
  - having discussions with the supplier to achieve the best fossil-free solution when procuring district heating

Sustainable new production
KlaraBo offers climate-smart apartments that are designed to be built in wood as much as possible. The aim of this is to offer climate-smart housing coupled with efficient production. Wood is a renewable building material that stores carbon dioxide throughout its lifetime. Moreover, producing a wooden house requires less energy in itself than producing concrete or steel structures. Hence, choosing wood contributes to lower carbon emissions. KlaraBo uses FSC-labelled wood in new production, which means that the material comes from responsible forestry that respects people and the environment.

The Company's business idea is to start from a limited number of construction alternatives, KlaraBo-Hus, which are adapted to each location. This is based on a systematic approach that provides optimal use of resources and ensures both high quality and a good working environment. The construction modules are prefabricated in the Baltic states by partners and then transported to the construction site for

assembly in Sweden. The choice of materials for the facade and roof is adapted to each project. Building in this way results in energy savings, as the construction process with industrial building technology is energy efficient with less transport, shorter construction times than building in concrete and faster assembly, resulting in reduced costs. KlaraBo-Hus currently in contruction are meeting the standards of the Sweden Green Building Council's "Miljöbyggnad Silver" environmental certification.

The buildings are also energy efficient. KlaraBo's new construction complies with Boverket's energy consumption standards and has well-insulated walls, high-insulation windows, low-flow water mixers and energy-efficient appliances. The energy consumption of KlaraBo-Hus is about half of the requirement set out in the Swedish Building Regulations (BBR). This is achieved through energy-smart material choices and local energy supply in the form of solar cells, but also through the construction method allowing well-insulated structures with modules that give the Company double internal walls and double insulated floor structures. This results in a well-insulated structure with a low overall primary energy factor. Building with high quality and energy efficiency increases the life of the property and allows KlaraBo to plan good long-term maintenance which in turn leads to sustainable living environments. KlaraBo aims to construct KlaraBo-Hus that meet the requirements of the Nordic Swan certification system.

Organisation

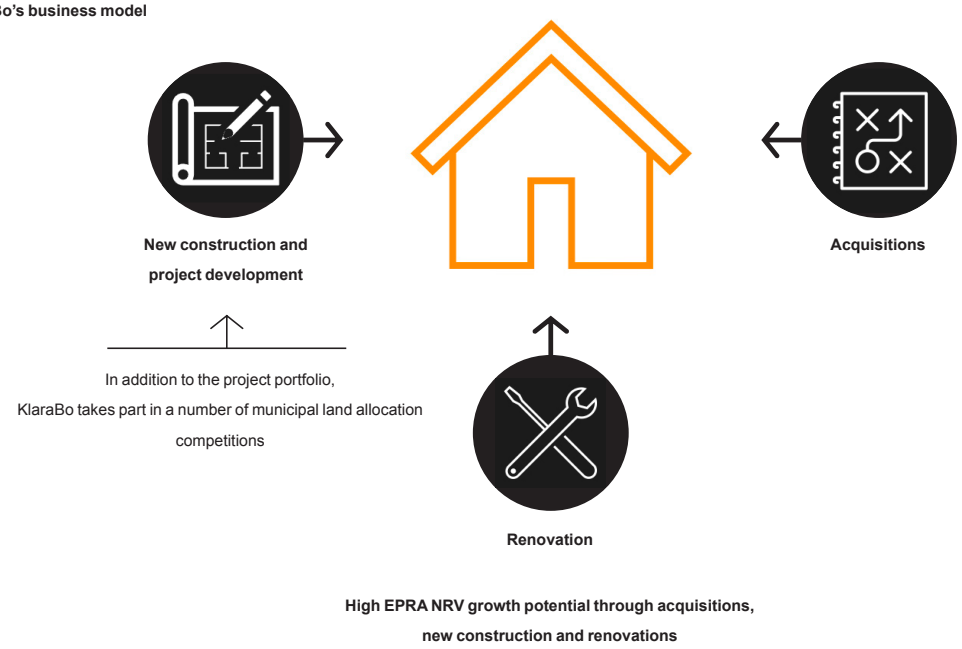
As of 30 September 2021, 66 people were employed in KlaraBo, of whom 15 were women and 51 men.

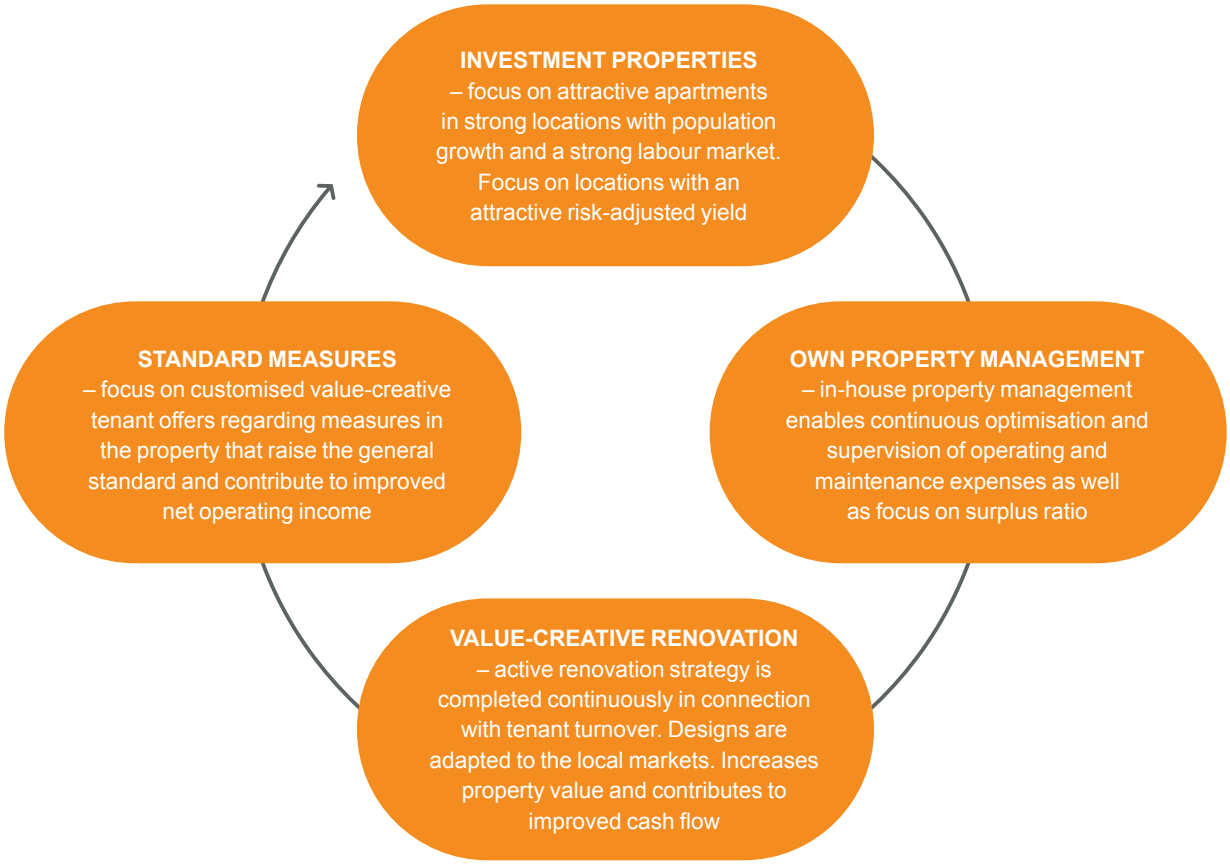
Business model

KlaraBo's business model is based on long-term property management through acquisitions, new construction and renovation. The Company's strategy consists of the following:

- New construction of sustainable and environmentally certified, high quality, functional, cost- and space-efficient apartments through in-house developed and industrially produced 'KlaraBo-Hus'.
- Value creation measures in existing investment properties, in order to both increase rents and decrease property costs.
- Acquisition of residential properties, preferably with renovation potential, and acquisition of land and building rights for new construction of apartments for own long-term management.

KlaraBo's business model

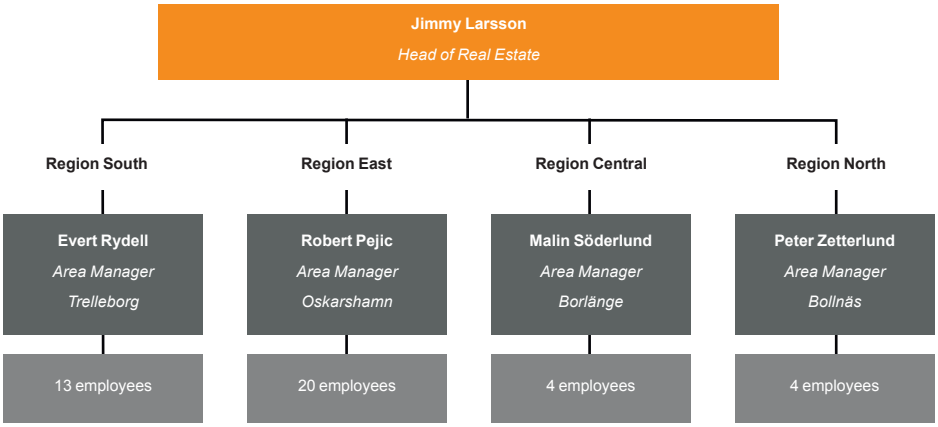




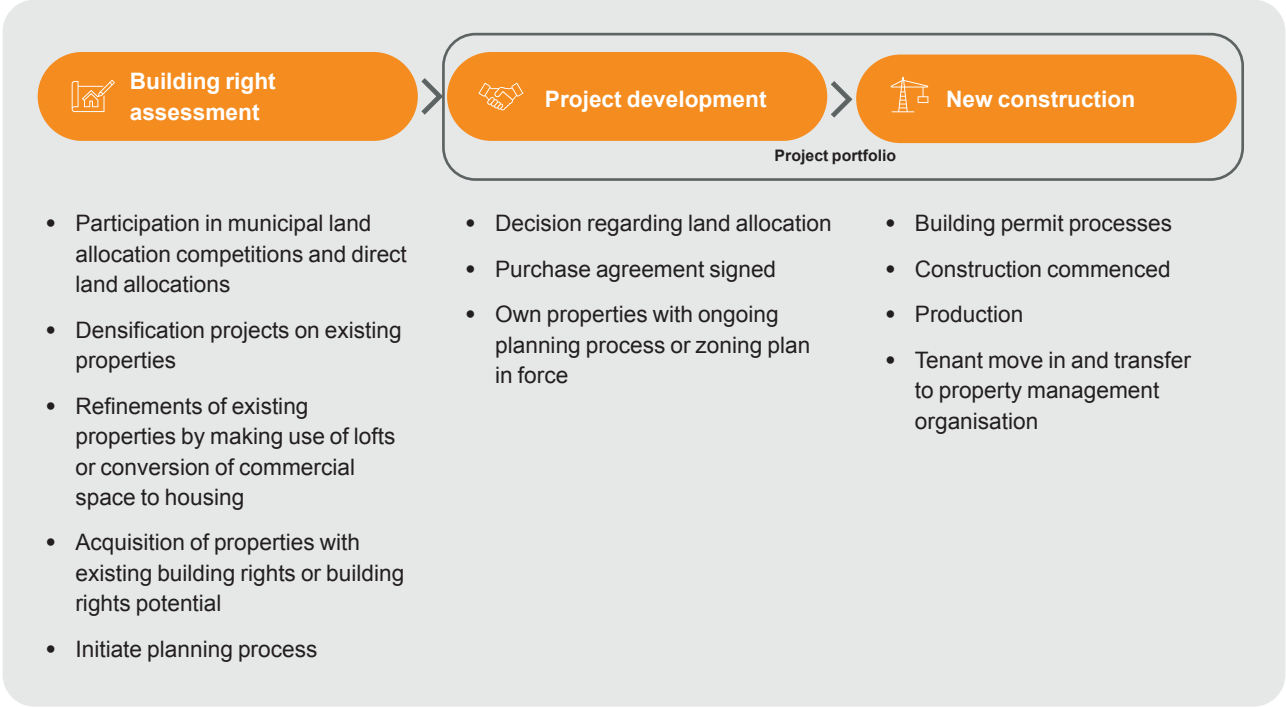
Property management

As of the date of the Prospectus, KlaraBo's property management organisation consists of approximately 50 employees divided into the Company's four geographical areas Region South, Region East, Region Central and Region North. In each geographical area, local property managers report to an area manager, who is responsible for the management of the properties in the region. The area managers in turn report to KlaraBo's Head of Real Estate, Jimmy Larsson, based in Malmö.

KlaraBo conducts long-term property management with the aim of handling property management internally and with a local presence. The technical management and general maintenance of KlaraBo's properties is largely carried out by the Company's own staff in the respective regions, supplemented by contracted services such as plumbing and electricity. Conversion of premises, centralised procurements and compliance with regulatory requirements are centralised in the property management organisation. Through geographic proximity and ongoing dialogue with tenants, the Company ensures that appropriate value-adding improvements are made to the properties, thereby ensuring tenant satisfaction and enabling rent increases.

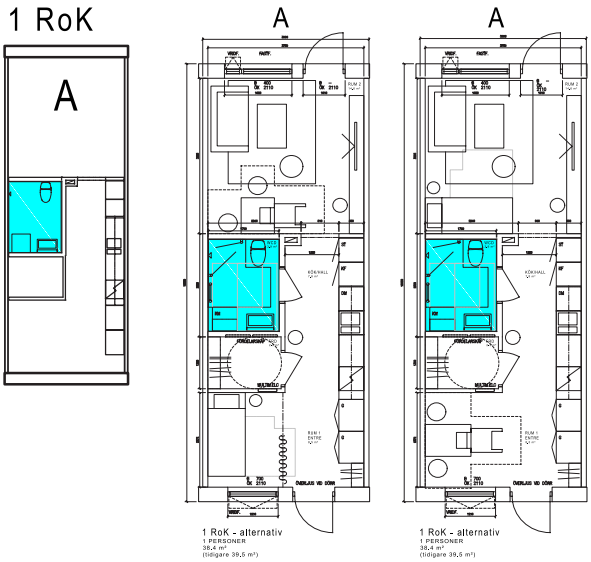


Project development and new construction
KlaraBo works with the entire value chain for rental apartments, from project development through new construction to own property management. In order to achieve the operational targets for newly built rental apartments, continuous work is carried out on the creation of building rights. The work is carried out through active participation in municipal land allocations, approaching municipalities for direct land allocation, densification on own properties and acquisition of properties with existing building rights or building rights potential. This is based on an analysis of the population trend in the area, the functional labour market and the market's ability to pay.

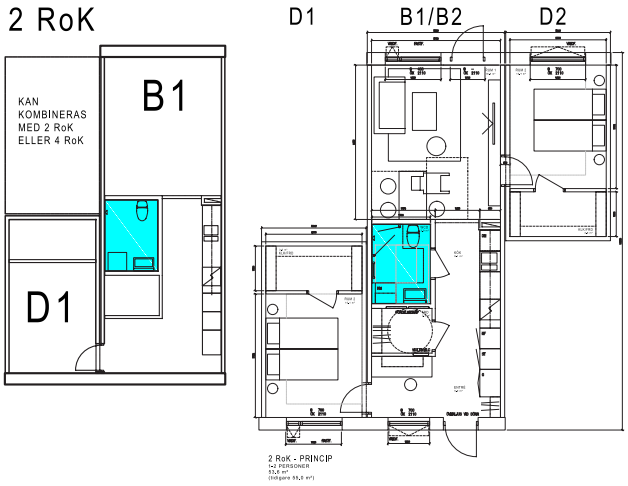


For new construction, KlaraBo applies far-reaching standardisation of the housing product. In a controlled industrial process using wood as the main building material, housing units are produced based on a number of basic apartment models, known as basic apartments. The housing units are manufactured in Estonia and Lithuania by Harmet Modular Building and Nordic Homes, respectively. The Company also has a framework agreement with the industrial multi-dwelling building manufacturer Sizes. These (according to the Company) well-planned and space-efficient basic apartments serve as a kind of template for all housing that KlaraBo builds, enabling optimal use of resources. KlaraBo has developed several basic apartments, ranging from studios to three bedroom apartments. These apartments can be mirrored and used in different combinations to create the right offering for different market segments. Building in this way results in energy savings and faster assembly with shorter construction time, resulting in reduced costs.

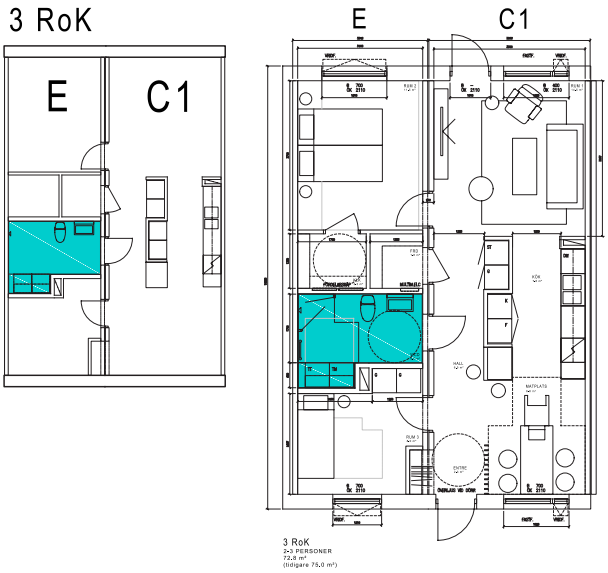
Studio apartment – 38.4 m²



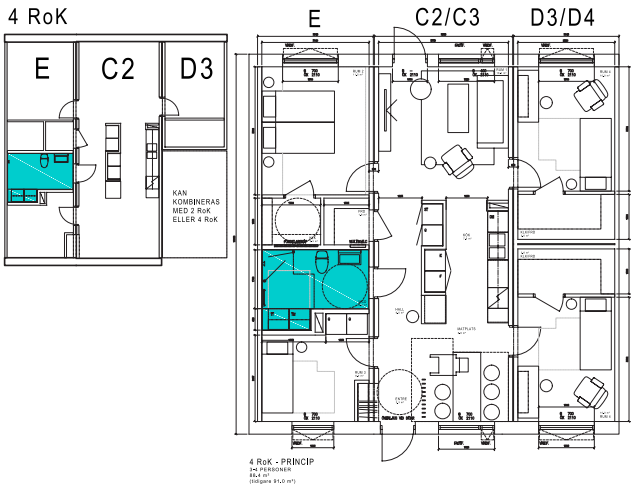
One bedroom apartment – 53.6 m²



Two-bedroom apartment – 72.8 m²



Three-bedroom apartment – 88.4 m²



The finished multi-dwelling buildings show diversity in design. Although the individual apartments have a common foundation and are built with wooden frames, the facades and roofs can have many different finishes in varying materials.

The building volumes are prefabricated in an indoor environment by partners in the Baltic states and then transported to Sweden. The buildings are constructed as much as possible in wood, with a slab-on-ground version as the basic structure. The roofs are also built as far as possible as volumes, delivered with the apartment modules, and can be designed as saddle roofs, monopitch roofs or low slope roofs, depending on the demand. The buildings are best suitable for two to five storeys, with access balcony solutions, but it is also possible to construct high-rise buildings.

Completed projects
As of the date of this Prospectus, KlaraBo has completed three projects with a total of 164 apartments. The completed projects are properties in Bjuv (54 apartments), Svalöv (54 apartments) and Höganäs (56 apartments).

KlaraBo's properties in Bjuv

The pilot project for KlaraBo, in what the company considers to be one of Bjuv Municipality's most interesting and scenic areas, involved the construction of 54 rental apartments spread over six two-storey buildings with sizes ranging from 35 to 85 m^2 and with a total rental value amounting to SEK 5.2 million.

The apartments were built in two phases, with occupancy in September 2018 and May 2019. Strong interest made for a smooth letting, and the apartments have been fully let since day one. The apartments are of a high standard with parquet floors throughout, fully tiled bathrooms, tiled hallways, smooth white walls, good storage space and fully equipped with appliances. All apartments have a washing machine and tumble dryer and a private balcony.

KlaraBo's properties in Svalöv

KlaraBo's second project was carried out in central Svalöv, where 54 rental apartments were built in six two-storey buildings, ranging in size from 35 to 85 m^2, with a total rental value of SEK 5.3 million. Like the pilot project in Bjuv, there was great interest and the apartments have been fully let since day one. The move-in took place in May 2020.

The properties are located in a quiet area close to nature and good public transport links to all major communities in the region. The apartments are of a high standard with parquet floors throughout, fully tiled bathrooms, tiled hallways, smooth white walls, good storage space and fully equipped with appliances. All apartments have a washing machine and tumble dryer and a private balcony.

KlaraBo's properties in Höganäs

KlaraBo's third project was carried out in Höganäs, where 56 rental apartments were built in two three-storey buildings, ranging in size from 35 to 85 m^2, with a total rental value of SEK 5.6 million. Unlike previous projects, these properties also have elevators.

The properties are located in the Sjöcronan area, which is a quiet area within walking distance of the sea and good public transport links. The apartments are of a high standard with parquet floors throughout, fully tiled bathrooms, tiled hallways, smooth white walls, good storage space and fully equipped with appliances. All apartments have a washing machine and tumble dryer and a private balcony.

Ongoing and completed projects – cumulative figures

Residential floor area, m^2	20,644
Number of apartments	332
Rent level per m^2, SEK	~1,450 – 1,950
Net operating income, SEKk	29,386
Yield on cost, %	5.8%
Market value upon completion, SEKm	631
Construction cost including land per m^2, SEK	24,592

Source: Company's internal system.

Yield on cost is calculated as net operating income in relation to total investment. Construction cost includes investment subsidy, VAT, currency effects and land.

Renovation

KlaraBo is gradually renovating its property portfolio in line with the natural turnover of tenants, which reduces operating and maintenance expenses and increases rental revenue beyond the general rent development; see Figure 13.

Rental value, indexed

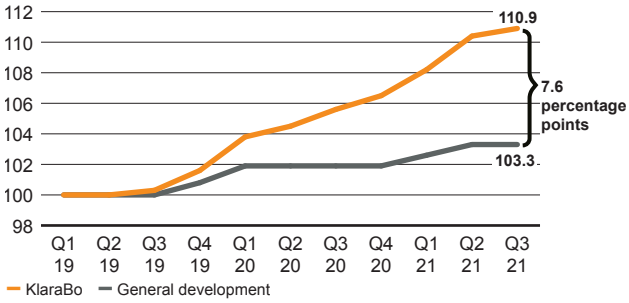
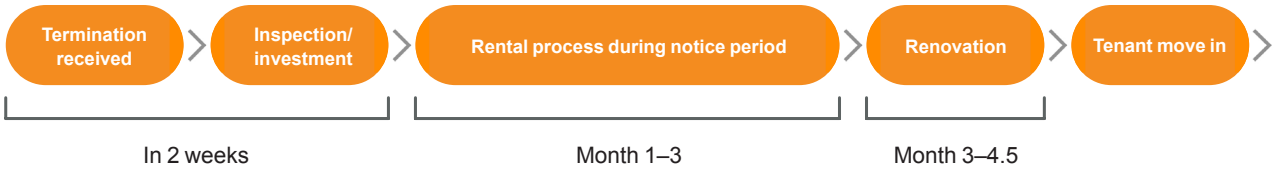


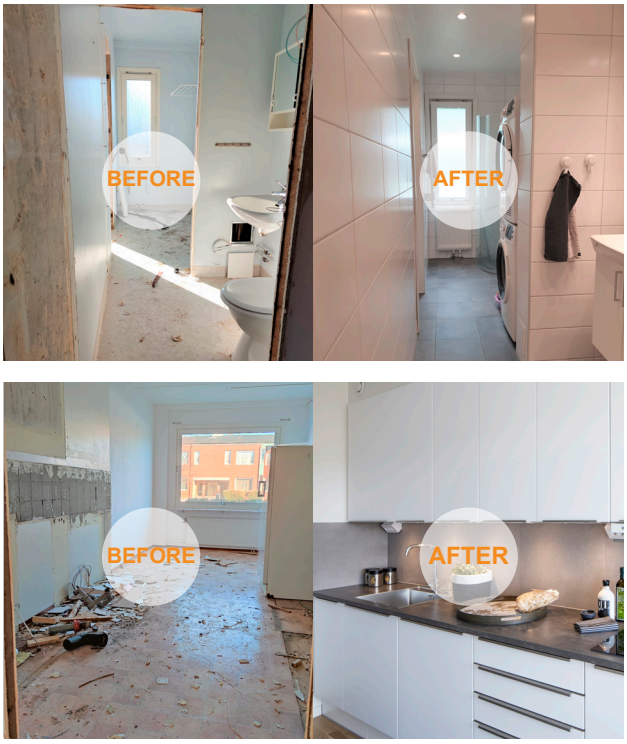
Figure 13. Source: General rent development obtained from Hyresgästföreningen (Swedish Union of Tenants). KlaraBo's rental development obtained from the Company's internal system.

The company continuously invests in existing investment properties through value-creating measures, with total renovation being the main investment measure. Total renovation means that the apartment is renovated in connection with natural relocation in the portfolio. Renovation work is carried out when an existing tenant has left and is completed before a new tenant moves in. The renovation takes four to six weeks, during which time the apartment is reported as vacant, temporarily affecting the economic occupancy rate negatively.

In addition to total renovation of apartments, KlaraBo focuses on customised tenant offers to improve the standard of the properties. This takes the form of offers to existing tenants of various add-on options that lead to increased customer satisfaction and at the same time contribute to increasing the rental value in addition to the general annual rent negotiations.



As of 30 September 2021, approximately 3,500 apartments had renovation potential (defined as at least 20 percent rent increase potential), corresponding to 66 percent of the total portfolio excluding new construction, which provides good conditions for continued renovations of the portfolio, leading to improved profit from property management. This is illustrated in Figure 14, which shows the number of apartments with renovation potential, broken down by community as of the date of the Prospectus.



Number of apartments with renovation potential as of 30 Sep 2021 (share of total stock)

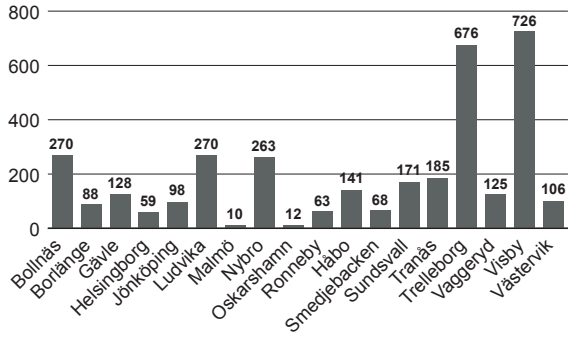


Figure 14.

KlaraBo's renovation model has a proven rent- and value-enhancing effect. The Company's renovations are completed in approximately four to six weeks at an investment of about SEK 5,500 per m^2, which leads to average rent increases of about SEK 380 per m^2 per year. Table 4 summarises the cumulative results of the Company's renovations and other rent-enhancing improvements, which have resulted in an average yield on cost of 8.1 percent as of 30 September 2021, excluding the acquisitions of Kuststaden and the properties in Gävle and Skokloster. Yield on cost is calculated as rent increase and cost savings in relation to investment. KlaraBo renovated 54 apartments in 2019 and 139 apartments in 2020. In the period January to September 2021, the Company renovated 137 apartments.

Ongoing and completed renovation projects as of 30 June 2021[1)]	Rent increase / cost savings, SEKm	Gross increase in value, SEKm	Investment, SEKm	Net increase in value, SEKm	Yield on cost, %
Renovation (at least bathroom)	9.8	246.8	126.8	120.0	7.7%
Other rent-increasing	1.4	33.8	12.2	21.6	11.4%
Cost-reducing	0.2	4.0	1.6	2.4	11.3%
Total	**11.3**	**284.6**	**140.6**	**144.0**	**8.1%**

1) Figures before the acquisitions of Kuststaden, Gävle and Skokloster

Note: Figures in the table above are rounded, while calculations have been made with a larger number of decimals. Consequently, figures in the table may appear to not add up.

Table 4.

Tenants

KlaraBo's tenants are mainly private individuals, which accounted for 85 percent of the Company's contracted annual rent as of 30 September 2021. The Company's other tenants include companies and businesses that KlaraBo considers to be characterised by stable demand. As of 30 September 2021, community service properties accounted for approximately 8 percent of the Company's contracted annual rent, commercial properties such as retail and offices accounted for 4 percent and other premises including parking and storage space accounted for 3 percent.

Acquisitions

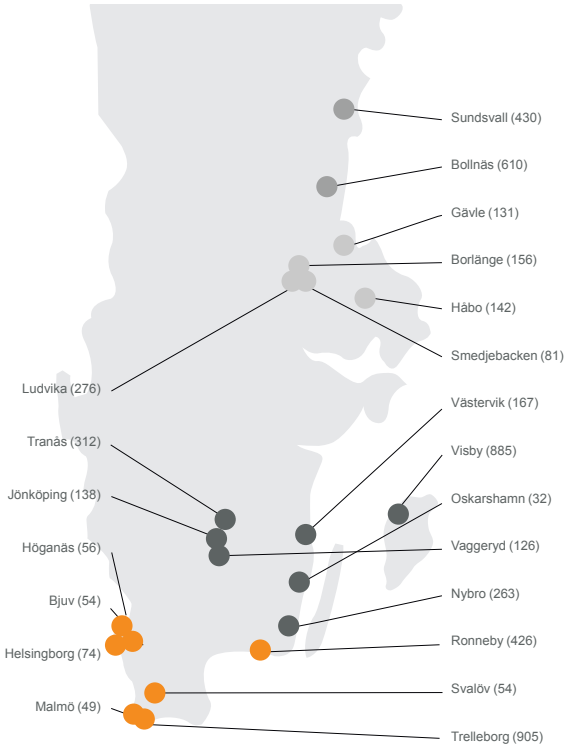
KlaraBo is an acquisition-intensive company that continuously evaluates and completes acquisitions of investment properties and building rights. In addition, the company applies for municipal land allocations and participates in land allocation competitions. Acquisitions are made from a long-term perspective, where KlaraBo takes into account factors such as the location and condition of the property, renovation potential, potential for new production, yield levels and valuation. The Company wants to grow nationwide and is evaluating acquisitions in all regions – East, South, Central and North.

Property portfolio

Overview
KlaraBo's property portfolio consists of investment properties throughout Sweden, which are divided into the regions East, South, Central and North. As of 30 September 2021, the Company's property portfolio consisted of 201 properties with 5,367 apartments under management. The market value of the investment properties as of 30 September 2021 amounted to SEK 7 405 million, of which SEK 7,276 million relates to properties under management. The remainder is made up of new construction projects and site leasehold. The total lettable area amounted to approximately 416,000 m^2 with a total annual rental value of approximately SEK 483 million. Of the contracted rental revenue, 85 percent is residential properties, 8 percent is community service properties, 4 percent is commercial properties and 3 percent is other types of properties.[1] In the financial year ended 31 December 2020, the relocation rate was 19 percent.

Furthermore, KlaraBo's project portfolio as of 30 September 2021 amounted to 1,397 apartments with a total lettable residential area of approximately 87,000 m^2, which are described in more detail under '*Project portfolio*'.

Investment properties
Geographical presence as of 30 September 2021



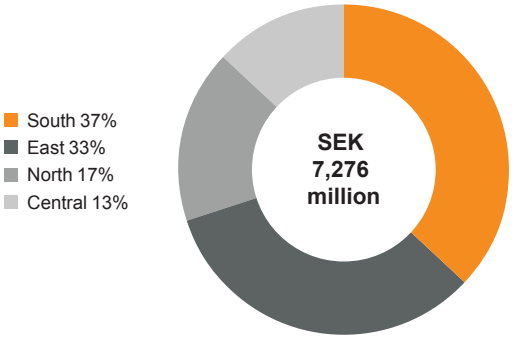
Number of apartments in brackets.

Project portfolio overview as of 30 September 2021

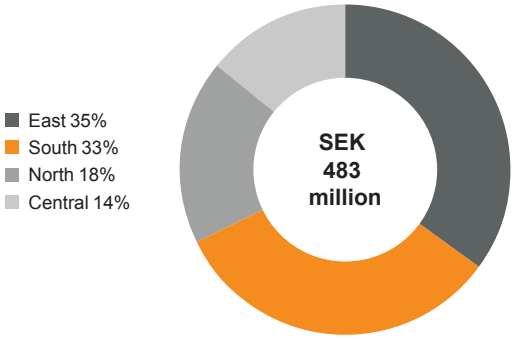
SEK 7,405 million Property value	**SEK 17,496** Property value per m^2
85% Residential[2]	**SEK 483 million** Rental value
5,367 Apartments under management	**416,000 m^2** Lettable area
1,017 kr Average annual rent per m^2 [3]	**99%** Real occupancy rate

[1] Other property types include parking spaces, storage rooms and warehouses.
[2] Based on area.
[3] Only residential excluding new construction and renovated apartments.

Breakdown by region, 30 September 2021, property value



Breakdown by region, 30 September 2021, rental value



Investment properties by region as of 30 September 2021

			Lettable area, thousand m²			Market value	
Region	Number of properties	Number of apartments	Residential floor area	Non-residential floor area	Total	SEKm	SEK/m²
Central	74	786	50.3	11.9	62.2	962	15,460
North	16	1,040	72.9	2.7	75.5	1,205	15,953
South	59	1,618	103.8	26.9	130.8	2,694	20,600
East	52	1,923	127.7	19.7	147.4	2,416	16,391
Total	**201**	**5,367**	**354.7**	**61.2**	**415.9**	**7,276**	**17,496**

	Rental value					Property expenses		Net operating profit	
Region	SEKm	SEK/m²	Economic occupancy rate, %	Real occupancy rate, %	Contracted annual rent, SEKm	SEKm	SEK/m²	SEKm	SEK/m²
Central	70.5	1,134	96%	98%	67.4	28.1	451	39.3	632
North	85.0	1,126	92%	97%	78.3	31.1	411	47.2	625
South	160.0	1,224	95%	99%	152.0	50.4	385	101.6	777
East	167.2	1,135	94%	100%	156.6	58.0	394	98.6	669
Total	**482.8**	**1,161**	**94%**	**99%**	**454.2**	**167.5**	**403**	**286.7**	**689**

Tables 5 and 6. Overview of KlaraBo's investment properties by region as of 30 September 2021.

Investment properties by location as of 30 September 2021

			Lettable area, thousand m²			Property value		Rental value				
	Region	Number of apartments	Residential	Other	Total	SEKm	SEK/m²	SEKm	SEK/m²	Real occupancy rate[1)]	New construction	Not renovated (share of total)
Trelleborg	South	905	58.4	15.9	74.3	1,465	19,711	87.2	1,174	100.0%	–	75%
Ronneby	South	426	28.1	7.4	35.5	573	16,126	40.6	1,142	97.9%	–	15%
Malmö	South	49	3.2	2.9	6.1	210	34,310	9.9	1,613	100.0%	–	20%
Helsingborg	South	74	4.5	0.6	5.2	147	28,351	6.3	1,223	100.0%	–	79%
Höganäs	South	56	3.2	0.0	3.2	109	34,124	5.5	1,733	100.0%	Yes	–
Svalöv	South	54	3.2	0.0	3.2	97	30,212	5.3	1,651	100.0%	Yes	–
Bjuv	South	54	3.2	0.0	3.2	94	29,030	5.2	1,614	100.0%	Yes	–
Visby	East	885	59.2	3.9	63.1	1,102	17,462	73.3	1,161	100.0%	–	82%
Västervik	East	167	12.5	6.5	19.0	366	19,261	26.5	1,394	100.0%	–	60%
Tranås	East	312	20.7	2.8	23.5	340	14,454	25.3	1,074	98.7%	–	59%
Jönköping	East	138	9.9	0.5	10.4	214	20,557	11.3	1,087	100.0%	–	71%
Nybro	East	263	14.6	1.0	15.6	195	12,532	14.8	947	100.0%	–	100%
Vaggeryd	East	126	8.7	0.5	9.3	111	11,960	9.1	985	100.0%	–	99%
Oskarshamn	East	32	2.1	4.4	6.5	87	13,490	7.0	1,084	100.0%	–	38%
Bollnäs	North	609	43.6	2.5	46.1	674	14,640	51.3	1,114	96.9%	–	44%
Sundsvall	North	430	29.2	0.3	29.5	531	18,001	33.7	1,143	98.1%	–	40%
Borlänge	Central	156	9.0	7.1	16.1	281	17,432	21.5	1,334	100.0%	–	56%
Håbo	Central	142	9.7	1.5	11.2	261	23,158	13.7	1,215	99.3%	–	99%
Gävle	Central	131	8.5	1.3	9.8	216	22,077	11.2	1,144	99.2%	–	96%
Ludvika	Central	276	18.3	0.7	19.0	155	8,202	18.2	958	96.0%	–	98%
Smedjebacken	Central	81	4.8	1.3	6.1	49	8,036	6.1	989	97.5%	–	84%
Total		**5,367**	**354.7**	**61.2**	**415.9**	**7,276**	**17,496**	**482.8**	**1,161**	**99.0%**	**–**	**66%**

[1)] Number of rented apartments, apartments vacant due to renovation decisions and rented apartments not yet occupied in relation to the total number of apartments.

Table 7. Overview of KlaraBo's investment properties by community as of 30 September 2021.

Region South

Trelleborg

No. of apartments	905
Lettable area, m²	74,340
Rental value, SEKm	87.2
Real occupancy rate	100.0%

- Acquired from the municipality
- Properties located in city centre as well as outside

Ronneby

No. of apartments	426
Lettable area, m²	35,539
Rental value, SEKm	40.6
Real occupancy rate	97.9%

- Properties located in city centre as well as outside

Malmö

No. of apartments	49
Lettable area, m²	6,121
Rental value, SEKm	9.9
Real occupancy rate	100.0%

- Properties located in city centre

Helsingborg

No. of apartments	74
Lettable area, m²	5,178
Rental value, SEKm	6.3
Real occupancy rate	100.0%

- Properties located in city centre

Höganäs

No. of apartments	56
Lettable area, m²	3,185
Rental value, SEKm	5.5
Real occupancy rate	100.0%

- New construction

Svalöv

No. of apartments	54
Lettable area, m²	3,204
Rental value, SEKm	5.3
Real occupancy rate	100.0%

- New construction

Bjuv

No. of apartments	54
Lettable area, m²	3,224
Rental value, SEKm	5.2
Real occupancy rate	100.0%

- New construction

Region East

Visby

No. of apartments	885
Lettable area, m²	63,109
Rental value, SEKm	73.3
Real occupancy rate	100.0%

- Acquired from the municipality
- Properties located outside city centre

Västervik

No. of apartments	167
Lettable area, m²	19,009
Rental value, SEKm	26.5
Real occupancy rate	100.0%

- Properties located in city centre as well as outside

Tranås

No. of apartments	312
Lettable area, m²	23,529
Rental value, SEKm	25.3
Real occupancy rate	98.7%

- Properties located in city centre

Jönköping

No. of apartments	138
Lettable area, m²	10,410
Rental value, SEKm	11.3
Real occupancy rate	100.0%

- Properties located in Huskvarna, outside Jönköping

Nybro

No. of apartments	263
Lettable area, m²	15,592
Rental value, SEKm	14.8
Real occupancy rate	100.0%

- Properties located in city centre

Vaggeryd

No. of apartments	126
Lettable area, m²	9,252
Rental value, SEKm	9.1
Real occupancy rate	100.0%

- Properties located outside city centre

Oskarshamn

No. of apartments	32
Lettable area, m²	6,472
Rental value, SEKm	7.0
Real occupancy rate	100.0%

- Properties located in city centre

Region North

Bollnäs

No. of apartments	610
Lettable area, m²	46,020
Rental value, SEKm	51.3
Real occupancy rate	96.9%

- Properties located in city centre as well as outside

Sundsvall

No. of apartments	430
Lettable area, m²	29,499
Rental value, SEKm	33.7
Real occupancy rate	98.1%

- Properties located outside city centre

Region Central

Borlänge

No. of apartments	156
Lettable area, m²	16,091
Rental value, SEKm	21.5
Real occupancy rate	100.0%

- Properties located in city centre as well as outside

Håbo

No. of apartments	142
Lettable area, m²	11,249
Rental value, SEKm	13.7
Real occupancy rate	99.3%

- Properties located in the greater Stockholm area

Gävle

No. of apartments	131
Lettable area, m²	9,784
Rental value, SEKm	11.2
Real occupancy rate	99.2%

- Properties located in city centre

Ludvika

No. of apartments	276
Lettable area, m²	18,951
Rental value, SEKm	18.2
Real occupancy rate	96.0%

- Properties located outside city centre

Smedjebacken

No. of apartments	81
Lettable area, m²	6,129
Rental value, SEKm	6.1
Real occupancy rate	97.5%

- Properties located in city centre

Property list as of 30 September 2021

			Number of apartments						Lettable area, m²			
Municipality	Property	Property type	1–1.5 R+K	2–2.5 R+K	3–3.5 R+K	4–4.5 R+K	>5 R+K	Total	Residential	Commercial	Other	Total
			2	6	2	1	1	12	924	372	91	1,387
Bollnäs	Balder 2, 3, 4	Residential	0	0	10	2	0	12	912	0	0	912
Trelleborg	Boktryckaren 1	Residential	16	24	56	0	0	96	6,604	0	212	6,816
Smedjebacken	Hagbacken 4	Residential	0	8	0	0	0	8	402	0	0	402
Bollnäs	Gnistan 2	Residential	0	6	4	3	0	13	1,031	579	18	1,628
Sundsvall	Gångsta 1:2	Residential	13	68	45	13	1	140	10,229	0	0	10,229
Smedjebacken	Kugghjulet 5	Residential	0	17	0	0	0	17	970	120	0	1,090
Bollnäs	Häggesta 4:21	Residential	8	0	0	0	0	8	392	0	0	392
Bollnäs	Häggesta 7:101–7:102	Residential	69	163	44	6	7	289	18,719	372	171	19,262
Malmö	Hälleflundran 8	Residential	5	34	7	2	1	49	3,187	491	0	3,678
Sundsvall	Härsta 9:3	Residential	25	101	149	15	0	290	18,960	0	310	19,270
Ludvika	Lisselmågtorpet 10:14	Residential	0	0	0	0	0	0	0	80	40	120
Borlänge	Kvarnsveden 3:196–3:197	Residential	27	115	12	2	0	156	8,958	0	119	9,077
Smedjebacken	Mataren 1	Residential	0	4	0	0	0	4	201	0	0	201
Smedjebacken	Skakbordet 1 & 2	Residential	0	12	0	0	0	12	602	0	0	602
Ludvika	Skälkenstorp 17:1–17:16	Residential	2	4	60	0	0	66	4,346	0	0	4,346
Ludvika	Öraberget 11:80–11:82	Residential	26	11	9	0	0	46	2,796	0	0	2,796
Bollnäs	Ren 30:17, 30:49, 30:67	Residential	4	12	10	0	0	26	1,730	0	0	1,730
Bollnäs	Ren 30:204–351	Residential	1	55	33	61	0	150	13,648	52	309	14,009
Bollnäs	Ren 30:352, 30:353	Residential	0	28	48	0	0	76	4,932	60	95	5,087
Borlänge	Sigge 5	Commercial premises	0	0	0	0	0	0	0	3,942	0	3,942
Ludvika	Örntorp 3:5	Residential	0	0	0	0	0	0	0	0	36	36
Malmö	Skrattmåsen 4	Commercial premises	0	0	0	0	0	0	0	2,443	0	2,443
Borlänge	Skräddaren 2	Commercial premises	0	0	0	0	0	0	0	3,072	0	3,072
Smedjebacken	Borgen 9	Residential	2	5	5	0	2	14	864	683	0	1,547
Bollnäs	Säversta 7:75	Residential	8	8	0	8	0	24	1,376	0	237	1,613
Bjuv	Tibbarp 1:91	Residential	12	18	18	6	0	54	3,204	0	20	3,224
Smedjebacken	Posten 10	Residential	0	0	8	0	0	8	744	436	0	1,180
Smedjebacken	Posten 11	Residential	3	12	3	0	0	18	1,027	80	0	1,107
Ludvika	Öraberget 10:39–59:2	Residential	34	41	31	6	0	112	6,950	461	46	7,457
Ludvika	Örntorp 1:29–5:35	Residential	0	28	24	0	0	52	4,197	0	0	4,197
Helsingborg	Navaren 8 & 10	Residential	0	65	8	1	0	74	4,535	81	562	5,178
Svalöv	Felestad 27:146	Residential	12	18	18	6	0	54	3,204	0	0	3,204
Höganäs	Sjöcrona 6 & 7	Residential	15	20	15	6	0	56	3,185	0	0	3,185
Trelleborg	Fagerängen 1–6	Residential	72	141	125	12	9	359	24,256	5,397	203	29,856
Trelleborg	Katten 40	Residential	1	3	8	0	0	12	815	140	11	966
Trelleborg	Linden 12	Residential	2	12	2	1	0	17	999	39	2	1,040
Trelleborg	Stigbygeln 6	Residential	26	31	24	1	3	85	5,302	33	69	5,404
Trelleborg	Triangeln 45	Residential	4	6	5	0	0	15	899	292	25	1,216
Trelleborg	Delfinen 51&52	Residential	9	58	16	1	0	84	5,352	1,484	45	6,881
Trelleborg	Husaren 16	Residential	0	3	9	0	0	12	926	0	47	973
Trelleborg	Husaren 17	Residential	8	4	6	0	0	18	990	0	0	990
Trelleborg	Triangeln 40	Residential	18	3	0	0	0	21	699	0	20	719
Trelleborg	Lavendeln 1	Residential	0	3	3	3	0	9	579	0	0	579
Trelleborg	Spoven 3	Residential	16	2	0	0	0	18	761	0	0	761
Trelleborg	Sjöjungfrun 11	Residential	7	8	16	4	0	35	2,291	509	0	2,800
Trelleborg	Väduren 8 & 13	Residential	1	13	5	0	0	19	1,210	5,325	0	6,535
Trelleborg	Gamen 15	Residential	0	0	0	5	0	5	460	0	0	460
Trelleborg	Illern 1 & Hermelinen 1,2,4	Residential	25	24	12	2	0	63	3,536	751	130	4,417
Trelleborg	Hermelinen 3	Residential	0	0	0	0	0	0	0	808	0	808
Trelleborg	Lodjuret 1	Residential	0	4	6	0	0	10	707	0	0	707
Trelleborg	Orren 22	Residential	0	10	17	0	0	27	2,022	392	0	2,414
Bollnäs	Ren 30:184	Land	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Trelleborg	Delfinen 4	Land	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

			Number of apartments						Lettable area, m²			
Municipality	Property	Property type	1–1.5 R+K	2–2.5 R+K	3–3.5 R+K	4–4.5 R+K	>5 R+K	Total	Resi-dential	Commer-cial	Other	Total
Trelleborg	Delfinen 5	Land	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Trelleborg	Delfinen 7	Land	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Trelleborg	Delfinen 8	Land	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Visby	Stäven 1	Residential	79	101	283	19	0	482	32,661	2,472	0	35,133
Visby	Bogen 1	Residential	69	144	170	20	0	403	26,503	1,473	0	27,976
Tranås	Hästen 1	Residential	5	6	11	1	0	23	1,421	32	3	1,456
Tranås	Mården 13	Residential	2	8	2	1	1	14	893	14	0	907
Tranås	Tigern 7	Residential	4	2	5	0	0	11	610	196	0	806
Tranås	Tjädern 20	Residential	3	25	13	0	0	41	2,660	302	0	2,962
Tranås	Vega 2	Residential	0	16	0	0	0	16	932	137	24	1,093
Tranås	Lyran 5	Residential	2	4	3	0	0	9	582	0	0	582
Tranås	Muraren 1	Residential	2	4	0	1	0	7	432	0	20	452
Tranås	Spinnaren 9	Residential	0	0	5	0	0	5	371	0	0	371
Tranås	Norrmalm 13	Residential	2	4	11	4	0	21	1,621	556	10	2,187
Tranås	Höken 14	Residential	6	2	2	0	0	10	544	0	30	574
Tranås	Snickaren 9	Residential	2	0	8	0	0	10	655	30	16	701
Tranås	Snickaren 13	Residential	2	0	4	0	0	6	410	120	47	577
Tranås	Eldaren 23	Residential	0	11	4	0	0	15	1,027	0	0	1,027
Tranås	Duvan 18	Residential	3	6	0	0	0	9	437	30	0	467
Tranås	Väduren 1	Residential	1	3	0	1	0	5	344	0	0	344
Tranås	Lokatten 14	Residential	6	5	4	2	0	17	918	1,007	25	1,950
Tranås	Södra Gyllenfors 21	Residential	1	1	2	1	1	6	497	0	35	532
Tranås	Strömsholmen 1	Residential	2	17	6	6	4	35	2,642	15	0	2,657
Tranås	Bägaren 4	Residential	0	5	2	1	0	8	555	0	0	555
Tranås	Biljarden 15	Residential	1	9	2	5	0	17	1,255	0	42	1,297
Tranås	Knekten 1	Residential	0	18	3	6	0	27	1,943	90	0	2,033
Oskarshamn	Elefanten 30	Residential	0	0	0	0	0	0	0	2,532	0	2,532
Oskarshamn	Duvan 4	Residential	3	8	6	0	0	17	1,143	0	0	1,143
Oskarshamn	Duvan 5	Residential	7	1	5	1	1	15	954	0	0	954
Oskarshamn	Oskarshamn 3:9	Land	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Oskarshamn	Orion 2	Commercial premises	0	0	0	0	0	0	0	1,744	99	1,843
Västervik	Fogden 1	Commercial premises	0	0	0	0	0	0	0	4,409	25	4,434
Nybro	Lärkan 13 & Bofinken 6	Residential	9	42	6	0	0	57	3,168	0	275	3,442
Nybro	Delfinen 1	Residential	10	18	13	0	0	41	2,170	0	130	2,300
Nybro	Räven 1	Residential	17	30	31	0	0	78	4,518	0	324	4,842
Nybro	Valen 1	Residential	18	54	15	0	0	87	4,706	0	303	5,008
Vaggeryd	Staren 5	Residential	3	0	11	0	0	14	878	229	0	1,107
Vaggeryd	Trasten 3	Commercial premises	0	0	4	0	0	4	304	0	0	304
Vaggeryd	Ålen 1	Residential	9	13	11	3	0	36	2,510	136	19	2,665
Vaggeryd	Ålen 2	Residential	9	13	11	3	0	36	2,510	0	22	2,532
Vaggeryd	Ålen 4	Residential/ commercial premises	9	14	9	4	0	36	2,508	136	0	2,644
Västervik	Fabrikanten 10-11	Residential/ commercial premises	2	4	7	0	0	13	847	0	49	896
Västervik	Fabrikanten 21	Residential	6	6	9	0	0	21	1,382	0	32	1,413
Västervik	Hovslagaren 19	Residential	1	4	3	2	1	11	880	0	0	880
Västervik	Jättegrytan 2	Residential	0	8	16	20	0	44	4,080	0	67	4,147
Västervik	Krämaren 7	Residential	0	2	3	2	0	7	577	335	0	912
Västervik	Masten 3	Residential	1	7	0	0	0	8	420	0	0	420
Västervik	Svanen 7	Residential	2	4	2	2	0	10	658	0	0	658
Västervik	Tuppen 9	Residential	3	5	4	0	0	12	648	0	12	660
Västervik	Långholmen 1	Residential	0	5	7	1	0	13	970	452	0	1,422
Västervik	Skeppet 5	Residential	0	6	6	6	0	18	1,318	0	100	1,418
Västervik	Residenset 12	Residential	1	2	3	0	0	6	435	193	0	628

			Number of apartments						Lettable area, m²			
Municipality	Property	Property type	1–1.5 R+K	2–2.5 R+K	3–3.5 R+K	4–4.5 R+K	>5 R+K	Total	Resi-dential	Commer-cial	Other	Total
Västervik	Prosten 22	Residential/ commercial premises	1	3	0	0	0	4	261	300	0	561
Västervik	Lingonet 18	Commercial premises	0	0	0	0	0	0	0	560	0	560
Huskvarna	Ekorren 1	Residential	30	19	60	29	0	138	9,921	198	291	10,410
Ronneby	Elsa 12	Residential	0	11	3	0	0	14	901	0	0	901
Ronneby	Ernst 1	Residential/ commercial premises	0	1	1	0	0	2	155	171	0	326
Ronneby	Ernst 7	Residential/ commercial premises	0	10	9	2	0	21	1,676	2,514	256	4,446
Ronneby	Frans 1	Residential	1	8	3	1	0	13	990	0	115	1,105
Ronneby	Gertrud 12	Residential	5	21	10	8	0	44	3,298	178	50	3,526
Ronneby	Knut 19	Residential/ commercial premises	7	15	0	0	0	22	1,256	1,937	62	3,255
Ronneby	Per 6	Residential	0	1	5	1	0	7	629	483	2	1,114
Ronneby	Ronneby 25:27	Land	0	0	0	0	0	0	0	0	0	0
Ronneby	Skytten 3 & 4	Residential	6	1	10	0	0	17	1,011	110	80	1,201
Ronneby	Johannishus 1:19	Commercial premises	0	0	0	0	0	0	0	0	0	0
Ronneby	Björnen 4	Residential	6	12	12	0	0	30	1,668	55	107	1,830
Ronneby	Björnen 5	Residential	9	15	18	0	0	42	2,472	0	26	2,498
Ronneby	Brottaren 3	Residential	0	35	39	0	0	74	4,645	110	72	4,827
Ronneby	Fäktaren 9	Residential	0	10	17	0	0	27	1,871	88	0	1,959
Ronneby	Illern 1	Residential	1	0	3	4	1	9	772	145	0	917
Ronneby	Illern 2	Residential	4	14	21	9	0	48	3,533	331	0	3,864
Ronneby	Löparen 3	Residential	0	31	23	2	0	56	3,244	380	147	3,771
Ronneby	Ronneby 24:12	Land	0	0	0	0	0	0	0	0	0	0
Gävle	Vallbacken 10:5	Residential	11	8	10	0	0	29	1,613	173	65	1,851
Gävle	Vallbacken 10:6	Residential	0	16	0	0	0	16	944	0	58	1,002
Gävle	Vallbacken 10:7	Residential	3	9	12	2	0	26	1,926	173	8	2,107
Gävle	Väster 29:5	Residential	9	18	29	3	1	60	4,038	481	305	4,824
Skokloster	Skokloster 15:1	Residential	3	1	6	3	3	16	1,286	57	0	1,343
Skokloster	Skokloster 15:2	Residential	0	9	11	4	0	24	1,780	0	0	1,780
Skokloster	Skokloster 15:3	Residential	16	12	6	0	0	34	1,776	0	0	1,776
Skokloster	Skokloster 15:4	Residential	5	3	1	0	0	9	445	0	0	445
Skokloster	Skokloster 15:5	Residential	0	0	3	1	1	5	445	0	0	445
Skokloster	Skokloster 17:1	Residential	0	18	27	9	0	54	4,005	1,455	0	5,460
Motala	Munken 4(a)	Residential	0	0	0	0	0	0	0	0	0	0
Höör	Räven 17(a)	Residential	0	0	0	0	0	0	0	0	0	0
Trelleborg	Bildsnidaren 2(a)	Residential	0	0	0	0	0	0	0	0	0	0
			892	**2,146**	**1,934**	**357**	**38**	**5,367**	**354,688**	**55,030**	**6,167**	**415,886**

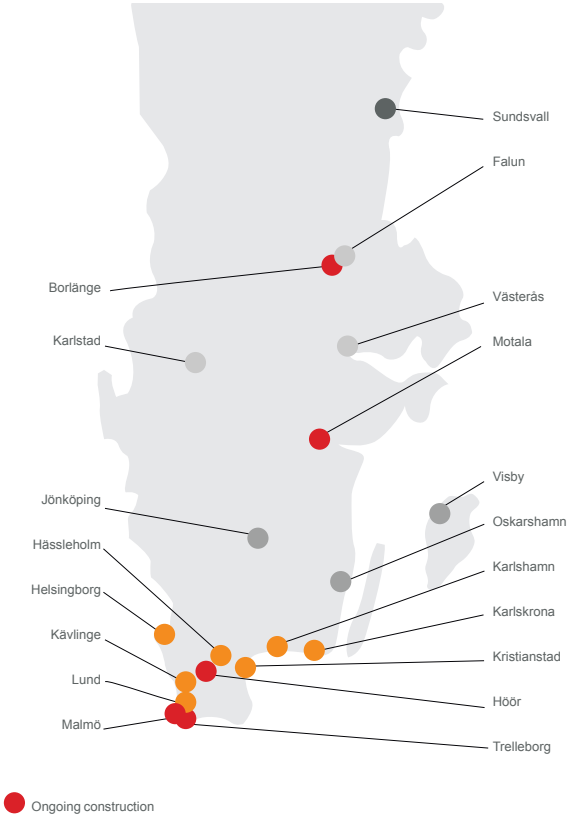
Project portfolio

The following section contains estimates made by KlaraBo regarding, among other things, the size, market value and rental value of the properties in the project portfolio upon completion. Completion outcomes may differ from those expressed in these statements.

A central part of the Company's stated growth strategy is the construction of new sustainable, high-quality, cost-effective rental housing through proprietary and industrially produced 'KlaraBo-Hus'. KlaraBo has set operational targets to start construction of at least 200 apartments per annum between 2021 and 2023, and at least 500 apartments per annum in subsequent years.

As of 30 September 2021, KlaraBo's project portfolio totals 1,397 apartments, of which 173 apartments are under construction. The lettable residential area is estimated to be around 87,000 m². The expected rental value is SEK 143 million and the expected market value on completion is approximately SEK 2,800 million. Total investment to realise the project portfolio is estimated at approximately SEK 2,300 million. See table below for detailed information.

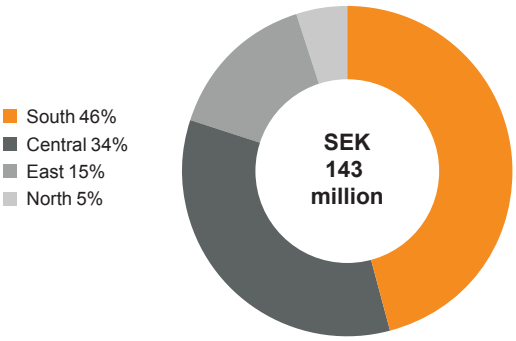
Geographical distribution of the project portfolio as of 30 September 2021



Project portfolio overview as of 30 September 2021

1,397 Number of apartments in the project portfolio	**173** Number of apartments under construction
1,224 Number of apartments in planning	**87,000 m²** Lettable residential area
SEK 143 million Expected rental value	**SEK 2,837 million** Expected market value upon completion

Distribution by region as of 30 September 2021, rental value



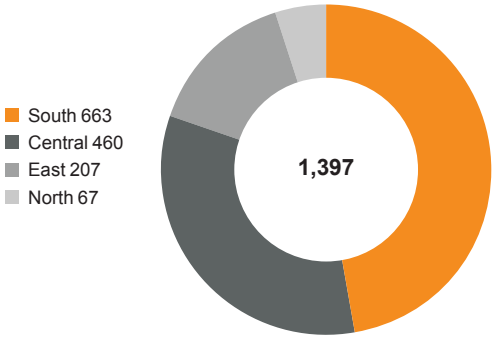
Project portfolio as of 30 September 2021

Project	Municipality	Number of apart-ments	Estimated completion	Estimated occupancy	Area, thousand m² Gross floor area	Area, thousand m² Resi-dential floor area	Estimated property value SEKm	Estimated property value SEK/m²	Estimated rental value SEKm	Estimated rental value SEK/m²	Ownership share	Status
Ongoing construction												
Hälleflundran 8 källare	Malmö	5	2021	2021	0.2	0.2	8	51,613	0.3	1,950	100%	–
Räven 1	Höör	41	2021	2022	3.3	2.8	80	28,894	4.2	1,503	100%	–
Munken 4	Motala	46	2021	2021	4.1	3.3	106	32,278	5.7	1,742	100%	–
Kvarnsveden 3:197	Borlänge	58	2021	2022	4.5	3.7	135	36,875	6.8	1,855	60%	–
Bildsnidaren 2	Trelleborg	23	2021	2022	1.7	1.4	57	41,514	2.7	1,962	100%	–
Total		**173**			**13.8**	**11.2**	**385**	**34,321**	**19.6**	**1,749**		
In planning												
Navaren 8 & 10 vind	Helsingborg	16	2021	2022	0.7	0.6	30	47,750	1.2	1,878	100%	Building permit approved
Härsta 9:3	Sundsvall	67	2022	2022	5	4.4	157	36,105	7.9	1,816	60%	Building permit approved
Aspeholm 13	Lund	20	2022	2022	1.4	1.2	37	30,267	2.0	1,662	100%	Building permit planning in progress
Hälleflundran 8 vind	Malmö	17	2022	2023	0.6	0.4	22	51,613	0.8	1,950	100%	In planning
Gullbernahult 12	Karlskrona	46	2022	2022	3.0	2.6	74	28,049	3.8	1,450	60%	Building permit application submitted
Rödjan 7	Kävlinge	238	2022	2023	20.0	15.5	456	29,413	24.0	1,550	60%	In planning
Falun 9:22	Falun	135	2022	2023	10.0	8.7	223	25,556	12.6	1,450	60%	In planning
Hässleholm 87:22	Hässleholm	61	2022	2023	4.5	3.8	98	25,556	5.6	1,450	100%	In planning
Letten 1	Karlstad	118	2022	2023	10.0	7.7	257	33,333	11.9	1,550	60%	In planning
Lasarettet 8	Karlshamn	59	2022	2023	4.6	3.8	91	23,832	5.5	1,432	60%	In planning
Tellus 1	Motala	48	2022	2023	3.9	3.1	84	27,368	4.9	1,600	60%	Building permit application submitted
Sätra	Västerås	55	2023	2024	4.5	3.6	140	38,971	6.8	1,900	100%	Zoning plan in legal force
Navaren 8 & 10 förtätning	Helsingborg	30	2023	2024	2.5	2.0	106	53,125	4.0	2,000	100%	Awaiting planning decision
Fängelset 2	Kristianstad	107	2024	2025	7.5	6.0	252	41,842	11.4	1,890	100%	In planning
Ekorren 1	Huskvarna	74	2023	2024	6.0	4.8	179	37,333	8.2	1,700	100%	Zoning plan in legal force
Elefanten 30	Oskarshamn	39	2022	2023	2.5	2.0	53	26,844	3.0	1,508	100%	Building permit approved
Bogen 1	Visby	94	2024	2025	7.1	5.6	192	34,118	9.9	1,750	100%	In planning
Total		**1,224**			**93.9**	**75.9**	**2,452**	**32,286**	**123.5**	**1,626**		
Total		**1,397**			**107.6**	**87.2**	**2,837**	**32,548**	**143.1**	**1,642**		

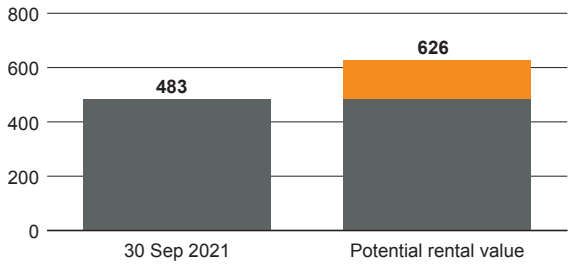
New construction and project development in progress as of 30 September 2021

	No. of projects	Number of apartments	Area, thousand m² Gross floor area	Area, thousand m² Residential floor area	Investment, SEKm Estimated	Investment, SEKm Accumu-lated	Rental value SEKm	Rental value SEK/m²	Net operating profit, SEKm	Expected value upon completion, SEKm
New construction in progress	5	173	13.8	11.2	327.9	104.0	19.6	1,749	16.5	385.2
Project development in progress	17	1,224	93.9	75.9	1,996.0	6.2	123.5	1,626	102.6	2,451.5
Total	**22**	**1,397**	**107.6**	**87.2**	**2,323.9**	**110.2**	**143.1**	**1,642**	**119.2**	**2,836.8**

Planned building rights per region as of 30 September 2021



Rental value as of 30 September 2021, SEKm



Revenue distribution between KlaraBo's business areas

The following is a summary of the Company's revenues broken down between the Company's two business areas of property management and project development. Intra-group items are reported as other. The summary covers the financial years 2020, 2019 and 2018 and the periods from 1 January to 30 September 2021 and 2020.

	2021 Jan–Sep[1)]	2020 Jan–Sep[1)]	2020 Jan–Dec[2)]	2019 Jan–Dec[2)]	2018 Jan–Dec[2)]
Property management	229.2	123.2	178.8	99.0	0.5
Project development	–	–	–0.1	0.1	–
Other	–	0.1	0.1	–	2.5
Total	**229.2**	**123.3**	**178.8**	**99.0**	**3.0**

1) Taken from KlaraBo's unaudited, but reviewed, interim report for the period January – September 2021.
2) Taken from KlaraBo's internal systems.

Current earnings capacity

The table below presents the earnings capacity for KlaraBo's property management operations on a twelve-month basis as of 30 September 2021. It is important to note that the earnings capacity is not a prognosis. It should only be considered as a theoretical snapshot, presented for illustrative purposes only. The current earnings capacity does not include an assessment of the future trends for rents, vacancy rates, property costs, interest rates, value changes, acquisition or sale of properties or other factors.

The current earnings capacity is based on the properties owned as of 30 September 2021 and their financing, whereupon the current earnings capacity illustrates the annual earnings of the property management operations at that time. Transactions and the completion of ongoing new construction projects with closing and completion after 30 September 2021 are therefore not included in the calculation. Furthermore, changes in the value of the property portfolio, changes in the value of derivatives and future property acquisitions and/or sales, have not been taken into account in the current earnings capacity

- Revenue in the current earnings capacity is based on contracted rents for the property portfolio on an annual basis. This means that vacancy at the reporting date, including temporary vacancy, reflects a full year.
- Property costs are estimated to reflect a normal year, and is based on the budget, which is based on historical outcomes. The costs reflect 12 months and include operating costs, maintenance costs, property tax and property administration.
- Central administration is estimated on an annual basis based on the current scale of the administration. Properties acquired during the period have been adjusted to encompass a full year. In the event of acquisitions, acquired administrative personnel are included according to information in connection with the acquisition.
- Financial income and expenses are based on the current interest-bearing liabilities and the Group's average interest rate level as of the reporting date including the effects of derivatives.

Current earnings capacity as of 30 September 2021

SEKm	30 September 2021
Rental revenue	**454.2**
Operating costs	–121.9
Maintenance costs	–37.0
Property tax	–8.6
Property administration	–23.4
Net operating income	**263.3**
Surplus ratio, %	58%
Central administration	–34.7
Financial income and expenses	–81.9
Profit from property management	**146.7**
Profit from property management attributable to:	
Parent company shareholders	146.7
Non-controlling interests	0.0
Profit from property management per share, SEK	1.37
Number of shares, millions	107.2

(This is a literal translation of the Swedish original report included in the prospectus)

Auditor's report on current earnings capacity

Independent Auditor's report on Current Earning Capacity

To the Board of Directors of KlaraBo Sverige AB (publ) reg nr 559029-2727

We have been engaged to report on the Board of Directors current earning capacity for KlaraBo Sverige AB (publ) (the "company").

The earning capacity and the significant assumptions on which earning capacity is based have been prepared by KlaraBo Sverige AB:s (publ) Board of Directors to comply with the requirements of the Comission Delegated Regulation (EU) 2019/980, Annex 1, section 11.

The Board of Directors' responsibility for the current earning capacity

The Board of Directors are responsible for establishing the current earning capacity, in accordance with the requirements of the Comission Delegated Regulation (EU) 2019/980, Annex 1, points 11.2 and 11.3 and the guidance "ESMA Guidelines on disclosure requirements under the Prospectus Regulation". According to these the earning forecast shall be presented in a way that is both comparable with the historical financial statements and consistent with the company's accounting principles.

Our independence and our quality control

We have complied with the independence and other ethical requirements in Sweden, which are founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behavior.

The auditing firm applies ISQC 1[1)] (International Standard on Quality Control) and accordingly maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

The Auditor's responsibilities

Our responsibility is to express an opinion on whether the current earning capacity has been compiled in accordance with the preparation of the current earning capacity which it is based on, described above, and the company's accounting principles.

We conducted the engagement in accordance with International Standard on Assurance Engagements (ISAE) 3000, Assurance Engagements other than Audits or Reviews of Historical Financial Information (Revised) and International Standard on Assurance Engagements (ISAE) 3400 The Examination of Prospective Information, issued by the International Auditing and Assurance Standards Board.

Our work has included an evaluation of the Board of Directors' processes for compiling the current earning capacity and to evaluate if the basis of the accounting records, on which the current earning capacity is based on, conform with the company's accounting principles.

We planned and performed our work so as to obtain reasonable assurance that the current earning capacity has been presented in a way that is both comparable with the historical financial statements and consistent with the company's accounting principles.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

We have no obligation to provide and do not make any statement regarding the possibility for KlaraBo Sverige AB (publ) to achieve the current earning capacity or the assumptions that form the basis for the compilation of the current earning capacity. We do not take any responsibility for such financial information used in the compilation of the current earning capacity in addition to the responsibility we have for the auditor's reports regarding historical financial information that we have submitted previously.

Opinion

Since the earning capacity on which it is based relate to the future and may therefore be affected by unforeseen events, we can express no opinion as to whether the actual outcome of the forecasted results reported will correspond to those shown in the current earning capacity. Differences may prove to be material.

In our opinion, the company's current earning capacity has been compiled in a correct manner in accordance with the conditions stated above and these conditions correspond to the accounting principles applied by KlaraBo Sverige AB (publ).

Other information

The current earning capacity and our report thereon have been prepared for the purpose stated in the introductory paragraph and are therefore not suitable for any other purpose.

Malmö 22 November 2021
Öhrlings PricewaterhouseCoopers AB

Mats Åkerlund
Authorized Public Accountant

[1)] ISQC 1 Quality control for firms that perform audits and reviews of financial statements, and other assurance and related services engagements

Pro forma financial statements

Introduction
On 26 May 2021, KlaraBo entered into an agreement regarding the acquisition of Kuststaden Projektutveckling AB and KPU Bostadsförvaltning AB (together '**Kuststaden**'). Closing of the transaction occurred on 24 June 2021. The acquisition of Kuststaden added just over 2,300 apartments under management to KlaraBo's property portfolio in Visby, Ronneby and Jönköping, among other places. For further information about KlaraBo's property portfolio, see the section 'Property portfolio'. Following the acquisition, Kuststaden Projektutveckling AB and KPU Bostadsförvaltning AB changed their names to KlaraBo Projektutveckling AB and KlaraBo Bostadsförvaltning AB, respectively.

The acquisition of Kuststaden will have an impact on KlaraBo's future earnings. The pro forma financial information has therefore been prepared as an illustration of how the Group's earnings for the period 1 January 2021 - 30 September 2021 might have looked if the acquisition of Kuststaden had been completed and closing took place on 1 January 2021. The acquisition of Kuststaden has been completed and was therefore consolidated in KlaraBo's balance sheet as of 30 September 2021. See the section 'Selected historical financial information – Condensed consolidated balance sheet'.

The pro forma financial information has only been prepared to describe a hypothetical situation and has solely been prepared for illustration and information purposes. The information has not been prepared to show the profit for the period if the events had occurred at the date mentioned above. Nor the information shows the profit at a future date. Possible synergies or integration costs have not been taken into account in the pro forma financial information. Data for compilation of the pro forma financial information has been taken from KlaraBo's internal accounting system.

Basis of the pro forma financial information
The pro forma financial information has been prepared in accordance with IFRS as adopted by the EU, and therefore in accordance with KlaraBo's accounting policies as described in the 2020 Annual Report. Kuststaden has also prepared its accounts in accordance with IFRS, and therefore no adjustments have been necessary in the pro forma financial information to align Kuststaden's financial information with KlaraBo's accounting policies. The unaudited income statement for January to September 2021 serves as basis for the pro forma financial information. Refer to section 'Selected historical financial information – Condensed consolidated statement of comprehensive income' for more information. Financial information for Kuststaden has been taken from KlaraBo's internal accounting system, which also includes Kuststaden's accounting system after the acquisition.

Figures in the table below are rounded, while calculations have been made with a larger number of decimals. Consequently, figures in the table may appear to not add up.

General synergies or integration costs have not been included in the pro forma financial information.

Business combination vs. asset acquisition
The transaction was classified as an asset acquisition under IFRS 3 at the time of preparation of the pro forma financial information. A transaction is classified as a business combination or asset acquisition in accordance with a number of assessment criteria set out in IFRS 3.

Acquisition analysis
In the pro forma financial information, the purchase price has been estimated at SEK 1,281.3 million and is based on the equity of the acquiring companies as of 31 March 2021 with reversal of deferred tax. The acquisition is financed by a cash payment of SEK 109.3 million and a non-cash issue. Consideration in the form of shares amounts to SEK 1,172.0 million, corresponding to 40.7 million Class B Shares.

The acquisition analysis has been based on fair values at the date of taking possession. Deferred tax in the acquiring companies has been eliminated at Group level, as of the date of taking possession, against the purchase price. Surplus value has been booked against investment properties.

Transaction expenses and financing
Issue expenses amount to SEK 3.9 million and transaction expenses are estimated at SEK 18 million. As the acquisition was fully financed through a cash component and a non-cash issue, no additional financial expenses are charged to the Company. Issue and transaction expenses are of one-off nature and non-recurring. Transaction expenses have been booked against investment properties, while issue expenses have been booked against equity.

Pro forma adjustments
Based on the Company's assessment, no pro forma adjustments are required.

Pro forma income statement

SEKm	KlaraBo 1 Jan – 30 Sep 2021 IFRS Unaudited	Adjustments: KPU Bostadsförvaltning AB 1 Jan – 23 June 2021 IFRS Unaudited	Adjustments: Kuststaden Projektutveckling AB 1 Jan – 23 June 2021 IFRS Unaudited	Pro forma 1Jan – 30 September 2021 IFRS Unaudited
Rental revenue	229.2	44.9	47.4	321.4
Property costs	–102.1	–17.5	–22.2	–141.8
Net operating income	**127.1**	**27.3**	**25.2**	**179.6**
Central administration	–25.4	–1.7	–6.7	–33.7
Operating profit	**101.7**	**25.7**	**18.5**	**145.8**
Financial income and expenses	–48.0	–5.5	–10.7	–64.2
Profit from property management	**53.7**	**20.2**	**7.7**	**81.6**
Changes in the value of properties	433.5	117.4	76.9	627.9
Changes in the value of derivatives	6.5	–	–	6.5
Profit before tax	**493.8**	**137.6**	**84.7**	**716.0**
Tax expense	–104.7	–27.6	–22.0	–154.3
Profit for the period	**389.1**	**110.0**	**62.7**	**561.8**
Comprehensive income for the period attributable to:				
Parent company shareholders	386.4	110.0	62.7	559.1
Non-controlling interests	2.7	–	–	2.7

(This is a literal translation of the Swedish original report included in the prospectus)

Auditor's report on pro forma financial information

Independent Auditor's Assurance Engagements to Report on the Compilation of Pro Forma Financial Information included in a Prospectus

To the Board of Directors of i KlaraBo Sverige AB (publ), corporate identity number 559029-2727

Report on the Compilation of Pro Forma Financial Information Included in a Prospectus

We have completed our assurance engagement to report on the compilation of pro forma financial information of KlaraBo Sverige AB (publ) (the "company"). The pro forma financial information consists of the pro forma income statement for the period ended 30 September 2021. The applicable criteria on the basis of which the Board of Directors has compiled the pro forma financial information are specified in the Commission Delegated Regulation (EU) 2019/980 and described on page 53.

The pro forma financial information has been compiled by the Board of Directors to illustrate the impact of the acquisition of Kuststaden Projektutveckling AB and KPU Bostadsförvaltning AB (together "Kuststaden") on the company's financial performance for the period ended 30 September 2021 as if the acquistion had taken place at 1 January 2021. As part of this process, information about the company's financial performance has been extracted by the Board of Directors from the company's financial statements for the period ended 30 September 2021, on which a review report has been published.

The Board of Directors Responsibility for the Pro Forma Financial Information

The Board of Directors is responsible for compiling the pro forma financial information on the basis of the Commission Delegated Regulation (EU) 2019/980.

Our Independence and Quality Control

We have complied with the independence and other ethical requirements in Sweden, which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behavior.

The firm applies ISQC 1[1)] (International Standard on Quality Control) and accordingly maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Auditor's Responsibilities

Our responsibility is to express an opinion about whether the pro forma financial information has been compiled correctly, in all material respects, by the Board of Directors on the basis of the Commission Delegated Regulation (EU) 2019/980.

We conducted my (our) engagement in accordance with International Standard on Assurance Engagements (ISAE) 3420, Assurance Engagements to Report on the Compilation of Pro Forma Financial Information Included in a Prospectus, issued by the International Auditing and Assurance Standards Board. This standard requires that the Auditor plan and perform procedures to obtain reasonable assurance about whether the Board of Directors has compiled, in all material respects, the pro forma financial information on the basis of the Commission Delegated Regulation (EU) 2019/980.

For purposes of this engagement, we are not responsible for updating or reissuing any reports or opinions on any historical financial information used in compiling the pro forma financial information, nor have we, in the course of this engagement, performed an audit or review of the financial information used in compiling the pro forma financial information.

The purpose of pro forma financial information included in a prospectus is solely to illustrate the impact of a significant event or transaction on unadjusted financial information of the company as if the event had occurred or the transaction had been undertaken at an earlier date selected for purposes of the illustration. Accordingly, we do not provide any assurance that the actual outcome of the event or transaction at 1 January 2021 would have been as presented.

A reasonable assurance engagement to report on whether the pro forma financial information has been compiled, in all material respects, on the basis of the applicable criteria involves performing procedures to assess whether the applicable criteria used by the Board of Directors in the compilation of the pro forma financial information provide a reasonable basis for presenting the significant effects directly attributable to the event or transaction, and to obtain sufficient appropriate evidence about whether:

- The pro forma adjustments have been compiled correctly on the basis of the applicable criteria; and
- The pro forma financial information reflects the proper application of those adjustments to the unadjusted financial information.
- The basis of the applicable criteria are in accordance with the company's accounting principles.

[1)] ISQC 1 Quality control for firms that perform audits and reviews of financial statements, and other assurance and related services engagements.

(This is a literal translation of the Swedish original report included in the prospectus)

The procedures selected depend on the practitioner's judgment, having regard to the practitioner's understanding of the nature of the company, the event or transaction in respect of which the pro forma financial information has been compiled, and other relevant engagement circumstances.

The engagement also involves evaluating the overall presentation of the pro forma financial information.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Opinion

In our opinion, the pro forma financial information has been compiled, in all material respects, on the basis of the applicable criteria stated on pages 53-54 and are in accordance with the company's accounting principles.

Malmö 22 November 2021
Öhrlings PricewaterhouseCoopers AB

Mats Åkerlund
Authorized Public Accountant

Selected historical financial information

The selected financial information for the Group for the financial years 2018, 2019 and 2020 as well as interim information for the period 1 January – 30 September 2021 with comparative figures for the corresponding period in 2020 is presented below.

*As of 1 January 2019, the Company has changed from reporting in accordance with the Swedish Accounting Standards Board's General Guideline 2012:1 ('**K3**') to reporting in accordance with International Financial Reporting Standards ('**IFRS**') as adopted by the EU. In connection with this transition, the comparative figures for the financial year 2018 have also been restated in the consolidated financial statements for the financial year 2019.*

The selected financial information relating to the financial years 2019 and 2020 has been taken from the Company's audited consolidated financial statements for the financial years 2019 and 2020, which have been prepared in accordance with the Annual Accounts Act, RFR 1 Supplementary Accounting Rules for Groups and IFRS. As the Company made a transition to reporting under IFRS, the consolidated financial statements for 2019 also include restated comparative figures for the financial year 2018. In order to present the financial information in a consistent manner, the Company has chosen to present converted and unaudited financial information for 2018, taken from the 2019 consolidated financial statements. The comparative figures for the financial year 2018 are unaudited, and the audited consolidated financial statements for the financial year 2018 (prepared in accordance with the Annual Accounts Act and K3) are therefore also incorporated into the Prospectus by reference.

The consolidated financial statements of the Company for the financial years 2018, 2019 and 2020, incorporated into the Prospectus by reference, have been audited by Mazars AB. The interim information for the period 1 January – 30 September 2021 and the corresponding period in 2020 has been reviewed by the Company's auditor PwC.

Figures in the tables below are rounded, while calculations have been made with a larger number of decimals. Consequently, figures in the tables may appear to not add up.

The information in this section should be read in conjunction with the information in the sections 'Current earnings capacity', 'Operational and financial review' and 'Capitalisation, indebtedness and other financial information'.

Condensed consolidated comprehensive income

SEKm	2021 1 Jan–30 Sep[1]	2020 1 Jan–30 Sep[1]	2020 Full year[2]	2019 Full year[3]	2018 Full year[3]
Rental revenue	229.2	123.3	176.7	97.7	0.5
Other operating income	–	–	2.0	1.3	2.5
Property costs	–102.1	–55.3	–82.0	–44.2	–1.9
Net operating income	**127.1**	**67.9**	**96.8**	**54.8**	**1.1**
Central administration	–25.4	–17.9	–24.2	–16.1	–6.7
Operating profit	**101.7**	**50.0**	**72.6**	**38.7**	**–5.6**
Financial income and expenses	–48.0	–26.3	–36.8	–12.3	–0.1
Profit from property management	**53.7**	**23.7**	**35.8**	**26.4**	**–5.6**
Changes in the value of properties	433.5	264.7	413.0	143.7	4.4
Changes in the value of derivatives	6.5	–5.7	–7.5	3.7	–
Share of profit after tax of jointly controlled companies	–	–	–	–0.1	–0.1
Profit before tax	**493.8**	**282.7**	**441.3**	**173.7**	**–1.4**
Tax expense	–104.7	–62.0	–96.2	–32.4	–0.6
Profit for the period	**389.1**	**220.7**	**345.2**	**141.3**	**–2.0**
Attributable to the parent company's shareholders	386.5	170.3	260.0	81.6	–2.0
Attributable to non-controlling interests	2.6	50.4	85.2	59.7	–

[1] Taken from KlaraBo's unaudited, but reviewed, interim report for the period January – September 2021.
[2] Taken from KlaraBo's audited consolidated financial report for the financial year ended 31 December 2020.
[3] Taken from KlaraBo's audited consolidated financial statements for the year ended 31 December 2019 with the unaudited comparative period ended 31 December 2018.

Condensed consolidated balance sheet

SEKm	30 Sep 2021[1)]	30 Sep 2020[1)]	31 Dec 2020[2)]	31 Dec 2019[3)]	31 Dec 2018[3)]
ASSETS					
Investment properties	7,405.5	3,242.3	3,452.1	1,899.7	60.1
Property, plant and equipment	5.8	0.4	0.6	0.2	–
Intangible assets	1.5		–	–	–
Shares in jointly controlled companies	16.1	16.1	16.1	16.2	17.9
Receivables from jointly controlled companies	–	0.1	0.1	0.1	–
Derivatives	2.7	–	–	3.7	–
Other long-term security holdings	–	–	–	–	150.0
Deferred tax assets	1.4	2.1	1.1	2.1	–
Total non-current assets	**7,432.9**	**3,261.0**	**3,469.9**	**1,921.9**	**228.0**
Account receivables	2.2	1.1	0.4	1.9	0.3
Receivables from jointly controlled companies	–	–	–	–	0.2
Other receivables	23.8	14.5	9.4	10.4	5.3
Income earned but not invoiced	1.5	1.0	1.5	1.0	1.0
Prepaid expenses and accrued income	11.6	3.2	2.4	0.8	0.3
Cash and cash equivalents	218.5	160.8	182.7	170.3	196.8
Total current assets	**257.5**	**180.5**	**196.3**	**184.3**	**203.9**
TOTAL ASSETS	**7,690.5**	**3,441.5**	**3,666.2**	**2,106.2**	**431.9**
EQUITY AND LIABILITIES					
Share capital	5.4	2.4	2.4	1.6	1.6
Other constributed capital	2,401.2	730.9	730.9	402.8	396.3
Retained earnings including profit for the period	712.9	248.4	338.0	78.0	–3.5
Total equity attributable to parent company's shareholders	**3,119.5**	**981.8**	**1,071.4**	**482.4**	**394.4**
Non-controlling interests	–	357.0	391.6	306.4	–
Total equity	**3,119.5**	**1,338.7**	**1,463.0**	**788.8**	**394.4**
Interest-bearing liabilities	3,512.8	1,875.2	1,771.8	1,093.1	15.7
Deferred tax liability	208.2	83.0	115.9	29.6	0.6
Other non-current liabilities	0.6	–	0.2	0.2	–
Total non-current liabilities	**3,721.5**	**1,958.1**	**1,888.0**	**1,122.8**	**16.3**
Interest-bearing liabilities	714.3	65.0	232.5	145.1	13.4
Derivatives	–	2.1	3.8	–	–
Account payables	35.4	11.0	15.6	11.2	3.9
Current tax liability	18.7	14.5	14.0	6.6	0.1
Other current liabilities	5.2	7.7	5.3	4.0	1.4
Accrued expenses	75.8	44.3	44.0	27.7	2.4
Total current liabilities	**849.4**	**144.6**	**315.2**	**194.6**	**21.2**
TOTAL EQUITY AND LIABILITIES	**7,690.5**	**3,441.5**	**3,666.2**	**2,106.2**	**431.9**

1) Taken from KlaraBo's unaudited, but reviewed, interim report for the period January – September 2021.
2) Taken from KlaraBo's audited consolidated financial report for the financial year ended 31 December 2020.
3) Taken from KlaraBo's audited consolidated financial statements for the year ended 31 December 2019 with the unaudited comparative period ended 31 December 2018.

Condensed consolidated statement of cash flows

SEKm	2021 1 Jan–30 Sep[1]	2020 1 Jan–30 Sep[1]	2020 Full year[2]	2019 Full year[3]	2018 Full year[3]
Profit before financial net	101.7	50.0	72.6	38.7	–5.9
Adjustments for non-cash items	0.6	0.1	0.1	0.0	0.3
Interest paid	–45.8	–22.0	–30.9	–13.0	–0.1
Tax paid	–14.4	–3.8	–4.8	–2.6	–
Decrease (+)/increase (-) in operating receivables	69.8	–5.0	–	6.2	–5.2
Decrease (+)/increase (-) in operating liabilities	–64.3	12.2	14.0	–8.8	6.2
Cash flow from operating activities	**47.5**	**31.6**	**51.1**	**20.5**	**–4.6**
Acquisition of investment properties	33.7	–311.7	–312.1	–531.9	–
Purchase of non-controlling interests	–406.2	–	–	–	–
Investments in investment properties	–115.1	–45.3	–65.3	–16.9	–
Investments in new construction	–100.0	–75.1	–115.8	–78.0	–45.5
Investments in intangible assets	–1.1	–0.2	–	–	–
Investment subsidy received	25.5	25.2	25.2	16.8	–
Acquisition of non-current assets	–0.4	–	–0.4	–0.2	–
Acquisition of associated companies	–	–	–	–	–0.1
Shareholder contributions to associated companies	–	–	–	–	–17.9
Acquisition of long-term security holdings	–	–	–	–	–150.0
Dividend received, listed shares	–	–	–	4.4	–
Sale of long-term security holdings	–	–	–	150.0	–
Cash flow from investing activities	**–563.6**	**–407.2**	**–468.5**	**–455.8**	**–213.5**
New share issue	309.8	327.6	327.4	–0.0	284.1
Execution of share options	3.9	1.4	1.4	0.6	0.1
Shareholder contributions received	–	–	–	251.8	–
New financial liabilities	875.3	49.4	109.9	165.0	16.1
Borrowing costs	–	0.0	–2.2	–2.1	–
Repayment of financial liabilities	–637.1	–12.3	–17.2	–6.5	–0.1
Change in construction loans	–	–	10.5	–	13.0
Cash flow from financing activities	**551.9**	**366.1**	**429.8**	**408.7**	**313.2**
Cash flow for the period	**35.8**	**–9.5**	**12.4**	**–26.5**	**95.1**
Cash and cash equivalents at the beginning of the period	182.7	170.3	170.3	196.8	101.7
Cash and cash equivalents at the end of the period	**218.5**	**160.8**	**182.7**	**170.3**	**196.8**

[1] Taken from KlaraBo's unaudited, but reviewed, interim report for the period January – September 2021.
[2] Taken from KlaraBo's audited consolidated financial report for the financial year ended 31 December 2020.
[3] Taken from KlaraBo's audited consolidated financial statements for the year ended 31 December 2019 with the unaudited comparative period ended 31 December 2018.

Selected key performance indicators

Some of the key performance indicators presented below are alternative key performance indicators or financial indicators that are not defined in IFRS which are not necessarily comparable to similarly named key performance indicators from the financial statements of other companies. Management uses the key performance indicators to evaluate KlaraBo's result as well as value creation. See the section "Selected historical financial information – Definitions of key performance indicators"' for definitions and the reasons for using non-IFRS based key performance indicators and the section "Selected historical financial information – Reconciliation tables for alternative key performance indicators not defined in IFRS" for derivations of the alternative key performance indicators.

Please note that the tables and calculations below are unaudited and not IFRS-based, unless stated otherwise.

SEKm	2021 1 Jan–30 Sep[1)]	2020 1 Jan–30 Sep[1)]	2020 Full year[2)]	2019 Full year[3)]	2018 Full year[3)]
Property-related					
Rental revenue, SEKm	229.2	123.3	176.7	97.7	0.5
Profit from property management, SEKm	53.7	23.7	35.8	26.4	–5.6
Profit for the period, SEKm	389.1	220.7	345.2	141.3	–2.0
Surplus ratio, %	55.4%	55.1%	54.1%	55.3%	36.1%
Value of investment properties, SEKm	7,405.5	3,242.3	3,452.1	1,899.7	60.1
Value of investment properties, SEK per m^2	17,496	15,205	16,009	13,209	21,407
Economic occupancy rate, %	94.1%	94.0%	94.5%	92.9%	100.0%
Real occupancy rate, %	99.0%	99.0%	99.3%	N/A	N/A
Total lettable area, thousand m^2	415.9	208.8	208.8	137.6	1.1
Number of apartments under management	5,367	2,682	2,682	1,819	18
Number of apartments in project development	1,397	1,127	1,159	1,152	1,100
Financial					
Equity/assets ratio, %	40.6%	38.9%	39.9%	37.5%	91.3%
Loan-to-value, %	54.1%	54.9%	52.8%	56.2%	N/A
Loan-to-value ratio, investment properties, %	52.6%	56.6%	55.7%	60.4%	70.6%
Interest coverage ratio, x	2.1x	1.8x	2.0x	3.2x	N/A
EPRA NRV, SEKm	3,323.6	1,040.8	1,157.3	495.3	395.0
Share-related					
Profit from property management per share, SEK	0.75	0.30	0.47	0.34	–0.27
Equity per share, SEK	29.1	20.1	21.9	14.9	12.2
EPRA NRV per share, SEK	31.0	21.3	23.7	15.3	12.2
Annual growth in profit from property management per share, %	153%	–12%	41%	–223%	N/A
Annual growth in EPRA NRV per share, %	45%	62%	55%	25%	N/A
Number of shares at the end of the period before dilution, million	107.2	48.8	48.8	32.4	32.4
Weighted average number of shares during the period before dilution, million	71.3	38.4	41.0	32.4	20.6

1) Financial information for calculation of key performance indicators or key performance indicators from KlaraBo's unaudited, but reviewed, interim report for the period January – September 2021.

2) Financial information for calculation of key performance indicators or key performance indicators from KlaraBo's audited consolidated financial report for the financial year ended 31 December 2020.

3) Financial information for calculation of key performance indicators or key performance indicators from KlaraBo's audited consolidated financial statements for the year ended 31 December 2019 with the unaudited comparative period ended 31 December 2018.

Definitions of key ratios

Key performance indicators	Definition	Purpose
Surplus ratio	Net operating income in relation to rental revenue and other operating income.	Used to show the percentage of revenue remaining after property costs. The key ratio is a measure of efficiency that can be compared between real estate companies and also over time.
Value of investment properties, SEK per m²	Investment properties excluding new construction in relation to the total lettable area of the property portfolio.	The key ratio shows the development in the value of the Group's investment properties in relation to area over time.
Economic occupancy rate	Contractual rent in relation to rental value.	Used to illustrate the economic occupancy rate of the Group.
Real occupancy rate	Number of rented apartments, apartments vacant due to renovations and apartments with signed rental contracts where occupancy has not yet occurred in relation to the total number of apartments.	Used to illustrate the actual occupancy rate of the Group adjusted for voluntary vacancies in the form of renovations and temporary relocation vacancies.
Equity/assets ratio	Total equity in relation to total assets at the end of the period.	The key ratio is used to illustrate the Group's interest rate sensitivity and financial stability.
Loan-to-value	Total interest-bearing liabilities less cash and cash equivalents in relation to investment properties.	Used to illustrate the financial risk and the proportion of the business that is leveraged by interest-bearing debt after deducting available cash. The key ratio provides comparability between real estate companies.
Loan-to-value, investment properties	Interest-bearing liabilities related to investment properties in relation to investment properties excluding new construction in progress.	Used to illustrate the financial risk and the proportion of the investment properties leveraged with interest-bearing debt.
Interest coverage ratio	Operating profit on a 12-month basis in relation to financial net.	The key ratio shows how many times the Group is able to pay its interest with the profit from its operating activities, and illustrates the Group's sensitivity to changes in interest rates.
EPRA NRV	Equity attributable to parent company shareholders, with reversal of deferred tax and derivatives attributable to shares owned by the parent company.	The key figure shows KlaraBo's net asset value in a long-term perspective. Assets and liabilities in the balance sheet that are not expected to fall due, such as derivatives and deferred taxes, are excluded.
Profit from property management per share	Profit from property management attributable to parent company shareholders in relation to the weighted average number of shares during the period.	The key ratio shows KlaraBo's profit from property management per share and enables analysis over time and comparisons.
Equity per share	Equity attributable to parent company shareholders in relation to the number of shares outstanding at the end of the period.	The ratio shows the share of the Group's reported equity represented by each share.
EPRA NRV per share	EPRA NRV in relation to the number of shares outstanding at the end of the period.	The key figure shows KlaraBo's net asset value per share in a long-term perspective. Assets and liabilities in the balance sheet that are not expected to fall due, such as derivatives and deferred taxes, are excluded. The key ratio is an established measure that allows analysis over time.
Annual growth in profit from property management per share	Percentage change in profit from property management per share for the period.	The key ratio is used to illustrate the growth in KlaraBo's profit from property management per share.
Annual growth in EPRA NRV per share	Percentage change in EPRA NRV per share for the period.	The key ratio is used to illustrate the growth in KlaraBo's long-term net asset value per share.

Reconciliation tables for alternative key performance indicators not defined in IFRS

	2021 1 Jan–30 Sep	2020 1 Jan–30 Sep	2020 Full year	2019 Full year	2018 Full year
Surplus ratio, %					
(A) Net operating income, SEKm	127.1	67.9	96.8	54.8	1.1
(B) Rental revenue, SEKm	229.2	123.3	176.7	97.7	0.5
(C) Other operating income, SEKm	–	–	2.0	1.3	2.5
A/(B+C) Surplus ratio, %	**55.4%**	**55.1%**	54.1%	55.3%	36.1%
Value of investment properties, SEK per m²					
(A) Investment properties, SEKm	7,405.5	3,242.3	3,452.1	1,899.7	60.1
(B) New construction in progress, SEKm	121.9	68.1	127.8	82.2	37.4
(C) Site leasehold, SEKm	7.3	–	–	–	–
(D) Lettable area, thousand m²	415.9	208.8	208.8	137.6	1.1
(A–B–C)/D Value of investment properties, SEK per m²	17,496	15,205	15,918	13,209	21,407
Economic occupancy rate, %					
(A) Contractual annual rent, SEKm	454.2	216.2	220.5	135.2	1.6
(B) Rental value, SEKm	482.8	229.9	233.3	145.5	1.6
A/B Economic occupancy rate, %	94.1%	94.0%	94.5%	92.9%	100.0%
Real occupancy rate, %					
(A) Total number of apartments	5,367	2,682	2,682	N/A	N/A
(B) Number of vacant apartments	175	92	72	N/A	N/A
(C) Apartments for renovation or with a signed rental contract	120	66	53	N/A	N/A
1–(B–C)/A Real occupancy rate, %	99.0%	99.0%	99.3%	N/A	N/A
Equity/assets ratio, %					
(A) Total equity, SEKm	3,119.5	1,338.7	1,463.0	788.8	394.4
(B) Total assets, SEKm	7,690.5	3,441.5	3,666.2	2,106.2	431.9
A/B Equity/assets ratio, %	40.6%	38.9%	39.9%	37.5%	91.3%
Loan–to–value, %					
(A) Non–current interest–bearing liabilities, SEKm	3,512.8	1,875.2	1,771.8	1,093.1	15.7
(B) Current interest–bearing liabilities, SEKm	714.3	65.0	232.5	145.1	13.4
(C) Cash and cash equivalents at end of period, SEKm	218.5	160.8	182.7	170.3	196.8
(D) Investment properties, SEKm	7,405.5	3,242.3	3,452.1	1,899.7	60.1
(A+B–C)/D Loan–to–value, %	54.1%	54.9%	52.8%	56.2%	N/A
(E) Construction loans attributable to new construction in progress, SEKm	34.4	42.7	51.5	41.0	13.0
(F) Vendor notes, SEKm	361.1	100.0	100.0	100.0	–
(G) New construction in progress, SEKm	121.9	68.1	127.8	82.2	37.4
(A+B–E–F)/(D–G) Loan–to–value, investment properties, %	52.6%	56.6%	55.7%	60.4%	70.6%
Interest coverage ratio, times					
(A) Operating profit, rolling 12 months, SEKm	124.3	57.8	72.6	38.7	–5.6
(B) Financial net, rolling 12 months, SEKm	–58.5	–32.6	–36.8	–12.3	–0.1
A/–B Interest coverage ratio, times	2.1x	1.8x	2.0x	3.2x	N/A

	2021 1 Jan–30 Sep	2020 1 Jan–30 Sep	2020 Full year	2019 Full year	2018 Full year
EPRA NRV, SEKm					
(A) Equity, parent company shareholders, SEKm	3,119.5	981.8	1,071.4	482.4	394.4
(B) Derivatives, SEKm	–2.7	2.1	3.8	–3.7	–
(C) Derivatives, minority interests, SEKm	–	–1.2	–0.7	2.1	–
(D) Deferred tax liability, SEKm	208.2	83.0	115.9	29.6	0.6
(E) Deferred tax liability, minority interests, SEKm	–	–22.9	–32.2	–13.2	–
(F) Deferred tax assets, SEKm	–1.4	–2.1	–1.1	–2.1	–
(G) Deferred tax assets, minority interests, SEKm	–	0.2	0.1	0.2	–
(A+B+C+D+E+F+G) EPRA NRV, SEKm	3,323.6	1,040.8	1,157.3	495.3	395.0
Profit from property management per share, SEK					
(A) Profit from property management, SEKm	53.7	23.7	35.8	26.4	–5.6
(B) Minority interests, SEKm	–	12.3	16.5	15.5	–
(C) Weighted average number of shares during the period before dilution, million	71.3	38.4	41.0	32.4	20.6
(A–B)/C Profit from property management per share, SEK	0.75	0.30	0.47	0.34	–0.27
Equity per share, SEK					
(A) Equity, parent company shareholders, SEKm	3,119.5	981.8	1,071.4	482.4	394.4
(B) Number of shares at the end of the period before dilution, millions	107.2	48.8	48.8	32.4	32.4
A/B Equity per share, SEK	29.1	20.1	21.9	14.9	12.2
EPRA NRV per share, SEK					
(A) EPRA NRV, SEKm	3,323.6	1,040.8	1,157.3	495.3	395.0
(B) Number of shares outstanding at the end of the period, millions	107.2	48.8	48.8	32.4	32.4
A/B, EPRA NRV per share, SEK	31.01	21.32	23.70	15.28	12.18
Annual growth in profit from property management per share, %					
(A) Profit from property management during the period per share, SEK	0.75	0.30	0.47	0.34	–0.27
(B) Profit from property management during the previous period per share, SEK	0.30	0.34	0.33	–0.27	–
A/B–1 Annual growth in profit from property management per share, %	153%	–12%	41%	–223%	N/A
Annual growth in EPRA NRV per share, %					
(A) EPRA NRV during the period per share, SEK	31.01	21.32	23.70	15.28	12.18
(B) EPRA NRV during the previous period per share, SEK	21.32	13.15	15.28	12.18	–
A/B-1 Annual growth in EPRA NRV per share, %	45%	62%	55%	25%	N/A

Operational and financial overview

The operational and financial review is intended to facilitate the understanding and assessment of trends and changes in KlaraBo's earnings and financial position. The comments below on the financial development are based on the periods 1 January — 30 September 2021 and 1 January — 30 September 2020 and the financial years 2018, 2019 and 2020. The financial information is taken from the Company's audited annual financial statements for 2020 and 2019 (including unaudited comparative figures for the year ended 31 December 2018, taken from the Company's audited annual financial statements for 2019). The Company's consolidated financial statements for 2019 and 2020 have been prepared in accordance with the Annual Accounts Act, RFR 1 Supplementary Accounting Rules for Groups and International Financial Reporting Standards (IFRS) as adopted by the EU.

Amounts in this section are rounded, while calculations have been made with a larger number of decimals. Consequently, amounts may appear to not add up.

The information in this section should be read in conjunction with the information in the sections 'Current earnings capacity', 'Selected historical financial information', 'Pro forma financial information' and 'Capitalisation, indebtedness and other financial information'.

Overview

KlaraBo is a long-term property owner and developer of rental apartments with an overall ambition to offer attractive housing with reasonable rents. KlaraBo operates throughout Sweden, from Trelleborg in the south to Sundsvall in the north. The portfolio is divided into four regions: South, East, Central and North. To realise further economies of scale in management, KlaraBo aims to grow in all these regions. Since the Company was incorporated in 2017, it has grown through acquisitions, investments in the existing portfolio and new construction. These three areas continue to form the basis for the Company's future growth strategy.

KlaraBo acquires both investment properties, preferably with renovation potential, and land and building rights. In 2020, KlaraBo completed a major acquisition of a property portfolio in Trelleborg of just over 800 apartments, most of which have renovation potential. In May 2021, KlaraBo entered into an agreement regarding the acquisition of the real estate companies Kuststaden Projektutveckling AB and KPU Bostadsförvaltning AB ('Kuststaden'). Closing of the acquisition occurred on 24 June 2021. The acquisition added just over 2,300 apartments under management to KlaraBo's property portfolio in Visby, Ronneby and Jönköping, among other places.

As of 30 September 2021, the property value amounts to SEK 7,405 million including project values and the rental value amounts to approximately SEK 483 million. The lettable area is approximately 416,000 m^2, of which 85 percent is residential. The total number of apartments under management is 5,367, of which about 3,500 are considered to have renovation potential. According to the Company's assessment, an apartment is defined as having renovation potential if a renovation results in at least a 20 percent increase in rent. KlaraBo's new construction is made through the construction of proprietary KlaraBo-hus in wood. Designed to meet local needs in cooperation with the municipality, the buildings are cost-effective and space-efficient, allowing for reasonable rent levels. The total number of apartments under development is 1,397, of which 173 are under construction.

The historical accounts include a minority equity item in the balance sheet which arose in December 2018 when KlaraBo and Samhällsbyggnadsbolaget i Norden AB ("SBB") formed a subsidiary that acquired properties with a total of 1,600 apartments in six locations in Sweden. As a result of the jointly

owned subsidiary with SBB, the minority's share of equity amounted to SEK 391.6 million as of 31 December 2020. In the first quarter of 2021, KlaraBo acquired SBB's stake in the company. The deal with SBB improved KlaraBo's earning capacity attributable to the parent company's shareholders and its ability to reinvest the cash flows generated by its operations in the existing portfolio, new construction and acquisitions. As of 30 September 2021, equity amounted to SEK 3,119.5 million, all of which is attributable to the parent company's shareholders.

Key factors affecting KlaraBo's earnings capacity and financial position

Some of the factors affecting KlaraBo's earnings capacity, financial position and cash flow are:

- Macroeconomic factors, regional economic development and changes in interest rates
- Rent levels, rent trends and occupancy rates
- Property costs
- Administrative expenses
- Changes in property value
- Ability to invest in the existing property portfolio
- Ability to complete new construction projects
- Ability to identify and complete acquisitions
- Public authority decisions and tax

Macroeconomic factors, regional economic development and changes in interest rates

The real estate sector is largely influenced by macroeconomic factors such as economic growth, population growth, inflation and employment at both national and regional levels. KlaraBo has properties throughout Sweden and is thus affected by regional economic development on several geographical markets. The state of the economy and economic growth affect employment rates and household income growth, which in turn can affect vacancy rates and rent levels as they influence supply and demand on rental markets.

Inflation expectations affect interest rates and thus have an impact on KlaraBo's interest expenses, which is a major cost item for the Company. Changes in interest rates can have a significant impact on KlaraBo's ability to generate earnings. Inflation also affects the development of other expenses for the Company.

Finally, KlaraBo's property valuations are affected by the required return on properties in general and on residential properties in particular. The required return may vary over time and is influenced by factors such as national and regional economic development, changes in interest rates and inflation, new housing construction, interest in real estate investments, capital availability and alternative returns.

Rent levels, rent trends and occupancy rates

Occupancy rates and rent levels are generally influenced by general economic trends, changes in infrastructure and local transport, population growth, employment and population structure. If, for whatever reason, occupancy rates or rent levels fall or rise, KlaraBo's earnings are affected negatively or positively. As a rule, KlaraBo's rent levels and rent trends are affected by the general rent adjustment that takes place once a year.

In addition to the general factors mentioned above, KlaraBo's rent levels are affected by changes in the property portfolio, such as acquisitions, occupation of newly built apartments and renovations.

Property costs

Operating expenses consist mainly of tariff-bound expenses such as expenses for electricity, cleaning, water and heating. Variations in the prices of these services, due to weather conditions for example, affect the Company's earnings.

Expenditure on maintenance includes measures carried out primarily with the aim of maintaining the original standard of the building in the long term. This expenditure is expensed to the extent that it represents repairs and replacements of minor parts. Other additional expenditure of a maintenance nature is capitalised as it is incurred.

Acquisitions and occupancy of newly built apartments have an impact on property expenses at Group level. Investments in the existing portfolio and renovations may lead to reductions in expenses and thus have a positive impact on the Company's earnings.

Administrative expenses

Administrative expenses include expenses at Group level that are not directly attributable to property management, such as expenses for company management and central support functions. KlaraBo's management believes that the Company will be able to realise economies of scale in the future by continuing to grow without increasing central administrative expenses at the same rate.

Changes in property value

KlaraBo operates throughout Sweden, and has investment properties from Trelleborg in the south to Sundsvall in the north. The value of the properties is affected by a number of factors that are beyond and within KlaraBo's control.

Most of these factors are beyond the Company's control, including, for example, national and regional economic development, changes in interest rates and inflation, new housing construction, market interest in real estate investments, availability of capital and alternative returns from other asset classes, all of which affect the required return on real estate investments and thus the value of KlaraBo's property portfolio.

Factors that are within the control of the Company and have an impact on value are, for example, property acquisitions, investments in the existing portfolio, new residential construction and management of the property portfolio in a way to increase the operating surplus of the properties and/or reduce the risk of the property management.

Ability to invest in the existing property portfolio

KlaraBo is gradually renovating its property portfolio in line with the natural turnover of tenants, which reduces operating and maintenance expenses and increases rental revenue. The upgrade work includes both major apartment renovations as well as bathroom renovations, new parquet floors, installation of security doors and entry systems, new kitchen cupboard doors and installation of washing machines.

The completion of renovations and investments in the existing portfolio have a positive impact on KlaraBo's earning

capacity and financial position. Earnings are positively affected by higher rental revenue and/or lower operating and maintenance expenses. In addition, the attractiveness of the apartments increases. The Company's financial position is strengthened by a higher property value, given the same required return and a higher net operating income.

The higher rent may have a negative effect on demand. However, the Company's real occupancy rate as of 30 September 2021 of approximately 99 percent illustrates that the Company has managed to complete renovations while maintaining a virtually non-existent vacancy rate.

Ability to complete new construction projects
KlaraBo's new housing is built by the construction of proprietary KlaraBo-hus in wood. Designed to meet local needs in cooperation with the municipality, the buildings are cost-effective and space-efficient, allowing for reasonable rent levels. New construction has a positive impact on the Company's earning capacity and financial position. The value of a completed residential building exceeds the total investment for its construction, which strengthens the Company's financial position. All new construction is for own management and therefore the Company's earnings increase as new construction projects are completed. In summary, the new construction generates both a development gain through value appreciation and ongoing rental revenue through the Company's own long-term management.

Ability to identify and complete acquisitions
KlaraBo continuously evaluates and completes real estate acquisitions. The Company acquires both investment properties, preferably with renovation potential, as well as land and building rights. The acquisitions that the Company completes have a direct impact on the Company's earnings capacity and financial position.

Public authority decisions and tax
KlaraBo's operations are highly dependent on public authority decisions regarding property tax, building regulations and the regulation of housing rents, as well as zoning plans and building permits. Changes in property taxes or municipal charges also have an impact on KlaraBo's development. The regulated rent for housing, the utility value system, limits the Company's earnings capacity. In simple terms, the system means that landlords are limited by being unable to charge rents higher than those set by collective bargaining for housing of a similar location and standard.

In order to increase housing construction, there is a state investment subsidy for the construction of rental housing. KlaraBo has constructed and will construct some projects with investment subsidies. Changes in government investment subsidies may affect the profitability of KlaraBo's projects.

Changes in tax rules also affect KlaraBo. On 1 January 2019, new corporation tax rules came into force which broadly allow deductions with negative net interest of up to 30 percent of taxable EBITDA. With the entry into force of the rules, the corporation tax rate was reduced from 22.0 percent to 21.4 percent and from 2021 to 20.6 percent. The new interest deduction restrictions affecting KlaraBo may have a negative impact on KlaraBo's operations, depending on, among other things, the future development of its capital structure and operating profit.

Comparison between 1 January – 30 September 2021 and 1 January – 30 September 2020

Rental revenue, property costs, net operating income and surplus ratio
Rental revenue increased during the period to SEK 229.2 million (123.3), corresponding to an increase of SEK 105.9 million or 86 percent. Revenue from comparable properties increased by SEK 7.5 million, or 7 percent, during the period. Acquisition of properties from Trelleborgshem during the third quarter of 2020 has contributed with increased revenue of SEK 38.8 million. Completion of new construction in Höganäs has contributed with increased revenue of SEK 3.4 million. The acquisitions of Kuststaden and the property portfolios in Gävle and Skokloster have contributed with increased revenue of SEK 56.2 million.

Property costs increased during the period to SEK –102.1 million (–55.3), which represents an increase of 85 percent compared to the same period previous year. The costs of comparable properties have increased by 12 percent compared to the same period previous year. The increased costs are mainly due to higher operating costs and ongoing and planned maintenance. The acquisitions from Trelleborgshem in Q3 2020, Kuststaden and the portfolios in Gävle and Skokloster in Q2 2021 have added costs of SEK 40.2 million.

Net operating income increased during the period to SEK 127.1 million (67.9), corresponding to an increase of 87 percent. The increase is mainly attributable to higher rental revenue due to the above–mentioned acquisitions, but also to renovations generating higher rental revenue and the completion of new construction projects. The surplus ratio for the period was 55.4 percent, compared to 55.1 percent in the previous period. The surplus ratio is typically lower at the beginning of the year due to relocations and higher during the warmer months of the year due to lower electricity and heating expenses.

Administrative expenses
Administrative expenses include management and central support functions. During the period, central administrative expenses amounted to SEK –25.4 million (–17.9). The increase in costs compared to the same period of the previous year is explained by costs related to preparations for the Company's planned IPO, higher personnel related expenses due to increased headcount and increased remuneration to senior executives.

Financial net, interest-bearing liabilities and interest coverage ratio
Financial income/expenses for the period totals SEK –48.0 million (–26.3). The increase is explained by loans taken over as a result of acquisitions, primarily Kuststaden, but is also explained by the financing of Gävle and Skokloster and the full period effect of Trelleborg, which was taken over in July the previous year. The Group's credit agreements are mainly based on an interest rate consisting of Stibor 3m plus a fixed

margin component. Stibor 3m is a variable reference rate and may therefore affect the financial costs between periods.

During September, KlaraBo repaid four fixed-rate vendor notes, resulting in lower interest expenses. As the repayments took place in the latter part of the period, it has had only a marginal impact on the interest expenses for the period. During the same month, new bank loans were taken out for Gävle and Skokloster, acquisitions previously financed with existing cash.

Interest-bearing liabilities as of 30 September 2021 total SEK 4,227.1 million (1,940.2) and the 12-month rolling interest coverage ratio as of 30 September 2021 is 2.1x (1.8).

Profit from property management
Profit from property management increased during the period to SEK 53.7 million (23.7), an increase of 127 percent. The increase is mainly attributable to higher rental revenue due to the above–mentioned acquisitions, but also to renovations generating higher rental revenue and the completion of new construction projects.

Changes in value
The Group's investment properties are valued quarterly by external authorised valuers, Savills, Newsec, Forum and Svefa. During the period, changes in the value of properties totalled SEK 433.5 million (264.7). The changes in value are partly explained by lower yield requirements and partly by rent increases due to ongoing ROT (repair, conversion, extension) renovations and the installation of fibre networks. Completed new construction in Höganäs and the valuation of the not yet completed project portfolio also contributed to the increase in value.

The change in value of derivatives during the period amounted to SEK 6.5 million (–5.7) and is primarily explained by expired currency derivatives that had been negatively valued at the beginning of the year. Market interest rates, which rose during the year, also contributed to the positive increase in value.

Tax
Tax expense for the period totalled SEK –104.7m (–62.0) and consisted mainly of deferred tax relating to changes in the value of properties, amounting to SEK –91.0 million (–54.9). Current tax for the period totalled SEK –12.4 million (–8.5). The remainder consisted of deferred tax related to derivatives as well as current tax.

Profit for the period
Profit for the period amounted to SEK 389.1 million (220.7), an increase of 76 percent.

Investment properties
The Group's investment properties totalled SEK 7,405.5 million (3,242.3) as at 30 September 2021. The increase compared to the previous year is mainly due to the acquisition of Kuststaden and the acquisitions in Gävle and Skokloster. Existing investment properties represent SEK 7,276.3 million, project development properties represent SEK 121.9 million and a site leasehold represents SEK 7.3 million.

Cash flow and investments
During the period, cash flow from operating activities totalled SEK 47.5 million (31.6), corresponding to an increase of SEK 15.9 million. This increase is primarily due to an increase in profit before net financial items as a result of higher rental revenue. Interest paid amounted to SEK –45.8 million (–22.0), an increase of SEK 23.8 million, and taxes paid amounted to SEK –14.4 million (–3.8), an increase of SEK 10.6 million.

Cash flow from investing activities during the period amounted to SEK –563.6 million (–407.2). The cash flow from investing activities consists mainly of the purchase of non-controlling interests corresponding to SEK –406.2 million, investments in properties corresponding to SEK –115.1 million and investments in new construction investments corresponding to SEK –100.0 million.

Cash flow from financing activities amounted to SEK 551.9 million (366.1), an increase of SEK 185.6 million. Cash flow from financing activities consists mainly of new issues of SEK 309.8 million, new financial liabilities of SEK 875.3 million and repayment of financial liabilities of SEK –637.1 million.

Cash flow for the period totalled SEK 35.8 million (–9.5), which represents an increase of SEK 45.3 million.

Equity and long-term net asset value (EPRA NRV)
Equity attributable to the parent company amounted to SEK 3,119.5 million (981.8) as of 30 September 2021, corresponding to an increase of 218 percent. EPRA NRV amounted to SEK 3,323.6 million (1,040.8) as of 30 September 2021, equivalent to SEK 31.01 per share (21.32). The increase is mainly explained by the acquisition of Kuststaden.

Comparison between 2020 and 2019
Rental revenue, property costs, net operating income and surplus ratio
In 2020, rental revenue amounted to SEK 176.7 million (97.7), an increase of 81 percent. The increase is mainly explained by the acquisition of more than 800 apartments in Trelleborg in 2020 and 74 apartments in Helsingborg in the fourth quarter of 2019. In addition, ongoing renovation work and the completion of new construction projects in Bjuv and Svalöv have generated increased revenue streams.

Property expenses during the period amounted to SEK –82.0 million (–44.2), corresponding to an increase of 86 percent. This increase is mainly explained by the above-mentioned acquisitions.

Net operating income for the period amounted to SEK 96.8 million (54.8), an increase of 77 percent. The surplus ratio was 54.1 percent (55.3), which represents a marginal decrease between the financial years.

Administrative expenses
Administrative expenses for the period totalled SEK –24.2 million (–16.1). The increase in administrative expenses is mainly explained by higher personnel expenses due to increased number of staff.

Financial net, interest-bearing liabilities and interest coverage ratio
Financial net for the period amounted to SEK –36.8 million (–12.3). The increase is mainly explained by new loans taken

out by the Company in connection with property acquisitions. Some of these loans relate to temporary acquisition loans with a higher interest rate. Interest-bearing liabilities amounted to SEK 2,004.3 million (1,238.2) and has increased in connection with property acquisitions, ongoing new construction and refinancing. The interest coverage ratio amounted to 2.0 (3.1) times, a decrease that primarily is explained by higher interest expenses.

Profit from property management
Profit from property management during the period amounted to SEK 35.8 million (26.4), corresponding to an increase of 36 percent. This increase is attributed to the strong growth in rental revenue, which increased as a result of acquisitions, completion of new construction projects and rent-increasing renovations.

Changes in value
Changes in the value of properties amounted to SEK 413.0 million (143.7), which corresponds to an increase of SEK 269.3 million. This increase in value is partly explained by yield changes, ROT (repair, conversion, extension) renovations and the installation of fibre networks. In addition, completed new production in Bjuv and Svalöv and the inclusion of projects in the balance sheet also contribute to the change in value.

Changes in the value of derivatives amounted to SEK –7.5 million (3.7), which is explained by the fall in long–term interest rates since the previous period, which has resulted in a negative change in the value of interest rate derivatives. In addition, the currency derivatives reduce the change in value for the period as they were subcribed at a higher rate than the prevailing rate at the end of the period.

Tax
The tax expense for the period amounted to SEK –96.2 million (–32.4), corresponding to an increase of SEK 63.8 million. This increase is attributable to changes in the value of real estate and derivatives, which results in deferred taxes that have no cash impact. Current tax decreased as a result of the Company making group contributions, offsetting interest and utilising existing loss carry–forwards. However, due to changes in interest deduction rules, current tax amounted to SEK –8.6 million (–5.4).

Profit for the period
The profit for the period amounted to SEK 345.2 million (141.3) and is explained by the factors described in more detail above.

Investment properties
At the end of the period, the Company's investment properties amounted to SEK 3,452.1 million (1,899.7), corresponding to an increase of SEK 1,552.4 million compared to the previous period. The increase is mainly explained by the acquisition of the Trelleborg portfolio. In addition, the completion of new construction in Bjuv and Svalöv also contributed to increased property value, as well as ongoing standard improvements and agreements with Telia regarding open fibre networks.

Cash flow and investments
During the period, cash flow from operating activities amounted to SEK 51.1 million (20.5), an increase of SEK 30.6 million. The increase is mainly attributable to the increase in profit before net financial items and the increase in operating liabilities. Interest paid amounted to SEK –30.9 million (–13.0) with a negative impact on cash flow from operating activities.

Cash flow from investing activities during the period amounted to SEK –468.5 million (–455.8), corresponding to a marginal increase in outflow of SEK 12.7 million. Acquisitions of investment properties amounted to SEK –312.1 million (–531.9), while investments in investment properties increased from SEK –16.9 million to SEK –65.3 million and new construction investments from SEK –78,0 million to SEK –115.8 million.

Cash flow from financing activities amounted to SEK 429.8 million (408.7), an increase of SEK 21.1 million. The increase is explained by a new share issue of SEK 327.4 million, which compensates for the fact that the new loans raised were lower and only amounted to SEK 109.9 million (165,0), and that the Company received shareholder contributions of SEK 251.8 million during the previous period (2019).

Cash flow for the year amounted to SEK 12.4 million (–26.5), corresponding to an increase of SEK 38.9 million.

Equity and long-term net asset value (EPRA NRV)
Equity attributable to the parent company's shareholders amounted to SEK 1,071.4 million (482.4), corresponding to an increase of approximately 122 percent. The increase is primarily attributable to the new share issue of SEK 327.6 million that was carried out. In addition, a new option programme was issued to the Company's employees, as well as the repurchase of an existing programme, resulting in a net increase of SEK 1.4 million in equity. Furthermore, the profit for the period contributed with SEK 260.0 million. Long-term net asset value increased by SEK 662.0 million, from SEK 495.3 million to SEK 1,157.3 million, and long-term net asset value per share amounted to SEK 23.7 (15.3). This increase is mainly explained by the increase in equity for the reasons mentioned above. In addition, an increase in deferred tax liabilities contributed to higher long-term net asset value.

Comparison between 2019 and 2018
Rental revenue, property costs, net operating income and surplus ratio
Rental revenue during the period amounted to SEK 97.7 million (0.5), corresponding to an increase of SEK 97.2 million. The increase is largely attributable to the acquisitions of investment properties in Malmö and Sundsvall, among other locations, at the end of 2018, as well as acquisitions of investment properties from Trelleborgshem, Samhällsbyggnadsbolaget i Norden AB (publ) and a private property owner in Helsingborg. As a result, property expenses also increased during the period to SEK –44.2 million (–1.9).

Net operating income for the period increased to SEK 54.8 million (1.1), corresponding to an increase of SEK 53.7 million. The increase is primarily attributable to increased rental revenue as a result of the acquisitions mentioned above. The surplus ratio for the period amounted to 55.3 percent.

Administrative expenses
Administrative expenses increased to SEK –16.1 million (–6.7), corresponding to an increase of SEK 9.4 million. This increase is mainly attributable to the increase in fees for financial management linked to the increase in the property portfolio, as well as the doubling of the number of employees with Group-wide functions.

Financial net, interest-bearing liabilities and interest coverage ratio
During the period, financial net amounted to SEK –12.3 million (–0.1), which corresponds to an increase of SEK –12.2 million. This increase is attributable to higher interest-bearing liabilities which rose to SEK 1,238.2 million (29.1), corresponding to an increase of SEK 1,209.1 million. The increase in interest-bearing liabilities is mainly attributable to the Company having financed new acquisitions with bank loans. The interest coverage ratio for the period amounted to 3.2 times.

Profit from property management
Profit form property management increased to SEK 26.4 million (–5.6), corresponding to an increase of SEK 32.0 million. This increase is primarily attributable to the acquisition of investment properties generating higher rental revenue.

Changes in value
During the period, unrealised changes in value of properties amounted to SEK 143.7 million (4.4), which corresponds to an increase of SEK 139.3 million. The change in value is almost exclusively attributable to investment properties.

Unrealised changes in value of derivatives amounted to SEK 3.7 million (–).

Tax
The tax expense for the period increased to SEK –32.4 million (–0.6), which is attributable to deferred tax on changes in value of investment properties and derivative instruments.

Profit for the period
The profit for the period increased to SEK 141.3 million(–2.0), corresponding to an increase of SEK 143.3 million. This increase is mainly attributable to the increase in rental revenue and positive changes in the value of investment properties.

Investment properties
As of 31 December 2019, investment properties amounted to SEK 1,899.7 million (60.1), corresponding to an increase of SEK 1,839.6 million. This increase may be explained by the Company's acquisition of investment properties in Trelleborg and Helsingborg, among other locations.

Cash flow and investments
Cash flow from operating activities increased to SEK 20.5 million (-4.6), corresponding to an increase of SEK 25.1 million. The increase is mainly explained by the increase in rental revenue resulting in a higher profit before financial net.

Cash flow from investing activities amounted to SEK –455.8 million (–213.5), which corresponds to a negative increase of SEK 242.3 million. This increase is primarily attributable to the acquisition of investment properties, including in Trelleborg and Helsingborg, in 2019. In addition, investments in new construction also increased by SEK 32.5 million, from SEK –45.5 million to SEK –78.0 million.

Cash flow from financing activities during the period amounted to SEK 408.7 million (313.2), which corresponds to an increase of SEK 95.5 million. The increase is mainly explained by a shareholder contribution of SEK 251.8 million and new financial liabilities in connection with acquisitions.

Equity and long-term net asset value (EPRA NRV)
Equity attributable to the parent company's shareholders increased to SEK 482.4 million (394.4), corresponding to an increase of 22 percent. The increase is mainly explained by a shareholder contribution of SEK 251.8 million (–) and that the profit for the period increased to SEK 141.3 million (–2.0), which together exceed the capital injected into the Company through a new share issue in the previous period. Long-term net asset value amounted to SEK 495.3 million (395.0), which corresponds to an increase of 25 percent. This increase is explained by the increase in equity and the increase in deferred tax liabilities from SEK 0.6 million to SEK 29.6 million. Long-term net asset value per share amounted to SEK 15.3 (12.2). The increase is explained by a higher long-term net asset value, while the number of shares remained the same.

Capitalisation, indebtedness and other financial information

The tables below in this section present KlaraBo's capitalisation and indebtedness as of 30 September 2021. The information presented in the sections below should be read in conjunction with the sections entitled 'Selected historical financial information' and 'Operational and financial overview'. See the section 'Share capital and ownership structure' for further information about the Company's shares and share capital.

Equity and indebtedness

The Company is mainly financed with equity and interest-bearing liabilities, which consist of liabilities to credit institutions and vendor notes. The majority of the interest-bearing liabilities are from five Nordic banks. As of 30 September 2021, Klarabo's equity amounted to SEK 3,119.5 million, of which share capital amounted to SEK 5.4 million, other contributed capital amounted to SEK 2,401.2 million and retained earnings including net profit for the period amounted to SEK 712.9 million.

Total interest-bearing liabilities amounted to SEK 4,227.1 million, of which SEK 3,866.0 million related to liabilities to credit institutions and SEK 361.1 million related to vendor notes. The interest-bearing liabilities have been reduced by SEK 4.5 million, which refers to capitalized arrangement fees. KlaraBo has provided security for interest-bearing liabilities of SEK 3,828.1 million in the form of mortgages and pledges over shares in subsidiaries. KlaraBo has also provided guarantees for interest-bearing liabilities of SEK 295,5 million.

On 30 September 2021, KlaraBo's total liabilities amounted to SEK 4,571 million and were distributed as follows:

- Non-current interest-bearing liabilities to credit institutions: SEK 3,151.7 million
- Current interest-bearing liabilities to credit institutions: SEK 714.3 million
- Vendor notes SEK 361,1 million
- Other non-current liabilities: SEK 0,6 million
- Deferred tax liabilities: SEK 208,2 million
- Account payables: SEK 35,4 million
- Current tax liabilities: SEK 18,7 million
- Accrued expenses and pre-paid income: SEK 75,8 million
- Other current liabilities: SEK 5.2 million

Statement of capitalisation

KlaraBo as of 30 September 2021	SEKm
Current liabilities	
Guaranteed	34.4
Secured	680.0
Unsecured loans	–
Total current liabilities	**714.3**
Non-current liabilities	
Guaranteed	361.1
Secured	3,151.7
Unsecured loans	–
Total non-current liabilities	**3,512.8**
Equity (excluding retained earnings)	
Share capital	5.4
Reserve fund	–
Other reserves	2,401.2
Total equity (excluding retained earnings)	**2,406.6**
Total capitalisation	**6,633.7**

Net indebtedness

The Group's liquidity as of 30 September 2021 amounted to SEK 218.5 million and consisted of cash and cash equivalents. The Group's current interest-bearing liabilities as of 30 September 2021 amounted to SEK 714.3 million, and consisted solely of current liabilities to credit institutions. As of 30 September 2021, KlaraBo's non-current interest-bearing liabilities consisted mainly of liabilities to credit institutions of SEK 3,143.7 million and vendor notes of SEK 361.1 million. KlaraBo's net interest-bearing debt as of 30 September 2021 amounted to SEK 4,008.6 million, which is shown in the table below.

Statement of indebtedness

KlaraBo as of 30 September 2021	SEKm
(A) Cash	218.5
(B) Cash equivalents	–
(C) Other financial assets	–
(D) Liquidity (A + B + C)	**218.5**
(E) Current financial debt	–
(F) Current portion of non-current financial debt	714.3
(G) Current financial indebtedness (E + F)	**714.3**
(H) Net current financial indebtedness (G - D)	**495.9**
(I) Non-current financial debt	3,143.7
(J) Debt instruments	361.1
(K) Non-current account payables and other liabilities	8.0
(L) Non-current financial indebtedness (I + J + K)	**3,512.8**
(M) Total financial indebtedness (H + L)	**4,008.6**

Indirect indebtedness and contingent liabilities

KlaraBo had no contingent liabilities as of 30 September 2021, and the Company had no indirect indebtedness.

Interest-bearing liabilities

Overview

As of 30 September 2021, KlaraBo had interest-bearing liabilities of SEK 4,227.1 million, of which SEK 714.3 million was classified as current. The loan-to-value ratio was 54.1 percent, calculated as net interest-bearing debt in relation to property value. The average interest rate was 2.0 percent with an equity/assets ratio of 40.6 percent.

KlaraBo's interest-bearing liabilities to credit institutions amounted to SEK 3.858.0 million as of 30 September 2021. Of the total interest-bearing liabilities, SEK 34.4 million was related to financing of uncompleted new construction projects, and is excluded from the table below showing credit and interest rate maturity.

The Group's loan portfolio is predominantly made up of credit with a variable interest rate basis, but also includes credit with a fixed interest rate. To hedge against interest rate market fluctuations and reduce interest rate risk, interest rate derivatives are used to influence the interest rate term, primarily interest rate swaps. In total, the swap portfolio amounts to SEK 900.0 million as of 30 September 2021. The fair value of the interest rate derivatives portfolio at the same date amounts to SEK 2.7 million. The average time to maturity is 3.2 years, and the average interest rate term is 1.4 years.

Vendor notes

As of 30 September 2021, KlaraBo had vendor notes totalling SEK 361.1 million. KlaraBo intends to settle these vendor notes in full with the proceeds from the new share issue in connection with the stock exchange listing. For further information, see the section 'Background and reasons'.

Current and planned investments

As of 30 September 2021, KlaraBo had planned investments in five development projects totalling approximately SEK 328 million, of which SEK 224 million remains to be invested. This refers to projects in construction for which investment decisions have been made. KlaraBo intends to finance this within the framework of granted construction credits and cash

Credit and interest rate maturity structure as of 30 September 2021

	Capital maturity		Interest term		Interest rate swaps	
Year of maturity	SEKm	Share, %	SEKm	Share, %	SEKm	Interest, %
2021	92	2%	2,226	53%	–	–
2022	1,029	25%	561	13%	200	–0.04%
2023	937	22%	–	–	–	–
2024	373	9%	500	12%	500	0.09%
2025	1,196	29%	898	21%	200	0.18%
> 5 years	557	13%	–	–	–	–
Total	**4,184**	**100%**	**4,184**	**100%**	**900**	**0.08%**

resources. Other than this, as of the date of the Prospectus, there are no planned or decided investments.

Working capital statement

The Company considers that the existing working capital, prior to the Offering, is not sufficient for KlaraBo's current needs during the coming twelve-month period. Working capital requirement refers to cash and cash equivalents required for the Company to be able to fulfill its payments obligations at the rate at which they fall due for payment. The Company estimates that the working capital requirement, i.e. net working capital deficit, for the next twelve months amounts to approximately SEK 680 million. Regardless of proceeds from the Offering, working capital is estimated to be sufficient until June 2022.

If the Offering is fully subscribed, excluding potential Overallotment Option, the Company will receive approximately SEK 710 million after deduction of transactions costs, which are estimated to amount to SEK 40 million.

The working capital requirement is based on existing cash and the Company's cash flow forecast for the next twelve months, which include that KlaraBo shall complete existing projects and ongoing investments in the existing property portfolio, which mainly pertains to renovation measures. Most of the Company's working capital requirement for the next twelve months relate to bank loans that fall due for payment and thus need to be refinanced. It is the Company's opinion that the maturity structure for the Company's bank loans is normal for a company in the industry in which KlaraBo operates and that it is normal for refinancing to take place on an ongoing basis. The opinion of the Company is that it will be possible to refinance the bank loans and that the proceeds from the Offering will fully be used in accordance with what is stated in the Prospectus. Moreover, the Company's assessment is that the Company can achieve more favourable loan terms if the Offering and listing are completed, and in addition avoid interest compensation charges and potential break costs by refinancing the loans in advance.

In the event that the Offering is not completed or would not be fully subscribed, and refinancing of the bank loans which are due within the next twelve months is not realised, the Company would need to seek alternative financing options such as other loan financing, rights issue or directed share issue for example.

Financial policy

KlaraBo's financial policy sets out guidelines and rules for how the financial operations of KlaraBo should be conducted. The policy is adopted by the Board of Directors and aims to ensure short and long-term capital supply, a stable long-term capital structure and limited risk exposure.

KlaraBo targets to limit financial risk with the following overall risk limitations:

- The loan-to-value ratio is not to exceed 65 percent of the market value of the properties over the long term.
- The equity/assets ratio is to exceed 25 percent over the long term.
- The interest coverage ratio is to exceed 1.5 times over the long term.

Trends

The Company estimates that, as of the date of the Prospectus, there are no known trends, other than as disclosed in the 'Market overview' section, uncertainties, potential receivables or other claims, commitments or events, other than as disclosed in the 'Risk factors' section, that may be expected to have a material impact on KlaraBo's business prospects during the current financial year.

Apart from the information disclosed in the 'Risk factors' section and above, KlaraBo is not aware of any public, economic, fiscal, monetary or other political measures that have materially affected, or could materially affect, the Company's operations directly or indirectly.

Significant events after 30 September 2021

There have been no significant changes in the Company's financial position, earnings or market position after 30 September 2021.

Board of directors, management and auditors

Board of Directors

KlaraBo's Board of Directors has its registered office in Malmö, Sweden. In accordance with the Company's Articles of Association, the Board of Directors shall be comprised of not less than three and not more than eight members with no deputy members. The Board of Directors currently comprises eight members, including the Chairman, who were elected for a term of office extending until the close of the Annual General Meeting 2022. The table below shows the Board members, their positions, the year in which they were elected and their independence in relation to the Company, its management and its major shareholders. According to the definition in the Code, major shareholders are shareholders who, directly or indirectly, control ten percent or more of the shares or votes in the Company.

			Independent in relation to:	
Name	Position	Board member since	The Company and management	Major shareholders
Lennart Sten	Chairman of the Board	2018	Yes	Yes
Mats Johansson	Board member	2015	Yes	No
Anders Pettersson	Board member	2017	Yes	No
Joacim Sjöberg	Board member	2020	Yes	Yes
Lulu Gylleneiden	Board member	2018	Yes	Yes
Sophia Mattsson-Linnala	Board member	2021	Yes	Yes
Håkan Sandberg	Board member	2019	Yes	Yes
Per Håkan Börjesson	Board member	2021	Yes	No

Information follows below on the Board members' age, position, education, other relevant experience, current assignments, completed company commitments in the last five years and holdings of shares and share-related instruments in the Company.

Lennart Sten (born 1959)

Chairman of the Board since 2018.

Education: Bachelor of Laws, Stockholm University, 1987.

Other experience: CEO of Svenska Handelsfastigheter AB and Chairman of the Board of CLS Holdings plc.

Other current assignments: Chairman of the Board of CLS Holdings plc, LSTH Handelsfastigheter 1 AB (publ), LSTH Handelsfastigheter 2 AB (publ) and Tre Kronor Property Investment AB, member of the Board and CEO of LSTH Svenska Handelsfastigheter AB, member of the Boards of Interogo Holding AG, Sörmlands Bo Handelsfastighet AB, SHF Varla 2:423 AB, SHF Kotten 1 AB, SHF Anderstorp 9:193 AB, SHF Gästgivaren 1 AB, SHF Horred 4:58 AB, SHF Motala AB, SHF Hornabo 1:119 AB, Kungälv Rälsen Handelsfastighet AB, Stanstorp (Staffanstorp) Handelsfastighet AB, Elivågor AB, Kristianstad Kofoten Handelsfastighet AB, Höganäs Svalan Handelsfastighet AB, SHF Boländerna 28:3 AB, Museion Förvaltning AB, SHF Silvret 3 & 8 AB, SHF Strömpilen 1 AB, SHF Alhagen 3 AB, Handelsfastigheten Majoren 1 Falun AB, Promus Livsmedelsfastigheter AB, SHF Ljusta 7:4 AB, SHF Kranföraren 4 AB, SHF Falun 8:26 AB, SHF Skårby 3:32 AB, Xtraworks AB, Handelsfastigheter Västerås Holding AB, Handelsfastigheter Gävle Holding AB, SHF Hemlingby 71:7 AB, SHF Kungsbacka 4:64 AB, SHF Söderala-Sund AB, SHF Järnet 4 AB, COOD Investments AB, SHF Vinkeln 1 AB, Rasstaf Sweden AB, SHF Vinkeln 2 & 10 AB, Skolgärdet Handelsfastighet (Karlskoga) AB, Storlien Handelspark AB, SHF Valbo Ön 32:2 AB, SHF Bolltorp AB, SHF Framnäs 1:31 AB, Luleheden Handelsfastighet AB, Rinken Handelsfastighet AB, SHF Noret 1:97 AB, Luleheden II Handelsfastighet AB, Svenska Handelsfastigheter 4 AB, HF Finspång Hårstorp AB, Svenska Handelsfastigheter 11 AB, Svenska Handelsfastigheter 5 AB, Vestigia Fastigheter AB, SHF Valbo Ön 31:2 AB, VestigiaHus Egendom AB, HF Skara Thalia AB, HF Östersund Tröskan AB, HF Flen Städet AB, HF Söderhamn Söderala AB, HF Gävle Sörby AB, Handelsfastigheter Mälardalen AB, Handelsfastigheter Norrland AB, HF Luleå Bilen AB, SHF Viken 120:1 AB, HF Huddinge Vinkeln AB, HF Härnösand Yrkesskolan AB, HF Stockholm Diariet AB, Svenska Handelsfastigheter 8 AB, Svenska Handelsfastigheter 7 AB, Svenska Handelsfastigheter 6 AB, Svenska Handelsfastigheter 9 AB, Svenska Handelsfastigheter 10 AB, SHF Kranskötaren 7 AB, SHF Fröhuset 12 AB, SHF Valbo Ön 31:3 AB, SHF Duwall 1 AB, SHF Tuntorp 4:178 AB, SHF Umeå

Holding AB, LSTH Handelsfastigheter 3 AB, SHF Plåten 2 AB, SHF Boländerna 28:4 AB, SHF Valbo Holding AB, SHF Mo 3:30 AB, LS Långsiktigt Studentboende AB, SHF Högland 6:30 AB, SHF Skridskon 1 AB, Svenska Handelsfastigheter 12 AB, Luleå 24 Fastighetsförvaltning AB, SHF Göinge 1 AB, SHF Glasbruket 1 AB, SHF Gesällen 1 & 2 AB, Svenska Handelsfastigheter 13 AB, Svenska Handelsfastigheter 14 AB, Svenska Handelsfastigheter 15 AB, SHF Kvarnstenen 3 AB, SHF Halmstad Stenalyckan 3 AB, SHF Göksholm 1 AB, SHF Singelklövern AB, SHF Projekt Leaf AB, Svenska Handelsfastigheter 16 AB, SHF Boländerna 35:2 AB. SHF Hova 52:1 AB, SHF Buffeln 7 AB, SHF Örnsköldsvik AB, SHF Boländerna 35:1 AB, Svenska Handelsfastigheter 17 AB, SHF Ametisten 1 AB, SHF Glaskolven 1 AB, SHF Glaskolven 6 AB, Svenska Handelsfastigheter 18 AB, SHF Zinken AB, SHF Hästdroskan AB, SHF Överby AB, SHF Hornabo Holding AB, SHF Duwall Holding AB, SHF Horred Holding AB, SHF Kotten Holding AB and SHF Kvarnstenen Holding AB, deputy member of the Boards of Takbalken AB, 3KR Grocery Stores Sweden AB, 3KR Alva 1 AB, 3KR Systlom Fastigheter AB, Månviolen Fastighets AB, 3KR ÅKAREN 29 Borgholm AB, 3KR Borren 13 AB, 3KR Stenskvättan AB, 3KR Kålfjärilen AB, 3KR Tapprännan Komplementär AB, Broräcket AB, Plåtskruven AB, Bromsaren AB, 3KR Grocery Stores Sweden II AB, 3KR Alva 8 AB, 3KR Alva 7 AB, 3KR PROPERTY HOLDING AB, 3KR Property Holding II AB, 3KR Alva 10 AB, 3KR Property Holding III AB, 3KR Mockfjärd Fastighets AB, 3KR Alva 12 AB, 3KR Alva 11 AB, Vestigia Development AB and SHF Lackeraren 3 AB.

Previous assignments in the past five years: Chairman of the Boards of Fastighetsägarna Sveriges EU-information AB and Fastighetsägarna Sverige Aktiebolag, member of the Boards of SHF Passaren 1 AB, SHF Passaren 5 AB, With Young Attitude Media Group AB, Barken 18 Handelsfastighet AB, SHF Linköping Holding AB, Altira Boländerna 28:5 AB, Endicott Sweden AB, Jarrestrasse Holding AB, With Young Attitude Sales AB, Fastighetsägarna Sverige Aktiebolag, RW Bostad AB (publ), VestigiaHus Tallåsen AB, SHF Boländerna 35:1 AB, Staren Invest AB, Bonnier Fastigheter AB, Victoria Park AB, Fastpartner Valbo-Backa 6:13 AB, Diös Fastigheter Idun AB, Snättringe 31 AB and Luktviolen Fastighets AB.

Holding in the Company: 1,995,000 class A Shares and 2,980,609 class B Shares, directly and indirectly through Elivågor AB.

Lulu Gylleneiden (born 1974)

Board member since 2018.

Education: Real estate agent, 1994.

Other experience: Head of real estate, Southern Region for Lidl Sweden. Lulu Gylleneiden has 30 years of experience in the real estate industry where she has held senior positions such as CEO, regional head, head of project development and head of real estate with responsibility for commercial property development, industrial / traditional construction, property management, rental, conversions and transactions.

Other current assignments: Head of Real Estate, Southern Region for Lidl Sweden.

Previous assignments in the past five years: Deputy member of the Board of IW Service AB.

Holding in the Company: 34,000 class A Shares and 18,400 class B Shares.

Sophia Mattsson-Linnala (born 1966)

Board member since 2021.

Education: Economic studies at Stockholm University focusing on economic calculations (1986–1989) and courses in the Department of Land Surveying of the Royal Institute of Technology (KTH), including real estate market and property valuation as well as construction and installation technology (1988–1989).

Other experience: Chair of a commission analysing and surveying how the location and quality of housing are taken into account in relation to other factors in rent setting. Sophia Mattsson-Linnala has previously worked as CEO of Rikshem AB (publ) and as a member of the Board of the Sweden Green Building Council.

Other current assignments: Member of the Board and owner of SML ekonomi och fastighet AB, co-owner of 2Reach AB, member of the Board of Sh bygg, sten och anläggning AB, Anders Bodin Fastigheter AB, Trädgårdsgatan Properties AB, Vallentuna Betong AB, JMG Betong AB, Fastighetsaktiebolaget Stallmästaregården, Bodin Holding AB and COVITUM AB.

[1] Sophia Mattsson-Linnala has entered into a first-refusal agreement under which she is obliged to offer to the option issuer, or to the person designated by the option issuer, acquisition of the options in the event that she intends to transfer the options.

Previous assignments in the past five years: Chairman of the Boards of Farsta Intressenter AB, Farsta Fastighetsintressenter AB and Farsta Stadsutveckling AB, CEO of Rikshem AB (publ), member of the Boards of Adapteo Plc, Rikshem Samhold AB, Rikshem Fastighetsutveckling AB, Rikshem JV Holding AB, Rikshem Bostäder Holding AB, Farsta Intressenter AB, Farsta Fastighetsintressenter AB, Farsta Stadsutveckling AB and Värmdöbostäder Aktiebolag, deputy member of the Board of Värmdöbostäder Aktiebolag.

Holding in the Company: 17,400 class B Shares and call options for 128,000 class B Shares[1).]

Mats Johansson (born 1961)

Board member since 2015.

Education: Secondary education.

Other experience: Founder of ZetaDisplay AB, EasyDepot AB and MultiQ International AB and co-founder of Iconovo AB and SiB Solutions AB. More than 30 years of experience as a contractor and company builder and of listed companies.

Other current assignments: Chairman of the Boards of SIB Solutions AB, Easy Depot AB, Volubus AB and Endeavor Equity Sweden AB, member of the Boards of Iconovo AB, Zenit Design Group Aktiebolag, Abraxas Holding AB, Nudging Capital AB and EDO Löddeköpinge 1 AB and authorised signatory for Zenit Equestrian.

Previous assignments in the past five years: Chairman of the Boards of ZetaDisplay AB, Iconovo AB, Fastighetsbolaget KlaraBo AB, KlaraBo Bygg AB, KlaraBo Svalöv AB, KlaraBo Bjuv AB, ZetaDisplay Sverige AB and KlaraBo Sverige AB, member of the Boards of ZetaDisplay Danmark A/S, ZetaDisplay Finland OY, Seasam OY, QYN B.V. and ProntoTV AS, deputy member of the Boards of KlaraBo Navaren AB, KlaraBo Boktryckaren 1 AB, KlaraBo Förvaltning AB and KlaraBo i Trelleborg AB.

Holding in the Company: : 2,699,400 class A Shares indirectly through Abraxas Holding AB.

Anders Pettersson (born 1959)

Board member since 2017.

Education: Master of Science (Engineering)and Master of Science (Economics) at Lund University.

Other experience: Current Board assignments include Skabholmen Invest AB. Former CEO and Chairman of the Board of Thule AB.

Other current assignments: Chairman of the Boards of Skabholmen Invest AB, Hawoc Investment AB, Simrishamns Bokhandel AB, WALLBOX BV and COWAH Investment AB, member of the Boards of PS Enterprise AB, Aston Harald Mekaniska Verkstad AB, PSIW Enterprise AB, Henri Lloyd Group AB, Ninbeta AB, Ninalpha AB, Ningamma AB, Stanadyne Inc and ANMIRO AB, deputy member of the Board of WN Enterprise AB.

Previous assignments in the past five years: Chairman of the Boards of Brink Group BV, Ninalpha AB, Ningamma AB, Ninbeta AB, Skabholmen Fastighets AB, Alite International AB, Group Alite International AB, Hilding Anders Holdings 3 AB, member of the Boards of ZetaDisplay AB, Kensington Capital Acquisitions Corp. Spac I, Skabholmen Fastighets AB, Victoria Park AB, Rebuilders Sverige AB, Hempel A/S, Pure Power LTD, Pure Safety Group LTD and Prostatakliniken i Sverige AB, deputy member of the Boards of Fastighetsbolaget KlaraBo AB, KlaraBo Bygg AB, KlaraBo Svalöv AB, KlaraBo Bjuv AB and Holmbergs Safety System Holding AB.

Holding in the Company: 3,701,316 class A Shares and 3,545,538 class B Shares, indirectly through Ninalpha AB and Ningamma AB

Håkan Sandberg (born 1948)

Board member since 2019.

Education: Business economics courses at Stockholm University and Linköping University.

Other experience: Representative of Pensionskassan SHB Försäkringsförening. Previously, among other positions, Deputy CEO of Handelsbanken.

Other current assignments: Member of the Boards of Scandinavian Resort i Sälen AB and Intea Fastigheter AB (publ).

Previous assignments in the past five years: Chairman of the Board of Intea Fastigheter AB (publ), member of the Boards of Trust Anchor Group AB, Stockholm Fersen Fastighets AB, Scandinavian Resort i Båstad AB and S Resort Holding AB, deputy member of the Board of Bostadsrättsföreningen Birger Jarlsgatan 53.

Holding in the Company: 50,000 class A Shares and 9,360,610 class B Shares, directly and indirectly through Pensionskassan SHB Tjänstepensionsförening.

Joacim Sjöberg (born 1964)

Board member since 2020.

Education: LLM Stockholm University, 1990 and studies at the London School of Economics and Stockholm University.

Other experience: Previous background in property transactions and investment banking with various senior management positions at, among others, Jones Lang LaSalle, Enskilda Securities and Swedbank, where he was Head of Corporate Finance.

Other current assignments: Member of the Board and CEO of Valhalla Corporate Advisor AB, member of the Boards of Castellum Aktiebolag and Wästbygg Gruppen AB (publ).

Previous assignments in the past five years: Chairman of the Boards of Moonlighting Industries AB, Räckesbutiken Sweden AB, Centro Kakel & Klinker AB, Beijerinvest Aktiebolag, Badia AB, Beijer Industriutveckling Bad AB, Tendium Holding AB, JLL Transaction Services AB and JLL Treasury Support AB, member of the Boards of Beijerinvest Aktiebolag, PoolKungen AB, Svenska Poolfabriken i Luleå AB, JLL Kapitalmarknad Holding AB, JLL Kapitalmarknad AB, JLL Capital Markets AB, Nima Mountaineer AB, JLL Transaction Services AB and JLL Treasury Support AB, deputy member of the Board of Valhalla Corporate Advisor AB.

Holding in the Company: 17,400 class B Shares and call options for 100,000 class B Shares[1)].

[1)] Joacim Sjöberg has entered into a first-refusal agreement under which he is obliged to offer to the option issuer, or to the person designated by the option issuer, acquisition of the options in the event that he intends to transfer the options.

Per Håkan Börjesson (born 1954)

Board member since 2021.

Education: Master of Science (Engineering), Linköping University of Technology, Industrial Economics, 1978 and MBA, Columbia University, NYC, NY, 1980.

Other experience: Experience in family businesses, unlisted shares and asset management. During the 1980s marketing manager at Ericsson in the United States and business consultant at SIAR in Stockholm. Author of the books 'Så här kan alla svenskar bli miljonärer' ('How every Swede can be become a millionaire'), Så här blev Warren Buffett världens rikaste person' ('How Warren Buffett became the world's richest person'), 'Så här blir du miljonär som pensionär' ('How to become a millionaire as a pensioner'), and most recently 'Så här blir du miljonär i hängmattan' ('How to become a millionaire in a hammock').

Other current assignments: Member of the Boards and CEO of Investment Aktiebolaget Spiltan, Partner in B P Invest Aktiebolag, Spiltan HCP AB and Spiltan Fastigheter AB, Chairman of the Board and CEO of Spiltan Pension AB, Chairman of the Pension Foundation for Bröderna Börjesson Bil, member of the Boards of Spiltans Gemensamma Pensionsstiftelse, Bröderna Börjessons Bil Aktiebolag, P&E Persson AB, Nordsvensk Filmunderhållning AB, Spiltan Partner AB, P&E Fastighetsinvest AB, P&E Samhällsfastigheter AB, Björnhovda Fastighetsbolag AB, Collaboration Art Holding AB, Collaboration Art AB and Kuststaden Holding AB, deputy member of the Boards of Bil-Börje i Ängelholm Aktiebolag, Aktivbo Aktiebolag, Qvalia Group AB, AktivBo Group AB and Emerse Sverige AB.

Previous assignments in the past five years: Chairman of the Boards of Spiltan Fonder AB and Spiltan Underhållning AB, member of the Boards of KlaraBo Bostadsförvaltning AB, Mfin AB, Pepins Securities AB, Mfin Finans AB, Bergslagens Fakturabelåning AB, Pepins Group AB (publ), Mfin Inkasso AB, Sura Magnets Aktiebolag and Ängellistan AB, deputy member of the Boards of KlaraBo Projektutveckling AB, KlaraBo Bostadsförvaltning AB, Digilär AB and Kuststaden Holding AB.

Holding in the Company: 1,800,000 class A Shares and 11,257,225 class B Shares indirectly through Investment AB Spiltan and Br. Börjessons Bil AB:s pensionsstiftelse.

Management

Information follows below on the age, position, education, other relevant experience, current assignments, completed company commitments in the past five years and holdings of shares and share-related instruments in the Company.

Andreas Morfiadakis (born 1976)

Chief Executive Officer since 2017.

Education: Bachelor's degree, DePaul University Chicago, 2000.

Other experience: Formerly Deputy CEO and CFO of Victoria Park AB.

Other current assignments: Owner and member of the Boards of Falknästet AB, CEO and Chairman of KlaraBo Förvaltning AB, Chairman of KlaraBo Ronneby 2 AB, Klara i Bollnäs AB, KlaraBo Håbo AB, Västfogden Fastighets AB, KlaraBo Ronneby 4 AB, KlaraBo Huskvarna AB, Klara Gångsta AB, Klara Flundranhälle 8 AB, Klara Sigge 5 AB, Klara Skräddaren 2 AB, Klara Apoteksgatan AB, KlaraBo Projektutveckling AB, KlaraBo Elefanten 30 AB, Klara Kvarnsveden AB, KlaraBo Bygg AB, Stora Torget 3 i Oskarshamn AB, KlaraBo Bjuv AB, KlaraBo Höganäs AB, KlaraBo Svalöv AB, Fastighetsbolaget KlaraBo AB, Stävbo Fastigheter AB, Gullbernahult Fastighetsutveckling AB, Cronsjö Fastighetsutveckling AB, Varpslagg Fastighetsutveckling AB, Klarsam Holding 1 AB, Klarsam Holding 2 AB, Oskduvan Fastigheter AB, KlaraBo Navaren AB, KlaraBo i Trelleborg AB, Klara 83 AB, Klara Öraberget AB, KlaraBo Tranås AB, Klara Härsta AB, Klara Ren AB, Klara 87 AB, Klara 88 AB, KlaraBo Öst AB, KlaraBo Munken AB, KlaraBo Vårdfastigheter Västervik AB, KlaraBo Bostadsförvaltning AB, KlaraBo Stockholmsberget AB, KlaraBo Höör AB, KlaraBo Trelleborg Öster AB, KlaraBo Fagerängen AB, KlaraBo Söderslätt AB, KlaraBo Trelleborg Centrum AB, KlaraBo Anderslöv AB, KlaraBo Vaggeryd AB, KlaraBo Bostäder Västervik AB, KlaraBo Nybro AB, KlaraBo Hovslagaren AB, KlaraBo Rovan 2 AB, KlaraBo SB Holding AB, KlaraBo Bjuv Holding AB, KlaraBo Svalöv Holding AB, KlaraBo Skokloster AB, KlaraBo Gävle AB, KlaraBo Vallbacken Väster AB, member of the Board of Klarsam Fastighetsutveckling AB and deputy member of the Board of HESIA Konsult AB.

Previous assignments in the past five years: Chairman of the Boards of Fastighetsbolag KlaraBo Centrum Bostad AB, Fastighetsbolag KlaraBo Öster Bostad AB, Fastighetsbolag KlaraBo Anderslöv Bostad AB, Fastighetsbolaget Spirea Aktiebolag and KlaraBo Boktryckaren 1 AB, Deputy CEO and CFO of Victoria Park AB, member of the Boards of KlaraBo Sverige AB, Sydsvenska Hem förvärvsbolag 6 AB, Kävlinge Fastighets AB, Vårdboende i Västerparken AB, Projektbolag Del Y AB, Nya Centrumfastigheter i Lomma AB, Fastighets AB Ridskolan, Sydsvenska Hem AB (publ), Victoria Park Växjö S Bostäder AB, Fastighets AB D-ken, Victoria Park Växjö Magistern Bostäder AB, Victoria Park Lustgården AB, Victoria Park Markaryd AB, Fastighets AB Ostbrickan, Victoria Park Fastigheter Södra AB, Victoria Park Rosengård AB, Victoria Park Karlskrona, Malmö AB, Victoria Park Fastigheter AB, Victoria Park Boliger AB, Victoria Park Caballus AB, Victoria Park Bygg och Projekt AB, Fastighetsbolaget VP AB, Victoria Park Living AB, Victoria Park V 21 AB, Property AB S-ken 5, Property AB K-ten 8, Property AB Näkt, Property AB K-backen 1, Property AB H-ven 2, Property AB Rasmus C 3, Property AB Brottaren 1, Property AB G-en 4, Property AB A-ten 7, Property AB Löparen 2, Property AB M-tören 1, Property AB H-ven 1, Property AB Mull 3 & 4, Fastighets AB A-ten 6, Fastighets AB K-danten 7, Victoria Park Herrgården AB, Victoria Park Bostäder Tensta AB, Victoria Park Nygård AB, Victoria Park Nedogap AB, Victoria Park Skiftinge AB, Victoria Park Stenby AB, Victoria Park Fröslunda AB, Victoria Park Råbergstorp AB, Victoria Park Eskil Ctr AB, Victoria Park Myrtorp AB, Victoria Park Lövgärdet AB, Victoria Park Borås AB, Victoria Park Nyköping AB, Victoria Park Holding AB, Victoria Park Holding Karlskrona AB, Victoria Park Karlskrona AB, Victoria Park Växjö Magistern AB, Victoria Park Holding Växjö Magistern AB, Victoria Park Växjö S AB, Victoria Park Holding Växjö S AB, Victoria Park Nyköping Bostäder AB and Sista versen 27542 AB and deputy member of the Board of Victoria Park Service AB.

Holding in the Company: 2,331,287 class A Shares directly and indirectly through Falknästet AB and 841,379 warrants carrying the right to subscribe for the same number of class B Shares.

Jenny Appenrodt (born 1974)

CFO since 2020.

Education: Växjö University (1994-1995) Kalmar Business School, courses in statistics, accounting, economics, etc. (1995-1997), Lund University, Masters in Finance (1997-1998) and member of the Association of Corporate Treasurers, London.

Other experience: Formerly CFO of Hilding Anders. Senior financial and economic position within the Thule Group.

Other current assignments: Member of the Boards of KlaraBo Ronneby 2 AB, Klara i Bollnäs AB, KlaraBo Håbo AB, Västfogden Fastighets AB, KlaraBo Ronneby 4 AB, KlaraBo Huskvarna AB, Klara Gångsta AB, Klara Flundranhälle 8 AB, Klara Sigge 5 AB, Klara Skräddaren 2 AB, Klara Apoteksgatan AB, KlaraBo Projektutveckling AB, KlaraBo Elefanten 30 AB, Klara Kvarnsveden AB, KlaraBo Bygg AB, Stora Torget 3 i Oskarshamn AB, KlaraBo Bjuv AB, KlaraBo Höganäs AB, KlaraBo Svalöv AB, Fastighetsbolaget KlaraBo AB, Stävbo Fastigheter AB, Cronsjö Fastighetsutveckling AB, Oskduvan Fastigheter AB, KlaraBo Navaren AB, KlaraBo i Trelleborg AB, Klara 83 AB, KlaraBo Förvaltning AB, Klara Öraberget AB, KlaraBo Tranås AB, Klara Härsta AB, Klara Ren AB, Klara 87 AB, Klara 88 AB, KlaraBo Öst AB, KlaraBo Munken AB, KlaraBo Vårdfastigheter Västervik AB, KlaraBo Bostadsförvaltning AB, KlaraBo Stockholmsberget AB, KlaraBo Höör AB, KlaraBo Trelleborg Öster AB, KlaraBo Fagerängen AB, KlaraBo Söderslätt AB, KlaraBo Trelleborg Centrum AB, KlaraBo Anderslöv AB, KlaraBo Vaggeryd AB, KlaraBo Bostäder Västervik AB, KlaraBo Nybro AB, KlaraBo Hovslagaren AB, KlaraBo Rovan 2 AB, KlaraBo SB Holding AB, KlaraBo Bjuv Holding AB, KlaraBo Svalöv Holding AB, KlaraBo Skokloster AB, KlaraBo Gävle AB and KlaraBo Vallbacken Väster AB as well as joint administrator of Hilding Anders Spain SL and Hilding Anders Holdings.

Previous assignments in the past five years: Member of the Boards and CEO of Hilding Anders Financing AB (publ), Hilding Anders Financing 3 AB (publ), Hilding Anders Holdco AB and Niam VII Rydaholm Industrial AB, Managing Director of New Hilding Anders Services AB and Hilding Anders International AB, member of the Board of Hilding Anders Česká republika, Hilding Anders Baltic AS, Hilding Anders Finland Oy, Hilding Anders Alsace SAS, Hilding Anders Bretagne SAS, Hilding Anders France SAS, Hilding Anders Italy srl, PMZ Beheer B.V., B-Fly Norway AS, Hilding Anders Norway AS, Hilding Anders Financing 1 AB, Hilding Anders Holdings 4 AB, Hilding Anders Midco AB, Hilding Anders International AB, New Hilding Anders Services AB, Hilding Anders Finance AB, Hilding Anders Financing 2 AB and Hilding Anders Sweden AB, deputy member of the Boards of HAH Intressenter AB and Hilding Anders Sweden AB, member of the supervisory bodies of Hilding Anders d.o.o. and Hilding Anders Polska Sp. z o.o.

Holding in the Company: 12,500 class B Shares and 265,000 warrants, carrying the right to subscribe for the same number of class B Shares.

Jimmy Larsson (born 1974)

Head of Real Estate since 2019.

Education: Bachelor's degree in Real Estate Studies, Malmö University, 2001.

Other experience: 20 years of experience in housing administration. Has previously held management positions at Brogripen AB, Ikano Bostad and Riksbyggen, among others. Member of the Malmö Rent Tribunal.

Other current assignments: Member of the Boards of KlaraBo Ronneby 2 AB, Klara i Bollnäs AB, KlaraBo Håbo AB, Västfogden Fastighets AB, KlaraBo Ronneby 4 AB, KlaraBo Huskvarna AB, Klara Gångsta AB, Klara Flundranhälle 8 AB, Klara Sigge 5 AB, Klara Skräddaren 2 AB, Klara Apoteksgatan AB, KlaraBo Projektutveckling AB, KlaraBo Elefanten 30 AB, Klara Kvarnsveden AB, KlaraBo Bygg AB, Stora Torget 3 i Oskarshamn AB, KlaraBo Bjuv AB, KlaraBo Höganäs AB, KlaraBo Svalöv AB, Fastighetsbolaget KlaraBo AB, Stävbo Fastigheter AB, Cronsjö Fastighetsutveckling AB, Oskduvan Fastigheter AB, KlaraBo Navaren AB, KlaraBo i Trelleborg AB, Klara 83 AB, KlaraBo Förvaltning AB, Klara Öraberget AB, KlaraBo Tranås AB, Klara Härsta AB, Klara Ren AB, Klara 87 AB, Klara 88 AB, KlaraBo Öst AB, KlaraBo Munken AB, KlaraBo Vårdfastigheter Västervik AB, KlaraBo Bostadsförvaltning AB, KlaraBo Stockholmsberget AB, KlaraBo Höör AB, KlaraBo Trelleborg Öster AB, KlaraBo Fagerängen AB, KlaraBo Söderslätt AB, KlaraBo Trelleborg Centrum AB, KlaraBo Anderslöv AB, KlaraBo Vaggeryd AB, KlaraBo Bostäder Västervik AB, KlaraBo Nybro AB, KlaraBo Hovslagaren AB, KlaraBo Rovan 2 AB, KlaraBo SB Holding AB, KlaraBo Bjuv Holding AB, KlaraBo Svalöv Holding AB, KlaraBo Skokloster AB,

KlaraBo Gävle AB and KlaraBo Vallbacken Väster AB, as well as the Malmö Rent Tribunal and district Board member in Fastighetsägarna (Swedish Property Federation).

Previous assignments in the past five years: Member of the Boards of Fastighetsbolag KlaraBo Centrum Bostad AB, Fastighetsbolag KlaraBo Öster Bostad AB, Fastighetsbolag KlaraBo Anderslöv Bostad AB, Fastighetsbolaget Spirea Aktiebolag, KlaraBo Boktryckaren 1 AB, BroGripen Hammaren 26 Ekonomisk förening, BroGripen Hammaren 14 Ekonomisk förening and BroGripen Hammaren 14 AB and Head of Administration at BroGripen Syd AB.

Holding in the Company: 100,000 class A Shares and 50,000 class B Shares and 79,526 warrants carrying the right to subscribe for the same number of class B Shares.

Joakim Backström (born 1972)

Head of New Production since 2017.

Education: 4-year upper secondary education in construction, 1991.

Other experience: 20 years of experience in the construction industry, including in Thage Group and Byggadministration Harald Olsson AB.

Other current assignments: Chairman of the Board of Kapp Bygg AB, member of the Board, CEO and owner of JAC Consulting AB, deputy member of the Boards of Gullbernahult Fastighetsutveckling AB, Varpslagg Fastighetsutveckling AB, Klarsam Fastighetsutveckling AB, Klarsam Holding 1 AB and Klarsam Holding 2 AB.

Previous assignments in the past five years: Member of the Boards of KlaraBo Söderslätt AB, Fastighetsbolaget KlaraBo AB, KlaraBo Trelleborg Öster AB, KlaraBo Fagerängen AB, KlaraBo Trelleborg Centrum AB, KlaraBo Anderslöv AB, KlaraBo Bjuv AB, KlaraBo Svalöv AB, KlaraBo Rovan 2 AB, KlaraBo Hovslagaren AB, KlaraBo Bygg AB, KlaraBo Höör AB, KlaraBo Munken AB, KlaraBo Navaren AB, KlaraBo Förvaltning AB, Fastighetsbolag KlaraBo Centrum Bostad AB, Fastighetsbolag KlaraBo Öster Bostad AB, Fastighetsbolag KlaraBo Anderslöv Bostad AB, Fastighetsbolaget Spirea Aktiebolag, KlaraBo Boktryckaren 1 AB, KlaraBo i Trelleborg AB, deputy member of the Boards of Cronsjö Fastighetsutveckling AB, KlaraBo Höganäs AB, Klara i Bollnäs AB, Klara Gångsta AB, Klara 87 AB, Klara 88 AB, Klara Öraberget AB, Klara Härsta AB, Klara Flundranhälle 8 AB, Klara Sigge 5 AB, Klara Skräddaren 2 AB, Klara Kvarnsveden AB, KlaraBo i Trelleborg AB, Klara 83 AB, Klara Ren AB, Klara Apoteksgatan AB and KlaraBo Boktryckaren 1 AB.

Holding in the Company: 117,672 warrants carrying the right to subscribe for the same number of class B Shares.

Magnus Johansson (born 1977)

Head of Business Development since 2021.

Education: Master of Engineering, Information Engineering Programme, University of Kalmar.

Other experience: Magnus has worked as CEO of KlaraBo Projektutveckling AB and KlaraBo Bostadsförvaltning AB, before the companies were acquired by KlaraBo.

Other current assignments: Owner and member of the Board of RMJ Konsult AB, Chairman of the Board of Bostadsrättsföreningen Palissaderna and Åkermanskan Ekonomisk förening, member of the Board of Kuststaden Apeln 7 AB and partner in Kuststaden Holding AB.

Previous assignments in the past five years: Chairman of the Board of Slutplattan FOTIV 108896 AB, Slutplattan FIBMA 108156 AB and Slutplattan VEGNO 105815 AB, CEO of KlaraBo Projektutveckling AB and KlaraBo Bostadsförvaltning AB, member of the Boards of Oskduvan Fastigheter AB, Stävbo Fastigheter AB, Västfogden Fastighets AB, Stora Torget 3 i Oskarshamn AB, KS Vaggfast AB, Kuststaden Fastigheter i Västervik AB, Kuststaden Bostäder i Nybro AB, KS Lingonet 18 AB, Bostadsrättsföreningen Sergeanten 1 i Visby, Fasttran 2 AB, Fasttran 1 AB, Bostadsrättsföreningen Tändstickan 2 i Västervik, PJN Trädgårdsgatan AB, Visby Stäven 1 AB, Saltsjöbad 5 i Oskarshamn AB, Oskorion Fastighets AB, KlaraBo Ronneby 2 AB, KlaraBo Ronneby 4 AB, KlaraBo Huskvarna AB, KlaraBo Elefanten 30 AB, KlaraBo Tranås AB, KlaraBo Öst AB, KlaraBo Vårdfastigheter Västervik AB, KlaraBo Stockholmsberget AB, KlaraBo Vaggeryd AB, KlaraBo Bostäder Västervik AB and KlaraBo Nybro AB.

Holding in the Company: 339,009 class B Shares.

Auditors

According to KlaraBo's Articles of Association, the Company shall have one to two auditors with not more than one deputy auditor. At the Annual General Meeting held on 28 April 2021, Öhrlings PricewaterhouseCoopers AB was elected as auditor for the Company for the period until the next Annual General Meeting. The auditor in charge at Öhrlings PricewaterhouseCoopers AB is Mats Åkerlund, Authorised Public Accountant and member of FAR (Swedish Association of Authorised Public Accountants). Prior to that, Mazars AB, with Tomas Ahlgren (member of FAR) as auditor in charge, was the Company's auditor. The address of Öhrlings PricewaterhouseCoopers AB' is Torsgatan 21, 113 97 Stockholm, and the address of Mazars AB is Box 1317, 111 83 Stockholm.

Other disclosures concerning the Board of Directors and management

No member of the Board of Directors or the management has been convicted in any fraud-related case in the last five years. No member of the Board of Directors or the management has been involved in any bankruptcy, receivership or liquidation (other than voluntary liquidation) during the past five years as a member of the administrative, management or supervisory bodies or in any other executive capacity. There are no family ties between members of the Board of Directors or the management of the Company.

No charges and/or sanctions, other than as set out below, have been issued by any statutory or regulatory authority (including approved professional bodies) against any member of the Board of Directors or the management in the past five years. No Board member or member of the management has been prohibited by a court of law from serving as a member of a company's administrative, management or supervisory bodies or from holding a management or executive position in a company in the past five years.

In 2019, the Swedish Tax Agency decided to increase the tax assessment of the Board member Anders Pettersson and levy a tax surcharge of approximately SEK 1,200,000 for the tax years 2014, 2015 and 2016. The tax surcharge was based on the Tax Agency's assessment that shares owned by Anders Pettersson in a closely-held company were qualified. As of the date of the Prospectus, the Swedish Tax Agency case has been closed and all taxes levied have been paid. In addition, the tax assessment of Board member Per Håkan Börjesson was increased in 2020 and a tax surcharge has been levied totalling approximately SEK 160,000 for the tax years 2016, 2017, 2018 and 2019 as a result of incorrect reporting of taxable dividends and capital gains. As of the date of the Prospectus, the Swedish Tax Agency case has been closed and all taxes levied have been paid.

In connection with the acquisition of KlaraBo Projektutveckling AB and KlaraBo Bostadsförvaltning AB, the principal shareholders in KlaraBo have undertaken to ensure that Per Håkan Börjesson is elected as an ordinary member of the Board of Directors of the Company. Per Håkan Börjesson was elected as a member of the Company's Board at an Extraordinary General Meeting held on 18 June 2021.

As stated above, certain members of the Board of Directors and the management have private interests in the Company through their share and/or option holdings. Members of the Board of Directors and the management of the Company are members of the Boards and/or officers of other companies and have shareholdings in other companies, and in the event that any such company enters into business relationships with the Company, members of the Board of Directors or the management of the Company may have a conflict of interest, which is managed by the person concerned not being involved in the handling of the matter on behalf of the Company. Other than as disclosed, no Board member or senior executive has any private interests that may conflict with the interests of the Company.

All Board members and senior executives can be reached via the Company's address Hyllie Stationstorg 2, 251 32 Malmö.

Corporate Governance

Legislation and Articles of Association
The Company is a Swedish public limited company and is regulated by Swedish legislation, primarily the Companies Act (2005:551) and the Annual Accounts Act (1995:1554). Following the Offering, the Company will also apply the Nasdaq Nordic Main Market Rulebook for Issuers of Shares. In addition to legislation and Nasdaq's regulatory framework, the Company's Articles of Association and its internal corporate governance guidelines form the basis of the Company's corporate governance. The Articles of Association specify, among other things, the registered office of the Board of Directors, the focus of its activities, the limits on the share capital and the number of shares, and the conditions to be met for attendance of General Meetings. For the Articles of Association in their entirety, see below under the section '*Articles of Association*'.

Swedish Code of Corporate Governance
Following the Offering and the listing of the Company's B Shares on Nasdaq Stockholm, the Company will also be subject to requirements to apply the Swedish Code of Corporate Governance (the **'Code'**). The Code sets a higher standard for good corporate governance than the minimum requirements of the Swedish Companies Act and must be applied by all companies whose shares are admitted to trading on a regulated market in Sweden. The Code thus complements the Swedish Companies Act by setting stricter requirements in a number of areas, but at the same time allows the Company to deviate from these if it would be considered in the individual case to lead to better corporate governance ('comply or explain'). Such deviation, as well as the reasons for deviation and an alternative solution, must be described annually in a corporate governance report. The Company does not currently expect to report any deviation from the Code in the Corporate Governance Report for the financial year 2021.

Annual General Meeting
Shareholder influence on the Company is exercised at the General Meeting which, in accordance with the Swedish Companies Act, is the Company's highest decision-making body. As the Company's highest decision-making body of, the General Meeting is competent to decide on any matter in the Company which does not fall within the exclusive competence of another corporate body. The General Meeting thus has a clear superordinate position over the Board of Directors and the Chief Executive Officer of the Company.

In accordance with the Swedish Companies Act, the Annual General Meeting (AGM) of the Company must be held within six months of the end of each financial year and must consider resolutions on the adoption of the income statement and balance sheet, the appropriation of the profit or loss of the Company, the discharge from liability of the members of the Board of Directors and the Chief Executive Officer and the election and remuneration of the members of the Board of Directors and the auditor. The AGM also decides on other important matters for the Company, such as amendments to the Company's Articles of Association, authorisations and decisions on new issues, etc. The Board of Directors may also call an Extraordinary General Meeting if the Board of Directors considers there to be reason to hold a General Meeting between the dates of the Annual General Meetings or if the auditor or a shareholder holding at least one-tenth of the total number of shares requests in writing to the Company that a General Meeting be held.

Pursuant to the Company's Articles of Association, notice of the General Meeting shall be given by an advertisement placed in the Swedish Official Gazette (Sw. Post- och Inrikes Tidningar), and on the Company's website www.klarabo.se. A notice that a General Meeting has been convened must also be published in Dagens Industri. Under the Swedish Companies Act, notice of the Annual General Meeting must be issued not earlier than six and not later than four weeks before the Annual General Meeting. A notice convening an Extraordinary General Meeting to decide on a question of amendment of the Articles of Association must be issued not earlier than six and not later than four weeks before the meeting, but another notice convening an Extraordinary General Meeting shall be issued not earlier than six and not later than three weeks before the meeting.

Shareholders are entitled to attend and vote at the General Meeting, either in person or by proxy, if they are registered in the Company's share register maintained by Euroclear Sweden not later than the date specified in the notice of meeting (i.e. the record date) and notify the Company of their attendance not later than the date specified in the notice of the General Meeting. Shareholders may bring one or two assistants with them to the General Meeting, but only if the shareholder notifies the Company of the number of assistants in accordance with the procedure for notification of shareholders to the General Meeting. Any shareholder of the Company who notifies a matter with sufficient notice has the right to have the matter dealt with at the General Meeting.

In order to determine who is entitled to attend and vote at a General Meeting, Euroclear Sweden must, at the Company's request, provide the Company with a list of all shareholders as of the record date in connection with each General Meeting. Shareholders whose shares are registered in a nominee's name must instruct the nominee to temporarily register the shares in the shareholder's name in order to be entitled to attend and vote for their shares at a General Meeting (registration of voting rights). Such registration of voting rights must have taken place at least four business days before the General Meeting. Shareholders who have their shares directly registered on an account in the Euroclear system will automatically be included in the list of shareholders.

Notices, minutes of and communiqués from General Meetings will be made available on the Company's website.

Nomination Committee

Provisions on the establishment of a nomination committee are set out in the Code. The Nomination Committee is a body of the General Meeting with the sole task of preparing the meeting's decisions on election and remuneration matters and, where appropriate, procedural matters for the next Nomination Committee. At the Annual General Meeting held on 28 April 2021, the Company decided to adopt principles for the appointment of the Nomination Committee and its work to remain in force until a decision to amend them is taken by the General Meeting. According to these principles, the Nomination Committee must consist of three shareholder representatives representing the three largest shareholders or groups of shareholders in the Company in terms of votes, according to Euroclear Sweden AB's printout of the share register as of the last banking day in September.

It is the responsibility of the Chairman of the Board to contact the three largest shareholders or groups of shareholders and request that they each appoint a representative. If any of the three largest shareholders or groups of shareholders declines to appoint a shareholder representative or if a shareholder representative resigns before the mandate has been fulfilled without the shareholder or group of shareholders who appointed the representative appointing a new representative, the Chairman of the Board must invite the next largest shareholder or group of shareholders to appoint a shareholder representative. In the event of a change in the ownership of the Company affecting the composition of the three largest shareholders or groups of shareholders, any of the three largest shareholders or groups of shareholders who do not have a shareholder representative on the Nomination Committee may contact the Chairman of the Nomination Committee with a request to appoint a member. If the change of ownership is not insignificant, the member appointed by the shareholder or group of shareholders no longer belonging to the three largest should make his or her seat available and the new shareholder or group of shareholders is permitted to appoint a member.

The names of the members of the Nomination Committee must be published on the Company's website not later than six months before the Annual General Meeting. The Nomination Committee must appoint from among its members the chairman of the Nomination Committee. The Chairman of the Board or another member of the Board of Directors may not be the chairman of the Nomination Committee.

In addition to the above arrangement, the Nomination Committee shall have the composition and perform the duties required by the Code. No remuneration shall be paid to the members of the Nomination Committee. However, the Nomination Committee will be entitled to charge to the Company the costs required for the Nomination Committee to fulfil its task.

Board of Directors

After the General Meeting, the Board of Directors is the highest decision-making body of the Company. The Board of Directors is also the Company's highest executive body and the Company's representative. Furthermore, the Board of Directors is responsible under the Swedish Companies Act for the organisation of the Company and the management of the Company's affairs, must continuously assess the financial situation of the Company and the Group and must ensure that the organisation of the Company is designed such that the accounting, management of funds and other financial conditions of the Company are adequately checked. The Chairman of the Board has a specific responsibility to direct the work of the Board of Directors and to ensure that the Board of Directors fulfils its statutory duties.

In accordance with the Articles of Association, the Board of Directors of the Company must consist of not less than three and not more than eight ordinary members without deputy members. The members of the Board of Directors are elected annually at the Company's Annual General Meeting for the period until the next Annual General Meeting; there is no limit to the length of time a director may serve on the Board. The Company's Board of Directors currently consists of eight members, including the Chairman. For more information on the members of the Board of Directors, please refer to the section '*Board of Directors, senior management and auditors*' above.

The Board of Directors is responsible for ensuring compliance with the Company's overall objectives and strategies, ensuring that the Company's compliance with laws and regulations applicable to the Company's business is satisfactorily monitored and that the Company's internal policies are complied with, and for overseeing major investments. It is also the responsibility of the Board of Directors to ensure that the information provided by the Company to the market and investors is transparent, accurate, relevant and reliable and that the Company's Chief Executive Officer is appointed, evaluated and, where necessary, dismissed.

In accordance with the Swedish Companies Act, the Board of Directors has established written rules of procedure for its work, which must be evaluated, updated and re-established annually. The rules of procedure also comprise an established programme which includes certain fixed decision points, as well as certain decision points where necessary according to which the Board meets.

The Board has the right to set up committees in a specific area with the task of preparing and, in some cases deciding on, specific matters; the Board's responsibility for the decisions handled by the committee remains. If there are committees on specific matters set up within the Board of Directors, the Board of Directors' rules of procedure must specify the tasks and decision-making powers delegated by the Board of Directors to the committees, as well as how the committees are to report to the Board of Directors.

Audit Committee

The Board of Directors has established an audit committee consisting of three members: Lennart Sten (Chairman of the Board), Joacim Sjöberg and Sophia Mattsson-Linnala. The Chairman of the Board is the chairman of the Audit Committee. The Audit Committee is a preparatory body and a subcommittee of the Board of Directors and does not relieve the Board of any responsibility. The Committee's tasks are to oversee corporate governance matters and their application and review the Company's risk management, governance and financial

reporting procedures and make proposals to ensure the reliability of reporting.

Furthermore, the Audit Committee is responsible for keeping itself informed of the audit of the Company and for reviewing and monitoring the impartiality and independence of the auditor. The Audit Committee also assists the Nomination Committee in preparing proposals for the Annual General Meeting's decision on the election of auditors.

Remuneration Committee

The Board of Directors has established a remuneration committee consisting of three members: Lennart Sten (Chairman of the Board), Anders Pettersson and Mats Johansson. The Chairman of the Board is the chairman of the Remuneration Committee. The Remuneration Committee is a preparatory body and a subcommittee of the Board of Directors and does not relieve the Board of any responsibility. The Committee has to consider and oversee matters including remuneration policies, remuneration and other terms and conditions of employment of the management, and monitor and evaluate ongoing and, during the year, completed variable remuneration programmes for the management.

Chief Executive Officer

The Chief Executive Officer of the Company is Andreas Morfiadakis. Further information on the Chief Executive Officer and other members of the management can be found above in the section '*Board of Directors, management and auditors*'.

Under the provisions of the Swedish Companies Act, the Chief Executive Officer of the Company has to manage the day-to-day business of the Company in accordance with the guidelines and instructions of the Board of Directors. The activities that fall outside the scope of 'day-to-day management' depend on which tasks are of an unusual nature or of great importance to the Company in view of their scope and nature. As a rule, measures outside 'day-to-day management' shall be prepared and presented to the Board of Directors for decision. The Chief Executive Officer shall also take the measures necessary to ensure that the Company's accounts are kept in accordance with the law and that the funds are managed in a satisfactory manner. The Chief Executive Officer is an executive body of the company subordinate to the Board of Directors, and the Board of Directors may also decide itself on matters of day-to-day management. The work and role of the Chief Executive Officer and the division of work between the Board of Directors and the Chief Executive Officer are set out in written instructions ('CEO Instructions') adopted by the Board of Directors, and the Board of Directors evaluates the work performed by the Chief Executive Officer on an ongoing basis.

Remuneration of Board members and members of the management and terms of employment of members of the management

Remuneration of Board members

Fees and other remuneration of the members of the Board of Directors, including the Chairman, are determined by the General Meeting. At the Annual General Meeting held on 28 April 2021, it was resolved that a fee of SEK 400,000 be paid to the Chairman of the Board and SEK 200,000 to the other members of the Board. It was also decided that the members of the Audit Committee be paid a fee of SEK 75,000 per member. It was also decided that the members of the Remuneration Committee be paid a fee of SEK 40,000 per member. The Chairman's Board fee includes fees for committee work. The members of the Board of Directors are not entitled to any benefits after their term of office as members of the Board has ended.

Guidelines for remuneration of members of the management

At the Extraordinary General Meeting of the Company held on 4 March 2021, the General Meeting decided to adopt guidelines for the remuneration of the Chief Executive Officer and other members of the management. The guidelines are essentially as follows.

The remuneration of the Chief Executive Officer is discussed by the Remuneration Committee and decided by the Board of Directors at an ordinary Board meeting. The Remuneration Committee approves the remuneration levels for the other members of the management on a proposal from the Chief Executive Officer.

Remuneration levels and other terms of employment are to be commensurate with the market, competitive and promote the Company's business strategy, long-term interests and sustainability.

Remuneration to the Chief Executive Officer and other members of the management is primarily paid in the form of a fixed basic salary, but may also be paid as variable remuneration equivalent to a maximum of 50 percent of fixed salary during the measurement period for such criteria. Pension provisions can be made for members of the senior management equivalent to a maximum of 30 percent of fixed cash salary. Members of the management are to have defined contribution pension plans unless the person is covered by a defined benefit pension under mandatory collective agreement provisions. The retirement age is 65. Other benefits in the form of health insurance, car allowance and the like may also be paid to the Company's management. The aggregate value of these benefits is to be in line with market practice and be limited in relation to total remuneration.

The Board has the right to deviate from the above guidelines in whole or in part if there are special reasons justifying doing so in an individual case.

The Chief Executive Officer of the Company has a mutual notice period of 6 months with a right to severance pay in the case of termination by the Company equal to 6 months' salary. In addition, compensation for any commitment to restriction of competition may be paid to the Chief Executive Officer equal to a maximum of 60 percent of the fixed cash salary.

For other members of the management, the notice period at the time of the Prospectus is 3–6 months or the longer period provided for in the Employment Protection Act (1982:80) or collective agreement. All members of the management are to receive unchanged salary and other employment benefits during the notice period.

Agreement on remuneration after termination of assignment

Other than as set forth above in the section '*Guidelines for remuneration of senior executives*', the Company has not entered into any agreement with a member of the adminis-

trative, management, or supervisory bodies that entitles such member to a pension or similar benefits upon termination of service. The Company has no accrued or deferred amounts for pensions and similar post-employment benefits.

Remuneration of Board members in 2020
The table below shows all remuneration paid to Board members in the 2020 financial year (elected by the 2019 AGM).

SEKk	Board fees	Salaries and other remuneration (including benefits)	Pension	Total remuneration
Lennart Sten	150	-	-	150
Anders Pettersson	75	-	-	75
Lulu Gylleneiden	75	-	-	75
Göran Holm	75	-	-	75
Mats Johansson	75	-	-	75
Håkan Sandberg	75	-	-	75
Total	**525**	**-**	**-**	**525**

Remuneration of members of the management in 2020
The table below shows all remuneration paid to members of the management in the 2020 financial year.

SEKk	Salaries and other remuneration (including benefits)	Pension	Total remuneration
Andreas Morfiadakis	2,900	300	3,200
Other members of the management (3)	2,300	300	2,600
Total	**5,200**	**600**	**5,800**

Incentive programmes
For a description of the Company's incentive programmes, see the section '*Share capital and ownership – incentive programmes*'.

Internal control and risk management
The Board of Directors has ultimate responsibility for the Company's internal control. Responsibility is governed by the Swedish Companies Act, the Annual Accounts Act and the Code. The Board of Directors has to ensure, among other things, that the Company has good internal control and formalised procedures to ensure compliance with established principles for financial reporting and internal control, and that there are appropriate systems for monitoring and controlling the Company's activities and the risks associated with the Company and its activities.

The purpose of good internal control is to achieve appropriate and effective operations and to ensure reliable internal and external financial reporting and compliance with applicable laws, regulations, policies and governing documents. The Company's internal control comprises control of the Company's and the Group's organisation, procedures and support measures. Processes and controls have been developed in close collaboration with the Company's advisors, but are based on KlaraBo's needs and take into account the industry (and associated risk profile) in which the Company operates. In order to maintain and develop an effective control environment, the Board of Directors has established a number of basic documents, such as the Rules of Procedure of the Board and the Instructions for the Chief Executive Officer and the financial reporting. In addition, a developed structure with continuous review is required to maintain and develop a control environment that functions well..

The Chief Executive Officer is responsible for compiling and presenting annually to the Audit Committee and the Board of Directors an evaluation of internal control, in order to ensure the maintenance of internal control. Internal control also includes the identification, analysis and management of risks based on the Company's vision and objectives. The risk assessment is carried out by the Chief Executive Officer, who presents the results to the Audit Committee and the Board of Directors on an annual basis.

Auditing
The Company, as a public company, is required to have at least one auditor to audit the annual accounts and financial statements of the Company and the Group and the management of the Board of Directors and the Chief Executive Officer. The audit is to be as thorough and wide-ranging as required by good auditing practice. The company's auditor is elected by the General Meeting in accordance with the Swedish Companies Act. Auditors under Swedish company law receive their mandate from, and also report to, the General Meeting. The Board of Directors or any of the senior executives must therefore not be able to direct the work of the auditor. At each Annual General Meeting, the auditor reports to the General Meeting through the audit report. The auditor's reports covering the Company's historical financial information do not deviate from the standard format, nor do they contain any remarks or equivalent.

Under the Articles of Association, the Company shall have one to two auditors with not more than one deputy auditor. The Company's current auditors are Öhrlings PricewaterhouseCoopers AB, with Mats Åkerlund as auditor in charge. For the financial year 2020, the remuneration paid to the Company's then auditor Mazars AB totalled SEK 1,300,000 for the entire Group, the total amount of which related to audit services. The remuneration of the Company's auditor is paid according to approved invoices. For more information on the Company's auditor, please refer to the section '*Board of Directors, senior management and auditors*' above.

Stock market information and insider trading rules
In connection with listing on Nasdaq Stockholm, there are additional requirements to ensure that all stakeholders in the stock market and among the public have simultaneous access to inside information regarding the Company and insider trading rules to prevent market abuse.

The Company has an information and communication policy and an insider policy, adopted by the Board of Directors, to ensure that the Company's disclosure and handling of inside information is done in a correct manner and with good quality, both internally and externally. The Chief Executive Officer has overall responsibility for the Company's external communications, and matters and communications related to the owners are handled by the Chairman of the Board.

The Company's procedures and rules on disclosure and insider trading, consisting of policies and guidelines, are formulated in accordance with Swedish legislation, the Nasdaq Nordic Main Market Rulebook for Issuers of Shares, the Code and the Market Abuse Regulation (MAR) adopted by the EU. KlaraBo staff have access to, and receive instructions on, the Company's policies and guidelines in force from time to time. The Company's financial reports and press releases will in future be published on the Company's website www.klarabo.se at the time of the announcement.

Share capital and ownership structure

General information

On the date of the Prospectus, the Company's registered share capital totals SEK 5,359,251.30, divided into 16,815,000 class A Shares and 90,370,026 class B Shares, with a quotient value of SEK 0.05 per share.

The company's share capital as of 31 December 2020 totalled SEK 2,441,432.20, divided into a total of 48,828,644 shares, of which 16,815,000 class A Shares and 32,013,644 class B Shares, and as of the balance sheet date of 30 September 2021 totalled SEK 5,359,251.30, divided into a total of 107,185,026 shares, of which 16,815 000 class A Shares and 32,013,644 class B Shares.

The shares are issued in dematerialised form through Euroclear Sweden AB (Box 191, 101 23 Stockholm). Under the Act (1998:1479) on Central Securities Depositories and Account Management of Financial Instruments, Euroclear is the central securities depository and clearing organisation for the shares. Consequently, no share certificates have been issued, and transfers of shares take place electronically. All shares are fully paid up and denominated in SEK. The ISIN code for the Company's class B Shares is SE0010832287, and the class B Shares will be traded on Nasdaq Stockholm under the ticker KLARA B.

All shares in the Company are issued under Swedish law. The Company's class B Shares will not be subject to any restrictions on transfer other than the lock-up agreement as described in the section '*Legal Matters and Additional Information*'. The Company's class A Shares are subject to a share conversion clause in the Company's Articles of Association. Neither the Company nor its subsidiaries own any shares in the Company.

Development of the share capital

Development of the share capital

The table below shows the historical development of the Company's share capital since the Company's incorporation on 1 July 2015 up to the date of the Prospectus.

Decision date	Description	Change in share capital (SEK)	Change in number of shares	Of which A Shares	Of which B Shares	Sub-scription price (SEK)	Total number of shares	Of which A Shares	Of which B Shares	Quotient value (SEK)	Total share capital (SEK)
01.07.2015	New incorporation	50,000	500	–	–	100	500	–	–	100	50,000
16.12.2016	New issue (set-off)	450,000	4,500	–	–	100	5,000	–	–	100	500,000
16.12.2016	Split	–	9,995,000	–	–	–	10,000,000	–	–	0.05	500,000
01.03.2017	New share issue (cash)	315,000	6,300,000	–	–	9.5	16,300,000	–	–	0.05	815,000
30.05.2017	New share issue (cash)	25,750	515,000	–	–	9.5	16,815,000	–	–	0.05	840,750
17.10.2017	Reclassifi-cation	–	0	–	–	–	16,815,000	16,815,000	–	0.05	840,750
17.10.2017	New share issue (cash)	128,205.10	2,564,102	–	2,564,102	19.5	19,379,102	16,815,000	2,564,102	0.05	968,955.10
03.10.2018	New share issue (cash)	652,174.90	13,043,498	–	13,043,498	22	32,422,600	16,815,000	15,607,600	0.05	1,621,130
02.06.2020	New share issue (cash)	75,750	1,515,000	–	1,515,000	20	33,937,600	16,815,000	17,122,600	0.05	1,696,880
04.06.2020	New share issue (cash)	744,552.20	14,891,044	–	14,891,044	20	48,828,644	16,815,000	32,013,644	0.05	2,441,432.20
31.03.2021	New share issue (in kind)	268,199.25	5,363,985	–	5,363,985	26.1	54,192,629	16,815,000	37,377,629	0.05	2,709,631.45
24.06.2021	New share issue (cash)	300,000.00	6,000,000	–	6,000,000	0.05	60,192,629	16,815,000	43,377,629	0.05	3,009,631.45
2021-06-18	New share issue (in kind)	1,217,635.55	24,352,711	–	24,352,711	28.8	84,545,340	16,815,000	67,730,340	0.05	4,227,267.00
2021-06-18	New share issue (in kind)	817,707.65	16,354,153	–	16,354,153	28.8	100,899,493	16,815,000	84,084,493	0.05	5,044,974.65
2021-06-18	New share issue (cash)	2,610.00	52,200	–	52,200	28.8	100,951,693	16,815,000	84,136,693	0.05	5,047,584.65
30.06.2021	New share issue (set-off)	145,000.00	2,900,000	–	2,900,000	30	103,851,693	16,815,000	87,036,693	0.05	5,192,584.65
30.06.2021	New share issue (set-off)	166,666.65	3,333,333	–	3,333,333	30	107,185,026	16,815,000	90,370,026	0.05	5,359,251.30

As shown in the table above, more than ten percent of the Company's share capital has been paid with non-cash assets.

Incentive programmes

As of the date of the Prospectus, the Company has three outstanding incentive programmes for employees and key individuals aimed at ensuring alignment of incentives between shareholders and persons operating in the Company, which are described in more detail below. Save for as set out below, there are no warrants, convertibles or other share-related financial instruments in the Company outstanding as of the date of the Prospectus.

If all 3,595,775 outstanding warrants are exercised for subscription of shares, the Company's share capital will increase by SEK 179,788.75 (assuming no conversion), and will have a dilutive effect of approximately 2.7 percent of the total number of shares and approximately1.3 percent of the total number of votes after completion of the Offering, assuming that the Offering is fully subscribed.

Incentive programme September 2020

At an Extraordinary General Meeting held in September 2020, a decision was made to introduce a long-term warrant programme covering the Company's management and executives, certain key individuals and other employees with permanent employment contracts. For this purpose, the Company decided to issue a maximum of 1,666,335 warrants of series TO 2020/2024. The warrants were subscribed for by the Company's wholly owned subsidiary Fastighetsbolaget KlaraBo AB, which subsequently transferred the warrants to the persons covered by the programme. It shall be possible for warrants that have not been transferred to be offered to new employees of the Company's group. Of the warrants issued, 1,367,585 have been transferred to participants in the warrant programme. The warrants were transferred on market terms at a price determined on the basis of an estimated market value of the warrants using the Black & Scholes valuation model. Each warrant carries the right to subscribe for one new class B Share in the Company at a subscription price of SEK 30 during the period from 1 March 2024 to 31 March 2024. If all warrants are exercised for subscription of shares, the Company's share capital will increase by SEK 83,316.75 (assuming no conversion).

The purpose of the incentive programme is to enable the Company to offer employees the opportunity to participate in the Company's future value development. A long-term financial interest in the Company is expected to stimulate the interest of the employees concerned in the Company's activities, increase motivation and strengthen commitment to the Company.

Under the terms of the warrant programme what is known as a first-refusal agreement will be concluded under which the holder, with certain exceptions, will be obliged to offer to the Company acquisition of the warrants, or a certain part thereof, if the employment or assignment ends or if the holder intends to transfer the warrants. All warrant holders have entered into such first-refusal agreements with the Company.

Incentive programme April 2021

At the Annual General Meeting held on 28 April 2021, a resolution was passed to introduce a warrant programme covering the Company's Chief Executive Officer, Andreas Morfiadakis. For this purpose, the Company decided to issue a maximum of 500,000 warrants, which entitle the holder to subscribe for class B Shares. If all warrants are exercised for subscription of shares, the Company's share capital will increase by SEK 25,000 (assuming no conversion). All the warrants were subscribed for by Andreas Morfiadakis. The warrants were offered on market terms at a price determined on the basis of an estimated market value of the warrants using the Black & Scholes valuation model. Each warrant carries the right to subscribe for one new class B Share in the Company at a subscription price of SEK 39 during the period from 1 June 2024 to 31 August 2024.

The purpose of the incentive programme is to promote a long-term increased community of interest between the Chief Executive Officer and the shareholders in the Company.

Under the terms of the warrant programme, Andreas Morfiadakis has entered into a first-refusal agreement under which, with certain exceptions, he is obliged to offer to the Company acquisition of the warrants, or a certain part thereof, if the employment or assignment ends or he intends to transfer the warrants.

Incentive programme June 2021

On 24 June 2021, the company acquired all the shares in KlaraBo Projektutveckling AB. Certain key individuals, within the framework of a warrant-based incentive programme, had warrants which gave them the right to subscribe for new shares in KlaraBo Projektutveckling AB. In connection with the Company's acquisition of the shares in KlaraBo Projektutveckling AB, the Company also acquired the outstanding warrants at market value. The warrants were cancelled after the acquisition. The Company resolved at an Extraordinary General Meeting, held on the same day as the acquisition of the shares in KlaraBo Projektutveckling AB was carried out, to issue a maximum of 1,429,440 warrants, which entitle the holder to subscribe for class B Shares, to those persons whose warrants in KlaraBo Projektutveckling AB had been acquired by the Company.

If all warrants are exercised for subscription of shares, the Company's share capital will increase by SEK 71,472 (assuming no conversion). The warrants were subscribed for by four persons and were offered on market terms at a price determined on the basis of an estimated market value of the warrants using the Black & Scholes valuation model. Each warrant carries the right to subscribe for one new class B Share in the Company at a subscription price of SEK 39 during the period from 1 August 2024 to 31 October 2024.

All the warrant holders have, under the terms of the warrant programme, entered into a first-refusal agreement under which, with certain exceptions, the holders are obliged to offer to the Company acquisition of the warrants, or a certain part thereof, if the employment or assignment ends or the holders intend to transfer the warrants.

Ownership structure

The table below shows the Company's major shareholders as of 10 November 2021, including changes known thereafter. The Company is not directly or indirectly controlled by any single party.

Name	No. of class A shares	Number of B shares	Total number of shares	Share of equity %	Share of votes %
Anders Pettersson through companies	3,701,316	3,545,538	7,246,854	6.8	15.7
Investment AB Spiltan	1,800,000	11,006,647	12,806,647	11.9	11.2
Mats Johansson through company	2,699,400	–	2,699,400	2.5	10.4
Andreas Morfiadakis privately and through company	2,331,287	–	2,331,287	2.2	9.0
Lennart Sten privately and through company	1,995,000	2,980,609	4,975,609	4.6	8.9
Pensionskassan SHB Tjänstepensionsförening	–	9,360,610	9,360,610	8.7	3.6
Samhällsbyggnadsbolaget i Norden AB through companies	–	8,553,065	8,553,065	8.0	3.3
Rutger Arnhult through companies[1)]	–	7,782,024	7,782,024	7.3	3.0
Wealins S.A.	–	7,107,965	7,107,965	6.6	2.7
Länsförsäkringar Fondförvaltning	–	6,000,000	6,000,000	5.6	2.3
Total shareholders with holdings exceeding five percent	**12,527,003**	**56,336,458**	**68,863,461**	**64.2**	**70.2**
Other shareholders	4,287,997	34,033,568	38,321,565	35.8	29.8
Total	**16,815,000**	**90,370,026**	**107,185,026**	**100.0**	**100.0**

Current shareholder agreements

At the date of admission to trading, there will be no shareholder agreements or similar arrangements between the shareholders intended to exercise joint control of the Company, or which may result in a change of control of the Company.

Dilution due to the Offering

For those shareholders who refrain from subscribing for class B Shares in the Offering, there will be a dilution effect of a maximum of 21,428,572 new class B Shares, corresponding to approximately 16.7 percent of the total number of shares and 7.7 percent of the total number of votes in KlaraBo after the Offering. If the Offering is fully subscribed and the Overallotment Option is exercised in full, there will instead be a dilutive effect of a maximum of 24,642,857 new class B Shares. This corresponds to a dilution of approximately 18.7 percent of the number of shares and approximately 8.7 percent of the number of votes in the Company.

The net asset value per share (equity per share) as of 30 September 2021 is SEK 29.1, compared to the price per share in the Offering of SEK 35.

Authorisations

At the Annual General Meeting held on 28 April 2021, a resolution was passed to authorise the Board of Directors, on one or more occasions during the period until the next Annual General Meeting, to resolve to increase the Company's share capital by a maximum of 20 percent as of the date of the authorisation decision by the General Meeting, by issuing class B ordinary shares, or warrants or convertibles in respect of such shares. The issue is to be made on market terms, subject to market-based issue discounts where applicable. The Board of Directors is to determine the other terms and conditions of issues under the authorisation and who is to be entitled to subscribe for the shares.

At an Extraordinary General Meeting held on 18 June 2021, a resolution was passed to authorise the Board of Directors, on one or more occasions during the period until the next Annual General Meeting, to resolve to increase the Company's share capital by a maximum of SEK 525,000 by issuing class B ordinary shares, or warrants or convertibles in respect of such shares. The authorisation is in addition to the authorisation resolved by the Annual General Meeting on 28 April 2021, and the issue is to be made on market terms, subject to a market-based issue discount where applicable. The Board of Directors is to determine the other terms and conditions of issues under the authorisation and who is to be entitled to subscribe for the shares.

The Board of Directors, on the basis of the authorisations of 28 April 2021 and 18 June 2021, on three occasions in June 2021 resolved to issue a total of 12,233,333 class B Shares, entailing an increase in the share capital of SEK 611,666.65 in total.

At an Extraordinary General Meeting held on 28 October 2021, a resolution was passed to authorise the Board of Directors, with or without deviation from the shareholders' preferential rights, on one or more occasions during the period until the next Annual General Meeting, to resolve to increase the Company's share capital by a maximum of SEK 1,750,000 through the issue of ordinary class B Shares. The authorisation is in addition to the authorisations resolved by the Annual General Meeting held on 28 April 2021 and the Extraordinary General Meeting held on 18 June 2021. Issues made in deviation from the preferential rights of the shareholders are to be made on market terms, subject to market-based issue discounts where applicable. In addition to payment in cash, payment may be made in kind or by set-off, or otherwise subject to conditions. The Board of Directors is have the right to determine the other terms and conditions of issues under the authorisation and who is to be entitled to subscribe for the shares.

Rights attached to the class B Shares

The Company's shares are issued in accordance with Swedish law and the rights of the shareholders attached to the shares can be changed only by amendment of the Articles of Association in accordance with the Swedish Companies Act. Resolutions to amend the Articles of Association are taken by the

[1)] Holdings through M2 Asset Management AB och Kloster Invest AB.

General Meeting, and the Swedish Companies Act sets out certain qualified majority requirements for such resolutions at a General Meeting to be valid. The Company's shares are issued in two classes, class A and class B. In voting at a General Meeting, class A Shares carry ten (10) votes and class B Shares carry one (1) vote. Class A Shares and class B Shares otherwise carry the same rights to participate in the assets and profits of the Company. Shares of each class may be issued in a number equal to the entire share capital. Shareholders are entitled to vote for their full number of shares.

If the Company resolves to issue new shares by way of a cash issue or a set-off issue, one old share will give preferential rights to one new share of the same class in proportion to the number of shares previously held by the holder (primary preferential rights). Shares that are not subscribed for with primary preferential rights shall be offered to all shareholders for subscription (subsidiary preferential rights). If the shares thus offered are not sufficient for the subscription made with subsidiary preferential rights, the shares shall be distributed among the subscribers in proportion to the total number of shares they previously held in the company. To the extent that this cannot be done in respect of a certain share/certain shares, allocation will take place by drawing lots.

If the Company resolves to issue shares of only one class of shares by way of a cash or set-off issue, all shareholders, irrespective of the class of shares, will have preferential rights to subscribe for new shares in proportion to the number of shares they previously held.

The above shall not restrict the possibility of resolving on a cash or set-off issue by way of derogation from shareholders' preferential rights.

The above provisions on shareholders' preferential rights will apply accordingly to the issue of warrants and convertibles.

In the event of an increase in the share capital by way of a bonus issue, new shares of each class shall be issued in proportion to the number of shares of the same class already in existence. Old shares of a certain class of shares will carry preferential rights to new shares of the same class of shares. The foregoing will not restrict the possibility of issuing shares of a new class by way of a bonus issue, subject to the necessary amendment of the Articles of Association. At the request of holders of class A Shares, class A Shares are to be convertible into class B Shares. Requests for conversion must be made in writing to the Board of Directors of the Company. The number of shares to be converted must be specified. Conversion must be notified for registration without delay and is effective when registration has taken place and has been entered in the reconciliation register.

Dividend

Following the Offering, all shares in the Company will carry equal rights to dividends, to a share in the profits of the Company and to the assets of the Company and any surplus in the event of liquidation. The Annual General Meeting resolves on any dividend and, as a general rule, is not to resolve on a dividend in excess of that proposed by the Board of Directors. As of today's date, no dividends have been declared in respect of the financial years ended 31 December 2018, 2019 and 2020.

Dividends declared by the General Meeting or by the Board of Directors after authorisation by the General Meeting will be payable to shareholders registered in the central securities register of Euroclear Sweden on the record date. According to the Swedish Companies Act, dividends may only be paid in such an amount that there is still unrestricted equity, i.e. after the dividend there must be full coverage of the Company's restricted equity. The company's most recently adopted balance sheet forms the basis for deciding how much dividend can be paid. In addition, dividends may be paid only if they are justified by the nature, scale and risks of the company's business, taking into account the level of its equity, its consolidation requirements, its liquidity and its financial position in other respects.

Dividends are paid in principle as a cash amount per share but may also be paid in a form other than cash. Shareholders are entitled to participate in the dividend in proportion to their shareholdings. Euroclear Sweden will arrange payment of the dividend.

Shareholders who cannot be reached for the receipt of dividends retain a receivable from the Company for the corresponding amount. The receivable has a limitation period of ten years after which the amount of the dividend accrues to the Company. There are no restrictions on the right to dividends for shareholders resident outside Sweden. Subject to such restrictions imposed by banks and clearing systems in the relevant jurisdiction, payments to such shareholders will be made in the same manner as to shareholders in Sweden. For information on tax on dividends, see the section '*Tax matters in Sweden*'. For information on dividends and the Company's dividend policy, see the section '*Description of operations*' under '*Financial objectives*'.

Application for listing on Nasdaq Stockholm

On 11 November 2021 the Nasdaq Stockholm Listing Committee decided that the Company meets Nasdaq Stockholm's listing requirements, provided that certain conditions and customary requirements, including the distribution requirement for the Company's class B shares, are met. Based on this decision, the Company intends to apply for listing of its class B Shares on Nasdaq Stockholm, with an expected first day of trading on or about 2 December 2021.

Public takeover bids and redemptions

There is no public takeover offer as a result of a mandatory bid, right of redemption or obligation to redeem the shares. The company's shares have also not been the subject of any public takeover bids in the past. Swedish law will apply to future public takeover bids in the Company. In a public takeover bid, shareholders have a right, but not an obligation, to sell their shares to the bidder on the terms set out in the offer document. Acceptance may be withdrawn until the offer is unconditional (i.e. when there are no outstanding conditions to the public takeover bid). Compulsory takeover bids (mandatory bids) must not be subject to conditions. A shareholder reaching 30 percent or more of the voting rights in the Company will be obliged either to make a takeover bid for all the shares in the Company or to sell shares to reduce the shareholding to below 30 percent. Compulsory redemption of minority shares may be initiated by a shareholder holding more than 90 percent of the shares in the Company.

Legal considerations and supplementary information

Incorporation and legal form and object of operation
KlaraBo is a Swedish public limited company incorporated in Sweden on 1 July 2015 and registered with the Swedish Companies Registration Office on 7 October 2015. However, the Company did not commence operation until 2017. The company name (and trade name) is KlaraBo Sverige AB (publ). The Company's corporate identity number is 559029–2727, and the Company's LEI code is 5493001FIOIX-OKMHG857. The registered office of the Company is in Malmö Municipality, and the Company's operations are conducted in accordance with the Swedish Companies Act (2005:551).

According to the Company's Articles of Association, its object is to own and manage real estate, own and manage securities, and related activities. The complete Articles of Association of the Company are set out below in the section '*Articles of Association*'.

The Company's website is www.klarabo.se. The information on the Company's website does not form part of the Prospectus unless such information has been expressly incorporated into the Prospectus by reference. There are hyperlinks in the Prospectus. The information on these websites does not form part of the Prospectus.

Group structure
The Company is the parent company of the Group. As of the date of the Prospectus, the Group consists of 56 directly and indirectly wholly-owned subsidiaries as set out in the table below. In addition to the wholly owned subsidiaries, the Company owns, together with SBB i Norden AB (publ), the companies Klarsam Fastighetsutveckling AB with subsidiaries (the Company owns 60 percent), Varpslagg Fastighetsutveckling AB (the Company owns 60 percent) and Gullbernahult Fastighetsutveckling AB (the Company owns 60 percent) (see the section '*Projects with SBB i Norden AB (publ)*' for more information).

Subsidiaries	Corp. ID No
KlaraBo Projektutveckling AB	559089-1205
KlaraBo Stockholmsberget AB	559241-2547
KlaraBo Elefanten 30 AB	559089-1320
Oskduvan Fastigheter AB	559167-7884
Stora Torget 3 i Oskarshamn AB	559110-8062
Västfogden Fastighets AB	556698-3127
KlaraBo Nybro AB	559261-4498
KlaraBo Vaggeryd AB	559261-4456
KlaraBo Bostäder Västervik AB	559261-4472
KlaraBo Vårdfastigheter Västervik AB	559224-2373
KlaraBo Huskvarna AB	556992-5562
KlaraBo Ronneby 2 AB	556070-1558
KlaraBo Ronneby 4 AB	556723-7820
KlaraBo Öst AB	559222-2979
KlaraBo Bostadsförvaltning AB	559228-4458
Stävbo Fastigheter AB	559127-1332
KlaraBo Tranås AB	559188-7095
Ketty Fastighets Kommanditbolag	916701-1502
Fastighetsbolaget KlaraBo AB	559124-9064
KlaraBo Bygg AB	559104-0224
KlaraBo Navaren AB	559176-1365
KlaraBo Munken AB	559223-2556
KlaraBo Höör AB	559253-9984
KlaraBo Hovslagaren AB	559272-0956
KlaraBo Rovan 2 AB	559280-1418
KlaraBo Gävle AB	559323-1334
KlaraBo Vallbacken Väster AB	559323-5871
KlaraBo Skokloster AB	559323-1326
KlaraBo Håbo AB	556667-7109
KlaraBo SB Holding AB	559294-6916
KlaraBo Bjuv AB	559114-5072

Subsidiaries	Corp. ID No
KlaraBo Svalöv AB	559124-0287
KlaraBo Höganäs AB	559115-3167
KlaraBo Bjuv Holding AB	559309-2546
KlaraBo Svalöv Holding AB	559309-2553
KlaraBo Trelleborg Öster AB	559254-7508
KlaraBo Fagerängen AB	559254-7557
KlaraBo Söderslätt AB	559254-7565
KlaraBo Trelleborg Centrum AB	559254-7573
KlaraBo Anderslöv AB	559254-7581
KlaraBo Förvaltning AB	559185-5712
KlaraBo i Trelleborg AB	559183-3826
Klara 83 AB	559185-5647
Klara Öraberget AB	559185-5761
Klara Ren AB	559199-8082
Klara Skräddaren 2 AB	559070-4556
Klara Sigge 5 AB	559065-1922
Klara Härsta AB	559199-8074
Klara Flundranhälle 8 AB	559057-8943
Klara Apoteksgatan AB	559085-5291
Klara Kvarnsveden AB	559094-9672
Klara 87 AB	559201-2016
Klara 88 AB	559201-2073
Klara i Bollnäs AB	556422-5885
Klara Gångsta AB	559039-0042
Cronsjö Fastighetsutveckling AB	559154-7566

Agreements of material significance
The Company has not entered into any agreements of material significance in the last two years, other than those entered into in the ordinary course of business. Nor has the Company entered into any agreement (other than those entered into in the ordinary course of business) which contains rights or obligations of material significance to the Group. A summary of the most significant agreements for the Company follows below.

Agreements relating to real estate
The Group has entered into a large number of agreements for land allocations and acquisitions of real estate companies and properties. In several of the agreements, the Company, when the agreement was entered into by a subsidiary of the Company, has guaranteed as its own debt the liabilities of the subsidiary under the agreements. The agreements generally follow market practice as regards the scope of guarantees, the duration of guarantees and the limits on amounts and liability. In recent years, the Group has made the following significant acquisitions.

Helsingborg Navaren 8 and 10
In October 2019, KlaraBo Eskilstuna AB entered into a share transfer agreement with JP i Laröd AB, OOPAL Holding AB and Hans Persson regarding KlaraBo Eskilstuna AB's acquisition of Fastighetsbolaget Spirea AB and thereby indirectly the properties Helsingborg Navaren 8 and 10. The shares and, indirectly, the property, were acquired on 2 December 2019.

Lund Aspeholm 13
In January 2020, Lund Municipality and the Company entered into a land allocation agreement for the development of the property Lund Aspeholm 13. The agreement contains a number of conditions and commitments by which the Company is bound.

Höör Räven 17
In November 2019, the Municipality of Höör and the Company entered into a property transfer agreement regarding the Company's acquisition of part of the properties Höör Räven 1 and Höör Höör 56:7. KlaraBo Höör AB has been the legal owner of the new registered property Höör Räven 17 since October 2020.

Motala Munken 4
In January 2020, Motala Municipality and the Company entered into a land allocation agreement regarding the development of the property Motala Munken 4. KlaraBo Munken AB acquired the property through a bill of sale signed in September 2020.

Fagerängen 1-6, Delfinen 4-5, 7-8, 51-52, Gamen 15, Hermelinen 1-4, Husaren 16-17, Illern 1, Katten 40, Lavendeln 1, Linden 12, Lodjuret 1, Orren 22, Sjöjungfrun 11, Spoven 3, Stigbygeln 6, Triangeln 40, 45, and Väduren 8 in Trelleborg Municipality
Trelleborgshem Holding AB and KlaraBo Trelleborg Centrum AB, KlaraBo Fagerängen AB and KlaraBo Anderslöv AB entered into three share transfer agreements in June 2020 regarding the KlaraBo companies' acquisitions of the shares in Fastighetsbolag TH Centrum Bostad AB, Fastighetsbolag TH Öster Bostad AB and Fastighetsbolag TH Anderslöv Bostad AB and thereby indirectly the properties Fagerängen 1-6, Delfinen 4-5, 7-8, 51-52, Gamen 15, Hermelinen 1-4, Husaren 16-17, Illern 1, Katten 40, Lavendeln 1, Linden 12, Lodjuret 1, Orren 22, Sjöjungfrun 11, Spoven 3, Stigbygeln 6, Triangeln 40, 45, and Väduren 8 in Trelleborg Municipality. The shares and, indirectly, the properties were acquired in July 2020.

Trelleborg Boktryckaren 1 and Trelleborg Bildsnidaren 1
In December 2018, Trelleborgshem Holding AB and KlaraBo Trelleborg AB entered into a share transfer agreement regarding KlaraBo Trelleborg AB's acquisition of the shares in TH Fastighetsutveckling AB and thereby indirectly the properties Boktryckaren 1 and Bildsnidaren 1 in Trelleborg Municipality. The shares and, indirectly, the properties were taken over in February 2019. The Company and KlaraBo Förvaltning AB (in which the Company owned 51 percent and Samhäll Majorna AB 49 percent of the shares and in which the Company now owns 100 percent of the shares, see more information under 'Projects with SBB i Norden AB (publ)' below) entered into a share transfer agreement in December 2018 regarding KlaraBo Förvaltning AB's acquisition of the shares in KlaraBo Trelleborg AB, which have subsequently been acceded to.

Klara 83 AB and Klara 87 AB
Samhäll 53 AB and KlaraBo Förvaltning AB entered into a share transfer agreement in December 2018 regarding KlaraBo Förvaltning AB's acquisition of the shares in Klara 83 AB. Under a supplementary agreement signed in April 2019, KlaraBo Förvaltning AB also acquired the company Klara 87 AB. Through the share transfers, the properties Bollnäs Annexet 2, Bollnäs Balder 2, 3, 4, Bollnäs Gnistan 2, Bollnäs Häggesta 4:21, Bollnäs Häggesta 7:101, Bollnäs Ren 30:17, 30:49, 30:67, Bollnäs Ren 30 204-351, Bollnäs Ren 30:353, Bollnäs Säversta 7:75, Borlänge Kvarnsveden 3:196-3:197, Borlänge Sigge 5, Borlänge Skräddaren 2, Ludvika Lisselmågtorpet 10:14, Ludvika Skälkenstorp 17:1-17:16, Ludvika Öraberget 10:39, 11:20, 11:83-11:84, 11:88, 11:91-11:93, 16:1 and 59:2, Ludvika Öraberget 11:80-11:82, Ludvika Örntorp 1:29, 1:33-1:35, 3:19-3:28, 3:4, 4:29-4:30, 4:7, 5:32 and 5:34-5:35, Ludvika Örntorp 3:5, Malmö Hälleflundran 8, Malmö Skrattmåsen 4, Smedjebacken Borgen 9, Smedjebacken Hagbacken 4, Smedjebacken Kugghjulet 5, Smedjebacken Mataren 1, Smedjebacken Posten 10-11, Smedjebacken Skakbordet 1-2, Sundsvall Gångsta 1:2, Sundsvall Härsta 9:3 (including any newly formed property-owning companies) were indirectly acquired.

Through a further supplementary agreement, entered into in May 2019, the property Bollnäs Ren 30:184 was also indirectly acquired.

Varpslagg Fastighetsutveckling AB, Cronsjö Fastighetsutveckling AB and Gullbernahult Fastighetsutveckling AB and KlaraBo Höganäs AB and KlaraBo SB Holding AB
Together with Fastighetsutveckling IB 72 AB, Fastighetsutveckling IB 74 AB and Fastighetsutveckling IB 76 AB, the Company owns the shares in Varpslagg Fastighetsutveckling

AB (the Company owns 60 percent), Cronsjö Fastighetsutveckling AB (the Company previously owned 70 percent but now owns 100 percent, see the section '*Projects with SBB i Norden AB (publ)' below*) and Gullbernahult Fastighetsutveckling AB (the Company owns 60 percent). This cooperation with SBB is described in more detail in the section ' *Projects with SBB i Norden AB (publ)'* below. During April and June 2018, the three companies, Klarsam Holding 1 AB and Klarsam Holding 2 AB (100 percent owned by Klarsam Fastighetsutveckling AB, 40 percent owned by Fastighetsutveckling IB 88 AB and 60 percent owned by the Company) entered into a total of nine share transfer agreements under which they acquired from IB Bostad 53 AB, IB Bostad 56 AB, IB Bostad 66 AB, IB Bostad 69 AB, IB Bostad 71 AB, IB Bostad 73 AB, Samhäll 51 AB, Samhäll 73 AB and Samhäll 76 AB companies which, for development purposes, are to acquire properties (with building rights) in Höganäs, Karlskrona, Falun, Kävlinge, Karlshamn, Karlstad, Sundsvall, Motala and Borlänge.

The agreements are conditional on the occurrence of a number of events described in the agreements. The agreements stipulate that the buyer will enter into an agreement on the transfer of the shares in the target companies upon accession. When these transfers are completed, KlaraBo will become the sole owner of the target companies and properties.

KlaraBo Projektutveckling AB and KlaraBo Bostadsförvaltning AB

In May 2021, the company entered into a share transfer agreement regarding the above companies and therefore indirectly the subsidiaries Stora Torget 3 i Oskarshamn AB, KlaraBo Elefanten 30 AB, Oskduvan Fastigheter AB, KlaraBo Stockholmsberget AB, Västfogden Fastighets AB, KlaraBo Bostäder Västervik AB, KlaraBo Vårdfastigheter Västervik AB, KlaraBo Nybro AB, KlaraBo Vaggeryd AB, KlaraBo Huskvarna AB, KlaraBo Ronneby 2 AB, KlaraBo Ronneby 4 AB, KlaraBo Öst AB, Stävbo Fastigheter AB, KlaraBo Tranås AB and Ketty Fastighets KB, and the properties Oskarshamn Orion 2, Oskarshamn Elefanten 30, Oskarshamn Duvan 4, Oskarshamn Duvan 5, Oskarshamn Oskarshamn 3:9, Västervik Fogden 1 (site leasehold), Västervik Fabrikanten 10, Västervik Fabrikanten 11, Västervik Fabrikanten 21, Västervik Hovslagaren 19, Västervik Jättegrytan 2, Västervik Krämaren 7, Västervik Långholmen 1, Västervik Masten 3, Västervik Prosten 22, Västervik Residenset 12, Västervik Skeppet 5, Västervik Svanen 7, Västervik Tuppen 9, Västervik Lingonet 18, Nybro Lärkan 13, Nybro Bofinken 6, Nybro Delfinen 1, Nybro Räven 1. Nybro Valen 1, Vaggeryd Trasten 3, Vaggeryd Staren 5, Vaggeryd Ålen 1, Vaggeryd Ålen 2, Vaggeryd Ålen 4, Jönköping Ekorren 1, Ronneby Elsa 12, Ronneby Ernst 1, Ronneby Ernst 7, Ronneby Frans 1, Ronneby Gertrud 12, Ronneby Johannishus 1:19, Ronneby Knut 19, Ronneby Ronneby 25:27, Ronneby Per 6, Ronneby Skytten 3, Ronneby Skytten 4, Ronneby Björnen 4, Ronneby Björnen 5, Ronneby Brottaren 3, Ronneby Fäktaren 9, Ronneby Illern 1, Ronneby Illern 2, Ronneby Löparen 3, Ronneby Ronneby 24:12, Gotland Visby Stäven 1, Gotland Visby Bogen 1, Tranås Biljarden 15, Tranås Bägaren 4, Tranås Duvan 18, Tranås Eldaren 23, Tranås Hästen 1, Tranås Höken 14, Tranås Lokatten 14, Tranås Lyran 5, Tranås Muraren 1, Tranås Mården 13, Tranås Norrmalm 13, Tranås Snickaren 9, Tranås Snickaren 13, Tranås Spinnaren 9, Tranås Strömsholmen 1, Tranås Södra Gyllenfors 21, Tranås Tigern 7, Tranås Tjädern 20, Tranås Vega 2, Tranås Väduren 1 and Tranås Knekten 1.

The properties Gotland Visby Bogen 1 and Gotland Visby Stäven 1 are owned by KlaraBo's subsidiary Stävbo Fastigheter AB, which acquired the properties from AB Gotlandshem in 2017. Under the agreement entered into in connection with the acquisition, the properties may not be transferred, directly or indirectly, to companies outside the Stävbo Fastigheter AB group within ten years of the accession date without AB Gotlandshem's approval. If such approval is not obtained, Stävbo Fastigheter AB must in each individual case pay a penalty of SEK 25 million to AB Gotlandshem, as well as any damages in addition to the penalty. AB Gotlandshem has approved KlaraBo's indirect acquisition of the two properties, and clarified that changes in the ownership of KlaraBo that occur before, in connection with and after a stock exchange listing of KlaraBo are not to be covered by the commitment in the share transfer agreement.

In connection with the acquisitions, Klarabo has provided guarantees in respect of the subsidiaries and properties in its group. The acquired companies and properties were acquired in June 2021.

KlaraBo Vallbacken Väster AB

In June 2021, M2 Gruppen i Gävle AB and KlaraBo Gävle AB entered into a share transfer agreement under which KlaraBo Gävle AB acquired all the shares in KlaraBo Vallbacken Väster AB and indirectly the properties Gävle Vallbacken 10:6 and Gävle Väster 29:5. The shares and, indirectly, the properties were acquired in June 2021.

KlaraBo Håbo AB

In June 2021, Kloster Invest AB and KlaraBo Skokloster AB entered into a share transfer agreement under which KlaraBo Skokloster AB acquired all the shares in KlaraBo Håbo AB and indirectly the properties Håbo Skokloster 15:1, Håbo Skokloster 15:2, Håbo Skokloster 15:3, Håbo Skokloster 15:4, Håbo Skokloster 15:5 and Håbo Skokloster 17:1. The shares and, indirectly, the properties were acquired in June 2021.

Fängelset Öster Kristianstad AB

In July 2021, Br Olvegårds Fastighets AB and Cronsjö Fastighetsutveckling AB entered into a share transfer agreement through which Cronsjö Fastighetsutveckling AB acquired all the shares in Fängelset Öster Kristianstad AB and indirectly a non-profit participation of 1/1000 in the property Kristianstad Fängelset 2. The agreement contains a number of conditions to be fulfilled before closing of the transaction.

Rental agreements

The Group's largest rental agreements for commercial and community properties are with Trelleborg Municipality, Borlänge Municipality, the Swedish Migration Agency, Axfood Sverige AB, Systembolaget AB, AB Gotlandshem, Cubus AB and Nytida AB. Two of these agreements have been terminated and will expire on 31 March 2022 and 31 December 2022. However, KlaraBo has a rental guarantee for the rental agreement that expires on 31 December 2022, according to

which a subsidiary of KlaraBo for a period of five years shall be compensated with an amount corresponding to 93 percent of the loss of rent and rent surcharge resulting from the termination. Another of the agreements runs with a termination date in 2022. Other agreements have termination dates in 2023, 2024, 2027 and 2031. The notice periods of the agreements vary between nine months and three years and are automatically renewed for between three and five years in the absence of notice of termination.

In respect of rental agreements for premises, the tenant concerned has what is known as indirect security of tenure, which in summary means that the tenant is entitled to compensation for financial loss, replacement premises or deferral of moving out due to termination of the tenancy if the Group terminates the agreement.

The Company has also concluded a large number of rental agreements for residential apartments and the granting of land for car parking and garage space. These agreements are standardised and contain the usual provisions based on the nature of the rental agreement.

Agreement regarding financial management

In December 2018, the Company entered into an agreement with Fastighetssnabben AB ('**Fastighetssnabben**') regarding the financial management of the Company's properties and companies. The duties of Fastighetssnabben include preparing and distributing rent or fee notices to tenants, processing supplier invoices, paying salaries and holiday pay to staff, maintaining and keeping the Company's current accounts, and calculating and arranging for the payment of taxes and employer's contributions. The agreement is valid until further notice with a six-month notice period. Furthermore, in November 2019 the parties entered into a supplementary agreement under which the total volume of the assignment has been increased and certain clarifications regarding the scope of the assignment have been made. In August 2021, a confidentiality agreement was also concluded, imposing an obligation on Fastighetssnabben not to disclose information of a confidential nature.

Framework agreement with Telia Sverige AB for fibre and broadband services

In November 2019, the Company entered into a framework agreement with Telia Sverige AB ('**Telia**') for fibre and broadband services. Under the agreement, Telia will be the exclusive provider of fibre and broadband services within the Company's properties as far as newly constructed buildings are concerned. As far as other types of properties are concerned, the Company is to have the option of ordering fibre and broadband services from Telia. If the Company exercises this option, Telia will have exclusive right of use of the property network, residential network and area network within the property and/or building concerned.

The agreement has a term of ten years from the date of signature. If the agreement is not terminated at least six months before the end of the initial term, it will be automatically renewed for one year. Thereafter, the contract is extended indefinitely with a notice period of six months.

Construction contracts

The Company has entered into a number of significant contracts for ongoing and completed construction projects.

In September 2020, the Company's subsidiary KlaraBo Bygg AB and the contractor Harmet OÜ entered into an agreement for the design, production, delivery and assembly of modular buildings with 46 apartments on the Company's property Motala Munken 4. The project has been called off from a framework contract between the parties and is scheduled for completion in December 2021. In August 2018, the same parties entered into an agreement for the design, production, delivery and assembly of modular buildings with 36 apartments on the Group's property Bjuv Tibbarp 1:91. The construction of Bjuv Tibbarp 1:91 has been completed. In August 2019, the parties entered into an agreement for the design, production, delivery and assembly of modular buildings with 54 apartments in Svalöv. This construction work has also been completed.

In August 2019, KlaraBo Bygg AB and the contractor SIA Nordic Homes entered into an agreement for the manufacture, delivery and erection of modular buildings with 56 apartments on the property Höganäs Sjöcrona 5. The project has been called off from a framework contract between the parties. The construction work has been completed. The same parties are similarly implementing a modular housing project with 41 apartments on a property in Höör. An agreement was signed in September 2020.

The Company and Modulehouse have entered into a framework agreement dated 20 April 2017 for the production of modular buildings. The first phase (18 apartments) of the contract work has been completed by Modulehouse. The remaining 36 apartments in the Bjuv project were built by Harmet OÜ.

In March 2021, KlaraBo Projektutveckling AB entered into a framework agreement with Sizes AB for a turnkey contract project involving the manufacture of residential modules/volume elements. The agreement is valid for four years.

Projects with SBB i Norden AB (publ)

During 2018, KlaraBo entered into five shareholder agreements with SBB i Norden AB (publ) ('**SBB**') or wholly owned subsidiaries of SBB regarding five jointly owned companies with the purpose of jointly implementing projects including management and construction of rental properties. The collaborations are now conducted in the companies Klarsam Fastighetsutveckling AB, Varpslagg Fastighetsutveckling AB and Gullbernahult Fastighetsutveckling AB (**the 'Collaborating Companies'**). KlaraBo owns a majority of the shares in all the Collaborating Companies. KlaraBo Förvaltning AB and Cronsjö Fastighetsutveckling AB were previously also part of the collaboration with SBB, but the Company acquired all of SBB's shares in KlaraBo Förvaltning AB and Cronsjö Fastighetsutveckling in March and May 2021 respectively.

Financial arrangements

The Company has been financed partly by new issues and partly by credit from various lenders. The Company's loans are secured mainly by guarantees and mortgages on shares and real estate.

The loan agreements include certain financial conditions (known as covenants) which must be met in order to ensure continued financing. The conditions relate to certain future levels of solvency, loan-to-value and interest coverage ratios. In the event that the Company or its subsidiaries (as applicable) fail to comply with such financial covenants, credit facilities may be terminated and become immediately due and payable. In some cases, the covenants are further linked to dividend restrictions that affect the available potential dividend to the Company's shareholders. Some of the commitments to lending banks also include what are known as cross-default provisions, meaning that a loan may be terminated and become due for immediate payment in the event that the Company or any other company in the Group breaches the terms of another of the Group's loan agreements. In addition, some of the loan agreements contain change of ownership clauses, where significant changes in ownership may give the bank the right to terminate the loans immediately

For more information on the Company's financial arrangements, see the section '*Capitalisation, Indebtedness and other financial information*'.

Placing agreement and lock-up

All shareholding board members[1)] and senior executives as well as certain other existing shareholders in KlaraBo have, towards Joint Bookrunners, undertaken not to sell shares in KlaraBo or otherwise enter into transactions with a similar effect for a certain period from the first day of trading of the Company's B Shares on Nasdaq Stockholm, with certain exceptions. The lock-up period is 360 days for shareholding board members[2)] as well as senior executives and 180 days for Pensionskassan SHB Försäkringsförening and other existing shareholders. Based on KlaraBo's share register as of 10 November 2021 and subsequent known changes, the Company's board members and senior executives have entered into lock-up undertakings regarding approximately 37.3 percent of the existing shares in KlaraBo. Furthermore, other existing shareholders in the Company have entered into lock-up undertakings regarding approximately 42.4 percent of the existing shares in KlaraBo, which means that a total of approximately 79.7 percent of the existing shares in KlaraBo are subject to lock-up commitments during either 180 or 360 days.

The lock-up commitments are subject to certain customary limitations and exceptions, such as acceptance of an offer to all shareholders of the Company in accordance with applicable rules relating to public takeover bids on the stock market, sale or other disposition of shares pursuant to an offer by the Company to repurchase its own shares on terms identical for all shareholders of the Company or where transfer of shares is required by law or by regulatory authority. In addition, Joint Bookrunners may, on a case-by-case basis and at any time, grant exceptions to the restrictions during the lock-up period for reasons other than the already agreed exceptions. After the expiry of each lock-up period, the shareholders concerned are free to transfer their shares in the Company.

The Company, certain Principal Shareholders and the Joint Bookrunners intend to enter into an agreement for the placement of shares of the Company on or about 1 December 2021 (**the 'Placing Agreement'**). The Offering is conditional upon the Placing Agreement being entered into, certain conditions in the Placing Agreement being fulfilled and the Placing Agreement not being terminated. In the Placing Agreement, the Joint Bookrunners will undertake to procure purchasers for the B Shares covered by the Offering at the Offering Price.

The Placing Agreement provides that the Joint Bookrunners' commitment to procure purchasers for the B Shares covered by the Offering is conditional on certain circumstances, including the accuracy of the warranties given by the Company, the absence of a material adverse change that would make it inappropriate to proceed with the Offering or the failure to comply with any other conditions arising under the Placing Agreement. The Joint Bookrunners may terminate the Placing Agreement up to and including the settlement date of 6 December 2021, inter alia, if any material adverse change occurs, if the warranties provided by the Company prove to be breached or if any of the other conditions under the Placing Agreement are not met. If the above conditions are not met and the Joint Bookrunners terminate the Placing Agreement, the Offering may be withdrawn. In such case, neither delivery of nor payment for the B Shares will be made under the Offering. Under the Placing Agreement, the Company will, subject to customary conditions, undertake to indemnify the Joint Bookrunners in respect of certain claims made against the Joint Bookrunners.

Insurance

It is the Board's assessment that the current insurance cover, including the levels and terms of such insurance, provides an adequate level of protection in relation to insurance premiums and the potential risks of the business.

Environmental factors

The Company and its subsidiaries are subject to various environmental regulations, including those applicable to the Company as an operator. In the event that an operator is unable to carry out or pay for the remediation of a property, the party who acquired the property, and who at the time of acquisition knew or should have known of the pollution, may be held liable for remediation. This means that the property owner can be required to restore a property to a condition that meets the requirements of the relevant environmental legislation. Such restoration may include the remediation of pollution in soil, water or groundwater. Furthermore, pollution requiring action can be detected on properties and in buildings, especially during renovation processes. Measures to remove or remediate such pollution may be required as part of the Company's ongoing operations.

Intellectual property rights

The Company is the holder of the domain name klarabo.se. The Company uses the trademark 'KLARABO' and related

[1)] With the exception of the board member Håkan Sandberg, whose private holdings in the Company will not be covered by lock-up undertakings, and board member Per Håkan Börjesson, whose holdings through Br. Börjessons Bil AB:s pensionsstiftelse will not be covered by lock-up undertakings.

[2)] With the exception of board member Håkan Sandberg's holdings through Pensionskassan SHB Försäkringsförening, whose lock-up period is 180 days.

logos in its operations. The Group companies also hold registrations for a large number of company names. The Group does not otherwise hold any intellectual property rights of a material nature

Legal and arbitration proceedings
KlaraBo is not, and has not in the past twelve months been, a party to any governmental, legal or arbitration proceedings (including proceedings that are pending or that, to the Company's knowledge, are likely to be instituted) that are expected to have a material impact on the Company's financial position or profitability.

Related party transactions
KlaraBo Projektutveckling AB entered into a SEK 10,000,000 loan agreement with NEEL Capital Partners AB in 2017. NEEL Capital Partners is fully owned by Patrick Johansson, who at that time was also a member of the Board of KlaraBo Projektutveckling AB. The loan was repaid in full in 2019, before KlaraBo Projektutveckling AB was acquired by KlaraBo and became part of the Group.

KlaraBo Projektutveckling AB entered into a SEK 5,000,000 loan agreement with Polberga AB in 2017. Polberga AB is fully owned by Hans Kulander, who at that time was also a member of the Board of KlaraBo Projektutveckling AB. The loan was repaid in full in 2019, before KlaraBo Projektutveckling AB was acquired by KlaraBo and became part of the Group.

For information on remuneration of board members and senior executives, see the section 'Corporate Governance'. In addition to the transactions described above, KlaraBo has not been a party to any related party transaction, as defined in Commission Regulation (EU) No 632/2010 (IAS 24), during the period covered by the historical financial information in the Prospectus.

Stabilisation measures
In connection with the Offering, ABG Sundal Collier may carry out transactions with a view to keeping the market price of the shares at a level higher than that which might otherwise have prevailed in the market. Such stabilisation measures may be implemented on Nasdaq Stockholm, the OTC market or otherwise, and may be implemented at any time during the period commencing on the first day of trading in the B Shares on Nasdaq Stockholm and ending not later than 30 calendar days thereafter. The fact that ABG Sundal Collier can implement stabilisation measures does not necessarily mean that such measures will be implemented.

Furthermore, stabilisation, if initiated, may be interrupted at any time. Under no circumstances will transactions be executed at a price higher than the price set in the Offering. At the end of the 30 calendar day stabilisation period, it will be made public whether stabilisation measures have been taken and, if so, the dates on which the measures were taken, including the date on which stabilisation was last carried out and the price range within which the stabilisation transactions were executed.

Advisors and advisors' interests
The Joint Bookrunners are providing financial advice and other services to the Company in connection with the Offering. The total remuneration for the financial advisers depends partly on the outcome of the Offering. These advisors (and companies related to them) have provided and may in the future provide, various banking, financial, investment, commercial and other services to the Company for which they have received and may receive remuneration. Danske Bank and Svenska Handelsbanken AB are, as of the date of the Prospectus, lenders to the Company.

Advokatfirman Lindahl is a legal advisor to the Company in connection with the Offering and the admission to trading of the B Shares on Nasdaq Stockholm. Baker McKenzie is a legal advisor to the Joint Bookrunners in connection with the Offering and the admission to trading of the B Shares on Nasdaq Stockholm.

None of the advisors owns shares in the Company or has other financial interests in the Company, other than a pre-agreed fee for their services.

Prospectus approval
A Swedish language version of this Prospectus has been approved by the Swedish Financial Supervisory Authority (*Sw. Finansinspektionen*), the competent authority under Regulation (EU) 2017/1129 (the '**Prospectus Regulation**'). Finansinspektionen approves the Swedish language version of the Prospectus only to the extent that it meets the requirements of completeness, comprehensibility and consistency set out in the Prospectus Regulation. Such approval should not be considered to be any kind of support for the Company or for the quality of the B Shares. Investors should make their own judgement as to whether it is appropriate to invest in the B Shares.

The Swedish language version of the Prospectus is valid for up to twelve months as from 22 November 2021 provided that it is complemented by any supplement required pursuant to the Prospectus Regulation. The obligation to prepare supplements to the Swedish language version of the Prospectus in the event of significant new factors, material errors or material inaccuracies will not apply when the Swedish language version of the Prospectus is no longer valid.

Transaction costs
The Company's costs related to the Offering and the listing of the Company's shares on Nasdaq Stockholm are estimated to be approximately SEK 40 million. Such costs are mainly related to the costs of Joint Bookrunners, auditors, legal advisors, the printing of the Prospectus and costs related to marketing materials and other presentations.

Subscription commitments from Cornerstone Investors
The Cornerstone Investors, Clearance Capital Limited, Länsförsäkringar Fondförvaltning AB, M2 Asset Management AB and ODIN Forvaltning AS, have, on the same terms as the other investors, undertaken to subscribe for B Shares in the Offering amounting to a total of SEK 540 000 020, corresponding to 62.6 percent of the Offering, provided that the Offering is fully subscribed and that the Overallotment Option is exercised in full. These commitments were entered into around 11 November 2021. The Cornerstone Investors will be given priority in the allocation of Class B Shares in the Offering and will receive full allocation in accordance with their

respective commitments. The commitments do not entitle any renumeration or other compensation. The commitments are not secured by bank guarantee, blocked funds, pledges or similar arrangements. There is therefore a risk that Cornerstone Investors will not make payment for shares and that delivery of shares will not take place in connection with the completion of the Offering, see also the section '*Risk factors – Risks relating to the Offering*'.

The Cornerstone Investors will not enter into any lock-up undertakings in respect of the B Shares.

Subscription commitments

Cornerstone Investors	Subscription commitment (SEK)	Number of B shares	Proportion of the number of B Shares in the Offering excl. Overallotment Option (%)	Proportion of the number of shares in the Company after the Offering (%)[1]	Proportion of the number of votes in the Company after the Offering (%) [2]
Clearance Capital Limited	135,000,005	3,857,143	18.0	2.9	1.4
Länsförsäkringar Fondförvaltning AB	135,000,005	3,857,143	18.0	7.5	3.5
M2 Asset Management AB	135,000,005	3,857,143	18.0	6.6	3.1
ODIN Forvaltning AS	135,000,005	3,857,143	18.0	2.9	1.4

[1] Provided that the Offering is fully subscribed and the Overallotment Option is exercised in full and including shares in the Company before the Offering.
[2] Provided that the Offering is fully subscribed and the Overallotment Option is exercised in full and including shares in the Company before the Offering.

Considerations regarding complex financial history
Article 18 of Commission Delegated Regulation (EU) 2019/980 requires certain additional information to be included in the prospectus in cases where an issuer has a complex financial history. The Company has, in connection with the acquisition of Kuststaden (see further section '*Pro forma financial information*'), made the following considerations regarding investors' potential need for additional information for Kuststaden.

During October to December 2020, Kuststaden's property portfolio almost doubled through a number of property acquisitions. Kuststaden's expected net operating income increased from approximately SEK 60 million to approximately SEK 112 million (calculated on a full year basis) as a result of the acquisitions. The acquisitions consisted partly of acquisitions of existing real estate companies and partly of acquisitions of properties that were packaged in connection with the acquisitions. As the acquisitions took place late in 2020, it also means that the results from the acquired companies are only included for one to three months in the annual report of Kuststaden for the financial year 2020.

The inclusion in the Prospectus of Kuststaden's annual reports for previous financial years would, in view of the extensive acquisitions described above, not be relevant to a potential investor's ability to make an informed assessment of the Company. Such information would rather complicate the analysis of Kuststaden and thus also of KlaraBo's financial position. Instead, reference is made to the sections '*Pro forma financial information*' and '*Current earnings capacity*', in which KlaraBo's acquisition of Kuststaden is illustrated.

Documents incorporated by reference
The following accounts are incorporated into the Prospectus by reference. Those parts not incorporated below are either not relevant to investors or are covered by other parts of the Prospectus. The incorporated documents are available on the Company's website www.klarabo.se.

- Annual Report 2018, which has been audited by the Company's auditor, where reference is made to the income statement on page 7, balance sheet on pages 8–9, cash flow statement on page 11, changes in equity on page 10, notes on pages 17–23 and the audit report attached to the Annual Report.
- Annual Report for 2019, which has been audited by the Company's auditor, where reference is made to the statement of comprehensive income on page 15, the income statement on page 15, the balance sheet on pages 16–17, the cash flow statement on page 19, the statement of changes in equity on page 18, the notes on pages 25–52 and the auditors' report on pages 55–56.
- Annual Report for 2020, which has been audited by the Company's auditor, where reference is made to the statement of comprehensive income on page 17, financial position on page 18–19, cash flow statement on page 21, changes in equity on page 20, notes on pages 27–66 and the auditor's report on pages 69–70.
- Interim Report for the period 1 January – 30 September 2021, which has been reviewed by the Company's auditor, where reference is made to the statement of comprehensive income on page 12, financial position on page 15, cash flow statement on page 19, changes in equity on page 15, notes on pages 12–17 and the auditor's report on page 32.

Documents available for inspection
The following documents are available on the Company's website www.klarabo.se during the validity period of the Prospectus.

(i) Valuation certificates included in the Prospectus.

(ii) the Company's Certificate of Incorporation.

(iii) the Articles of Association of the Company.

Articles of association

1. Company name
The company name is KlaraBo Sverige AB. The company is a public company (publ).

2. Registered office
The Board of Directors has its registered office in Malmö.

3. Operations
The company shall own and manage real estate, own and manage securities, and related business activities.

4. Classes of shares
The share capital is a minimum of SEK 2,700,000 and a maximum of SEK 10,800,000. The number of shares shall be not less than 54,000,000 and not more than 216,000.000.

The shares shall be issued in two classes, class A and class B. Class A shares carry ten (10) votes per share and class B shares carry one (1) vote per share. Shares of each class may be issued in a number equal to the entire share capital.

If the company resolves to issue new shares by way of a cash issue or a set-off issue, one old share shall give preferential rights to one new share of the same class in proportion to the number of shares previously held by the holder (primary preferential rights). Shares that are not subscribed for with primary preferential rights shall be offered to all shareholders for subscription (subsidiary preferential rights). If the shares thus offered are not sufficient for the subscription made with subsidiary preferential rights, the shares shall be distributed among the subscribers in proportion to the total number of shares they previously held in the company. To the extent that this cannot be done in respect of a certain share/certain shares, allocation will take place by drawing lots.

If the company resolves to issue shares of only one class of shares by way of a cash or set-off issue, all shareholders, irrespective of the class of shares, shall have preferential rights to subscribe for new shares in proportion to the number of shares they previously held.

The above shall not restrict the possibility of resolving on a cash or set-off issue by way of derogation from shareholders' preferential rights.

The above provisions on shareholders' preferential rights will apply accordingly to the issue of warrants and convertibles.

In the event of an increase in the share capital by way of a bonus share issue, new shares of each class shall be issued in proportion to the number of shares of the same class already in existence. Old shares of a certain class of shares will carry preferential rights to new shares of the same class of shares. The foregoing will not restrict the possibility of issuing shares of a new class by way of a bonus share issue, subject to the necessary amendment of the Articles of Association.

5. Conversion reservation
Class A shares shall be converted into class B shares at the request of the holders of such shares. The request for conversion, which shall be in writing and shall specify the number of class A shares to be converted into class B shares and, if the request does not cover the entire holding, the class A shares to which the conversion relates, shall be made to the Board of Directors. The company shall immediately notify the conversion to the Swedish Companies Registration Office for registration in the Companies Register. Conversion is effective when registration has taken place and has been entered in the reconciliation register.

6. Board of Directors
The Board shall consist of not fewer than three and not more than eight members without deputy members.

7. Auditors
The company shall have one or two auditors with a maximum of one deputy auditor.

8. Notice of General Meeting
Notice of a General Meeting shall be published in Post- och Inrikes Tidningar and on the company's website. At the time of convening the meeting, information that the meeting has been convened shall be published in Dagens Industri.

9. Pre-registration
Shareholders wishing to attend the General Meeting shall notify the company of their intention to attend not later than the date specified in the notice convening the meeting. This day shall not be a Sunday, other public holiday, Saturday, Midsummer's Eve, Christmas Eve or New Year's Eve and shall not fall earlier than the fifth working day before the meeting.

A shareholder may bring one or two assistants to a General Meeting, but only if the shareholder has given notice in accordance with the preceding paragraph.

10. Collection of proxies and postal voting
The board may collect proxies in accordance with the procedure set out in Chapter 7. Section 4, second paragraph of the Swedish Companies Act (2005:551).

The Board of Directors may decide before a General Meeting that shareholders may exercise their voting rights by post before the General Meeting.

11. Annual General Meeting
An Annual General Meeting shall be held annually within six months of the end of the financial year.
The following items shall be discussed at the Annual General Meeting.

1. Election of the chairman of the meeting.
2. Preparation and approval of the voting register.

3. Approval of the agenda.
4. Election of one or two persons who shall approve the minutes of the meeting.
5. Examination of whether the meeting has been duly convened.
6. Presentation of the annual report and audit report and, where applicable, the consolidated report and the audit report for the group.
7. Decisions on
   a) adoption of the income statement and balance sheet and, where applicable, consolidated income statement and consolidated balance sheet,
   b) the allocation of profits or losses in accordance with the adopted balance sheet, and
   c) discharge from liability of the members of the Board of Directors and the chief executive officer.
8. Determination of the number of members of the Board of Directors and of the number of auditors and deputy auditors.
9. Determination of fees to the Board of Directors and auditors.
10. Election of members of the Board of Directors and election of auditors and, where applicable, deputy auditors.
11. Any other matter which should be resolved by the shareholders' meeting according to the Swedish Companies Act or the Articles of Association.

12. Financial year

The financial year of the company shall be from 1 January to 31 December.

13. Central securities depository register

The company's shares shall be registered in a central securities depository register in accordance with the Swedish Central Securities Depositories and Financial Instruments Accounts Act (*Sw. lagen (1998:1479) om värdepapperscentraler och kontoföring av finansiella instrument*).

Certain tax considerations in Sweden

The following is a summary of certain Swedish tax rules that may be applicable in connection with the Offering.

The summary is based on current legislation and is intended for shareholders with unlimited tax liability in Sweden, unless otherwise stated. The summary is not intended to be exhaustive and should be regarded only as general information as of admission of the B Shares in the Company to trading on Nasdaq Stockholm.

The summary does not address:

- situations where B Shares are held as stock in the course of business,
- situations where B Shares are held by partnerships or limited partnerships
- situations when B Shares are held in an investment savings account or in endowment insurance,
- the special rules regarding tax-free capital gains (including the prohibition of deductions for capital losses) and dividends in the corporate sector that may apply to foreign investors operating from a permanent establishment in Sweden, or foreign companies which have been Swedish companies,
- situations where the holding of B Shares is considered to be business-related (for tax purposes).
- the special rules which may be applicable to shares in companies which are or have been closely held companies, or to shares acquired by virtue of such shares,
- the special rules that may apply to natural persons making or reversing investor deductions,
- foreign companies operating from a permanent establishment in Sweden, or
- foreign companies that have been Swedish companies.

Special tax rules also apply to certain categories of companies, such as investment companies and investment funds. The tax consequences for each individual shareholder in respect of income from shares and other securities in the Company depend partly on the Swedish tax legislation to which the Company is subject and partly on the tax legislation of the country in which the shareholder is resident for tax purposes. The tax treatment of each individual shareholder will depend in part on his or her particular circumstances, and each shareholder should consult independent tax advisors as to the tax consequences to him or her of the admission to trading of the Company's B Shares on Nasdaq Stockholm, including (but not limited to) the applicability and effect of foreign rules and tax agreements.

Private individuals

The capital gain or loss is calculated as the difference between the sale proceeds, net of sales expenses, and the acquisition value (*Sw. omkostnadsbeloppet*). The acquisitions value is calculated by applying the average method (*Sw. genomsnittsmetoden*). The average method means that the acquisition value is calculated as the average acquisition cost of all shares of the same class and type in the Company, taking into account any changes in ownership. It should be noted that shares of different classes (e.g. A Shares, B Shares and preference shares) are not, when applying the average method, considered to be of the same type and kind.

Alternatively, in the case of the sale of market-listed shares, the acquisition value may be determined by the standard method (*Sw. Schablonmetoden*). The acquisition value is then determined at 20 percent of the sale proceeds after deduction of sales expenses.

If the cost is higher than the selling price, a capital loss is incurred. Capital losses on market-listed shares are fully deductible against taxable capital gains in the same year on other market-listed shares or participation rights (except units in investment funds and special funds containing only Swedish debt securities, known as fixed-income funds). Capital losses that cannot be offset in this way may be deducted at 70 percent against other income in the income category capital.

If there is a deficit in the income category capital, tax relief is granted against municipal and state income tax and against state real estate tax and municipal real estate tax. The tax deduction is 30 percent of the part of the deficit not exceeding SEK 100,000 and 21 percent of the remaining portion. Any deficit that cannot be used cannot be carried forward to later tax years.

For private individuals with unlimited tax liability in Sweden, preliminary tax on dividends is withheld at 30 percent. The preliminary tax is normally withheld by Euroclear or, in the case of nominee-registered shares, by the nominee.

Limited companies

For limited companies, all income, including taxable dividends and capital gains, is taxed in the business income category at 20.6 percent. If the shares deems to be shares held for business reasons even after listing, special rules apply which are not described in detail here.

The calculation of capital gains and losses is carried out in the same way as for private individuals, as described above.

Deductions for capital losses on shares that are sold after listing are normally allowed only against capital gains on shares or other participation rights. A capital loss may also, under certain conditions, be set off against capital gains of companies within the same group if there is a group contribution right between the companies and both companies request it for a tax year which has the same declaration date (or which would have had the same declaration date if one of the companies' accounting obligations had not ceased). Capital losses that could not be used in a given year may be saved and deducted against capital gains on shares and other participation rights in subsequent tax years without any time limit.

Shareholders with limited tax liability in Sweden
Shareholders with limited tax liability in Sweden who receive dividends on shares in a Swedish limited liability company are normally subject to Swedish coupon tax. The same applies to payments made by a Swedish limited liability company in connection with, inter alia, the redemption of shares and the repurchase of its own shares by means of a takeover offer addressed to all shareholders or all holders of shares of a particular class. The tax rate is 30 percent. However, the tax rate is generally reduced by tax treaties. In Sweden, Euroclear or, in the case of nominee-registered shares, the nominee normally makes deductions for coupon tax. Swedish tax treaties generally allow for a reduction in withholding tax to the treaty rate directly at the time of the distribution provided that Euroclear or the trustee has received the required information on the beneficiary of the distribution. Investors entitled to a reduced tax rate under applicable tax treaties may claim a refund from the Swedish Tax Agency if withholding tax has been withheld at a higher rate.

Shareholders with limited tax liability in Sweden, and who do not conduct business from a permanent establishment in Sweden, are not normally taxed on capital gains in Sweden on the sale of shares. However, shareholders may be subject to taxation in their state of residence. However, under a special rule, private individuals with limited tax liability in Sweden are subject to capital gains taxation in Sweden on the sale of shares if they have been resident or permanently present in Sweden at any time during the calendar year in which the sale takes place or during the ten preceding calendar years. However, the applicability of the rule is in many cases limited by tax treaties.

Property list

See the section '*Property portfolio*' under '*Property list as at 30 September 2021*'.

Valuation certificates

The following valuation certificates regarding KlaraBo's properties have been issued by independent and expert property valuers on behalf of the Company. The valuation certificates cover KlaraBo's entire property portfolio as of 30 September 2021 and indicate that the total market value of the properties amounts to approximately SEK 7,461.4 million. The carrying value of the Company's investment properties in the balance sheet as of 30 September 2021 amounted to SEK 7,405.5 million. The difference is mainly due to the fact that the valuations do not deduct for remaining investments in certain properties. Instead, the properties have been valued on the assumption that they are completed and occupied.

The valuation certificates have been prepared by Forum Fastighetsekonomi AB, Kungsgatan 29, 103 86 Stockholm, Newsec Advice AB, Stureplan 3, 103 96 Stockholm, Savills Sweden AB, Regeringsgatan 48, 111 56 Stockholm and Svefa AB, Nordenskiöldsgatan 6, 211 19 Malmö (together the '**Independent Valuers**'), who have consented to the inclusion of the certificates in the Prospectus. The Independent Valuers have no material interest in the Company. The information in the valuation reports has been accurately presented and no information has been omitted in a manner that would make the presented information inaccurate or misleading. There have been no significant changes since the valuation statements were issued.

Klarabo AB

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Valuation report

SVEFA

Svefa AB, Nordenskiöldsgatan 6, 211 19 Malmö
Corp. ID-no: 556514-3434, Registered office: Stockholm

2021-09-27 Valuation report

Value assessment of properties

Svefa AB has been commissioned by the Company to assess the market value of six valuation objects (see attached property list).

Purpose and valuation date

The valuations aim to estimate the market value of the valuation objects as of the valuation date 2021-09-30 for the built-up properties. The remaining properties refer to pre-valuation of new construction.

General terms and conditions, valuation standard

The attached "General terms and conditions for making a valuation statement" shall apply to the assignment, unless otherwise stated below.

The general terms and conditions have been jointly drawn up by the leading valuation firms in Sweden and are always applied by these firms unless otherwise stated in individual assignments. The general terms and conditions reflect the valuation industry's option of a valuation statement's general limitations.

The general terms and conditions indicate the limitations in the scope of the valuation statement, the framework conditions for the valuation statement with regard to recording of data, reliability, how environmental aspects are taken into consideration, the purpose of the inspection, how the valuation object's technical condition is taken into account, the responsibility of the valuer, the up-to-datedness of the valuation statement, how stated assessments of the future events and conditions are to be interpreted and how the valuation statement may be used.

The general terms and conditions apply in all parts, to both property valuers authorized by Samhällsbyggarna as non- authorized valuers.

The assignment has been carried out in accordance with applicable sections of Valuation Practice Statements (part of RICS Valuation – Global Standards 2017, issued by Royal Institution of Chartered Surveyors).

The valuation has been carried out in accordance with Samhällsbyggarna's code of conduct.

We certify that we have the necessary local and national market knowledge regarding the applicable market segment, as well as competence and understanding necessary to perform the assignment satisfactorily.

Valuation basis

Inspection of properties built at the time of valuation was carried out on 2021-04-12. Svefa has assessed yield requirements based on location and market analyzes carried out by Svefa. Information on local prices and yield requirements consisted of legal purchases, obtained from local price registers.

Valuation methodology

Market value refers to the most likely price at which an asset would trade in a normal sale on the open market.

The market valuation is carried out through a combination of two methods: the comparable sales method and the income method. The results of these methods are analyzed to form a summarizing estimate of the market value.

Comparable Sales Method

The comparable sales method involves a comparison with purchases of similar properties in the area, for example based on type, location and plot area. Consideration is given to the change in value that may have taken place between the time of purchase and the valuation date. The purchase prices can be compared directly or normalized with regard to one or more characteristics affecting the value of the property, for example lettable area, rent, net operating income or tax assessment value.

Income Method

The income method means that the income received by holding the property for a hypothetical period is computed at present value using a discount rate based on the yield for comparable types of properties on the real estate market.

Any available actual value factors, such as rents and operating and maintenance cost, are used to the extent that they can be considered to reflect market levels. When current information about the valuation object's income flows is not available or if it does not reflect the market's expectations, the calculation is instead based on values which can be considered normal for the valuation object in question regarding the current market situation and future assessments.

Market value

Based on what has been presented in this valuation report, the total market value of the valuation objects is estimated on the valuation date 2021-09-30 to be:

SEK 631,190,000

Malmö 2021-09-27

Susanne Nylén
M. SC. Engineering, Surveying and Land Management
Authorized Property Evaluator, Samhällsbyggarna

Appendixes

Appendix	Compilation of properties and assessed market values
Appendix	General terms and conditions

2021-09-27

Appendix

Property List

Property

Bjuv Tibbarp 1:91

Helsingborg Navaren 8 & 10

Höganäs Sjöcrona 6 & 7

Svalöv Felestad 27:146

Höör Räven 17

Motala Munken 4

Svefa AB, Nordenskiöldsgatan 6, 211 19 Malmö
Corp. ID-no: 556514-3434, Registered office: Stockholm

GENERAL TERMS AND CONDITIONS FOR VALUATION REPORTS

These General Terms and Conditions have been produced jointly by CBRE Sweden AB, Cushman & Wakefield Sweden AB, Forum Fastighetsekonomi AB, FS Fastighetsstrategi AB, Newsec Advice AB, Savills Sweden AB and Svefa AB. They have been drafted based on generally accepted principles regarding valuations, which are produced by Samhällsbyggarna (Swedish professionals for the built environment) Property Valuation Section and are intended for use by registered valuers at Samhällsbyggarna. The terms and conditions shall apply as of 1 December 2010 for valuations of whole and parts of properties, site leasehold rights, buildings on non-freehold land and similar valuation services in Sweden. The following shall apply unless otherwise stated in the valuation report:

1 Scope of the valuation report

1.1 The object of the valuation covers, in the valuation report, the real property or the equivalent stated, with appurtenant rights and obligations in the form of easements, rights of way, community association and other rights or obligations stated in extracts from the Land Register *(Sw. Fastighetsregistret/ The Real Property Register)* pertaining to the object of the valuation.

1.2 The valuation report also covers, where applicable, fixtures and fittings of the property and fixtures and fittings of the building relating to the object of the valuation, however not industrial fixtures and fittings to an extent other than as set forth in the report.

1.3 Registered rights in respect of the property have been verified by means of an extract from the Land Register. Since the information obtained from the Land Register has been assumed to be accurate and complete, no further investigation has been conducted of the legal relations and rights of use. Legal relations beyond those set forth in the Land Register have only been taken into account to the extent information thereon has been provided in writing by the client/owner or his representative. Other than as set forth in extracts from the Land Register and information provided by the client/owner or his representative, it has been assumed that the object of the valuation is not encumbered by any unregistered easements, right of use agreements or any other agreements which limit, in any respect, the property owner's right to use the property and that the object of the valuation is not encumbered by onerous expenses, fees or other encumbrances. It has also been assumed that the object of the valuation is, in no respect, the subject of a dispute.

2 Assumptions for the valuation report

2.1 The information included in the valuation report has been obtained from sources which are deemed to be reliable. All information obtained from the client/owner or his representative and any holders of rights of use has been assumed to be accurate. The information has only been verified through a general assessment of reasonableness. In addition, it has been assumed that no information of relevance to the valuation opinion has been omitted by the client/owner or his representative.

2.2 The land areas which form the basis of the valuation have been obtained from the client/owner or his representative. The valuer has relied on these land areas and has not measured them on site or on drawings, but the areas have been verified by means of an assessment of reasonableness. The areas have been assumed to be measured in accordance with the "Swedish Standards" applicable from time to time.

2.3 As regards tenancies and leasehold conditions relating to land or other rights of use, the valuation opinion has, where applicable, been based on applicable leases of property and leases of land, and other rights of use agreements. Copies of these, or other documents, indicating relevant terms and conditions have been obtained from the client/owner or his representative.

2.4 It has been assumed that the object of the valuation complies with all requisite requirements from public authorities and terms and conditions applicable to the property, such as plans, etc., and has obtained all requisite permits from public authorities for its use in the manner stated in the report.

3 Environmental matters

3.1 The valuation opinion is conditional on land or buildings relating to the object of the valuation not being in need of an environmental clean-up and there being no form of environmental encumbrance.

3.2 In light of the provisions of 3.1, the valuer shall not be liable for any loss incurred by the client or a third party as a consequence of the inaccuracy of the valuation opinion due to the object of the valuation being in need of an environmental clean-up or there being any form of environmental encumbrance.

4 Inspection, technical condition

4.1 The physical condition of the facilities (buildings, etc.) as described in the report is based on an overall ocular inspection. The inspection conducted has not been of such a nature as to satisfy the seller's duty of disclosure or the buyer's duty to investigate pursuant to Chapter 4, Section 19 of the Land Law Code *(Sw. Jordabalken SFS 1970:994/Code of Land Laws)*. The object of the valuation is assumed to be in a condition and to be of the standard which the ocular inspection indicated at the time of the inspection.

4.2 The valuer assumes no liability whatsoever for any latent defects or circumstances which are not obvious on the property, under the ground or in the building and which might affect the value. No liability is assumed for:

- any matter which would require specialist expertise or special knowledge to discover;
- the functionality (freedom from defects) and/or the condition of fixtures of buildings, mechanical equipment, pipes or electrical components.

5 Liability

5.1 Any claims for damages arising from proven loss arising from any error in the valuation report must be made within one year from the date of the valuation (the date on which the valuation is signed).

5.2 The maximum amount of damages which may be payable for proven loss arising from an error in the valuation report is 25 times the price base amount at the date of the valuation.

6 Validity of the valuation report

6.1 Depending on whether the factors influencing the market value of the object of the valuation change, the valuation opinion referred to in the report is only valid at the date of the valuation subject to the assumptions and reservations set forth in the report.

6.2 Future incoming payments and outgoing payments and growth in value as declared in the report, where applicable, have been made based on a scenario which, in the opinion of the valuer, reflects the future projections of the property market. The valuation opinion does not constitute any undertaking as regards actual future growth in cash flow and growth in value.

7 Use of the valuation report

7.1 The content of the valuation report and its appendices is the property of the client and shall be used in its entirety for the purpose set forth in the report.

7.2 Where the valuation report is used for legal matters, the valuer shall only be liable for direct and indirect loss which may effect the client provided that the report is used in accordance with 7.1. The valuer shall have no liability whatsoever for any loss incurred by any third party as a consequence of such third party having used the valuation report or information provided therein.

7.3 Prior to the valuation report or parts thereof being reproduced or referred to in any other written document, the valuation company must approve the content and the manner in which the report is to be referred to.

2017-01-18 Ver 3

VALUATION CERTIFICATE

On behalf of client Stävbo Fastigheter AB (publ), corporate identity number 559127-1332, Forum Fastighetsekonomi AB has assessed the market value of part of the company's total property portfolio. Value date is 2021-10-01.

The valued portfolio consists of a total of 2 valuation objects. The properties are located in Visby. The total lettable area amounts to 62,669 sq.m. The market value of each valuation object has been assessed separately and the value assessment below constitutes the sum of the market values of all valuation objects. The assignment was performed by authorized property valuers.

Method

The valuation follows IVSC (International Valuation Standards Council) guidelines for valuation of assets.

The valuation has been prepared in accordance with ESMA's update of CESR's recommendation for the implementation of the Commission Prospectus Regulation (No 809/2004).

The market value is assessed with a market-adapted multi-year cash-flow analysis, i.e., an analysis of expected future payments where all input data (rents, vacancy/letting risk, operating and maintenance costs, property tax, yield requirement, discount rate, etc.) are assigned values that correspond to the assessments the market is likely to make under the current market situation. The basis for assessments of the market's yield requirements, etc., are based on comparative analysis of actual property purchases.

A net present value is calculated on the basis of the calculation period's net operating income after investments and the residual value (i.e., the total capital at the end of the calculation). Where applicable, various value additions or value deductions are taken into account.

Supporting data

The assignment was performed according to the valuations conditions given by the client.

The valuations were carried out during the period september – october 2021 and the properties have been inspected. These valuations have been carried out using the above methodology.

FORUM

Rents for each valuation object has velopment plan, etc. has been obtained from the respective authority. been obtained together with information on ongoing lettings, terminations of contracts and planned maintenance, etc. Official information on the properties has been obtained from the land registry system and information on detailed de

Valuation

Upon request, it is hereby certified that the total market value of the properties in question at the value date 2021-10-01 and on the basis of given conditions, has been assessed at **SEK 1,102,000,000** (SEK one billion one hundred and two million).

FORUM FASTIGHETSEKONOMI AB

Håkan Söderqvist

Civilingenjör

AUKTORISERAD FASTIGHETSVÄRDERARE

SAMHÄLLSBYGGARNA

FORUM

Newsec Advice AB

Stureplan 3
P.O Box 7795
SE-103 96 Stockholm
Tel +46 8 454 40 00
Fax +46 8 454 40 01
VAT SE 556305-7008

NEWSEC

VALUATION REPORT AS OF SEPTEMBER 30, 2021

Newsec has been instructed by KlaraBo to carry out valuations of 18 properties situated in four different municipalities in Sweden (see Appendix 1). The valuations have been carried out with Valuation Date 30 September 2021. The aim of the valuations is to estimate the market value of the properties.

All the properties are freehold. Newsec has carried out inspections of all the properties during 2021. The lettable area amounts to 47.293 sqm, of which 35.244 sqm consists of residential and 12.049 sqm of commercial premises

The properties are located in the four municipalities Malmö, Borlänge Ludvika and Smedjebacken. The properties consist mainly of residential but also commercial premises for principally the public sector. The portfolio consists to a certain extent of office, retail and storage premises.

The valuations have been prepared in accordance with the definitions of market value according to RICS Red Book and comply with the definitions and value concepts stated in International Valuation Standards 2017 (IVS 2017) established by the International Valuation Standard Council (IVCS) as follows:

“Market Value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.”

In addition to that, the valuations have been prepared in accordance with the generally accepted principles regarding valuations, produced by Samhällsbyggarna Property Valuation Section (see Appendix 2).

The valuations have been carried out by valuers qualified for the assignment and acting as external valuers. We considers having good knowledge of the property market and the current market segments, and thus the skills required to carry out the valuations. The value estimations have mainly been performed with a discounted cash flow cash model, in which a present value is calculated from future cash flows and the residual value.

THE FULL SERVICE PROPERTY HOUSE

NEWSEC

As of September 30, 2021, the total market value of the 18 individual properties has been estimated to:

SEK 695 190 000

(SEK Six Hundred and Ninety-Five Million Hundred and Ninety Thousand)

Stockholm October 24, 2021

Newsec Advice AB

Fredrik Karlsson, MRICS

Real Estate Valuer,
authorised by Samhällsbyggarna

AUTHORISED
REAL ESTATE VALUER

SAMHÄLLSBYGGARNA

Appendix 1	Property list
Appendix 2	General terms and conditions for valuation reports

NEWSEC

Property List

Property	Municipality	Site inspection
Lisselmågtorpet 10:14	Ludvika	Yes, 2021
Skälkenstorp 17:1-17:16	Ludvika	Yes, 2021
Öraberget 11:80-11:82	Ludvika	Yes, 2021
Örntorp 3:5	Ludvika	Yes, 2021
Hagbacken 4	Smedjebacken	Yes, 2021
Kugghjulet 5	Smedjebacken	Yes, 2021
Mataren 1	Smedjebacken	Yes, 2021
Skakbordet 1 & 2	Smedjebacken	Yes, 2021
Öraberget 10:39-59:2	Ludvika	Yes, 2021
Örntorp 1:29-5:35	Ludvika	Yes, 2021
Borgen 9	Smedjebacken	Yes, 2021
Posten 10	Smedjebacken	Yes, 2021
Posten 11	Smedjebacken	Yes, 2021
Skräddaren 2	Borlänge	Yes, 2021
Sigge 5	Borlänge	Yes, 2021
Hälleflundran 8	Malmö	Yes, 2021
Skrattmåsen 4	Malmö	Yes, 2021
Kvarnsveden 3:196-3:197	Borlänge	Yes, 2021

GENERAL TERMS AND CONDITIONS FOR VALUATION REPORTS

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1 Scope of the valuation report

1.1 The object of the valuation covers, in the valuation report, the real property or the equivalent stated, with appurtenant rights and obligations in the form of easements, rights of way, community association and other rights or obligations stated in extracts from the Land Register *(Sw. Fastighetsregistret/ The Real Property Register)* pertaining to the object of the valuation.

1.2 The valuation report also covers, where applicable, fixtures and fittings of the property and fixtures and fittings of the building relating to the object of the valuation, however not industrial fixtures and fittings to an extent other than as set forth in the report.

1.3 Registered rights in respect of the property have been verified by means of an extract from the Land Register. Since the information obtained from the Land Register has been assumed to be accurate and complete, no further investigation has been conducted of the legal relations and rights of use. Legal relations beyond those set forth in the Land Register have only been taken into account to the extent information thereon has been provided in writing by the client/owner or his representative. Other than as set forth in extracts from the Land Register and information provided by the client/owner or his representative, it has been assumed that the object of the valuation is not encumbered by any unregistered easements, right of use agreements or any other agreements which limit, in any respect, the property owner's right to use the property and that the object of the valuation is not encumbered by onerous expenses, fees or other encumbrances. It has also been assumed that the object of the valuation is, in no respect, the subject of a dispute.

2 Assumptions for the valuation report

2.1 The information included in the valuation report has been obtained from sources which are deemed to be reliable. All information obtained from the client/owner or his representative and any holders of rights of use has been assumed to be accurate. The information has only been verified through a general assessment of reasonableness. In addition, it has been assumed that no information of relevance to the valuation opinion has been omitted by the client/owner or his representative.

2.2 The land areas which form the basis of the valuation have been obtained from the client/owner or his representative. The valuer has relied on these land areas and has not measured them on site or on drawings, but the areas have been verified by means of an assessment of reasonableness. The areas have been assumed to be measured in accordance with the "Swedish Standards" applicable from time to time.

2.3 As regards tenancies and leasehold conditions relating to land or other rights of use, the valuation opinion has, where applicable, been based on applicable leases of property and leases of land, and other rights of use agreements. Copies of these, or other documents, indicating relevant terms and conditions have been obtained from the client/owner or his representative.

2.4 It has been assumed that the object of the valuation complies with all requisite requirements from public authorities and terms and conditions applicable to the property, such as plans, etc., and has obtained all requisite permits from public authorities for its use in the manner stated in the report.

3 Environmental matters

3.1 The valuation opinion is conditional on land or buildings relating to the object of the valuation not being in need of an environmental clean-up and there being no form of environmental encumbrance.

3.2 In light of the provisions of 3.1, the valuer shall not be liable for any loss incurred by the client or a third party as a consequence of the inaccuracy of the valuation opinion due to the object of the valuation being in need of an environmental clean-up or there being any form of environmental encumbrance.

4 Inspection, technical condition

4.1 The physical condition of the facilities (buildings, etc.) as described in the report is based on an overall ocular inspection. The inspection conducted has not been of such a nature as to satisfy the seller's duty of disclosure or the buyer's duty to investigate pursuant to Chapter 4, Section 19 of the Land Law Code *(Sw. Jordabalken SFS 1970:994/Code of Land Laws)*. The object of the valuation is assumed to be in a condition and to be of the standard which the ocular inspection indicated at the time of the inspection.

4.2 The valuer assumes no liability whatsoever for any latent defects or circumstances which are not obvious on the property, under the ground or in the building and which might affect the value. No liability is assumed for:

- any matter which would require specialist expertise or special knowledge to discover;
- the functionality (freedom from defects) and/or the condition of fixtures of buildings, mechanical equipment, pipes or electrical components.

5 Liability

5.1 Any claims for damages arising from proven loss arising from any error in the valuation report must be made within one year from the date of the valuation (the date on which the valuation is signed).

5.2 The maximum amount of damages which may be payable for proven loss arising from an error in the valuation report is 25 times the price base amount at the date of the valuation.

6 Validity of the valuation report

6.1 Depending on whether the factors influencing the market value of the object of the valuation change, the valuation opinion referred to in the report is only valid at the date of the valuation subject to the assumptions and reservations set forth in the report.

6.2 Future incoming payments and outgoing payments and growth in value as declared in the report, where applicable, have been made based on a scenario which, in the opinion of the valuer, reflects the future projections of the property market. The valuation opinion does not constitute any undertaking as regards actual future growth in cash flow and growth in value.

7 Use of the valuation report

7.1 The content of the valuation report and its appendices is the property of the client and shall be used in its entirety for the purpose set forth in the report.

7.2 Where the valuation report is used for legal matters, the valuer shall only be liable for direct and indirect loss which may effect the client provided that the report is used in accordance with 7.1. The valuer shall have no liability whatsoever for any loss incurred by any third party as a consequence of such third party having used the valuation report or information provided therein.

7.3 Prior to the valuation report or parts thereof being reproduced or referred to in any other written document, the valuation company must approve the content and the manner in which the report is to be referred to.

2017-01-18 Ver 3

Regeringsgatan 48
111 56 STOCKHOLM

Telefon: 08 545 858 90
Fax: 08 545 858 91
www.savills.se

Valuation Summary 2021-09-30

This Valuation Summary has been issued by Savills Sweden AB (Savills) on behalf of KlaraBo Sverige AB. Savills confirms that there has been no conflict of interest connected with this valuation assignment and that Savills agree that this Valuation Summary is published in KlaraBo Sverige AB:s quarterly and annual company reports and prospectuses connected with the company´s planned listing.

On behalf of KlaraBo i Sverige AB, at the request of Julia Tran, Savills Sweden AB (Savills) has conducted a market valuation of 101 valuation entities located in the municipalities of Trelleborg, Sundsvall, Bollnäs, Oskarshamn, Västervik, Vaggeryd, Tranås, Ronneby, Nybro, Jönköping, Gävle and Håbo. All valuation entities are owned by KlaraBo i Sverige AB. The valuations are according to RICS/IVS recommendations and are drafted and reported in accordance with paragraph 128-130 in ESMA's update of CESR's recommendations. Inspections of the valuation entities are carried out continuously through the assignment and all valuation entities except those located in Håbo and Gävle municipalities has been inspected during the last three years. Valuation date is 2021-09-30.

The valuation is based on a cash flow analysis where value of the properties is based on net present value of forecasted cash flows as well as the residual value during a calculation period of ten years. However, taking into account lease contracts that are extended beyond ten years. The assumptions regarding the future cash flows are based on the analysis of:

- Current and historical rent and costs
- The market/local area's future development
- Property conditions and position in each market segment
- Existing relevant lease conditions
- Market rental terms when leases expire
- Operating and maintenance costs of similar properties in comparison with the costs in the actual properties
- Investment and maintenance plans

Based on the analysis, the resulting net operating income during the cash flow period and the residual value at the end of the cash flow period has been discounted with an estimated discount rate. The value affecting parameters used in the valuations corresponds with Savills interpretation, based on completed and discussed transactions, of how investors and other market participants think and operate. Thus, the sum of resulting net operating income and residual value should be taken as an expression of the market value.

Upon request, we hereby confirm that according to the assessments made by Savills Sweden, the market value of the valued 101 valuation entities amount to a rounded value of SEK **5,033,000,000 (Five billion thirty-three million)** of which freehold properties (100) amount to SEK 4,929,000,000 and leasehold properties (1) amount to SEK 105,000,000, see valuation summary in Appendix 1.

Stockholm 19th October 2021

Savills Sweden AB

Marcus Kindbom, MRICS
By Samhällsbyggarna authorised valuer

Eric Håkansson
By Samhällsbyggarna authorised valuer

Appendix 1

Property	Municipality	Area m2	Market value Q3 2021 MSEK	SEK/m2	Leasehold/ Freehold	Inspection
Häggesta 4:21	Bollnäs				F	X
Säversta 7:75	Bollnäs				F	X
Häggesta 7:101	Bollnäs				F	X
Ren 30:204-351	Bollnäs				F	X
Ren 30:353	Bollnäs				F	X
Ren 30:17, 49, 67	Bollnäs				F	X
Annexet 2	Bollnäs				F	X
Balder 2, 3 och 4	Bollnäs				F	X
Gnistan 2	Bollnäs				F	X
Härsta 9:3	Sundsvall				F	X
Gångsta 1:2	Sundsvall				F	X
Orren 22	Trelleborg				F	X
Gamen 15	Trelleborg				F	X
Illern 1 & Hermelinen 1, 2 och 4	Trelleborg				F	X
Hermelinen 3	Trelleborg				F	X
Lodjuret 1	Trelleborg				F	X
Linden 12	Trelleborg				F	X
Lavendeln 1	Trelleborg				F	X
Spoven 3	Trelleborg				F	X
Väduren 8 & 13	Trelleborg				F	X
Fagerängen 1-6	Trelleborg				F	X
Katten 40	Trelleborg				F	X
Delfinen 51 & 52	Trelleborg				F	X
Sjöjungfrun 11	Trelleborg				F	X
Husaren 16	Trelleborg				F	X
Husaren 17	Trelleborg				F	X
Stigbygeln 6	Trelleborg				F	X
Triangeln 45	Trelleborg				F	X
Triangeln 40	Trelleborg				F	X
Bildsnidaren 1 & Boktryckaren 1	Trelleborg				F	X
Ekorren 1	Jönköping				F	X
Orion 2	Oskarshamn				F	X
Elefanten 30	Oskarshamn				F	X
Duvan 4 och 5	Oskarshamn				F	X
Oskarshamn 3:9	Oskarshamn				F	
Delfinen 1	Nybro				F	X
Lärkan 13 & Bofinken 6	Nybro				F	X
Räven 1	Nybro				F	X
Valen 1	Nybro				F	X
Ålen 1, 2 & 4	Vaggeryd				F	X
Staren 5	Vaggeryd				F	X
Trasten 3	Vaggeryd				F	X
Biljarden 15	Tranås				F	X
Bägaren 4	Tranås				F	X
Duvan 18	Tranås				F	X
Eldaren 23	Tranås				F	X
Hästen 1	Tranås				F	X
Höken 14	Tranås				F	X
Knekten 1	Tranås				F	X
Lokatten 14	Tranås				F	X
Lyran 5	Tranås				F	X
Muraren 1	Tranås				F	X
Mården 13	Tranås				F	X
Norrmalm 13	Tranås				F	X
Snickaren 9	Tranås				F	X
Snickaren 13	Tranås				F	X
Spinnaren 9	Tranås				F	X
Strömsholmen 1	Tranås				F	X
Södra Gyllenfors 21	Tranås				F	X
Tigern 7	Tranås				F	X

Appendix 1

Property	Municipality	Area m2	Market value Q3 2021 MSEK	SEK/m2	Leasehold/ Freehold	Inspection
Tjädern 20	Tranås				F	X
Vega 2	Tranås				F	X
Väduren 1	Tranås				F	X
Fabrikanten 10-11	Västervik				F	X
Fabrikanten 21	Västervik				F	X
Hovslagaren 19	Västervik				F	X
Jättegrytan 2	Västervik				F	X
Krämaren 7	Västervik				F	X
Masten 3	Västervik				F	X
Svanen 7	Västervik				F	X
Tuppen 9	Västervik				F	X
Långholmen 1	Västervik				F	X
Skeppet 5	Västervik				F	X
Residenset 12	Västervik				F	X
Prosten 22	Västervik				F	X
Lingonet 18	Västervik				F	X
Fogden 1	Västervik				F	X
Björnen 4	Ronneby				L	X
Björnen 5	Ronneby				F	X
Brottaren 3	Ronneby				F	X
Elsa 12	Ronneby				F	X
Ernst 1	Ronneby				F	X
Ernst 7	Ronneby				F	X
Frans 1	Ronneby				F	X
Fäktaren 9	Ronneby				F	X
Gertrud 12	Ronneby				F	X
Illern 1 & 2	Ronneby				F	X
Knut 19 och Ronneby 25:27	Ronneby				F	X
Löparen 3	Ronneby				F	X
Per 6	Ronneby				F	X
Skytten 3 & 4	Ronneby				F	X
Johannishus 1:19	Ronneby				F	X
Ronneby 24:12	Ronneby				F	X
Vallbacken 10:6	Gävle				F	
Väster 29:5	Gävle				F	
Skokloster 15:1	Håbo				F	
Skokloster 15:2	Håbo				F	
Skokloster 15:3	Håbo				F	
Skokloster 15:4	Håbo				F	
Skokloster 15:5	Håbo				F	
Skokloster 17:1	Håbo				F	
Total		**290,897**	**5,033**	**17,303**		**92/101**

Marcus Kindbom

Eric Håkansson

Appendix 2

GENERAL TERMS AND CONDITIONS FOR VALUATION REPORTS

These General Terms and Conditions have been produced jointly by CBRE Sweden AB, Cushman & Wakefield Sweden AB, Forum Fastighetsekonomi AB, FS Fastighetsstrategi AB, Newsec Advice AB, Savills Sweden AB and Svefa AB. They have been drafted based on generally accepted principles regarding valuations, which are produced by Samhällsbyggarna (Swedish professionals for the built environment) Property Valuation Section and are intended for use by registered valuers at Samhällsbyggarna. The terms and conditions shall apply as of 1 December 2010 for valuations of whole and parts of properties, site leasehold rights, buildings on non-freehold land and similar valuation services in Sweden. The following shall apply unless otherwise stated in the valuation report:

1 Scope of the valuation report

1.1 The object of the valuation covers, in the valuation report, the real property or the equivalent stated, with appurtenant rights and obligations in the form of easements, rights of way, community association and other rights or obligations stated in extracts from the Land Register *(Sw. Fastighetsregistret/ The Real Property Register)* pertaining to the object of the valuation.

1.2 The valuation report also covers, where applicable, fixtures and fittings of the property and fixtures and fittings of the building relating to the object of the valuation, however not industrial fixtures and fittings to an extent other than as set forth in the report.

1.3 Registered rights in respect of the property have been verified by means of an extract from the Land Register. Since the information obtained from the Land Register has been assumed to be accurate and complete, no further investigation has been conducted of the legal relations and rights of use. Legal relations beyond those set forth in the Land Register have only been taken into account to the extent information thereon has been provided in writing by the client/owner or his representative. Other than as set forth in extracts from the Land Register and information provided by the client/owner or his representative, it has been assumed that the object of the valuation is not encumbered by any unregistered easements, right of use agreements or any other agreements which limit, in any respect, the property owner's right to use the property and that the object of the valuation is not encumbered by onerous expenses, fees or other encumbrances. It has also been assumed that the object of the valuation is, in no respect, the subject of a dispute.

2 Assumptions for the valuation report

2.1 The information included in the valuation report has been obtained from sources which are deemed to be reliable. All information obtained from the client/owner or his representative and any holders of rights of use has been assumed to be accurate. The information has only been verified through a general assessment of reasonableness. In addition, it has been assumed that no information of relevance to the valuation opinion has been omitted by the client/owner or his representative.

2.2 The land areas which form the basis of the valuation have been obtained from the client/owner or his representative. The valuer has relied on these land areas and has not measured them on site or on drawings, but the areas have been verified by means of an assessment of reasonableness. The areas have been assumed to be measured in accordance with the "Swedish Standards" applicable from time to time.

2.3 As regards tenancies and leasehold conditions relating to land or other rights of use, the valuation opinion has, where applicable, been based on applicable leases of property and leases of land, and other rights of use agreements. Copies of these, or other documents, indicating relevant terms and conditions have been obtained from the client/owner or his representative.

2.4 It has been assumed that the object of the valuation complies with all requisite requirements from public authorities and terms and conditions applicable to the property, such as plans, etc., and has obtained all requisite permits from public authorities for its use in the manner stated in the report.

3 Environmental matters

3.1 The valuation opinion is conditional on land or buildings relating to the object of the valuation not being in need of an environmental clean-up and there being no form of environmental encumbrance.

3.2 In light of the provisions of 3.1, the valuer shall not be liable for any loss incurred by the client or a third party as a consequence of the inaccuracy of the valuation opinion due to the object of the valuation being in need of an environmental clean-up or there being any form of environmental encumbrance.

4 Inspection, technical condition

4.1 The physical condition of the facilities (buildings, etc.) as described in the report is based on an overall ocular inspection. The inspection conducted has not been of such a nature as to satisfy the seller's duty of disclosure or the buyer's duty to investigate pursuant to Chapter 4, Section 19 of the Land Law Code *(Sw. Jordabalken SFS 1970:994/Code of Land Lawz)*. The object of the valuation is assumed to be in a condition and to be of the standard which the ocular inspection indicated at the time of the inspection.

4.2 The valuer assumes no liability whatsoever for any latent defects or circumstances which are not obvious on the property, under the ground or in the building and which might affect the value. No liability is assumed for:

- any matter which would require specialist expertise or special knowledge to discover;
- the functionality (freedom from defects) and/or the condition of fixtures of buildings, mechanical equipment, pipes or electrical components.

5 Liability

5.1 Any claims for damages arising from proven loss arising from any error in the valuation report must be made within one year from the date of the valuation (the date on which the valuation is signed).

5.2 The maximum amount of damages which may be payable for proven loss arising from an error in the valuation report is 25 times the price base amount at the date of the valuation.

6 Validity of the valuation report

6.1 Depending on whether the factors influencing the market value of the object of the valuation change, the valuation opinion referred to in the report is only valid at the date of the valuation subject to the assumptions and reservations set forth in the report.

6.2 Future incoming payments and outgoing payments and growth in value as declared in the report, where applicable, have been made based on a scenario which, in the opinion of the valuer, reflects the future projections of the property market. The valuation opinion does not constitute any undertaking as regards actual future growth in cash flow and growth in value.

7 Use of the valuation report

7.1 The content of the valuation report and its appendices is the property of the client and shall be used in its entirety for the purpose set forth in the report.

7.2 Where the valuation report is used for legal matters, the valuer shall only be liable for direct and indirect loss which may effect the client provided that the report is used in accordance with 7.1. The valuer shall have no liability whatsoever for any loss incurred by any third party as a consequence of such third party having used the valuation report or information provided therein.

7.3 Prior to the valuation report or parts thereof being reproduced or referred to in any other written document, the valuation company must approve the content and the manner in which the report is to be referred to.

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Definitions

A Shares	Class A Shares in the Company.
B Shares	Class B Shares in the Company.
The Company or KlaraBo	KlaraBo Sverige AB, corporate identity number 559029-2727.
Residential floor area	Residential floor area (Boarea)
Gross floor area	Gross floor area (Bruttoarea)
Cornerstone Investors	Clearance Capital Limited, org.nr 06760235, Länsförsäkringar Fondförvaltning AB, org.nr 556364-2783, M2 Asset Management AB, org.nr 556559-3349, and ODIN Forvaltning AS, org.nr 957 486 657.
The Offering	The offer to acquire shares in the Company in accordance with the Prospectus.
Offering price	SEK 35 per B Share.
Euroclear Sweden	Euroclear Sweden AB.
The Principal Shareholders	Anders Pettersson through companies, Investment AB Spiltan and Mats Johansson through companies.
Joint Bookrunners	ABG Sundal Collier AB, corp. ID No 556538–8674 Danske Bank A/S, Denmark, Swedish branch, corp. ID No 516401–9811 Handelsbanken Capital Markets, corp. ID No 502007–7862
Sole Global Coordinator	ABG Sundal Collier AB, corp. ID No 556538–8674.
The Code	The Swedish Code of Corporate Governance.
The Group	The group of which the Company is the parent company including subsidiaries of the Group.
IFRS	International Financial Reporting Standards as adopted by the EU.
GDP	Gross domestic product.
m^2	Square metres.
R+K	Rooms plus kitchen.
SEK, kr	Swedish kronor.
SEKm	Million Swedish kronor.
SEKk	Thousand Swedish kronor.
Nasdaq Stockholm	The regulated market operated by Nasdaq Stockholm Aktiebolag.
The Prospectus	This prospectus, which has been prepared in connection with the Offering.

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