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KlaraBo announces final outcome of the substantially oversubscribed rights issue

On 28 November 2024, KlaraBo Sverige AB (publ) ("KlaraBo" or the "Company") announced the board's resolution to carry out a rights issue of up to 26,057,868 B shares with preferential rights for existing shareholders in KlaraBo (the "Rights Issue"). The subscription period in the Rights Issue ended on 23 December 2024. The final outcome shows that the Rights Issue is substantially oversubscribed. The final outcome corresponds to the preliminary outcome which was published through a press release on 27 December 2024. Through the Rights Issue, KlaraBo receives approximately SEK 391 million, before deduction of transaction costs.

Through the Rights Issue, 26,057,868 B shares were offered at a subscription price of SEK 15.00 per share. 24,310,563 B shares (corresponding to 93.3 percent of the Rights Issue) were subscribed for by exercise of subscription rights. In addition, notifications to subscribe for 26,549,809 B shares (corresponding to 101.9 percent of the Rights Issue) without subscription rights were submitted during the subscription period. Thus, the Rights Issue was oversubscribed by 95.2 percent and the guarantee undertaking provided by Investment Aktiebolaget Spiltan and Wealins S.A. in the Rights Issue will consequently not be used.

"It is very satisfying to note strong support from existing shareholders and great interest from other investors, which has led to a substantially oversubscribed rights issue. The ongoing acquisition in Helsingborg of 740 apartments, which will be consolidated on 31 January 2025, will provide a stable continuous return and enable us to add further value through active management and ongoing refinement over time. KlaraBo is well-positioned for continued growth and sees economies of scale with a larger property portfolio in a region where we are already established. This creates value for both our tenants and our shareholders", says Andreas Morfiadakis, CEO of KlaraBo.

Through the Rights Issue, KlaraBo receives approximately SEK 391 million before deduction of transaction costs, which amounts to approximately SEK 18 million. KlaraBo's share capital will increase by SEK 1,302,893.40, from SEK 6,591,394.15 to SEK 7,894,287.55 and the total amount of shares will increase by 26,057,868 shares, from 131,827,883 shares to 157,885,751 shares (of which 16,300,000 are A shares and 141,585,751 are B shares).



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Allotment of shares subscribed for without subscription rights has been made in accordance with the principles set out in KlaraBo's prospectus regarding the Rights Issue. Notice of allotment of new B shares, subscribed for without subscription rights, will be distributed through a settlement note on or around 2 January 2025. Subscribed and allotted B shares shall be paid in cash in accordance with the instructions in the settlement note. Nominee-registered shareholders will receive notification of allotment in accordance with the respective nominee's procedures. Only those who receive allotment of shares will be notified.

The last day of trading with paid subscribed shares (Sw. *BTA*) is 9 January 2025. The new B shares are expected to start trading on Nasdaq Stockholm on 15 January 2025.

Advisors

ABG Sundal Collier AB ("**ABG**") and Swedbank AB (publ) ("**Swedbank**") are acting as Joint Global Coordinators in connection with the Rights Issue. Frederesen Advokatbyrå AB is acting as legal advisor to KlaraBo in connection with the Rights Issue.

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About KlaraBo

KlaraBo is a real estate company that acquires, builds, owns and manages attractive residential properties. The company was founded in 2017 and operates throughout the country. The strategy is to acquire existing residential properties as well as land for new construction in regions with population growth and a strong labour market. Our newly constructed apartments are developed in-house and space efficient, which contribute to reasonable rents. Both apartments and buildings are designed in collaboration with the municipality to fit local needs. With sustainable building material, the new construction holds a high environmental standard. KlaraBo is a long-term property owner. KlaraBo is listed on Nasdaq Stockholm and is traded under the ticker KLARA B.

Important information

The information in this press release does not constitute an offer or invitation to acquire or subscribe for any subscription rights, paid subscription shares or shares ("**Securities**") in any jurisdiction. Any invitation to the persons concerned to subscribe for shares in KlaraBo will only be made through the prospectus that KlaraBo has published by press release and on its website after approval and registration with the Swedish Financial Supervisory Authority.



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Forward-looking statements

Matters discussed in this press release may contain forward-looking statements. Such statements are all statements that are not historical facts and contain expressions such as “believes”, “expects”, “anticipates”, “intends”, “estimates”, “will”, “may”, “continues”, “should” and other similar expressions. The forward-looking statements in this press release are based on various assumptions, which in several cases are based on additional assumptions. Although KlaraBo believes these assumptions were reasonable when made, such forward-looking statements are subject to known and unknown risks, uncertainties, contingencies and other material factors that are difficult or impossible to predict and beyond its control. Such risks, uncertainties, contingencies and material factors could cause actual results to differ materially from those expressed or implied in this communication through the forward-looking statements. The information, perceptions and forwardlooking statements contained in press release speak only as at its date, and are subject to change without notice. KlaraBo undertakes no obligation to update or revise any forward-looking statements, whether as a result of new information, future events or other circumstances, except for when it is required by law or other regulations. Accordingly, investors are cautioned not to place undue reliance on any of these forward-looking statements.

Information to distributors

Solely for the purposes of the product governance requirements contained within: (a) EU Directive 2014/65/EU on markets in financial instruments, as amended (“**MiFID II**”); (b) Articles 9 and 10 of Commission Delegated Directive (EU) 2017/593 supplementing MiFID II; and (c) local implementing measures (together, the “**MiFID II Product Governance Requirements**”), and disclaiming all and any liability, whether arising in tort, contract or otherwise, which any “manufacturer” (for the purposes of the MiFID II Product Governance Requirements) may otherwise have with respect thereto, the shares in KlaraBo have been subject to a product approval process, which has determined that such shares are: (i) compatible with an end target market of retail investors and investors who meet the criteria of professional clients and eligible counterparties, each as defined in MiFID II; and (ii) eligible for distribution through all distribution channels as are permitted by MiFID II (the “**Target Market Assessment**”). Notwithstanding the Target Market Assessment, Distributors should note that: the price of the shares in KlaraBo may decline and investors could lose all or part of their investment; the shares in KlaraBo’s offer no guaranteed income and no capital protection; and an investment in the shares in KlaraBo is compatible only with investors who do not need a guaranteed income or capital protection, who (either alone or in conjunction with an appropriate financial or other adviser) are capable of evaluating the merits and risks of such an investment and who have sufficient resources to be able to bear any losses that may result therefrom. The Target Market Assessment is without prejudice to the requirements of any contractual, legal or regulatory selling restrictions in relation to the Rights Issue. For the avoidance of doubt, the Target Market Assessment does not constitute: (a) an assessment of suitability or appropriateness for the purposes of MiFID II; or (b) a recommendation to any investor or group of investors to invest in, or purchase, or take any other action whatsoever with respect to the shares in KlaraBo. Each distributor is responsible for undertaking its own target market assessment in respect of the shares in KlaraBo and determining appropriate distribution channels.



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