

Stockholm, 19 February 2024

Dear shareholder in Besqab,

On 31 January 2024, Aros Bostadsutveckling AB (publ) (“**Aros Bostad**”) announced a recommended public tender offer to the shareholders in Besqab AB (publ) (“**Besqab**”). Aros Bostad and Besqab intend to combine the two companies to create a new, leading residential property developer in Greater Stockholm and Uppsala.

Shareholders in Besqab are offered 1.04¹ newly issued common shares and 0.07² newly issued series B preference shares in Aros Bostad for each existing share in Besqab (the “**Offer**”). The total value of the Offer amounts to approximately SEK 40.2 per share in Besqab, based on the closing price for Aros Bostad’s common share at SEK 33.2 on 30 January 2024 and series B preference share at SEK 82.8 on 30 January 2024, which was the last trading day before the announcement of the Offer. The Offer represented a bid premium of 44.2 percent compared to the closing price of Besqab’s share on 30 January 2024.

Aros Bostad is proposed to be named Besqab after the combination, and the senior executive management will consist of people from both Aros Bostad’s and Besqab’s management, ensuring continuity and an experienced and competent senior executive team. The combination of Aros Bostad and Besqab creates a new company with an even stronger market position and economies of scale. The new company will have a broad portfolio of development projects and investment properties in attractive areas in Greater Stockholm and Uppsala. A combination creates a complementary product offering with the potential for increased production volumes, stable cash flows and new business opportunities. The combination of a clear customer- and sustainability focus, strong business acumen and financial stability creates a solid foundation for long-term profitable growth.

The board of directors of Besqab unanimously, supported by a so-called fairness opinion from PwC, recommends Besqab’s shareholders to accept the Offer. Aros Bostad has in advance obtained irrevocable undertakings to accept the Offer from shareholders in Besqab, representing approximately 73 percent of the shares in Besqab.

We hope that you as a shareholder find the Offer appealing and want to enlighten you that the acceptance period of the Offer runs from 20 February 2024 until 12 March 2024. **To partake in the Offer, you need to accept the Offer according to instructions in the acceptance form, enclosed in this letter, at the latest 17.00 on 12 March 2024.** Payment of consideration is expected to commence on or about 22 March 2024.

You can read more about the Offer, its terms and the complete statement from Besqab’s board in the offer document available on the webpage for the Offer, www.besqab2024.se.

Kind regards,
Magnus Andersson
CEO, Aros Bostad

A combined prospectus and offer document (Sw. Erbjudandehandling) (the "Prospectus") has been prepared in connection with the Offer and has on 19 February 2024 been approved by the Swedish Financial Supervisory Authority. The approval by the Swedish Financial Supervisory Authority shall not be considered as an approval of the offered securities. The prospectus contains a description of the risks and benefits associated with the Offer and potential investors are advised to read the Prospectus in its entirety before making an investment decision. The Prospectus can be obtained at www.besqab2024.se.

¹ The number has been rounded, the exact number is 1.03880 common shares for each common share in Besqab.

² The number has been rounded, the exact number is 0.06924 series B preference shares for each common share in Besqab.