

Akelius Residential Property AB (publ)

notice of annual general meeting 2018

The shareholders of Akelius Residential Property AB (publ) are summoned to the Annual General Meeting on 10 April 2018 at 10.00, Hotel Scandic Anglais, Humlegårdsgatan 23, Stockholm.

right to participate and registration

Shareholders who wish to participate in the meeting must be included in the share register kept by Euroclear Sweden AB no later than April 4, 2018, and notify their attendance at the meeting and any number of assistants, no more than two, to the company no later than April 6, 2018.

A notification of participation must be made in writing to Akelius Residential Property AB (publ), Box 104, 182 12 Danderyd or by e-mail to agm@akelius.se.

Please provide name, person or organization number, address, telephone number, shareholding and any assistants at the time of notification.

representatives

Shareholders to be represented by representatives must issue a written and dated power of attorney. The person who represents a legal person shall display a copy of the registration certificate or equivalent document of authority which expresses the authorized signatories. The power of attorney must not be older than one year unless the term of validity, no more than five years, is stated in the power of attorney.

A power of attorney in original form, registration certificate and corresponding authorization documents must be sent to the company at the above address in good time before the Annual General Meeting.

A power of attorney form is available on the company's website

www.akelius.com/en/aktieagarinformation/bolagsstamma.

nominee-registered shares

A person who has registered the shares with a trustee must, in order to be entitled to attend the meeting, instruct the trustee to register the shares for voting in his or her own name.

Shareholders who wish for such re-registration must request it from their trustee in good time before April 4, 2018.

proposed agenda

1. opening of the annual general meeting
2. election of the chairman of the meeting
3. preparation and approval of the voting register
4. election of one or two persons to attest the minutes
5. determination of whether the meeting has been duly convened
6. approval of the agenda
7. presentation of the annual report and auditor's report for the financial year 2017, as well as the consolidated accounts and group audit report for the financial year 2017
8. resolutions on:
 - a. adoption of profit and loss account and balance sheet and consolidated profit and loss account and consolidated balance sheet,
 - b. allocation regarding the Company's profit/loss in accordance with the adopted balance sheet, and
 - c. discharge from liability for the board members and the managing director
9. determination of board and auditor's remuneration
10. determination of number of board members and auditors

- election of board members and
election of auditors or registered auditing companies
11. resolution on change to the articles of association regarding accounting currency
 12. resolution on issue of ordinary shares
 13. resolution on authorization for the board to resolve upon the issue of ordinary shares
 14. closing of the annual general meeting.

resolution proposals

item 2 - election of the chairman of the meeting

The board proposes that the annual general meeting shall appoint attorney at law Anders Janson to be the chairman of the meeting.

item 8b – allocation and distribution of profits

The board proposes that a dividend of maximum SEK 20 per preference share shall be distributed.

In total, the distribution of profits on preference shares shall be paid in the amount corresponding to a maximum of SEK 376,712,120.

The dividend shall be divided into four payments of SEK 5 per preference share at the respective dividend payment date. The reconciliation dates are proposed to be on May 4, 2018,

August 3, 2018,
November 5, 2018 and
February 5, 2019.

The dividend is expected to be paid through Euroclear Sweden AB on May 10, 2018,
August 9, 2018,
November 12, 2018 and
February 11, 2019 respectively.

The board proposes that a dividend of SEK 2.8 per ordinary share shall be distributed.

In total, the distribution of dividends on ordinary shares will be paid in the amount of SEK 8,583,622,320.

The dividend is subject to the condition that the

shareholders subscribe to all shares in the proposed share issue in accordance with item 12.

The board proposes that the annual general meeting authorizes the board to determine the reconciliation date and payment date for the distribution of dividend on the ordinary shares.

The board proposes that the remaining recorded profit/loss be balanced on a new account.

item 9 - determination of board and auditor's remuneration

It is proposed that remuneration shall be paid to the chairman of the board in the amount of SEK 500,000 (in 2017: SEK 500,000) and to other board members with SEK 300,000 each (in 2017: SEK 300,000).

No remuneration will be paid to board members who are employees in the group.

Furthermore, it is proposed that the auditors' remuneration shall be paid in accordance with approved invoices.

item 10 - determination of number of board members and auditors.

Election of board members and election of auditors or registered auditing companies

It is proposed that the annual general meeting shall decide that, until the end of the next annual general meeting, the board shall consist of five ordinary members and no deputy members

and that the company shall continue to have a registered auditing firm as auditor.

Furthermore, the annual general meeting is proposed to re-elect all current members of the board of directors, that is Leif Norburg, Pål Ahlsén, Igor Rogulj, Anders Lindskog and Lars Åhrman, until the end of the next annual general meeting.

It is proposed that Leif Norburg be re-elected as the chairman of the board.

For the period until the next annual general meeting, the annual general meeting is proposed to elect the registered auditing firm EY AB to be the auditor of the company. In the event that EY AB is elected, the auditing firm has informed the board that the Authorized Public Accountant Ingemar Rindstig will be appointed auditor in charge.

item 11 - resolution on change to the articles of association regarding accounting currency

The board proposes that the annual general meeting resolves to change the accounting currency from Swedish crowns to Euro, and that the resolution should include amendment of the Articles of Association with the result that a new provision is adopted as follows:

"The company shall have the euro as its accounting currency. The share capital shall be determined in euro."

item 12 - resolution on issue of ordinary shares

The board proposes that the annual general meeting resolves to increase the company's share capital by SEK 75,737,844 through a new issue of 126,229,740 ordinary shares.

The reconciliation date shall be April 19, 2018 and subscription for the shares will take place from April 20 to May 4, 2018.

The new ordinary shares will be issued at a subscription price of SEK 68 per share.

The quotient value of the existing ordinary shares amounts to SEK 0.6 per share.

The additional subscription amount of SEK 8,507,884,476 shall be transferred to the company's free equity fund.

The right to subscribe for the new ordinary shares shall, with preferential rights, belong to those shareholders who, on the reconciliation date for the share issue, are registered as shareholders of ordinary shares, primary preferential rights. Shares not subscribed for with primary preferential rights

shall be offered to all shareholders for subscription, subsidiary preferential rights.
Payment may be made through set-off of claims against the company.
The new shares shall entitle the holder to rights to receive dividend,
the first time on the reconciliation date for dividend which occurs immediately after the new ordinary shares have been included into the share register kept by Euroclear Sweden AB.

This share issue is conditional upon the distribution of dividend on ordinary shares in accordance with item 8b. The shareholders of all ordinary shares have undertaken to subscribe for all shares in the new issue.

item 13 - resolution on authorization for the board to resolve upon the issue of ordinary shares

The board proposes that the annual general meeting resolves to authorize the board to resolve on a share issue of no more than 500,000,000 ordinary shares on one or more occasions until the annual general meeting 2019, with or without deviation from shareholders' preferential rights.

other matters

The resolutions of the annual general meeting pursuant to items 11-13 are valid only if resolutions are agreed by shareholders with at least two thirds of both the votes cast and the shares represented at the annual general meeting.

The annual report, consolidated accounts, auditor's report and auditor's report, sustainability report and the board's complete proposals for resolutions and related documents will be available at the company's office, Svärdvägen 3 A, Danderyd, and at the company's website at the address www.akelius.com/sv/aktieagarinformation no later than three weeks before the annual general meeting.

The documents will be sent to shareholders who request it and state their postal address and will also be available at the meeting.

The documents will be submitted to the annual general meeting.

Shareholders have the right to request information regarding, on the one hand, conditions that may affect the assessment of a matter on the agenda and conditions that may affect the assessment of the company's financial situation.

The board and the managing director shall disclose such information if the board considers that it can be done without material damage to the company.

The disclosure obligation also applies to the company's relation to other group companies, the consolidated accounts and such circumstances as regards subsidiaries mentioned above.

Stockholm in March 2018

Akelius Residential Property AB (publ)

The Board of Directors

In the event of conflict in interpretation or differences between this notice and the Swedish version, the Swedish version shall have priority

Akelius Residential Property AB's preference shares are listed on Nasdaq First North. Avanza Bank is the Certified Adviser of the company.