

This is an unofficial translation of the Swedish version of Rikshem AB (publ)'s articles of association. In the event of any discrepancy between this translation and the Swedish version of the articles of association, the Swedish version shall prevail.

ARTICLES OF ASSOCIATION

for

RIKSHEM AB

under name change to

RIKSHEM AB (publ)

Reg. No. 556709-9667

Adopted at extraordinary general meeting on 16 May 2012

§ 1. Name

The name of the company is **Rikshem AB (publ)**. The company is a public company.

§ 2. Registered Office

The board shall have its registered office in Stockholm.

§ 3. Object

The object of the company's business shall be to – directly or indirectly through wholly or part-owned subsidiaries, or through contracted services – to own, develop and manage real estate, and to carry on other activities compatible therewith, including inter alia the provision of property-related services.

§ 4. Share Capital

The share capital is to amount to not less than 50,000,000 Swedish kronor and not more than 200,000,000 Swedish kronor.

§ 5. Number of Shares

The number of shares shall amount to not less than 500,000 shares and not more than 2,000,000 shares.

§ 6. Financial Year

The financial year of the company shall be the calendar year.

§ 7. Board of Directors

The board of directors, to the extent elected by the general meeting, shall consist of not less than three (3) and not more than ten (10) members, with zero (0) to a maximum of ten (10) alternate members.

§ 8. Auditors

For the purpose of examining the company's annual report and financial statements as well as the administration of the board of directors and the CEO, at least one (1) and at most two (2) authorised public accountants, with zero (0) to a maximum of two (2) deputies, are appointed at the annual general meeting.

§ 9. Notices

Notice of annual general meetings and of extraordinary general meetings convened to address amendments to the articles of association must be issued not earlier than six weeks and not later than four weeks prior to the general meeting. Notice of other extraordinary general meetings is issued not earlier than six weeks and not later than two weeks prior to the meeting.

Notice is announced in *Post- och Inrikes Tidningar* and in *Dagens Nyheter*.

§ 10. Business of the Meeting

The following matters shall be dealt with at the annual general meeting:

1. Election of chairman of the meeting;
2. Preparation and approval of the voting register;
3. Approval of the agenda;
4. Election of one or two persons to approve and verify the minutes;
5. Examination of whether the meeting has been duly convened;
6. Presentation of the annual report and the audit report and, where applicable, the group accounts and the auditor's report for the group;
7. Resolutions in respect of adoption of the profit and loss statement and the balance sheet and, where applicable, the consolidated profit and loss statement and the consolidated balance sheet;
8. Resolutions in respect of the disposition to be made of the company's earnings according to the balance sheet adopted by the general meeting;
9. Resolutions in respect of discharge from liability of the members of the board of directors, and where applicable, the managing director;
10. Determination of the number of board members and alternate members, as well as auditors and deputy auditors;
11. Determination of fees to the board members and auditors;
12. Election of members of the board of directors and alternate members, as well as auditors and deputy auditors;
13. Other matter to be dealt with at the meeting pursuant to the Swedish Companies Act or the articles of association.

§ 11. Post-transfer purchase right

If a share has been transferred to another party, said share must be offered for post-sale purchase to the other shareholders through written notice to the company's board of directors. The manner in which the share was acquired shall be verified.

When notice has been filed about the share transfer, the board of directors must immediately notify the company's shareholders in writing, requesting those who wish to exercise their purchase right to notify interest to the board of directors in writing within two months of the date notice of the transfer of shares was submitted to the board of directors.

Should several parties with post-sale purchase rights notify interest, the preferential right is decided by lot, however, if several shares are concurrently offered, the shares are first allocated, as far as possible, between those who wish to exercise their purchase right, in proportion to their previous shareholdings.

The purchase right may be exercised for a lesser amount of shares than the total amount of shares encompassed by the offer.

If the acquirer and the person requesting exercise of its right of redemption do not agree on the redemption, or any matter related, the person who requested redemption of the shares shall have the right to bring an action before the Arbitration Institute of the Stockholm Chamber of Commerce, in accordance with its rules for expedited arbitrations, within two months from the day the person notified the board of directors of its claim to exercise its redemption right. The seat of arbitration shall be where the company has its registered office.

If none exercise their right of post-sale purchase within the stipulated time period or, after a redemption value of a similar share has been set in due order, the share is not redeemed within one month, the party who offered the share for post-sale purchase may become the registered owner of the share.
