

Stockholm, November 29, 2018

To

The Board of Stendörren Fastigheter AB (publ)

The Board of Directors of Stendörren Fastigheter AB (publ) ("Stendörren") has assigned Handelsbanken Capital Markets to render an opinion as to the fairness from a financial point of view of the public offer from EQT Real Estate II ("EQT"), through Chicago Holding AB to the shareholders of Stendörren (the "offer"). For information regarding the offer and its terms and conditions please refer to the press release published by EQT on November 27, 2018 held available at: www.eqtpartners.com/other/stendorren-bid/.

In connection with the presentation of this opinion, we have, inter alia, reviewed and taken into account the terms and conditions of the offer, certain publicly available information published by Stendörren, including annual reports and interim reports, and other publicly available information relating to Stendörren, including certain market research reports and reports produced by equity research analysts. We have also discussed the Stendörren operations, financial position, profit development, strategy and future prospects with senior members of management of Stendörren.

We have considered certain financial and stock exchange related information regarding Stendörren in comparison with similar information regarding certain other companies with similar operations as well as comparable acquisition transactions. We have also taken into consideration the share price development and trading activity in the Stendörren B-share and performed such other analysis and studies which we have considered appropriate as a basis for this opinion.

We have not conducted any so-called "due diligence" in order to verify the accuracy of the information received from Stendörren or elsewhere and we have not made any independent evaluation or assessment of the assets and liabilities of Stendörren. Without independent verification by us, we have relied upon that all of the financial and other information reviewed by us as a basis for this opinion in all material aspects are correct and accurate and that no information of material importance for the evaluation of future earnings capacity or for our overall assessment has been omitted or not presented to us.

Our opinion is based on the Swedish regulatory system and upon current market, economic, financial and other conditions as well as information made available to us as of the date hereof. Any change in such conditions may require a revaluation of this opinion. Our opinion does not include any assessment as to the price at which Stendörren shares may trade in the future.

Based upon and subject to the foregoing, we are of the opinion that the offer as of the date hereof, from a financial point of view, is not fair to the Stendörren shareholders.

Handelsbanken Capital Markets is a business area within Svenska Handelsbanken AB with operations within securities trading and brokerage, equity research and corporate finance. Within the framework of its normal operations within securities trading and brokerage, Handelsbanken Capital Markets may, at any point in time, hold long or short positions in, and may for own or clients' accounts trade in, shares and other securities related to Stendörren. In addition, Svenska Handelsbanken AB may have granted credits to Stendörren and may hold equity related securities in Stendörren as security.

We will receive a fixed fee for this opinion irrespective of the outcome of the offer.

It is understood that this letter is for the information of the Board of Directors of Stendörren only in connection with their evaluation of the offer and should thereof not be interpreted as a recommendation to the shareholders of Stendörren. The letter may not be used, quoted, reproduced or be used for any other purpose without prior written consent from us, except that a copy of this opinion may be included in its entirety in a prospectus or offer document produced for the offer, any response document or press release that the Board of Directors of Stendörren is required to make in connection with the offer. This opinion is subject to Swedish substantive law and any dispute in respect of this statement shall be resolved exclusively by Swedish court of law.

This is a translation of the fairness opinion written in Swedish. It is for information purposes only and does not constitute a part of the opinion. For the avoidance of doubt, in the case of any inconsistency or ambiguity between the Swedish language version and the English translation, the Swedish language version shall prevail.

Handelsbanken Capital Markets
Corporate Finance