

Schedule 4 - The Board of Director's report pursuant to Chapter 13, section 7 of the Companies Act on set-off rights

The Board of Directors of Wästbygg Gruppen AB (publ) (the "**Company**") submits the following report pursuant to Chapter 19, section 35, cf. Chapter 13, section 7 of the Companies Act (2005:551).

The Company has on 24 September 2021 entered into a share sale and purchase agreement (the "**Agreement**") with Trekcyd AB (the "**Seller**") regarding the acquisition of all shares in Rekab Entreprenad AB (the "**Target**") from the Seller to the Buyer. Pursuant to the Agreement, the purchase price shall be paid in cash and in kind by way of transfer of class B shares in the Company (the "**Remuneration Shares**"). The Remuneration Shares shall be transferred to the Seller (which in turn is owned by key employees in the Target), in two separate tranches; the Remuneration Shares I shall be transferred no later than the 31 March 2022 and the Remuneration Shares II shall be transferred on the third anniversary of the closing date, which is planned to occur on the turn of the month of October/November/ 2021 (the "**Closing Date**"). The Remuneration Shares shall equal to an amount of SEK 82,800,000 based on the volume-weighted average share price for the Company's class B shares on the Exchange the ten (10) preceding business days prior to the Closing Date. The Seller will, in connection with the completion of the transaction on the Closing Date, issue a loan by issuing a promissory note to the Company amounting to SEK 82,800,000 (the "**Promissory Note**"). Therefore, the Board intends to propose that the extraordinary general meeting resolves on the transfer of the Company's own B shares, corresponding to a value of SEK 82,800,000 based on the volume-weighted average share price for the Company's class B shares on the Exchange the ten (10) preceding business days prior to the Closing Date, and that payment shall be made by way of set-off in accordance with the following:

Creditor	Maximal subscription amount	Amount of Promissory Note to set-off
Trekcyd AB	SEK 82 800 000	SEK 82 800 000
TOTAL	SEK 82 800 000	SEK 82 800 000

The holder of the Promissory Note have declared that they are willing to subscribe for the Remuneration Shares in the Company and, as payment of the debt arising from such subscription, set off the Promissory Note against the Company as described in the foregoing.

The Board considers that the set-off is to the advantage of the Company, its creditors and its shareholders.

Signature page follows

Gothenburg on 27 September 2021

Cecilia Marlow (ordförande)

Jörgen Andersson

Christina Källenfors

Lennart Ekelund

Joacim Sjöberg