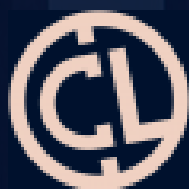


**OFFER FOR  
SUBSCRIPTION  
OF SHARES IN**

**CLASSIC LIVING CL AB**

December 4 - 18, 2019

Summary of the offer



# CLASSIC LIVING IN BRIEF

Classic Living Group was founded in 2016 with the aim of developing attractive accommodations with social and sustainable lifestyles on the Spanish south coast, with a focus on Malaga.

The Company currently has five projects in Malaga's old town, charming and attractive properties, in different phases; from ongoing construction to construction start-up shortly, sales and design.

Our business is focused on two business areas – Property Development and Real Estate. Our overall expertise includes everything from management, project management, real estate development, construction, production, market, sales and financing. From idea, concept development and marketing to the implementation of the construction. We offer a new modern way to develop land and refine properties.

Classic Living currently has a project portfolio with a sales value of approximately SEK 175 million, with a forecast profit of approximately SEK 35 million. The intention is to continue building volume in the first half of 2020 by acquiring more properties and to take the company public in Stockholm by the end of 2020.

## SUMMARY OF THE OFFER

Right issue terms: An existing share gives the right to obtain a subscription right. Two subscription rights entitle the right to subscribe of a new share

Issue amount: SEK 11.6 million

Subscription price: SEK 18/share

Number of shares in the issue: 644,245

Number of existing shares: 1,288,490

Valuation pre-money: 23.2 Million

Subscription time: 4 - 18 December 2019

## WHY INVEST IN CLASSIC LIVING?

- Low valuation – high potential for future listing
- Good market development on the sunshine coast and especially in the Malaga region
- Malaga as a central place is attractive with one of Europe's best climate, culture, sports and with very good air links to the rest of the world
- High growth and profitability targets, listing on the appropriate marketplace in Stockholm during Q4 2020
- Portfolio with projects and agreements for the acquisition of real estate projects corresponding to sales value of SEK 165 million with EBITA of some SEK 35 million.



## WORD FROM THE CEO

Even 10 years ago when I lived on the Spanish south coast, I realized that the combination of one of Europe's best climates year-round, culture, leisure activities and the mix of people makes this part of the world very attractive. What I felt, however, was how worn and boring Malaga was, and the current financial crash did not do better. The more fun has it been to see the change of Malaga and that the city continues to develop in a very positive way.

Classic Living has noted this development and we have gradually acquired 5 properties in very good locations in Malaga's Old Town. We will transform these properties in bad shape into attractive accommodation, while the older charm will persist.

Our business model is simple; we buy a property in bad condition, make the projekt with drawings, pictures and sales materials, while all permits are applied for. When we sold 50-60% of the property's apartments, construction starts, the sale is completed before construction is complete. The risk is relatively low compared to a return in projects of 30-35% annually.

Together with our real estate development, we also run our own real estate brokerage, Classic Living Estates, where we benefit from our local network and our knowledge of the market and customers. Our customers come from all over the world and often regard their buying of apartments as investments in an exciting and growing city like Malaga.

Despite our focus on Malaga and Spain, Classic Living is a Swedish company, which means that we bring Swedish thinking real estate development in terms of quality and the way we create attractive accommodation.

Our goal is to establish Classic Living as a full-service company in real estate development and sales on the Spanish south coast, with a focus on the growth city of Malaga. If you want to take part in the value-creating development we now face in 2020, whether you are already a shareholder or not – welcome to join us on our journey of growth in the sun!

A handwritten signature in blue ink, appearing to read 'Patric Sjölund', written in a cursive style.

Patric Sjölund  
CEO

## Malaga

Málaga is a city that has everything you could wish for – a pleasant climate throughout the year, beach, shopping, culture, activities for all ages, exciting and varied gastronomy in different price ranges – from affordable tapas to Michelin star restaurants, good communications, university, innovation, future ambitions, a positive business environment and quality tourism.

Málaga has, as the city has grown in popularity, also become an increasingly attractive city to establish businesses and place its headquarters in. There is a positive business environment and not least it is a city where it is easy to attract people. Malaga now has its own “ Andalusia’s Silicon Valley”, a business park with 650 companies and nearly 18,000 employees. There are large companies such as Oracle, TDK, Adif, Accra West, Ericsson, Vodafone and Huawei, mixed with startups and different types of development companies.

## Market

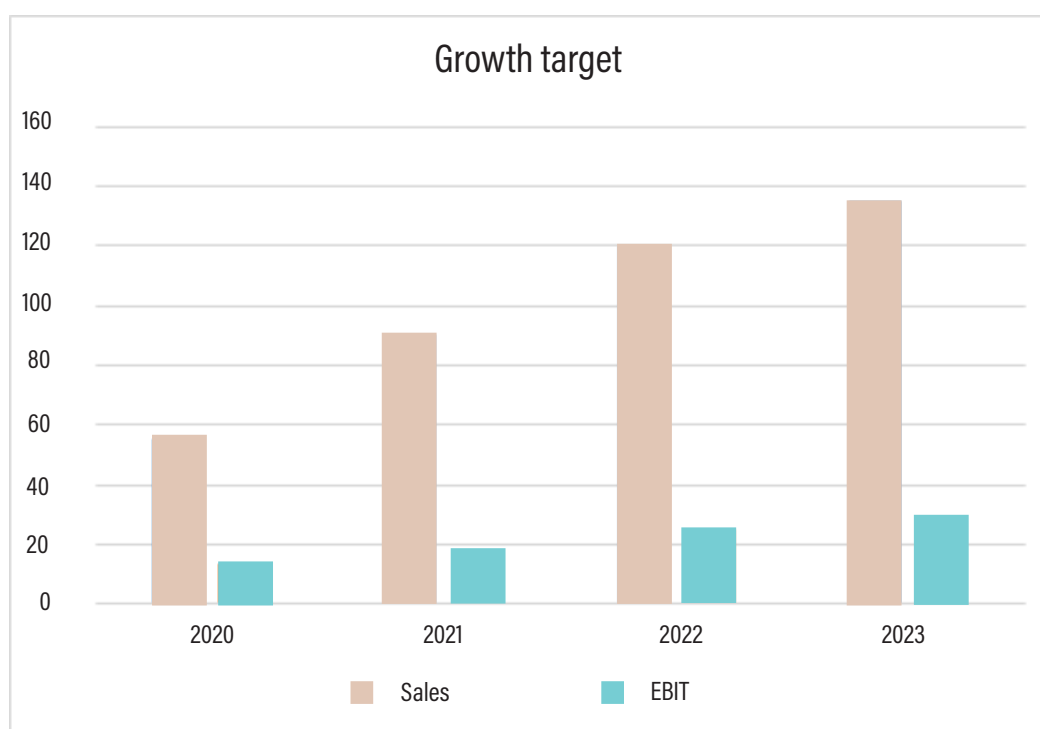
Málaga is today the fourth province with the most residential deals after Madrid, Barcelona and Alicante. Investing in a big city with economic growth and a more diverse range, most people experience as safer than more seasonal places on the Costa del Sol.

The popularity and migration of people and businesses is causing demand for housing to rise, more capital coming into the region and the prices of real estate increasing. Classic Living intends to be part of this growth and develop qualitative properties to meet the increased demand.

## Future

Classic Living intends to grow with profitability and prepares the company for a stock exchange listing in Stockholm in the fourth quarter of 2020. With a project taking 2-3 years from the acquisition of a property until completed and paid, it is important to continuously evaluate and acquire new projects to secure cash flows and profits. Classic Living’s ambition is to scale up the business in 2020 to increase sales volume in our projects by SEK 50-80 million, while maintaining profit margins of about 20-25%.

In the coming years, Classic Living will continue to grow. Below are the growth targets Classic is working on to triple volumes over the next four years.



# MORE THAN HOME



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