



Credora.se
Framtiden kräver en mer
hållbar livsstil

Invitation to acquire shares in Credora
Entreprenad AB





Credora Entreprenad AB offers solutions of the future – cost-effective living with minimal power consumption

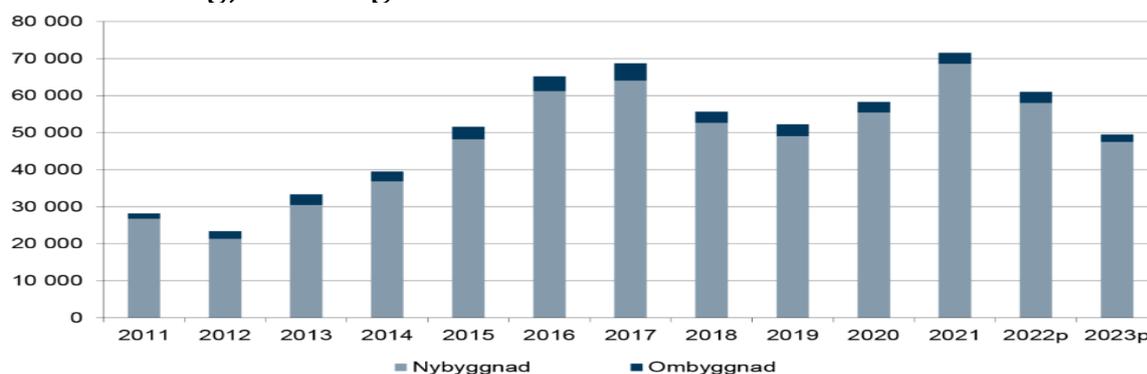
Credora is an emerging leader within turnkey solutions in the green sector, offering the development of heating and energy storage for all types of housing. Credora develops, manufactures, and delivers energy-efficient concepts to market that minimize upkeep costs, decrease power peaks and raise the bar of the typical standards. The concept consists of two key-products, Credoras integrated sun panels and storage batteries with extra space.

Credora uses an integrated sun panel system in construction similar to a roof that collects energy.

Become a part of the future through your influence in Credora Entreprenad AB

In a time of significant financial instability and great uncertainty about future energy supply, Credora's custom-tailored concept is designed to handle and overcome the challenges associated, where other parties in the construction industry are unprepared. We have the solutions that the future demands.

Despite rising interest rates and falling housing prices all available statistics shows continued historically high prices for production of new housing, *see diagram below.*



Credora invites you to become a shareholder of the future.

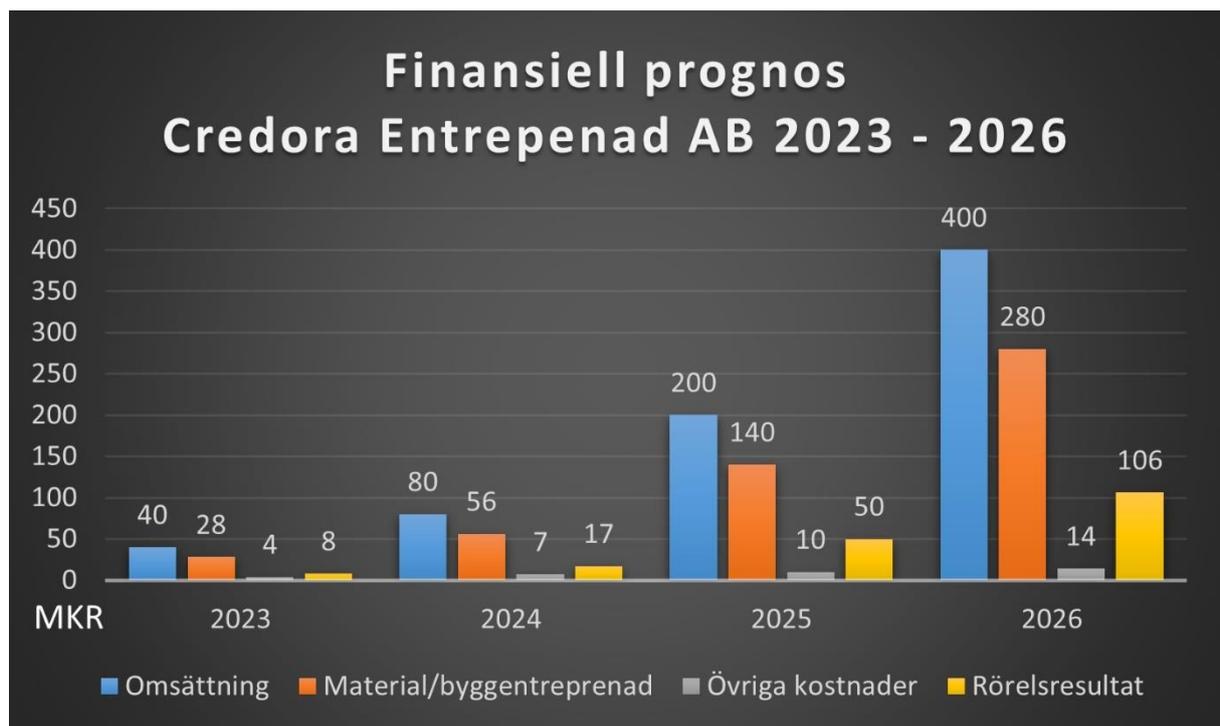
Credora Entreprenad ABs owner decided at the latest general meeting of shareholders about an offer to the general public in Sweden, Norway, and Finland and to institutional investors in Sweden and internationally to subscribe for shares in Credora Entreprenad AB, hereinafter referred to as the Company.

The Company intends that in connection with the issue's full subscription apply for admission to trade the Company shares at Nasdaq First North Growth Market in Stockholm. Reference to "Nasdaq First North Growth Market" refers, under the European Parliament and council directives (EU) 2014/65 ("MiFID II"), to the multilateral trading platform and growth market for small and mid-sized companies that is administrated by Nasdaq Stockholm AB.

Credora Entreprenad AB builds environmental solutions with high yield to shareholders.

Through a unique concept and economically beneficial solutions through the purchase of land and with subcontractors gives Credora Entreprenad AB a positive operating profit right from the start. Through already signed agreements the company has made sure to report an average gross result, before end-of-year appropriations and tax, per construction object in an interval of 20 to 30 percent.

It is thanks to this background that we're able to present a financial prognosis that in all aspects is different from other comparable competitors in the construction industry.



Agreements for subscription in Credora Entreprenad AB

The general meeting of shareholders' decision about the subscription of shares was adopted unanimously as part of creating a financial foundation for the business and the first step towards an IPO of the company in the third quarter of 2023.

The decision means emitting 100 000 000 shares where 85 000 000 shares have been subscribed to by current shareholders whilst 15 000 000 shares are offered to individual and institutional investors.

The decision also states that the 15 000 000 shares not being subscribed to by current shareholders are offered for sale at a minimum of 2 500 shares to a price of 3 Swedish Krona per share.

Subscription period for the general public: 6th september – 31 december 2022, by 23:59

Subscription period for institutional investors: 1st october – 31st december 2022

In case of an IPO during the third quarter of 2023 a share price of 5.50 – 6.50 Swedish Krona per share is forecasted.

Contact details

Credora Entreprenad has 559341-4524 as its company registration number

Phone

08-100114

Postal address

Box 2187
116 74 Stockholm

Email

info@credora.se

Important information to prospective investors

The establishment of the subscription prospective

The prospectus has been established in accordance with the regulations set by the European Parliament and the council's regulation (EU) 2017/1129 ("Prospectus Ordinance") and Commission Delegated Regulation (EU) 2019/980.

For the prospectus and offer Swedish law applies. Disputes relating to the prospectus, offer, and related legal conditions shall be decided by a Swedish court exclusively.

The offer is not directed towards, directly or indirectly, individuals whose participation presupposes that an additional prospectus is drawn up or registered or some other additional action is taken than what is required by Swedish law.

The prospectus will not be distributed and not posted or in any other way shared to or within a country where this would require that additional actions be taken or where this could violate laws or regulations in the country.

Shares that are part of the offer in accordance with the prospective have not been registered and will not be registered in accordance with the United States Securities Act ("Securities Act") from 1933 in its current state, or any equivalent law in any US state.

The offer does not cover persons who are located in or have a registered address in Australia, Hong Kong, Japan, Canada, New Zealand, South Africa, USA, South Korea, and Singapore or in any other country where the offer or the distribution of the prospect is a violation of applicable laws or regulations or demands that an additional prospective is made, registered or that any other action is taken other than required by Swedish law.

Accordingly, the shares in the offer can't directly, indirectly, be exchanged, sold, delivered in or to countries where an action in accordance with the above be taken directly or indirectly, be offered, sold, or delivered in or to countries where action must be taken in accordance with the above.

An investment in securities is associated with certain risks and when investors make a decision to invest they must rely upon their own assessment of the Company and the offer, including the present facts and risks.

Investors can only rely on the information made available to them through the prospectus and any additions to the prospectus. No person is authorized to give external information or make any statements that differ from the prospectus.

Market-information and certain future-oriented information

The prospectus contains market information and industry forecasts that comes from third-parties, including information regarding the size of markets where the company operates. Even if the Company deems that its sources are reliable and the information in the prospectus has been rendered correctly, the Company has not independently verified the informations validity and completeness can't be guaranteed.

Bolaget har korrekt återgivit sådan tredjepartsinformation och, såvitt bolagets styrelse känner till och kan utröna av information som offentliggjorts av tredje part, har inga sakförhållanden utelämnats som skulle göra den återgivna informationen felaktig eller vilseledande.

Viss information och uttalanden i prospektet avseende den bransch inom vilken bolagets verksamhet bedrivs är inte baserad på publicerad statistik eller information från oberoende tredje part utan återspeglar bolagets bästa uppskattningar med utgångspunkt i information som erhållits från bransch- och affärsorganisationen och andra kontakter.

Även om bolaget är av uppfattningen att dess interna analyser är tillförlitliga har dessa inte verifierats av någon oberoende källa.

Information i prospektet som rör framtida förhållanden, såsom uttalanden och antaganden avseende bolagets framtida utveckling och marknadsförutsättningar, baseras på aktuella förhållanden vid tidpunkten för offentliggörandet av prospektet.

Framtidsinriktad information är alltid förenad med osäkerhet eftersom den avser och är beroende av omständigheter utanför bolagets kontroll.

Någon försäkran att bedömningar som görs i prospektet avseende framtida förhållanden kommer att realiseras lämnas därför inte, varken uttryckligen eller underförstått.

Bolaget åtar sig inte heller att offentliggöra uppdateringar eller revideringar av uttalanden avseende framtida förhållanden till följd av ny information eller dylikt som framkommer efter tidpunkten för offentliggörandet av prospektet, utöver vad som följer av Prospektförordningen.

Presentation av finansiell information

Viss finansiell och annan information som presenteras i prospektet har avrundats för att göra informationen lättillgänglig för läsaren.

