



From: Smallville AB (publ.) ("**The Company**")

Subject: Information from the Issuer

Date: 13 September 2024

**Information to bondholders –
SE0012230209 (SEK), SE0012230217 (EUR) & NO0012450602 (NOK)**

Dear Bondholders,

The last two years have been terribly difficult for the industry in general and the Company in particular.

The Company has for some time been working on a Written Procedure, which due to lack of liquidity to pay advisors, has been delayed until October 2024.

Management has navigated conditions as best they could, with non-existent liquid resources and no compensation for many months. A few subsidiaries might be declared bankrupt during the year.

The Company currently has a negative Equity and a "non-existing" liquidity position, why a conversion of part of the Bonds will be necessary to avoid liquidation. There are still significant values in the structure, which most likely will be lost if the Company is declared insolvent. Hence, the Company will need a solution to preserve the inherent values in the underlying projects.

The primary remaining asset in the Company is the projects in Mariefred, Trosa and Skokloster.

We have been working to find a decent sale or a partnership for two years, which now in light of the better market conditions seems possible in a near future.

The company's Annual Report will be ready during the month of September.

For further information, please see www.lilleby.se or contact:

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About Smallville AB (publ.)

The group's main focus is residential zoning and sustainable production of affordable housing as well as various types of community properties within the Lilleby concept. Projects and concept development are carried out in-house, while construction is carried out through turnkey contracts.