

To the Board:
Innenco Sweden AB ("Innenco")
Lilla Varvsgatan 14
211 15 Malmö, Sverige

STATEMENT VALUATION

To the board of Innenco Sweden AB

Innenco Sweden AB has requested a statement (the "Statement") on the external valuation of Innenco Sweden AB ("Innenco" or "the Company").

The valuation statement has been implemented based on publicly available information about primarily Innenco, confidential information material from the Company itself, including future statements from insiders and a business plan. The statement has been based on the assumption that this material is accurate and reliable. In connection with the Statement, no independent examination of the material has been carried out, nor any guarantee of reliability. The valuation statement of Innenco has been carried out on objective criteria to the extent possible, based on generally accepted and recognized valuation methods that are considered necessary and applicable. The valuation is mainly based on commercial, financial and other available terms that can be validated as of the valuation date.

Subject to the above and other circumstances that have been deemed relevant, an opinion is given as of the date of this Statement, that a possible valuation level of Innenco is between EUR 43 - 67 million in the 2022 forecast. Forecasts and estimates are based on Innenco's own forecasts. The value of the Patent Portfolio has been taken into account when designing the Statement.

For complete derivation of the valuation made, please see the Appendix in this document.

A fixed fee will be received to deliver the Statement. The fee is independent of the Statement. There are no other ongoing assignments for Innenco. As a party that carries out valuation statements and thus operates in the financial markets in the Nordic region, additional assignments may in the future be obtained on behalf of Innenco, but no assignments or commitments that are considered to affect the assessments in this Statement. The statement is dated June 29, 2021 and the valuation date is June 29, 2021. Events or information that occur after the stated date have not been the subject of consideration in this Statement.

Evaluations of this type will always contain an element of uncertainty, and even if reasonable care and efforts have been made, no legal or financial responsibility is taken related to the Statement or for any consequences arising from acting or relying on the Statement. This Statement does not represent a recommendation to Innenco and its management, board or shareholders.

Stockholm, June 29, 2021

AG Equity Research AB

Appendix

1. Innenco in brief

Innenco is an energy saving company that was founded in 2015. The company develops and sells patented technology for energy saving. The company's main product is currently Active Elements, which is a complete energy concept for heating, cooling and energy storage. The product is used together with water-based energy distribution systems, consists of a pipe system for floors, ceilings and walls, and is marketed as an active heating system that is integrated into the construction of buildings.

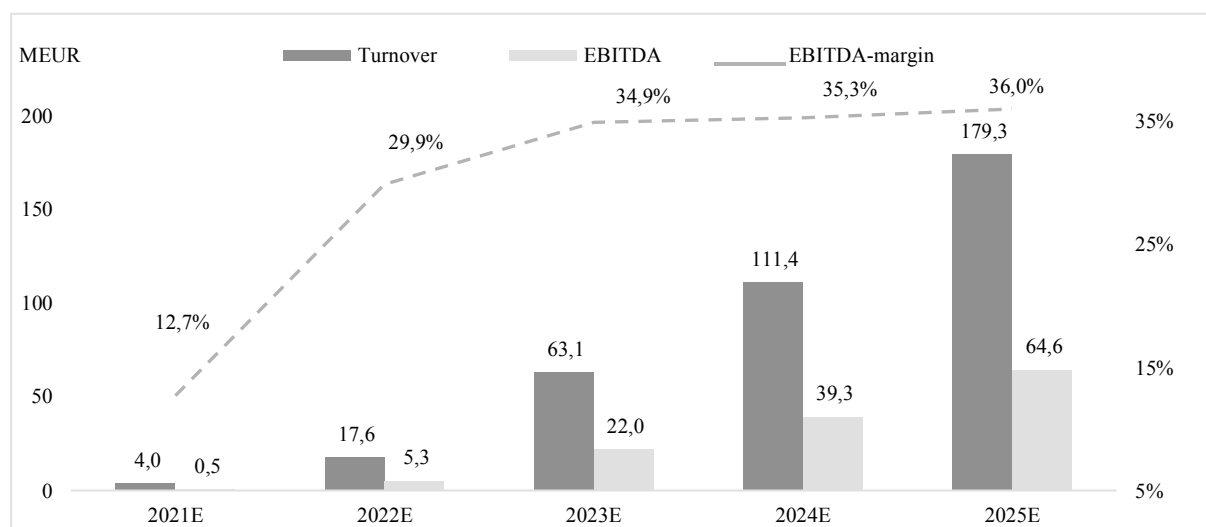
Innenco's technology, in contrast to many other young energy companies, is not focused on creating energy, but rather, in integration with existing energy systems, reducing the energy consumption of buildings. Against this background, Innenco's long-term goal of being one of the world's leading developers and distributors of energy saving systems has been formed.

2. Financial forecast Innenco

The following financial forecasts are based on the material received directly from Innenco and are thus the Company's own estimates. Based on the material obtained in connection with this Statement, Innenco calculates, on a Stand Alone basis, i.e. as an independent company, with an annual average organic growth (CAGR) of 158.7% from 2021 to 2025. Based on an estimated sales of 4.0 MEUR in 2021, this means that sales increase to 179.3 MEUR in 2025. During the same period, the EBITDA margin is estimated to be able to rise, which is made possible by higher sales volumes and economies of scale. In 2021, Innenco estimates an EBITDA result of EUR 0.5 million, which will rise to EUR 64.6 million in 2025.

Table 1 and Diagram 1. Forward-looking financial development for Innenco (Stand Alone) The table and diagram below show a summary of Innenco's estimated future financial development.

Finansiell prognos (MEUR)	2021E	2022E	2023E	2024E	2025E
Turnover	4,0	17,6	63,1	111,4	179,3
Cogs	-1,7	-7,6	-27,1	-47,9	-77,1
Gross profit	2,3	10,0	36,0	63,5	102,2
Gross margin	57,0%	57,0%	57,0%	57,0%	57,0%
Operating expenses	-1,8	-4,8	-13,9	-24,2	-37,6
EBITDA	0,5	5,3	22,0	39,3	64,6
EBITDA-marginal	12,7%	29,9%	34,9%	35,3%	36,0%



3. Valuation statement by Innenco

In connection with this valuation statement, external information has been obtained from a selection of comparable companies with similar business models, technology height, and customer offerings. The selection group contains a compilation of listed companies, from which valuation multiples can be derived based on both sales (P / S) and operating profit (EV / EBITDA).

Table 2. Summary of listed comparable companies The table below shows market capitalization, Enterprise Value (EV), estimated EBITDA margin for 2021, estimated annual sales growth between 2020 and 2023 and valuation multiples based on sales (P / S) and operating profit (EV / EBITDA).

Comparable companies (MSEK)	Stock market value	EV	EBITDA-margin 21E	Sales Growth (CAGR) 20-23E	P/S 21E	EV/EBITDA 21E
EcoClime	670,0	485,0	8,3%	32,4%	3,7x	32,3x
Systemair	15 704,0	17 227,2	13,4%	4,9%	1,7x	14,0x
Munters	14 470,7	16 407,7	17,6%	4,5%	2,0x	12,9x
Lindab	15 352,9	16 875,9	14,5%	4,9%	1,6x	12,1x
Nederman	5 693,7	7 630,7	17,8%	7,6%	1,5x	12,2x
NIBE industrier	159 822,4	165 331,4	19,6%	7,7%	5,5x	40,8x
Enersize	52,2	51,4	Neg.	99,4%	12,9x	Neg.
Median	14 470,7	16 407,7	16,0%	7,6%	2,0x	13,4x
Medel	30 252,3	32 001,3	15,2%	23,0%	4,1x	20,7x
Innenco	N.A.	N.A.	52,3%	188,1%	N.A.	N.A.

Source: Aktiespararna, Bloomberg Terminal, Bolaget (Hämtad 22 juni 2021)

When valuing Innenco, a forward-looking multiple valuation is applied. Overall, the method can be described on the basis that an estimated target multiple is applied to forecast future revenues, after which a value of the company can be derived. This method is commonly applied to companies that are at an early stage, where this type of company is valued on the potential for future income instead of historical income.

As Innenco is estimated to grow at a high rate, this statement is based on a multiple based on sales. Analyst Group has chosen to start from the Price / Sales multiple (the "P / S" multiple), as it is generally this multiple that companies active in Innenco's industry are valued according to. P / S multiples for companies operating in Innenco's niche and similar industries are generally high, due to the high level of technology and the often underlying structural growth in the market. In the peer group shown above in Table 2. the median value of the companies' P / S multiples is 2.0x, but there is some variance between the companies. Given the current market climate, as well as the stage in which Innenco's operations are located, Analyst Group believes that a target multiple of P / S 2.5x in 2022 is justified. As Innenco estimates a significantly better EBITDA margin than comparable companies and a significantly higher growth rate, a P / S multiple that is higher than the median is justified. This multiple is closer to the most comparable companies EcoClime and Enersize, but lower due to low visibility in the Company and uncertainty regarding the Company's forecasts for future revenues.

As a result of the uncertainty surrounding the Company's forecasts, a prudential balance is made in the forecast sales. In a main scenario, Analyst Group considers that a turnover of EUR 12.0 million in 2022 is reasonable, given a target multiple of P / S 2.5x, this corresponds to the business being valued at EUR 30.0 million. Adjusted for the value of the patent portfolio, this corresponds to a company value of EUR 53.3 million. In a Bull scenario where the Company achieves its forecast turnover in 2022, this corresponds to the business being valued at EUR 44.0 million, adjusted for the value of the patent portfolio, it corresponds to a company value of EUR 67.3 million. In a Bear scenario where the Company achieves significantly lower sales than in the main scenario, the company value is also smaller. In a Bear scenario, sales are estimated at EUR 8.0 million in 2022, which corresponds to a valuation of EUR 20.0 million, adjusted for the value of the patent portfolio, it corresponds to a company value of EUR 43.3 million. Overall, Analyst Group believes that the Company has a justified value of EUR 53 million on the 2022 forecast, but as the forecasts give rise to some uncertainty, we see that a possible valuation interval for Innenco in the 2022 forecast is around EUR 43-67 million.

Table 3. Summary of valuation intervals The table below shows the justified value of the Company based on performance in relation to its own forecasts.

Compilation (MEUR)	Bear scenario	Main scenario	Bull scenario
Target multiple (P/S):	2,5x	2,5x	2,5x
Estimated turnover in 2022:	8,0	12,0	17,6
Valuation in 2022:	20,0	30,0	44,0
Value of patent portfolio:	23,3	23,3	23,3
Company value in 2022:	43,3	53,3	67,3
The value of the patent portfolio as a share of company value:	53,8%	43,7%	34,6%

4. Long-term valuation

In a long-term scenario for Innenco, where the Company succeeds in fulfilling its growth ambitions, a significantly higher valuation than that mentioned in this Statement could be relevant for Innenco. Given that the Company succeeds in increasing sales according to its own forecasts, a multiple of P / S 5-10x could be considered relevant for Innenco.

5. Concluding words

In addition to the financial forecast for the years 2021 to 2025 for Innenco, which is the structural basis for the derived valuation, there are other factors that are worth highlighting from a valuation and investment perspective.

- Innenco has a broad and diversified group of partners, which includes prominent partners such as Sweco, Lindab, E: on, and the Swedish Energy Agency, which creates trust.
- Innenco has a patent portfolio that has recently been valued by Groth & Co. to EUR 23.3 million and a further 4 patent applications will be made in the near future.
- The market for energy-efficient HVAC systems is estimated to amount to approximately USD 236 billion in 2025, according to forecasts by MarketsandMarkets. Innenco's addressable market is thus of an extensive size.
- In the long term, Innenco has plans to license its patented products to construction consultants and construction companies, which could lead to good margin expansion over time.
- The company claims that they currently have a project portfolio that amounts to a total value of EUR 200 million. Given that only a few percent of this project portfolio is implemented, the valuation of Innenco presented above may need to be adjusted.
- The risk in Innenco is considered to be very high, as the Company comes from low sales levels and has historically had difficulty growing sales.
- Innenco is judged to be facing a prevailing need for capital, as the Company's finances are currently not considered to provide space for the Company's expansion plans.
- Note that in the event of a different outcome than the applied forecast, this may affect the valuation.