

The Board of Directors' statement under Chapter 19, Section 22 of the Swedish Companies Act

The Board of Directors has proposed that the Annual General Meeting to be held on 5 May 2026 resolves to authorize the Board of Directors to acquire (i) own shares on Nasdaq Stockholm and (ii) all outstanding class C shares in Sveafastigheter. The Board of Directors considers, in view of what is stated below, that the resolutions on authorizations to acquire own shares are justifiable with respect to the requirements that the business' nature, scale and risk place on the amount of equity, as well as the need for Sveafastigheter to strengthen the balance sheet, liquidity and position as a whole. The Board of Directors has also taken into account the requirements of the Group's business, scope and risk place on the group's equity requirement and need for the group to strengthen its balance sheet, liquidity and position as a whole.

Equity

The Board of Directors considers that the equity of Sveafastigheter will be of sufficient amount after the proposed acquisitions, taking into account the business, scope and the risks that the business is associated with and the current economic situation, historical development and forecasts for Sveafastigheter as well as for the market.

Need of strengthening of the balance sheet, liquidity and position as a whole

The Board of Directors has made a comprehensive assessment of Sveafastigheter's financial position and its ability to, in the long term, fulfill its undertakings. As stated in Sveafastigheter's annual report for the financial year of 2025, the unrestricted equity in the parent company of the group was SEK 16,216 million as per 31 December 2025.

The proposed acquisitions do not affect Sveafastigheter's ability to in due time fulfill its present and anticipated financial obligations or Sveafastigheter's ability to implement planned investments.

The Board of Directors has also considered other known matters that may affect Sveafastigheter's financial position and that have not been considered within the scope of the above mentioned. No other matter that would make the proposed acquisitions unjustifiable has been identified during such analysis.

Stockholm, April 2026
Sveafastigheter AB (publ)
The Board of Directors