

Notice of Annual General Meeting in Sveafastigheter AB (publ)

Sveafastigheter AB (publ), Reg. No. 559449-4329, with its registered office in Stockholm, gives notice of the Annual General Meeting to be held on 5 May 2026 at 01.00 p.m. (CEST) at Smålandsgatan 20, SE-111 46 Stockholm, Sweden. Registration starts at 12.30 p.m. (CEST).

Right to participate in the Annual General Meeting and notice of participation

Participation at the venue

A shareholder who wishes to participate in the Annual General Meeting at the venue in person or represented by a proxy must (i) be recorded as a shareholder in the share register maintained by Euroclear Sweden AB relating to the circumstances on 24 April 2026, and (ii) no later than 28 April 2026 give notice by post to Sveafastigheter AB (publ), "AGM", c/o Euroclear Sweden AB, Box 191, SE-101 23 Stockholm, Sweden, via e-mail to GeneralMeetingService@euroclear.com, by BankID verification via Euroclear Sweden AB's website <https://www.euroclear.com/sweden/generalmeetings/> or by telephone +46 (0)8-402 91 33. When providing such notice, the shareholder shall state name, personal or corporate registration number, address, telephone number and the number of any accompanying assistant(s) (maximum two assistants) as well as information about any proxy.

If a shareholder is represented by proxy, a written, dated proxy for the representative must be issued. A proxy form is available on the company's website, www.sveafastigheter.se. If the proxy is issued by a legal entity, a certificate of registration or equivalent certificate of authority should be enclosed. To facilitate the registration at the General Meeting, the proxy and the certificate of registration or equivalent certificate of authority should be sent to the company as set out above so that it is received no later than 4 May 2026.

Nominee-registered shares

To be entitled to participate in the Annual General Meeting, a shareholder whose shares are held in the name of a nominee must, in addition to providing notification of participation, register its shares in its own name so that the shareholder is recorded in the share register relating to the circumstances on 24 April 2026. Such registration may be temporary (so-called voting right registration) and is requested from the nominee in accordance with the nominee's procedures and in such time in advance as the nominee determines. Voting right registrations completed by the nominee not later than 28 April 2026 are taken into account when preparing the share register.

Proposed agenda

1. Opening of the Annual General Meeting;
2. Election of chairperson of the Annual General Meeting;
3. Preparation and approval of the voting list;
4. Approval of the agenda;
5. Election of one or two persons who shall approve the minutes;
6. Determination of whether the Annual General Meeting has been duly convened;
7. Presentation by the CEO;

8. Presentation of the annual report and the auditor's report as well as the consolidated financial statements and the auditor's report on the consolidated financial statements;
9. Resolution regarding:
 - a. adoption of the income statement and the balance sheet as well as the consolidated income statement and the consolidated balance sheet
 - b. allocation of the company's result pursuant to the adopted balance sheet, and adoption of the record day for distribution of dividend
 - c. discharge from liability of the board members and the CEO;
10. Resolution regarding the number of board members and the number of auditors;
11. Resolution regarding the fees to the Board of Directors and the auditor;
12. Election of board members and election of the chairperson of the Board of Directors;
13. Election of auditor;
14. Resolution regarding authorization for the Board of Directors to resolve on new issues of ordinary shares;
15. Resolution regarding authorization for the Board of Directors to resolve on repurchase and transfer of own ordinary shares;
16. Resolution to introduce a long-term incentive program for the company's executive management and key individuals;
17. Closing of the Annual General Meeting.

Proposed resolutions

Proposals of the Nomination Committee

Items 2 and 10 to 13 – Election of chairperson of the Annual General Meeting, resolution regarding the number of board members and the number of auditors, resolution regarding the fees to the Board of Directors and the auditor, election of the board members and chairperson of the Board of Directors, election of auditor

The Nomination Committee of Sveafastigheter consisting of Lennart Sten, chairperson of the Nomination Committee (appointed by Samhällsbyggnadsbolaget i Norden AB), Svein Oskar Stoknes (appointed by Aker Property Group AS), Johannes Wingborg (appointed by Länsförsäkringar Fondförvaltning AB) and Peter Wågström (chairperson of the company) proposes the following:

- Rikard Lindahl, member of the Swedish Bar Association, from Advokatfirman Vinge, shall be elected as chairperson of the Annual General Meeting.
- the number of board members elected by the General Meeting shall be six board members (previously seven) without any alternate board members.
- an authorized audit firm shall be appointed as auditor, without any alternate auditors.
- the auditor's fee is proposed to be paid in accordance with approved invoice.
- re-election of Ernst & Young AB as the company's auditor for the period until the end of the next Annual General Meeting. Ernst & Young AB has announced that if the Annual General Meeting approves the proposal, Jonas Svensson will remain the auditor in charge.

The Nomination Committee proposes that the fees to the Board of Directors, including compensation for committee work, shall amount to not more than SEK 2,970,000 for the period until the end of the next Annual General Meeting, to be allocated as follows: SEK 800,000 (previously SEK 800,000) to the chairperson of the Board of Directors and SEK 400,000 (previously SEK 400,000) to each of the other board members, SEK 100,000 (previously SEK 100,000) to the chairperson of the Audit

Committee and SEK 70,000 (previously SEK 70,000) to each of the other members of the Audit Committee.

The Nomination Committee proposes that Peter Wågström, Peder Johnson, Leiv Synnes, Christer Nerlich and Jenny Wärmé be re-elected, and that Jens-Fredrik Jalland be newly elected, as members of the board for the period until the end of the next Annual General Meeting. Sanja Batljan and Per O. Dahlstedt have declined re-election. Furthermore, it is proposed that Peter Wågström be re-elected as Chairman of the Board of Directors

Jens-Fredrik Jalland

Year of birth: 1976

Education and work experience: Civil engineer, Hannover University. Experience as CEO of Løvenskiold Eiendom AS and other leading roles at Ferd Eiendom AS and AF Gruppen ASA.

Other current assignments: CEO of Aker Property Group AS and chairperson of the board of several subsidiaries within Aker Property Group and Bertil O. Steen Eiendom AS, and board member of Public Property Invest ASA, Protan AS and Veslefrikk Eiendom AS.

Shareholding in the company (private holding): -

Independent of the company and its executive management: Yes

Independent in relation to the company's major shareholders: Yes

Information about the persons proposed by the Nomination Committee to be re-elected as board members is set forth on the company's website, www.sveafastigheter.se.

Proposals of the Board of Directors

Resolution regarding allocation of the company's result pursuant to the adopted balance sheet, and adoption of the record day for distribution of dividend (item 9.b)

The Board of Directors proposes that the profit for the year be carried forward and that no dividend shall be paid for the financial year 2025.

Resolution regarding authorization for the Board of Directors to resolve on new issues of ordinary shares (item 14)

The Board of Directors proposes that the Annual General Meeting authorizes the Board of Directors to, up until the next Annual General Meeting, on one or several occasions, resolve on increasing the company's share capital by way of issue of ordinary shares to such an extent that it corresponds to a dilution of maximum 10 percent, based on the number of ordinary shares that are outstanding at the time of the Annual General Meeting's resolution on the authorization, after full exercise of the hereby proposed authorization.

Issue of ordinary shares may be made with or without deviation from the shareholders' preferential rights and with or without provisions for contribution in kind, set-off or other conditions. The purpose of the authorization is to increase the company's financial flexibility and to enable the company to make payment with own ordinary shares in connection with any acquisition of a company or business operations that the company may conduct. In the event of issuances that deviate from the shareholders' preferential rights, the starting point for determining the issuance price shall be the prevailing market conditions at the time when ordinary shares are issued.

The CEO shall be authorized to make such minor adjustments to this resolution that may be necessary in connection with the registration thereof.

Resolution regarding authorization for the Board of Directors to resolve on repurchase and transfer of own ordinary shares (item 15)

The Board of Directors proposes that the Annual General Meeting authorizes the Board of Directors to, up until the next Annual General Meeting, on one or several occasions, resolve to purchase own ordinary shares so that the company's holding, at any given time, does not exceed 10 percent of the total number of shares in the company. The ordinary shares shall be purchased on Nasdaq Stockholm. Purchases may not be effected on Nasdaq Stockholm at a price higher than the higher of the price of the last independent trade and the highest current independent purchase bid. Purchases shall not be made at a price lower than the lowest price at which an independent purchase can be made.

In addition, it is proposed that the Annual General Meeting authorizes the Board of Directors, up until the next Annual General Meeting, on one or several occasions, to resolve on transfer (sell) of own ordinary shares. Transfers may be carried out on Nasdaq Stockholm at a price within the applicable price range, i.e. the range between the highest purchase price and the lowest selling price. Transfers may also be made in other ways, with or without preferential rights for the shareholders, against cash payment or against payment through set-off or in kind, or on other conditions. Upon such transfers in other ways, the price shall be established so that it is not below market price. However, a standard discount to the stock market price may be applied, in line with market practice. Transfers of own ordinary shares may be made in a number which does not exceed such number of ordinary shares that is held by the company at the time of the Board of Directors' resolution regarding the transfer.

The purpose of the authorization to repurchase and transfer own ordinary shares is to give the Board of Directors increased scope for action and the opportunity to continuously adjust the company's capital structure and thereby contribute to increased shareholder value, as well as to exploit attractive business opportunities by fully or partially financing corporate acquisitions with the company's own ordinary shares and to cover costs and ensure the delivery of ordinary shares in connection with the company's outstanding incentive programs.

The CEO shall be authorized to make such minor adjustments to this resolution that may be necessary in connection with the registration thereof.

Resolution to introduce a long-term incentive program for the company's executive management and key individuals (item 16)

The Board of Directors proposes that the Annual General Meeting resolves to adopt a long-term incentive program based on performance-based share rights for employees of the Sveafastigheter group, (the "**Share Rights Program 2026**") in accordance with item 16a). The Board of Directors further proposes that the Annual General Meeting resolves on hedging arrangements in accordance with items 16b) under the conditions set out below. All resolutions under item 16 are proposed to be conditional upon each other and are therefore proposed to be adopted jointly.

The Board of Directors intends to annually present a similar proposal for a long-term incentive program for the company's executive management and key individuals in accordance with the terms of the Share Rights Program 2026. The Share Rights Program 2026 is essentially identical to the long-term incentive program based on performance-based share rights for employees of the Sveafastigheter group adopted by the Annual General Meeting 2025 (the "**Share Rights Program 2025**"), with the exception that hedging arrangements in the form of warrants are not proposed by the Board of Directors as a result of the company's ordinary shares being admitted to trading on Nasdaq Stockholm as of June 2025.

Item 16a) – Adoption of a long-term incentive program for the company’s executive management and key individuals

The program in brief

The Share Rights Program 2026 is proposed to include, both current and future, executive management and other key individuals, meaning that a maximum of 15 individuals within the Sveafastigheter group will be able to participate (the “**Participants**”). The Participants will be given the opportunity to receive ordinary shares free of charge within the framework of the Share Rights Program 2026, so-called “**Performance Shares**”, in accordance with the terms and conditions set out below.

Within the framework of the Share Rights Program 2026, the company may allot Participants rights to Performance Shares, which means that, subject to certain conditions being met, the right to receive one (1) Performance Share free of charge (“**Share Rights**”).

Background and rationale

The purpose of the Share Rights Program 2026 is to create the conditions for attracting, motivating and retaining competent employees within the Sveafastigheter group and to increase the coherence between the employees’, shareholders’ and the company’s objectives, as well as to increase the motivation to reach and exceed the company’s financial and non-financial targets. The Share Rights Program 2026 has been designed so that the program includes both current and future executive management and other key individuals.

By offering Share Rights that are based on a combination of net operating income development of the comparable portfolio and relative total return performance of the company in relation to a selected reference group, the Participants are rewarded for increased shareholder value/value-creating measures. The Share Rights Program 2026 also rewards employees’ continued loyalty and thus the long-term value growth of the company. Further, the Board of Directors considers that the Share Rights Program 2026 will have a positive effect on the future development of the Sveafastigheter group and will consequently be beneficial for both the company and its shareholders.

Terms and conditions

A Share Right may be exercised provided that the Participant, with certain exceptions, from the start of the Share Rights Program 2026 for each Participant, up until and including the date three (3) years thereafter (the “**Vesting Period**”), is still employed by the Sveafastigheter group. The last day for the start of the Share Rights Program 2026 shall be the day before Sveafastigheter’s Annual General Meeting 2027. In addition to the requirement of the Participant’s continued employment as set out above, the final number of Performance Shares that each Participant is entitled to receive shall also be subject to the fulfilment of performance conditions as set out below (the “**Performance Conditions**”). The Performance Conditions shall be fulfilled during the measurement period 1 January 2026–31 December 2028 (the “**Measurement Period**”).

- (i) **Performance Condition 1:** fifty (50) percent of the Performance Shares will vest based on a performance metric that measures the relative growth of shareholders' total return (“**Total Shareholder Return**” or “**TSR**”)¹ on a scale from median to upper quartile, whereby the company’s TSR is compared with the corresponding TSR for a group of reference companies (the “**Reference Group**”)². TSR is measured for each

¹ TSR is measured in Swedish krona and calculated in accordance with market practice.

² The Board of Directors will decide which companies will be included in the Reference Group. The companies included in the Reference Group will be communicated to the shareholders after the expiry of the Share Rights Program 2026.

company in the Reference Group as the growth in the share price plus reinvested dividends. The measurement is based on an average of the share price during the three months prior to the first day of the Measurement Period and is compared with an average of the share price during the three months prior to the last day of the Measurement Period. Participants will receive allotment as set out below after the end of the Vesting Period.

- If the company's TSR is in the upper quartile relative to the Reference Group, the Participant will receive full allotment of the half of the Performance Shares allotted under Performance Condition 1.
- If the company's TSR is the same as the median in the Reference Group, the Participant will receive one third (1/3) of the full allotment of the half of the Performance Shares allotted under Performance Condition 1, whereby the number of Performance Shares shall be rounded up to a whole number.
- If the company's TSR is between the median and the upper quartile relative to the Reference Group, the Participant will receive a pro-rata share depending on the company's TSR between one third (1/3) of full allotment under Performance Condition 1 (median) and full allotment of the half of the Performance Shares (upper quartile) allotted under Performance Condition 1, whereby the number of Performance Shares shall be rounded up to a whole number.
- If the company's TSR is lower than the median in the Reference Group, the Participant will not receive an allotment of the half of the Performance Shares allotted under Performance Condition 1.

- (ii) **Performance Condition 2:** fifty (50) percent of the Performance Shares will vest based on net operating income development in relation to the comparable portfolio ("**Net Operating Income Development**"), which is compared to the average consumer price index³ ("**CPI**") during the Measurement Period. The Participants will receive allotment after the end of the Vesting Period. Depending on how the company's Net Operating Income Development relates to CPI during the Measurement Period, the Participant may receive full allocation (maximum level), no allocation (below the minimum level), or pro-rata allocation (from the minimum level up to the maximum level) of the half of the Performance Shares allotted under Performance Condition 2. For stock market and competitive reasons, the minimum and maximum levels for Performance Condition 2 are not specified. Information on the Performance Condition 2 and the outcome will be communicated to the shareholders after the expiry of the Share Rights Program 2026.

The Board of Directors shall be entitled to decide that all or certain Share Rights shall be canceled or reclaimed if the company's TSR and/or reporting of Net Operating Income Development is the result of intentional or significantly misleading inaccuracies in the financial reporting or gross misconduct. The Board of Directors shall also, in exceptional cases, be able to reduce or postpone the vesting of the Performance Shares if the company's TSR and/or Net Operating Income Development, according to the Board of Directors, does not reflect the underlying business performance.

In order to further increase the alignment of interests with shareholders, Participants shall over time build up a holding of the company's shares corresponding to the value of three (3) months' salary of each person's base salary, with exception to the CEO who over time shall build up a holding of the company's shares corresponding to the value of six (6) months' salary of the CEO's base salary, calculated based on the value after tax. The Board of Directors shall have the right to waive this

³ As calculated and published by Statistics Sweden (Sw. *Statistikmyndigheten SCB*).

condition in certain circumstances, e.g. if the Participant's employment is terminated due to long-term illness.

The Share Rights shall, in addition to what is set out above, be governed by the following terms and conditions:

- Share Rights are allotted free of charge no later than the day before the Annual General Meeting 2027.
- The Share Rights vest during the Vesting Period.
- Share Rights may not be transferred or pledged.
- Each Share Right entitles the Participant to receive one (1) Performance Share free of charge after the end of the Vesting Period (with certain exceptions where the Vesting Period may be accelerated), if the Participant, with certain exceptions, is still employed by the Sveafastigheter group by the end of the Vesting Period.
- In the event of change of ownership, resulting from a public takeover offer or another type of transaction, vesting will be accelerated if at least fifty (50) percent of the shares or voting rights in the company are controlled, directly or indirectly, by one or more persons who are not Samhällsbyggnadsbolaget i Norden AB (publ) or companies in a group with Samhällsbyggnadsbolaget i Norden AB (publ). The Measurement- and Vesting Period shall then end during the last complete quarter and the maximum number of Performance Shares shall be calculated pro-rata in relation to the original Vesting Period and the new Vesting Period.

Preparation of the program, design and administration

The Board of Directors, or a special committee set up by the Board of Directors, shall be responsible for preparing the detailed design and administration of the terms and conditions of the Share Rights Program 2026, in accordance with the presented terms and guidelines including provisions for recalculation in the event of an in-between bonus issue, share split, rights issue and/or other similar measures. In connection therewith, the Board of Directors shall be entitled to make adjustments to meet specific foreign regulations or market conditions. The Board of Directors shall also be entitled to make other adjustments if significant changes occur in the Sveafastigheter group or in its environment that would result in that the adopted terms of the Share Rights Program 2026 no longer fulfill their objectives or the rationale for the purpose including, *inter alia*, that adjustments may be decided with respect to the terms and conditions for the Performance Conditions, and the basis for such calculation.

Allotment of Share Rights

The Participants are divided into three categories and a maximum of 135,000 Share Rights can be allotted to Participants within the different categories. For the Share Rights Program 2026, the value of the Share Rights (based on the value of the Performance Shares) for the CEO (category 1) will not exceed an amount corresponding to three (3) months' salary, for the executive management and other key employees (category 2) will not exceed an amount corresponding to two (2) months' salary and for other employees (category 3) will not exceed an amount corresponding to one (1) months' salary.

Delivery of Performance Shares and hedging arrangements

The Board of Directors has considered different methods for transfer of ordinary shares under the Share Rights Program 2026 in a cost-efficient and flexible manner, and, if necessary, for covering costs for social security contributions in connection with the Share Rights Program 2026. The Board of Directors has found, and proposes, that a structure based on class C-shares is the best option for hedging arrangements in relation to the Share Rights Program 2026. In order to provide further

flexibility in relation to the hedging of the Share Rights Program 2026, the Board of Directors also proposes, as a complement to the structure based on class C-shares, that the company shall also be able to transfer any ordinary shares repurchased under the authorization in accordance with item 15.

In light of the above, the Board of Directors proposes that the Annual General Meeting resolves to (i) authorize the Board of Directors to resolve on the issue of class C-shares, (ii) authorize the Board of Directors to resolve on the repurchase of issued class C-shares and (iii) resolve on the transfer of own ordinary shares to Participants and in the market in accordance with item 16b) below.

Scope and costs of the Share Rights Program 2026

The Share Rights do not have a market value since they are not transferrable. Costs for the Share Rights Program 2026 are based on the IFRS 2 reporting standard and are accounted for over the Vesting Period. The Board of Directors has calculated a theoretical value of the Share Rights using the Black-Scholes valuation model and certain assumptions. The Board of Directors has made a preliminary cost estimate for the Share Rights Program 2026, based on a share price at award of SEK 36.46, a conservative estimate of that sixty-five (65) percent of the maximum number of Share Rights awarded will vest, a long-term interest rate of 2.74 percent and no expected dividends. According to this valuation the fair value of each Share Right is approximately SEK 23.61. The Board of Directors' assessment is that given these assumptions the cost of the Share Rights Program 2026, excluding social security contributions, will amount to approximately SEK 2.6 million. Costs mainly related to administration and social security contributions are estimated to amount to approximately SEK 0.85 million. The total costs for social security contributions will, however, depend on the number of Share Rights that vest and the value of the benefit that the Participant earns. All calculations above are preliminary and are only meant to illustrate the potential costs of the Share Rights Program 2026. Actual costs may therefore deviate from the above.

Dilution etc.

Upon maximum allotment of Performance Shares and provided that the hedging arrangements in accordance with 16b)(i–ii) below are implemented, it is estimated that not more than 135,000 ordinary shares will be allotted to Participants under the Share Rights Program 2026, and that approximately 45,000 ordinary shares will be used to secure social security contributions arising as a result of the Share Rights Program 2026, the incremental dilution effect, including ordinary shares for social security contributions, would amount to approximately 0.1 percent on a fully diluted basis and based on the number of outstanding shares. With regard to the company's sole outstanding incentive program, the Share Rights Program 2025, hedging arrangements have been implemented in the form of repurchases of ordinary shares pursuant to the authorization granted by the Annual General Meeting 2025; therefore, no dilution will result from the Share Rights Program 2025. The Share Rights Program 2026 is expected to have only a marginal effect on the company's key figures.

The preparation of the proposal

The Share Rights Program 2026 has been prepared by the Board of Directors in consultation with external advisors. The Share Rights Program 2026 has been discussed by the Board of Directors at a meeting in March 2026.

Item 16b) – Resolution on (i) authorization for the Board of Directors to resolve to issue class C-shares, (ii) authorization for the Board of Directors to resolve on repurchase of class C-shares, and (iii) transfer of own ordinary shares to Participants and in the market

In order to ensure delivery of ordinary shares under the Share Rights Program 2026 and, if necessary, to cover costs for social security contributions, the Board of Directors proposes that the Annual General Meeting resolves in accordance with proposals (i)–(iii) below.

All resolutions under item 16b)(i)–(iii) are proposed to be conditional upon each other and are therefore proposed to be adopted jointly.

Item 16b)(i) – Authorization for the Board of Directors to decide on the issue of class C-shares

The Board of Directors proposes that the Annual General Meeting resolves to authorize the Board of Directors, during the period until the Annual General Meeting 2027, on one or more occasions, to increase the company's share capital by an issuance of class C-shares. With deviation from the shareholders' preferential rights, a participating bank shall be entitled to subscribe for the class C-shares at a subscription price corresponding to the quota value. The purpose of the authorization and the reason for the deviation from the shareholders' preferential rights in connection with the issue is to ensure delivery of ordinary shares to Participants in the Share Rights Program 2026, as well as to cover any costs for social security contributions arising as a result of the Share Rights Program 2026. A maximum of 180,000 class C-shares may be issued in accordance with this authorization.

Item 16b)(ii) – Authorization for the Board of Directors to decide on repurchase of class C-shares

The Board of Directors proposes that the Annual General Meeting resolves to authorize the Board of Directors, during the period until the Annual General Meeting 2027, on one or more occasions, to resolve on repurchase class C-shares. The repurchase may only be effected through an offer directed to all holders of class C-shares and shall comprise all outstanding class C-shares. Repurchases shall be effected at a purchase price corresponding to the quota value of the share. Payment for repurchased class C-shares shall be made in cash. The purpose of the repurchase authorization is to ensure delivery of ordinary shares to Participants in the Share Rights Program 2026 and to cover any costs for social security contributions arising as a result of the Share Rights Program 2026, and the class C-shares may therefore be reclassified to ordinary shares after the repurchase.

Item 16(b)(iii) – Transfer of own ordinary shares to Participants and in the market

The Board of Directors proposes that the Annual General Meeting resolves that (i) the class C-shares repurchased by the company by virtue of the authorization to repurchase class C-shares in accordance with item 16b)(ii) above (and after conversion into ordinary shares) and, (ii) the ordinary shares repurchased by the company pursuant to the authorization to repurchase shares in accordance with item 15 above may be transferred free of charge to Participants in the Share Rights Program 2026 in accordance with the terms and conditions resolved upon, and sold on Nasdaq Stockholm, including through a financial intermediary, at a price within the registered price range at the relevant time, to cover any costs for social security contributions in accordance with the terms and conditions of the Share Rights Program 2026. A maximum of 180,000 ordinary shares may be transferred under this transfer resolution. However, the number of ordinary shares that may be transferred is subject to recalculation in the event of a bonus issue, split, rights issue and/or other similar events.

Special majority requirements

A resolution in accordance with the proposal in item 16 above shall only be valid where supported by shareholders holding not less than nine-tenths (9/10) of both the votes cast and of the shares represented at the General Meeting. A resolution in accordance with the proposal in items 14 and 15 above shall only be valid where supported by shareholders holding not less than two-thirds (2/3) of both the votes cast and the shares represented at the Annual General Meeting.

Shareholders' right to obtain information

Shareholders are reminded of their right to, at the Annual General Meeting, obtain information from the Board of Directors and CEO in accordance with Chapter 7 Section 32 of the Swedish Companies Act. Shareholders who wish to submit questions in advance may do so by sending post to Olof Palmes gata 13A, SE-111 37 Stockholm, Sweden or via e-mail to info@sveafastigheter.se.

Number of shares and votes

As of the date of this notice, there are a total of 200,000,000 ordinary shares in the company, corresponding to 200,000,000 votes. As of the date of this notice, the company holds 2,650,230 ordinary shares, corresponding to 2,650,230 votes, which cannot be represented at the Annual General Meeting.

Documentation

The accounting documents and the auditor's report, as well as other supporting documentation, are available at the company's office at Olof Palmes gata 13A, SE-111 37 Stockholm, Sweden, and on the company's website www.sveafastigheter.se, no later than three weeks before the Annual General Meeting. Moreover, the Nomination Committee's motivated statement is available at the company's above address, as well as on www.sveafastigheter.se, from the date of this notice. Copies of the documents will be sent to shareholders who so request and who inform the company of their postal address.

Processing of personal data

For information on how your personal data is processed, please refer to the Integrity Policy available on the Euroclear website; <https://www.euroclear.com/dam/ESw/Legal/Privacy-notice-bolagsstammor-engelska.pdf>. If you have any questions regarding our processing of personal data, you can contact us by e-mail at gdpr@sveafastigheter.se.

This notice is a translation of a Swedish notice and in case of any deviations between the language versions, the Swedish version shall prevail.

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