

Motivated opinion regarding the Nomination Committee for Sveafastigheter AB (publ)'s proposal to the Annual General Meeting 2026

Composition of the Nomination Committee

The Nomination Committee of Sveafastigheter AB (publ) (the “**Company**”) consists 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)
- Peter Wågström (chairperson of the board of the Company)

The Nomination Committee's proposal

The Nomination Committee makes the following proposals to the Annual General Meeting 2026:

- Rikard Lindahl, member of the Swedish Bar Association, from Advokatfirman Vinge shall be appointed chairperson of the General Meeting,
- the number of board members for the upcoming term of office shall be reduced to six board members without any alternate board members,
- Peter Wågström, Leiv Synnes, Peder Johnson, Christer Nerlich and Jenny Wärmé are proposed for re-election as board members for the period until the end of the next Annual General Meeting, and Jens-Fredrik Jalland is proposed for new election. Sanja Batljan and Per O. Dahlstedt have declined re-election,
- Peter Wågström is proposed for re-election as chairperson of the Board of Directors,
- for the period until the end of the next Annual General Meeting, it is proposed that an unchanged remuneration of SEK 800,000 be paid to the chairperson of the Board of Directors and SEK 400,000 to each of the other board members elected by the Annual General Meeting. Furthermore, it is proposed that for work in the Audit Committee, an unchanged remuneration of SEK 100,000 be paid to the chairperson of the Committee and SEK 70,000 to other board member,
- the re-election of the registered auditing firm Ernst & Young AB (which has announced that Jonas Svensson will continue as the auditor in charge upon re-election) is proposed for the period until the end of the next Annual General Meeting, and
- the auditor's fee is proposed to be paid in accordance with approved invoice.

Motivated opinion

Information about the composition of the Nomination Committee has been available on the Company's website. The Company's website has also contained information that shareholders have had the opportunity to submit proposals to the Nomination

Committee. The proposals should have been received by the Nomination Committee no later than 30 March 2026.

The Nomination Committee has held eight meetings, for which minutes have been kept. In addition, the Nomination Committee has had discussions via e-mail and telephone. During the meetings, the Nomination Committee has addressed the tasks that the Nomination Committee is required to handle according to the Swedish Corporate Governance Code (the “**Code**”). The chairperson of the Board of Directors has provided information about the board evaluation conducted for the period 2025. In addition, the Nomination Committee has interviewed all existing board members and Jens-Fredrik Jalland individually. The chairperson of the Board of Directors has not been present at these interviews.

The Company’s second largest shareholder, Aker Property Group AS, has expressed a desire for board representation through Jens-Fredrik Jalland. The Nomination Committee’s assessment is that Jens-Fredrik Jalland has extensive experience and expertise from the industry and that he can contribute to the work of the Board of Directors. It is further proposed to re-elect Peter Wågström, Leiv Synnes, Peder Johnson, Christer Nerlich and Jenny Wärmé (who have indicated their willingness to be re-elected). Sanja Batljan and Per O. Dahlstedt have declined re-election.

The Nomination Committee’s proposal entails that the number of board members is reduced to six board members, which is considered satisfactory in light of the Company’s operations and size.

Regarding the composition of the Board of Directors, the diversity policy and objectives set out in section 4.1 of the Code have been applied. The Nomination Committee proposes five men and one woman for the new board. Considering the Company’s operations, stage of development and other circumstances, the Nomination Committee considers that the proposed Board of Directors has an appropriate composition characterized by diversity and breadth in terms of the members’ competence, experience and background. As Sanja Batljan’s decision to decline re-election was received late in the process, it was not possible to find another suitable female candidate ahead of the Annual General Meeting. The Nomination Committee intends to work long-term towards a better gender balance in the composition of the board and will take this task into special consideration in the Nomination Committee’s work for the coming years.

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 Vestefrikk 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 regarding the other proposed board members is available on the Company's website, www.sveafastigheter.se.

The Nomination Committee has assessed that all proposed board members are independent in relation to both the Company and its executive management. All proposed board members are also considered to be independent in relation to the Company's major shareholders, with the exception of Leiv Synnes, who is the CEO of Samhällsbyggnadsbolaget i Norden AB.

The Nomination Committee has further evaluated the remuneration levels for the Company's board members and has, for its assessment, also reviewed comparisons with other real estate companies. The Nomination Committee considers the current remuneration levels to be reasonable. The Nomination Committee proposes that the Annual General Meeting 2026 resolves that the remuneration levels remain unchanged.

The Nomination Committee has further reviewed the Board of Directors' assessment of the work with the Company's auditor, whereby it has been noted that the work with the Company's current auditor is functioning well. The Nomination Committee therefore proposes that the Annual General Meeting 2026 resolves to re-elect Ernst & Young AB as the Company's auditor for the period until the end of the next Annual General Meeting and that the auditor's fee shall be paid in accordance with approved invoices. Ernst & Young AB has announced that if the Annual General Meeting approves the proposal, Jonas Svensson will be the auditor in charge.