

Motivated opinion regarding the Nomination Committee for Sveafastigheter AB (publ)'s proposals to the Extraordinary 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 APG Invest AS),
- Johannes Wingborg (appointed by Länsförsäkringar Fondförvaltning AB), and
- Peter Wågström (chairperson of the board of the Company).

The Nomination Committee has also consulted the Nomination Committee of KlaraBo Sverige AB (“**KlaraBo**”) in the course of its work. The Nomination Committee of KlaraBo supports the proposals to be submitted to the Extraordinary General Meeting.

The Nomination Committee's proposal

The Nomination Committee makes the following proposals to the Extraordinary 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 shall be six board members without any alternate board members,
- Peter Wågström, Christer Nerlich and Jens-Fredrik Jalland are proposed for re-election as board members for the period until the end of the next Annual General Meeting, and Lennart Sten, Sophia Mattsson-Linnala and Andreas Morfiadakis are proposed as new board members. Leiv Synnes, Peder Johnsson and Jenny Wärmé have declined re-election,
- Lennart Sten is proposed for election as new chairperson of the board of directors, and
- that a remuneration of SEK 1,000,000 be paid to the chairperson of the board of directors and SEK 500,000 to each of the other board members elected by the 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 members.

The proposals regarding the number of board members, the election of board members and the chairperson, as well as remuneration, are subject to the Swedish Companies Registration Office's final registration of the merger between the Company and KlaraBo (the “**Completion**”). The board remuneration set out above relates to remuneration for the period from the Annual General Meeting 2026 to the Annual General Meeting 2027 and shall be paid pro rata for the period from the Completion to the Annual General

Meeting 2027. Board fees resolved by the Annual General Meeting 2026 shall be paid pro rata for the period from the Annual General Meeting 2026 up to and including the Completion.

Motivated opinion

Information about the composition of the Nomination Committee has been available on the Company's website.

Following consultation with KlaraBo's Nomination Committee, the Nomination Committee has considered the composition of the board of directors following the Completion. Prior to presenting the Nomination Committee's proposal to the Extraordinary General Meeting, the Nomination Committee has discussed the number of board members and the composition of the board in order to assess the skills and experience required of the Company's board members, taking into account the Company's operations, stage of development and other circumstances. The Nomination Committee has held three 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 Nomination Committee's assessment is that Lennart Sten, Sophia Mattsson-Linnala, and Andreas Morfiadakis have extensive experience and expertise from the industry and that they can contribute to the work of the board of directors. It is further proposed to re-elect Peter Wågström, Christer Nerlich and Jens-Fredrik Jalland (who have indicated their willingness to be re-elected). Leiv Synnes, Peder Johnsson and Jenny Wärmé have declined re-election.

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 of directors. 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. 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.

Lennart Sten

Year of birth: 1959

Education and work experience: Naval Officer in the Swedish Navy and holder of an LL.M from Stockholm University. Experience as CEO of GE Capital

Real Estate (Europe), chairperson of the board of Fastighetsägarna Sverige, Founder and former CEO and board member of LSTH Svenska Handelsfastigheter AB, and board member of Bonnier Fastigheter AB.

Other current assignments: chairperson of the board of Samhällsbyggnadsbolaget i Norden AB (publ), KlaraBo Sverige AB, CLS Holdings plc and Fastighetsbolaget Trappan AB, and board member of Interogo Holding AG, Easy Depot AB and Elevågor AB.

Shareholding in the Company (private holding): 28 800

Independent of the Company and its executive management: Yes

Independent in relation to the Company's major shareholders: No

Sophia Mattsson-Linnala

Year of birth: 1966

Education and work experience: Studied economics at Stockholm University, specialising in financial calculations, and took courses at the Department of Surveying at KTH, including the property market and property valuation, as well as building and installation technology. Experience as chairperson of the board of Farsta Intressenter AB, Farsta Fastighetsintressenter AB and Farsta Stadsutveckling AB, CEO of Rikshem AB (publ) and Huga Fastigheter AB, board member of Sweden Green Building Council, Rikshem Samhold AB, Rikshem Fastighetsutveckling AB, Rikshem JV Holding AB, Rikshem Bostäder Holding AB, Farsta Intressenter AB, Farsta Fastighetsintressenter AB, Farsta Stadsutveckling AB, Värmdöbostäder Aktiebolag, Botrygg AB and Willhem AB (publ), and alternate board member of Värmdöbostäder Aktiebolag.

Other current assignments: Chairperson of the board of Moxyd. Board member and owner of SML ekonomi och fastighet AB, board member of KlaraBo Sverige AB, Sh bygg, Sten och Anläggning AB, Sh asfalt AB, TM Anläggning i Uppland AB, Anders Bodin Fastigheter AB, Vallentuna Betong AB, JMG Betong AB, Teqt Group and COVITUM AB.

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

Andreas Morfiadakis

Year of birth: 1976

Education and work experience: Bachelor's degree, DePaul University Chicago. Experience as deputy CEO and CFO of Victoria Park AB, board member of KlaraBo Sverige AB and Sydsvenska Hem AB (publ). In addition to the above, appointments have also been held in subsidiaries within the KlaraBo Group, the Victoria Park Group, and the Sydsvenska Hem Group.

Other current assignments: CEO of KlaraBo Sverige AB, owner and board member of Falknästet AB and alternate board member of HESIA Konsult AB.

Shareholding in the Company (private holding): -

Independent of the Company and its executive management: No

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, with the exception of Andreas Morfiadakis, are independent in relation to both the Company and its executive management. All proposed board members, with the exception of Lennart Sten, are also considered to be independent in relation to the Company's major shareholders.

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. In light of the fact that, following Completion of the merger, the Company will be substantially larger, the Nomination Committee has proposed an increase in the board's remuneration that the Nomination Committee considers appropriate.