

Notice of Annual General Meeting in Annehem Fastigheter AB (publ)

Annehem Fastigheter AB (publ), Reg. No. 559220-9083, with its registered office in Ängelholm, gives notice of the Annual General Meeting to be held on 13 May 2026 at 10 a.m. at Valhall Park Hotel, Stjernsvärds allé 66 in Ängelholm. Registration starts at 9.30 a.m.

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

Participation in the Annual General Meeting at the venue

A shareholder who wishes to participate in the Annual General Meeting in person or represented by a proxy must (i) be recorded in the share register maintained by Euroclear Sweden AB relating to the circumstances on 5 May 2026, and (ii) no later than 7 May 2026 give notice by post to Advokatfirman Vinge KB, att: Rikard Lindahl, P.O. Box 1703, SE-111 87 Stockholm, or via e-mail to AnnehemAGM@vinge.se. 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).

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.annehem.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 Annual General Meeting, the proxy and the certificate of registration or equivalent certificate of authority should be sent to Advokatfirman Vinge KB as set out above so that it is received no later than 11 May 2026.

Participation by postal voting

A shareholder who wishes to participate in the Annual General Meeting by postal voting must (i) be recorded in the share register maintained by Euroclear Sweden AB relating to the circumstances on 5 May 2026, and (ii) notify its intention to participate in the Annual General Meeting no later than 7 May 2026, by casting its postal vote in accordance with the instructions below so that the postal vote is received by Advokatfirman Vinge KB (that handles the administration of the forms on behalf of Annehem) no later than on that day.

A shareholder who wishes to participate in the Annual General Meeting at the venue in person or represented by a proxy must give notice thereof in accordance with what is set out under *Participation in the Annual General Meeting at the venue* above. This means that a notification by postal vote is not sufficient for a person who wishes to participate at the venue.

A special form shall be used when postal voting. The postal voting form is available on the company's website www.annehem.se. A completed and signed form may be submitted by post to Advokatfirman Vinge KB, att: Rikard Lindahl, P.O. Box 1703, SE-111 87 Stockholm, Sweden or via e-mail to AnnehemAGM@vinge.se. The completed form shall be received by Advokatfirman Vinge KB not later than 7 May 2026. The shareholder may not provide special instructions or conditions in the voting form. If so, the vote (i.e. the postal vote in its entirety) is invalid. Further instructions and conditions are included in the form for postal voting.

If a shareholder votes by proxy, a written and dated proxy shall be enclosed to the postal voting form. Proxy forms are available on the company's website www.annehem.se. If the shareholder is a legal entity, a certificate of registration or an equivalent certificate of authority should be enclosed. If a shareholder has voted in advance and then attends the Annual General Meeting in person or through

a proxy, the postal vote is still valid except to the extent the shareholder casts votes during the Annual General Meeting or otherwise withdraws its casted postal vote. If the shareholder chooses to participate in a voting during the Annual General Meeting, the submitted postal vote will be replaced by the vote cast at the Annual General Meeting.

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 5 May 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 7 May 2026 are taken into account when preparing the register of shareholders.

Proposed agenda

1. Opening of the Annual General Meeting.
2. Election of chairman 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, and the auditor's statement regarding the company's compliance with the guidelines for remuneration to the executive management in effect since the previous Annual General Meeting.
9. Resolution regarding adoption of the income statement and the balance sheet as well as the consolidated income statement and the consolidated balance sheet.
10. Resolution regarding allocations of the company's result pursuant to the adopted balance sheet.
11. Resolution regarding discharge from liability of the board members and the CEO.
12. Resolution regarding
 - a. the number of board members, and
 - b. the number of auditors.
13. Resolution regarding
 - a. the fees to the board of directors, and
 - b. the fee to the auditor.
14. Election of board members
The nomination committee's proposal:
 - a. Pia Andersson (re-election),
 - b. Karin Ebbinghaus (re-election),
 - c. Anders Hylén (re-election),
 - d. Lars Ljungälv (re-election),
 - e. Henrik Saxborn (re-election), and
 - f. Ludvig Paulsson (new election).
15. Election of the chairman of the board of directors
The nomination committee's proposal:
 - a. Henrik Saxborn (re-election).
16. Election of the auditor.
17. Presentation of the remuneration report for approval.
18. Resolution on guidelines for remuneration to senior executives.

19. Resolution regarding authorisation for the board of directors to resolve on new issues of class B shares.
20. Resolution regarding authorisation for the board of directors to resolve on repurchase and transfer of own class B shares.
21. Closing of the Annual General Meeting.

Proposed resolutions

Election of chairman of the Annual General Meeting (item 2)

The nomination committee proposes that Henrik Saxborn, or the one person proposed by the nomination committee if he has an impediment to attend, is elected as chairman of the Annual General Meeting.

Resolution regarding allocation of the company's result according to the approved balance sheet (item 10)

The board of directors proposes that no dividend is distributed for the financial year 2025 and that the company's results shall be carried forward.

Resolution regarding the number of board members (item 12a)

The nomination committee proposes that the number of board members elected by the Annual General Meeting should be six (previously six) without any deputy board members.

Resolution regarding the number of auditors (item 12b)

The nomination committee proposes that an authorised audit firm shall be appointed as auditor, without any deputy auditors.

Resolution regarding the fees to the board of directors (item 13a)

The nomination committee proposes that the fees to the board of directors, including remuneration for committee work, shall amount to not more than SEK 1,565,000 (previously SEK 1,490,000) for the period until the end of the next Annual General Meeting, to be allocated as follows: SEK 500,000 (previously SEK 480,000) to the chairman of the board of directors and SEK 177,000 (previously SEK 170,000) to each of the other board members, SEK 40,000 (previously SEK 40,000) to the chairman of the audit committee, SEK 20,000 (previously SEK 20,000) each to the members of the audit committee, SEK 20,000 (previously SEK 20,000) each to the members of the finance committee and with SEK 20,000 (previously SEK 20,000) each to the members of the remuneration committee.

Resolution regarding the fees to the auditor (item 13b)

The nomination committee proposes that the fees to the auditor shall be paid in accordance with approved statements of costs.

Election of the board members and chairman of the board of directors (items 14-15)

The nomination committee proposes that Pia Andersson, Karin Ebbinghaus, Anders Hylén, Lars Ljungälv and Henrik Saxborn are re-elected as board members and Ludvig Paulsson is elected as new board member for the period until the end of the next Annual General Meeting and that Henrik Saxborn is re-elected as chairman of the board of directors. It was noted that Jesper Göransson has informed that he is not available for re-election at the Annual General Meeting 2026.

Information about the persons proposed by the nomination committee to be elected as board members is set forth in the company's annual report as well as on the company's website, www.annehem.se. A presentation of Ludvig Paulsson follows below.

Ludvig Paulsson (born in 1999) has studied finance and accounting at California State University Monterey Bay. He is currently investment manager for the Ekhaga Group. In addition, he serves as a board member of Grevieåsen AB, Carepa AB and Mats Paulssons Stiftelse. Ludvig Paulsson holds 24,975 class B shares in Annehem. Ludvig Paulsson is independent in relation to the company and its management, but not independent in relation to the company's major shareholders.

Election of auditor (item 16)

The nomination committee proposes that KPMG AB is re-elected as auditor for the company for the period until the end of the next Annual General Meeting, which is in accordance with the audit committee's recommendation. Should the nomination committee's proposal for auditor be adopted, KPMG AB has informed that authorised public accountant Johanna Hagström Jerkeryd will be appointed auditor in charge.

Resolution on guidelines for remuneration to senior executives (item 18)

The board of directors proposes that the Annual General Meeting resolves to adopt the following guidelines for remuneration to the company's senior executives.

The company's senior executives who together constitute the company's group management fall within the provisions of these guidelines. The guidelines are forward-looking, i.e. they are applicable to remuneration agreed, and amendments to remuneration already agreed, after adoption of the guidelines by the Annual General Meeting 2026. These guidelines do not apply to any remuneration decided or approved by the Annual General Meeting.

The guidelines' promotion of the company's business strategy, long-term interests and sustainability

The company's business strategy is, in short, to own and manage high-quality commercial, community service and residential properties with a clear environmental profile in locations with good transport links in Nordic growth areas. Through customer-centric property management, the company builds long-term relationships and values.

Successful implementation of the company's business strategy and safeguarding of the company's long-term interests, including its sustainability, assumes that the company can recruit and retain qualified employees. This requires that the company can offer competitive remuneration. These guidelines allow senior executives to be offered a competitive total remuneration package.

Forms of remuneration, etc.

Total remuneration shall be market-based and may comprise the following components: fixed cash salary, variable cash remuneration, pension benefits, and other benefits. In addition, the General Meeting may – and independently of these guidelines – resolve on, for example, share and share price-related remuneration.

The fulfilment of criteria for payment of variable cash remuneration shall be measurable over a period of one year. The variable cash remuneration may amount to a maximum of 50 per cent of the fixed annual cash salary. Additional variable cash remuneration may be paid in extraordinary circumstances, provided that such extraordinary arrangements are time-limited and only made at an individual level, either for the purpose of recruiting or retaining executives, or as compensation for extraordinary work

performance that is beyond the person's ordinary work duties. Remuneration of this kind may not exceed an amount equivalent to 50 per cent of the fixed annual cash salary, and may not be paid more than once per year and per individual. Resolutions on remuneration of this kind shall be made by the board of directors.

When it comes to the CEO, pension benefits, including health insurance, shall be defined-contribution based. Variable cash remuneration shall not be pensionable. Pension premiums for the defined-contribution pension for the CEO shall amount to a maximum of 35 per cent of the fixed annual cash salary. Retirement age for the CEO is 67 years. The retirement age for other senior executives shall be 65 years. Pension benefits shall correspond to the ITP plan or be premium-based, with a maximum provision of 35 per cent of the pensionable salary. Variable cash remuneration shall be pensionable.

Other benefits may include, for example, life insurance, health insurance, and a company car. Benefits of this kind may in total amount to a maximum of 10 per cent of the fixed annual cash salary.

Termination of employment

In the event of termination by the company, the notice period may not exceed twelve months. The total fixed cash salary during the notice period may not exceed an amount equivalent to the fixed cash salary for twelve months. In the event the senior executive terminates their contract, the notice period may not exceed six months.

Criteria for allocating variable cash remuneration, etc.

Variable cash remuneration shall be linked to predetermined and measurable criteria which may be financial; for example, net operating profit, or non-financial; for example, employee surveys or a customer satisfaction index. They may also consist of individually adapted quantitative or qualitative goals. The criteria shall be designed so that they promote the company's business strategy and long-term interests, including the implementation of its sustainability work, by, for example, having a clear connection to the business strategy or promoting the long-term development of the executive. When the measurement period for fulfilling the criteria for payment of variable cash remuneration has come to an end, the extent to which the criteria have been fulfilled shall be assessed and determined. The board of directors is responsible for the assessment of variable cash remuneration to senior executives, unless the board of directors resolves that the CEO shall be responsible for the assessment of senior executives, with the exception of him-/herself. With regard to financial targets, the assessment shall be based on the company's most recently published financial information.

Salary and terms of employment for employees

When preparing the board of directors' proposal for these remuneration guidelines, salary and terms of employment for the company's employees have been taken into account by using information on employees' total remuneration, the components of remuneration, and the increase in remuneration as a part of the board of directors' decision-making basis when evaluating whether the guidelines and the limitations deriving from them are reasonable. The development of the gap between the remuneration of senior executives and the remuneration to other employees working at Annehem Fastigheter AB (publ) will be presented in the remuneration report.

The decision-making process to determine, review and implement the guidelines

The board of directors has a remuneration committee. The remuneration committee shall monitor and evaluate the variable remuneration programmes for the company's management team and the

application of the guidelines for remuneration to senior executives, as well as the current remuneration structures and remuneration levels in the company. The CEO or other members of the company's management are not present when the remuneration committee considers and resolves on remuneration-related matters, insofar as they are affected by the matters.

Deviation from the guidelines

The board of directors may resolve to temporarily deviate from the guidelines, in whole or in part, if, in an individual case, there is a specific reason for this, and a deviation is necessary in order to meet the company's long-term interests, including its sustainability, or to ensure the company's financial viability.

Description of significant changes to guidelines and how shareholders' views have been taken into account

With the exception of editorial changes, the remuneration guidelines are in all material aspects consistent with the previous guidelines. The company has not received any material comments on the remuneration guidelines. The board of directors deems that the changes reflect the general interests of the shareholders.

Resolution regarding authorisation for the board of directors to resolve on new issues of class B shares (item 19)

The board of directors proposes that the Annual General Meeting authorises the board of directors to, up until the next Annual General Meeting, on one or several occasions, resolve to increase the company's share capital by way of new issues of class B shares to such an extent that it corresponds to a dilution which corresponds to 10 percent, based on the number of shares that are outstanding at the time of the Annual General Meeting's resolution on the authorisation, after full exercise of the hereby proposed authorisation.

New issues of class B 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 authorisation is to increase the company's financial flexibility and to enable the company to make payment with own shares in connection with any acquisition of properties, companies or business operations. Issuance with payment in cash with deviation from the shareholders' preferential rights may only be made to finance the purchase price to be paid in cash in connection with the acquisition of properties, companies or business operations. In the event of issuances with payment in cash with deviation from the shareholders' preferential rights, the starting point for determining the issuance price shall be the prevailing market conditions at the time when shares are issued.

The CEO shall be authorised to make such minor adjustments to this resolution that may be necessary in connection with the registration thereof with the Swedish Companies Registration Office (Sw. *Bolagsverket*).

Resolution regarding authorisation for the board of directors to resolve on repurchase and transfer of own class B shares (item 20)

The board of directors proposes that the Annual General Meeting authorises the board of directors to resolve to repurchase, on one or several occasions until the next Annual General Meeting, as many own class B shares as may be purchased without the company's holding at any time exceeding 10 per

cent of the total number of shares in the company. Acquisitions may not be made at a price higher than the higher of the price of the last independent trade and the highest current independent purchase bid on Nasdaq Stockholm. Acquisitions may not be made at a price lower than the lowest price at which an independent acquisition can be made.

The board of directors also proposes that the meeting authorises the board of directors to resolve, on one or several occasions until the next Annual General Meeting, to transfer (sell) own class B shares. Transfers may be carried out on Nasdaq Stockholm at a price within the price range applicable, 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 otherwise on special conditions. Upon such transfers, the price shall be established so that it is not below market terms. However, a discount to the stock market price may apply, in line with market practice. Transfers of own shares may be made of up to such number of class B shares as is held by the company at the time of the board of directors' resolution regarding the transfer.

The purpose of the authorisation to repurchase own class B shares is to promote efficient capital usage in the company and to enable financing of acquisitions with the company's own class B shares. The purpose of the authorisation to transfer own shares is to enable the board of directors to finance acquisitions of properties or property companies, or part of properties or property companies with own class B shares.

The board of director's statement in accordance with chapter 19 section 22 of the Swedish Companies Act is made available together with the proposal.

The CEO shall be authorised to make such minor adjustments to this resolution that may be necessary in connection with the registration thereof with the Swedish Companies Registration Office.

Special majority requirements

A resolution in accordance with the board of directors' proposal in item 19 and item 20 above shall only be valid where supported by not less than two-thirds of both 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 Annehem Fastigheter AB (publ), Att. Monica Fallenius, Drottning Kristinas Esplanad 12, SE-170 67 Solna or via e-mail to monica.fallenius@annehem.se.

Number of shares and votes

There are 88,488,821 shares outstanding in Annehem Fastigheter AB (publ), corresponding to 154,152,695 votes, of which 7,295,986 are class A shares entitled to 10 votes per share and 81,192,835 are class B shares entitled to 1 vote per share. As of the date of this notice, the company holds 4,489,202 shares.

Documentation etc.

The annual report, the board of directors' remuneration report and all other documentation for resolutions are available at the company's office at Drottning Kristinas Esplanad 12, SE-170 67 Solna, and at the company's website, www.annehem.se, no later than three weeks before the Annual General Meeting. Moreover, the nomination committee's motivated statement is available at the company's address above, as well as at www.annehem.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, see the integrity policy that is available at Euroclear's website <https://www.euroclear.com/dam/ESw/Legal/Privacy-notice-bolagsstammor-engelska.pdf>. If you have questions regarding our processing of your personal data, you can contact us by emailing monica.fallenius@annehem.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.

Ängelholm, April 2026
Annehem Fastigheter AB (publ)
The board of directors