

Notification of attendance and form for advance voting

The form must be received by Sveafastigheter AB (publ) no later than 14 May 2025.

The shareholder below is hereby notifying the company of its participation and exercising the voting right for all of the shareholder's shares in Sveafastigheter AB (publ), Reg. No. 559449-4329, at the Annual General Meeting on Tuesday, 20 May 2025. The voting right is exercised in accordance with the voting options marked below.

Shareholder	Personal identity number/registration number

Assurance (if the undersigned is a legal representative of a shareholder who is a legal entity): I, the undersigned, am a board member, the CEO or a signatory of the shareholder and solemnly declare that I am authorised to submit this advance vote on behalf of the shareholder and that the contents of the advance vote correspond to the shareholder's decisions.

Assurance (if the undersigned represents the shareholder by proxy): The undersigned solemnly declare that the enclosed power of attorney corresponds to the original and has not been revoked.

Place and date	
Signature	
Clarification of signature	
Telephone number	E-mail

Instructions

- Complete all the requested information above.
- Select the preferred voting options below.
- Print, sign and send the form by post to "AGM" c/o Euroclear Sweden AB, Box 191, SE-101 23 Stockholm or via e-mail to GeneralMeetingService@euroclear.com.
- If the shareholder is a natural person who is personally voting in advance, it is the shareholder who should sign under *Signature* above. If the advance vote is submitted by a proxy of the shareholder, it is the proxy who should sign. If the advance vote is submitted by a legal representative of a legal entity, it is the representative who should sign.
- If the shareholder votes by proxy, a proxy shall be enclosed to the form. If the shareholder is a legal entity, a certificate of incorporation or an equivalent certificate of authority should be enclosed to the form.

A shareholder whose shares have been registered in the name of a bank or securities institute must register its shares in its own name to vote. Instructions for this is included in the notice convening the General Meeting.

A shareholder cannot give any other instructions than selecting one of the options specified at each point in the form. If a shareholder wishes to abstain from voting in relation to a matter, kindly refrain from selecting an option. A vote (i.e. the advance vote in its entirety) is invalid if the shareholder has provided the form with specific instructions or conditions or if pre-printed text is amended or supplemented.

The advance voting form, together with any enclosed authorisation documentation, shall be provided to Euroclear Sweden AB no later than 14 May 2025. An advance vote can be withdrawn up to and including 14 May 2025 by contacting Euroclear via e-mail to GeneralMeetingService@euroclear.com.

One form per shareholder will be considered. If more than one form is submitted, the form with the latest date will be considered. The form latest received by Euroclear will be considered if two forms are dated at the same date. An incomplete or wrongfully completed form may be discarded without being considered. If a shareholder has voted in advance and attends the Annual General Meeting in person or through a proxy, the advance vote is still valid except to the extent the shareholder participates in a voting procedure at the General Meeting or otherwise withdraws its casted advance vote. If the shareholder chooses to participate in a voting at the General Meeting, the vote cast will replace the advance vote with regard to the relevant item on the agenda.

Note that the advance vote does not constitute a notification to participate in the General Meeting at the venue in person or through proxy. Instructions for shareholders who wish to participate in the Annual General Meeting at the venue in person or represented by a proxy are included in the notice convening the Meeting.

For the complete proposals, kindly refer to the notice convening the General Meeting and the company's website www.sveafastigheter.se.

For information on how your personal data is processed, please refer to the Integrity Policy available on the Euroclear website; www.euroclear.com/dam/ESw/Legal/Privacy-notice-bolagsstammor-engelska.pdf.

Annual General Meeting in Sveafastigheter AB (publ) on 20 May 2025

The options below comprise the submitted proposals included in the notice convening the Annual General Meeting and are held available on the company's website.

2. Election of chairperson of the Annual General Meeting Yes <input type="checkbox"/> No <input type="checkbox"/>
4. Approval of the agenda Yes <input type="checkbox"/> No <input type="checkbox"/>
6. Determination whether the Annual General Meeting has been duly convened Yes <input type="checkbox"/> No <input type="checkbox"/>
9. Resolutions regarding:
a) adoption of the income statement and the balance sheet as well as the consolidated income statement and the consolidated balance sheet Yes <input type="checkbox"/> No <input type="checkbox"/>
b) allocation of the company's result pursuant to the adopted balance sheet, and adoption of the record day for distribution of dividend Yes <input type="checkbox"/> No <input type="checkbox"/>
c) discharge from liability of the board members and the CEO
9c.1 Peter Wågström (part of the year) Yes <input type="checkbox"/> No <input type="checkbox"/>
9c.2 Per O. Dahlstedt (part of the year) Yes <input type="checkbox"/> No <input type="checkbox"/>
9c.3 Peder Johnson (part of the year) Yes <input type="checkbox"/> No <input type="checkbox"/>
9c.4 Sanja Batljan (part of the year) Yes <input type="checkbox"/> No <input type="checkbox"/>
9c.5 Christer Nerlich (part of the year) Yes <input type="checkbox"/> No <input type="checkbox"/>
9c.6 Jenny Wärmé (part of the year) Yes <input type="checkbox"/> No <input type="checkbox"/>
9c.7 Leiv Synnes (part of the year) Yes <input type="checkbox"/> No <input type="checkbox"/>
9c.8 Annika Ekström (part of the year) Yes <input type="checkbox"/> No <input type="checkbox"/>

9c.9 Krister Karlsson (part of the year)
Yes <input type="checkbox"/> No <input type="checkbox"/>
9c.10 Daniel Tellberg (part of the year)
Yes <input type="checkbox"/> No <input type="checkbox"/>
9c.11 Erik Hävermark (CEO) (part of the year)
Yes <input type="checkbox"/> No <input type="checkbox"/>
10. Resolution regarding the number of board members and the number of auditors
Yes <input type="checkbox"/> No <input type="checkbox"/>
11. Resolution regarding the fees to the Board of Directors and the auditor
Yes <input type="checkbox"/> No <input type="checkbox"/>
12. Election of board members and election of the chairperson of the Board of Directors
12.1 Peter Wågström (re-election)
Yes <input type="checkbox"/> No <input type="checkbox"/>
12.2 Per O. Dahlstedt (re-election)
Yes <input type="checkbox"/> No <input type="checkbox"/>
12.3 Peder Johnson (re-election)
Yes <input type="checkbox"/> No <input type="checkbox"/>
12.4 Sanja Batljan (re-election)
Yes <input type="checkbox"/> No <input type="checkbox"/>
12.5 Christer Nerlich (re-election)
Yes <input type="checkbox"/> No <input type="checkbox"/>
12.6 Jenny Wärmé (re-election)
Yes <input type="checkbox"/> No <input type="checkbox"/>
12.7 Leiv Synnes (new election)
Yes <input type="checkbox"/> No <input type="checkbox"/>
12.8 Peter Wågström (chairperson of the Board of Directors, re-election)
Yes <input type="checkbox"/> No <input type="checkbox"/>
13. Election of auditor
Yes <input type="checkbox"/> No <input type="checkbox"/>
14. Proposal regarding principles of appointing the nomination committee
Yes <input type="checkbox"/> No <input type="checkbox"/>
15. Resolution on guidelines for compensation to the executive management
Yes <input type="checkbox"/> No <input type="checkbox"/>

16. Resolution to introduce a long-term incentive program for the company's executive management and key individuals Yes <input type="checkbox"/> No <input type="checkbox"/>
17. Resolution regarding authorization for the Board of Directors to resolve on new share issues Yes <input type="checkbox"/> No <input type="checkbox"/>
18. Resolution regarding authorization for the Board of Directors to resolve on repurchase and transfer of own shares Yes <input type="checkbox"/> No <input type="checkbox"/>