

Notice of annual general meeting in Stendörren Fastigheter AB (publ)

Stendörren Fastigheter AB (publ), Reg. No. 556825-4741, with its registered office in Stockholm, summons to the annual general meeting to be held on 26 May 2026, at 2.00 p.m. CEST, at Garnisonen Konferens, K-märkt, conference room Chambre Séparée, at Karlavägen 100 in Stockholm, Sweden.

Right to participate in the annual general meeting and notice of participation

A shareholder who wishes to participate in the annual general meeting must

firstly be recorded in the shareholders' register maintained by Euroclear Sweden AB relating to the circumstances on 18 May 2026;

secondly no later than 20 May 2026 give notice via e-mail to bolagsstamma@stendorren.se or by post to Stendörren Fastigheter AB (publ), Bolagsstämman, Linnégatan 87B, SE-115 23 Stockholm, Sweden. 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 of any proxy.

Proxies

If a shareholder is represented by proxy, a written, dated and signed proxy for the representative must be issued. A proxy form is available on the company's website, www.stendorren.se. If the proxy is issued by a legal entity, a certificate of registration or equivalent certificate of authority must 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 25 May 2026.

Nominee registered shares

To be entitled to participate at the annual general meeting, in addition to providing notification of participation, a shareholder whose shares are held in the name of a nominee must register its shares in its own name so that the shareholder is recorded in the shareholders' register relating to the circumstances on 18 May 2026. Such registration may be temporary (so called "voting rights 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 20 May 2026 are taken into account when preparing the shareholders' register.

Proposed agenda

1. Opening of the general meeting
2. Election of chair at the 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 general meeting has been duly convened
7. Presentation by the CEO
8. Presentation of the annual report and the auditors' report, as well as the consolidated financial statements and the auditors' report for the group for the financial year of 2025
9. Resolution regarding
 - a. the adoption of the income statement and the balance sheet, as well as the consolidated income statement and the consolidated balance sheet for the financial year of 2025
 - b. the allocation of the company's profits or losses in accordance with the adopted balance sheet
 - c. the discharge from liability of the members of the board of directors and the CEO
10. Resolution regarding

- a. the number of members of the board of directors
 - b. the number of auditors and deputy auditors
11. Resolution regarding
 - a. fees for the board of directors
 - b. fees for the auditor
12. Election of the members of the board of directors and chair of the board of directors
13. Election of auditors and deputy auditors
14. Presentation of the board of directors' remuneration report for approval
15. Resolution to authorize the board of directors to issue shares of class B, warrants and/or convertibles relating to shares of class B
16. Closing of the general meeting

Resolution proposals

Election of chair at the general meeting (item 2)

The nomination committee proposes that the chair of the board Andreas Philipson is elected chair of the general meeting.

Resolution regarding the allocation of the company's profits or losses in accordance with the adopted balance sheet (item 9b)

The funds available to the annual general meeting consist of the results for the year of SEK 16,382,600 as well as the company's balanced non-restricted equity of SEK 1,960,991,826, a total of SEK 1,977,374,426.

The board of directors proposes that the funds of SEK 1,977,374,426 available to the annual general meeting are carried forward and thus that no dividend shall be paid to the shareholders.

Resolution regarding the number of members of the board of directors (item 10a)

The nomination committee proposes that the number of members of the board of directors shall be six (6).

Resolution regarding the number of auditors and deputy auditors (item 10b)

The nomination committee proposes that the company shall have one auditor which shall be a registered accounting firm.

Resolution regarding fees for the board of directors (item 11a)

The nomination committee proposes that the chair of the board of directors receives SEK 570,000 (540,000) and each other member of the board of directors receives SEK 285,000 (270,000), the chair of the audit committee receives SEK 95,000 (90,000) and each other member of the audit committee receives SEK 37,000 (35,000) and the chair of the remuneration committee receives SEK 63,000 (60,000) and each other member of the remuneration committee receives SEK 21,000 (20,000), up until the end of the next annual general meeting.

The proposed board members Tom Livelli and Joakim Rubin, who are employed by EQT, as well as Lamia Youseff, who is a consultant to EQT, have informed the company that they, if the annual general meeting resolves in accordance with the proposal from the nomination committee to elect them as members of the board of directors, will refrain from any remuneration from Stendörren for their board work for the time until the next annual general meeting.

Resolution regarding fees for the auditor (item 11b)

The nomination committee proposes that the fee to the auditor shall be paid in accordance with the continuously approved invoice.

Election of the members of the board of directors and chair of the board of directors (item 12)

The nomination committee proposes that Helena Levander, Tom Livelli, Carl Mörk, Andreas Philipson and Joakim Rubin are re-elected and that Lamia Youseff is newly elected as member of the board of directors, and that Andreas Philipson is re-elected as chair of the board, for the time up until the end of the next annual general meeting. It was noted that Roniek Bannink will not stand for re-election at the annual general meeting 2026.

Dr. Lamia Youseff is a US-Egyptian citizen, born 1980. Dr. Lamia Youseff holds a Master of Science in Management from the Stanford Graduate School of Business and a Ph.D. and M.Sc. in Computer Science from the University of California, Santa Barbara. She has also conducted postdoctoral research at the MIT Computer Science & Artificial Intelligence Laboratory (CSAIL).

Dr. Lamia Youseff is a leading profile in AI and cloud strategy, with deep expertise in scaling AI platforms, advising on AI/cloud diligence and building technical roadmaps that unlock enterprise value. Dr. Lamia Youseff has several decades of experience from global technology companies and research institutions.

Dr. Lamia Youseff holds several key positions. She is the founder and CEO of JC12.ai, an international advisory firm specializing in AI strategy and technical due diligence for private-equity funds, venture-capital firms and global corporations. She is also a guest lecturer and visiting researcher at Stanford University and an affiliated researcher at MIT CSAIL.

Dr. Lamia Youseff has previously held significant leadership roles at Apple, Google, Microsoft and Meta, where she was responsible for developing, scaling and leading advanced AI and cloud platforms.

Since 2024, Dr. Lamia Youseff is a member of the board of directors of the Stanford Graduate School of Business Alumni Association, where she contributes to the strategic development of the school's global operations. She has no other significant board assignments.

Neither Dr. Lamia Youseff nor anyone closely associated with her currently owns shares or other financial instruments in Stendörren.

A presentation of all persons proposed by the nomination committee for election to the board of directors can be found on the company's website, www.stendorren.se.

Election of auditors and deputy auditors (item 13)

The nomination committee proposes re-election of the registered accounting firm BDO Mälardalen AB, in accordance with the audit committee's recommendation, for the time until the end of the next annual general meeting. BDO Mälardalen AB has informed the company that Johan Pharmanson will be auditor in charge if the annual general meeting resolves in accordance with the nomination committee's proposal.

Resolution to authorize the board of directors to issue shares of class B, warrants and/or convertibles relating to shares of class B (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, with or without deviation from the shareholders' preferential rights, with cash payment or payment through set-off or in kind, or otherwise with conditions, resolve to issue ordinary shares of class B, convertibles for ordinary shares of class B or warrants for ordinary shares of class B. However, a share issue with deviation from the shareholders' preferential rights may not result in an increase of the number of shares in the company

by more than a total of 10 percent calculated on the basis of the number of shares when the board of directors exercises the issuance authorization for the first time.

If the board of directors resolves on a share issue without preferential rights for the shareholders, the reason shall be to be able to broaden the ownership circle, to acquire or to enable the acquisition of working capital, to increase the liquidity of the share, to carry out company acquisitions or to acquire or to enable the acquisition of capital for company acquisitions. In the event of such deviation from the shareholders' preferential rights, the issue must be carried out on market terms and conditions.

The board of directors or the CEO shall be authorized to make such adjustments to this resolution by the annual general meeting that may be necessary in connection with the registration of the authorization at the Swedish Companies Registration Office.

Number of shares and votes

There are a total of 32,643,066 shares, of which 2,500,000 are ordinary shares of class A, entitled to ten votes per share at the general meeting, and 30,143,066 are ordinary shares of class B, entitled to one vote per share at the general meeting, in the company as of the date of this notice. Thus, there are a total of 32,643,066 shares and 55,143,066 votes in the company. As of the date of this notice, the company holds no treasury shares.

Specific majority requirements

A valid resolution under item 15 above requires the approval of not less than two thirds (2/3) of both the votes cast and the shares represented at the general meeting.

Complete proposals etc.

The shareholders are reminded of their right to require information in accordance with Chapter 7 Section 32 of the Swedish Companies Act. The annual report together with the auditor's report and the remuneration report for the financial year 2025 and other documents are held available at the company's office on Linnégatan 87B, SE-115 23 Stockholm, Sweden and on the company's website, www.stendorren.se, at least three weeks before the annual general meeting. The nomination committee's motivated statement will be available at the company on the address and website stated above from the date of this notice. Copies of the documents will be sent to the shareholders who so requests and informs 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 caroline.gebauer@stendorren.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, April 2026
Stendorren Fastigheter AB (publ)
The board of directors