

N.B. The English text is an in-house translation of the original Swedish text. Should there be any disparities between the Swedish and the English text, the Swedish text shall prevail.

The nomination committee's proposal for resolution for the annual general meeting 2026 and motivated statement

About the nomination committee

The nomination committee of Stendörren Fastigheter AB (publ) (hereinafter the "Company" or "Stendörren") has been established in accordance with the principles adopted by the annual general meeting 2025 and consists of the following members for the annual general meeting 2026:

- James Golunski, appointed by Stendörren Real Estate AB, hereinafter "EQT";
- Oscar Christensson, appointed by Altira AB; and
- Patrik Jönsson, appointed by SEB Investment Management AB.

The nomination committee has appointed James Golunski as chair of the nomination committee. Andreas Philipson, chair of the board of directors of Stendörren, is a co-opted member of the nomination committee.

The shareholders represented by EQT, Altira AB and SEB Investment Management AB represented approximately 77 percent of the total number of votes in the Company as of 31 March 2026. EQT alone represented approximately 55 percent of the total number of votes in the Company as of the date specified.

According to the Swedish Corporate Governance Code (the "Code"), the nomination committee shall prepare the annual general meeting's resolution on elections and fees. Furthermore, the nomination committee shall, where appropriate, propose adjusted principles for appointing the next nomination committee. The members of the nomination committee shall always safeguard the interests of all shareholders and not unduly disclose what has been discussed in the work of the nomination committee. Before accepting the assignment, a member of the nomination committee shall carefully consider whether there is a conflict of interest or other circumstances that make it inappropriate to participate in the nomination committee.

The nomination committee's proposals for the annual general meeting 2026

The nomination committee of Stendörren proposes the following to apply for the time until the end of the next annual general meeting (resolutions at the annual general meeting 2025 in brackets).

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 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 members 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.

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.

The nomination committee's motivated statement regarding the election of the board of directors and report on the nomination committee's work, including the application of the diversity policy

The nomination committee's work ahead of the annual general meeting 2026

The nomination committee has held four meetings ahead of the 2026 annual general meeting and, in addition thereto, been in contact several times by email and telephone. All members of the nomination committee have carefully considered whether there is a conflict of interest or other circumstances that make it inappropriate to participate in the nomination committee.

The nomination committee has reviewed the result from the board evaluation that has been carried out regarding the work of the board of directors during 2025. Furthermore, the nomination committee has had individual meetings with current members of the board of directors and interviews with potential new members of the board of directors.

It is noted that Andreas Philipson, co-opted member of the nomination committee, did not participate in the individual meetings held with the current members of the board of directors. Nor has he participated in the preparation of the proposals for fees for the board of directors and committee work.

Shareholders have had the opportunity to submit proposals to the nomination committee in accordance with instructions on the Company's website. No proposal from shareholders has been submitted to the nomination committee.

The nomination committee's motivated statement

It has been essential to the nomination committee that the proposed board of directors shall have a diversity and breadth in terms of education, experience, skills and background in order to ensure that the composition of the board of directors meets the requirements that will be imposed on the board of directors considering its operations, stage of development and other circumstances. The nomination committee has discussed the Company's needs and considers it essential that the board of directors has solid knowledge and experience in areas that are essential to the Company, such as property development, property management, transactions, financing issues, corporate governance issues, board work in a listed environment and relevant sustainability aspects. The nomination committee has also taken into account the growing importance of data-driven processes in the real estate sector and identified a desire to strengthen expertise in AI and digitalisation. It has further

emphasised that the board of directors should maintain its, in comparison with the board of directors of other Swedish property companies, international character, thereby remaining well-positioned to quickly pick up on trends in other markets.

The nomination committee notes that Roniek Bannink does not stand for re-election.

The nomination committee considers that the current board of directors functions well and that the cooperation and governance of the management are effective. It is the nomination committee's opinion that Lamia Youseff, with her solid experience in AI and advanced technology development, would be a very positive addition to the board of directors. The nomination committee has therefore decided to propose Lamia Youseff as a new member of the board of directors.

Overall, the nomination committee considers that the proposed board members together have a breadth and competence that well meets the requirements. The nomination committee further considers that it has been appropriate to have a board of directors consisting of six members and has therefore proposed that the board of directors shall continue to consist of six members.

The nomination committee has applied rule 4.1 of the Code as a diversity policy when preparing its proposal for the election of board members. An equal gender distribution has been sought. The proportion of women on the proposed board of directors amounts to two out of six.

The nomination committee has assessed the independence of the board members as set out below and can conclude that the proposal meets the Code's requirements for independence.

Board member	Independent in relation to the Company and management	Independent in relation to major shareholders
Andreas Philipson (Chair)	Yes	Yes
Helena Levander	Yes	Yes
Tom Livelli	Yes	No
Carl Mörk	Yes	No
Joakim Rubin	Yes	No
Lamia Youseff	Yes	No

The nomination committee considers it important that the fees of the board of directors are competitive so that the Company can retain and attract board members who meet the relevant requirements. Furthermore, the fee levels shall reflect the work effort and responsibility that the role requires.

The nomination committee has considered the current fee levels and considers them to be in line with market conditions. The nomination committee has assessed that a general increase of 5 percent in fee levels is justified.

The proposed board members Tom Livelli, 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.

Finally, the nomination committee has concluded that the Company's current principles for appointing the nomination committee for annual general meetings are fit for purpose and should continue to apply unchanged. Accordingly, no amendments are proposed.

The nomination committee of Stendörren Fastigheter AB (publ)

April 2026