

Minutes

kept at the Annual General Meeting in Samhällsbyggnadsbolaget i Norden AB (publ), corp. id. no. 556981-7660, 28 June 2024 in Stockholm, at 14.00.

§ 1

The meeting was opened by Lennart Schuss, Chairman of the Board of Directors.

§ 2

Rikard Lindahl, Vinge law firm, was elected Chairman of the meeting. Fredrik Råsberg, law firm CMS Wistrand, was assigned to keep today's minutes.

§ 3

A list was established of present shareholders in accordance with Appendix 1. The list was approved as a voting list at the meeting.

§ 4

The meeting approved the proposed agenda in the notice, Appendix 2.

§ 5

Sverre Linton, representing the Swedish Shareholders Association (Sw. *Sveriges Aktiesparares Riksförbund*), was appointed to verify the minutes together with the Chairman.

§ 6

The meeting was deemed to have been duly convened since the notice of the meeting was published in the Swedish Official Gazette (*Sw. Post- och Inrikes Tidningar*) on 31 May 2024 and was available on the company's website from 28 May 2024. Advertisement regarding publication of the notice was published in Dagens Nyheter on 31 May 2024.

It was noted that the shareholder Leo Gillholm wished to have it recorded in the minutes that the notice had stated that registration for the meeting would take place from 1:15 p.m., but that the shareholders were not given the opportunity to enter the meeting hall until a few minutes before the opening of the meeting, and the company was asked to consider this for the next general meetings.

§ 7

The Chairman of the Board of Directors Lennart Schuss and the CEO of the company Leiv Synnes each made a speech of the company's operations and development.

The Chairman of the Board of Directors and the CEO answered questions from shareholders.

§ 8

The annual report together with the consolidated accounts, as well as the audit and consolidated auditor's report for the previous financial year, were found to have been submitted in due order.

The auditor of the company, Jonas Svensson from Ernst & Young, presented the auditor's report.

The auditor answered questions from shareholders.

§ 9

The meeting approved the income statement and the balance sheets included in the annual report for the financial year 2023 as well as the consolidated income statement and consolidated balance sheets.

§ 10

The meeting resolved to adopt the Board of Directors' proposal for appropriation of the company's results in accordance with the adopted balance sheet and in accordance with what is stated in the annual report. The resolution entailed that funds at the disposal of the Annual General Meeting are carried forward and that no dividend is paid.

§ 11

The meeting resolved to discharge the Board of Directors and the CEOs from liability for the management of the company's affairs for the period covered by the annual report.

It was noted that shareholding board members and the CEOs, who are included in the voting list directly, through representatives or as representatives of others, did not participate in the decision as far as the board member or the CEO himself was concerned.

§ 12

The meeting resolved that the Board of Directors shall consist of six ordinary board members and that a registered auditing company shall be appointed as auditor.

§ 13

The meeting resolved, in accordance with the Nomination Committee's proposal, that board fees shall amount to a total of SEK 1,000,000 for the Chairman and SEK 500,000 for the other members elected by the meeting. A total fee of SEK 150,000 shall be paid for committee work in the Remuneration Committee of which SEK 100,000 to the Chairman and SEK 50,000 to the other member. For committee work in the Sustainability Committee, a total fee of SEK 200,000 shall be paid of which SEK 100,000 to the Chairman and SEK 50,000 to other members. A total fee of SEK 200,000 shall be paid for committee work in the Audit Committee of which SEK 100,000 to the Chairman and SEK 50,000 for each other members. If an additional member is added to the Audit Committee, a total fee of SEK 250,000 shall be paid.

It was further resolved that fees to the auditor shall be paid in accordance with the approved

invoice.

§ 14

For the period until the next Annual General Meeting, the following ordinary board members were appointed.

Lennart Schuss, re-election
Ilija Batljan, re-election
Sven-Olof Johansson, re-election
Hans Runesten, re-election
Lars Rodert, re-election
Lennart Sten, new election

Lennart Sten was appointed Chairman of the Board of Directors (new election).

Ernst & Young AB was elected auditor for the period until the next Annual General Meeting. Ernst & Young AB has announced that the authorised accountant Jonas Svensson will be appointed as auditor in charge.

§ 15

The meeting resolved, in accordance with the Nomination Committee's proposal, to adopt the principles for the appointment of the Nomination Committee and instructions for the Nomination Committee.

§ 16

The meeting resolved, in accordance with the Nomination Committee's proposal, to adopt the guidelines for remuneration to senior executives.

§ 17

The meeting resolved to approve the Board of Directors' remuneration report.

§ 18

The meeting resolved, in accordance with the Board of Directors' proposal, to authorize the Board of Directors to decide on new issue of shares. It was noted that the resolution was made with required majority.

§ 19

The meeting resolved, in accordance with the Board of Directors' proposal, to authorize the Board of Directors to resolve upon acquisition and transfer of own shares. It was noted that the resolution was made with required majority.

§ 20

As no other issues arose, the meeting was declared closed.

N.B. The English text is an unofficial translation.

At the minutes:

Fredrik Råsberg

Verified:

Rikard Lindahl

Sverre Linton

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Notice of Annual General Meeting in Samhällsbyggnadsbolaget i Norden AB (publ)

The shareholders of Samhällsbyggnadsbolaget i Norden AB (publ), reg. no. 556981-7660, (the "Company" or "SBB") are hereby given notice to attend the Annual General Meeting on Friday 28 June 2024, at 14:00 CEST. The Annual General Meeting will be held at Berns Stockholm (Kammarsalen), Berzelii Park in Stockholm, Sweden. Entrance and registration take place from 13:15 CEST.

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

Participation at the venue

A shareholder who wishes to participate in the Annual General Meeting at the venue in person or represented by a proxy must (i) be recorded as a shareholder in the share register maintained by Euroclear Sweden AB relating to the circumstances on Wednesday 19 June 2024, and (ii) no later than Monday 24 June 2024 give notice by post to Samhällsbyggnadsbolaget i Norden AB, "Annual General Meeting", c/o Euroclear Sweden, Box 191, SE-101 23 Stockholm, Sweden, via e-mail to GeneralMeetingService@euroclear.com, or by telephone +46 (0)08-402 90 46. 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 information about any proxy.

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.https://sbbnorden.se/en/. 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 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 Thursday 27 June 2024.

Participation by postal voting

A shareholder who wishes to participate in the Annual General Meeting by postal voting must (i) be recorded as a shareholder in the share register maintained by Euroclear Sweden AB relating to the circumstances on Wednesday 19 June 2024, and (ii) no later than Monday 24 June 2024 give notice by casting its postal vote in accordance with the instructions below so that the postal vote is received by Euroclear Sweden 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 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 for postal voting. The postal voting form is available on the Company's website www.https://sbbnorden.se/en/. A completed and signed postal voting form

may be submitted by post to Samhällsbyggnadsbolaget i Norden AB, "Annual General Meeting", c/o Euroclear Sweden, Box 191, SE-101 23 Stockholm, Sweden, via e-mail to GeneralMeetingService@euroclear.com. The completed and signed form shall be received by Euroclear Sweden not later than 24 June 2024. Shareholders who are natural persons may also cast their votes electronically through BankID verification via Euroclear Sweden AB's website, <https://anmalan.vpc.se/euroclearproxy>. 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. A proxy form is available on the Company's website [www.https://sbbnorden.se/en/](https://sbbnorden.se/en/). If the shareholder is a legal entity, a certificate of registration or 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 participates in a voting procedure at the General Meeting or otherwise withdraws its casted postal vote. If the shareholder chooses to participate in a voting at the General Meeting, the vote cast will replace the postal vote with regard to the relevant item on the agenda.

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 on Wednesday 19 June 2024. 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 Monday 24 June 2024 are taken into account when preparing the share register.

Proposed agenda

1. Opening of the meeting;
2. Election of the Chairman of the meeting;
3. Preparation and approval of the voting list;
4. Approval of Agenda;
5. Election of one or two persons to verify the minutes;
6. Determination of whether the meeting has been duly convened;
7. Speech by the CEO and the Chairman of the Board of Directors;
8. Presentation of annual report and auditor's report as well as of the consolidated financial statements and the auditor's report for the group;
9. Resolutions regarding the adoption of the income statement and the balance sheet as well as the consolidated income statement and the consolidated balance sheet;
10. Resolution regarding appropriation of the Company's results in accordance with the adopted balance sheet;
11. Resolution regarding discharge from liability of the Members of the Board of Directors and the CEO;

12. Determination of the number of Members of the Board of Directors, Auditors and Deputy Auditors, if any;
13. Determination of fees to be paid to the Members of the Board of Directors and the Auditors;
14. Election of Board of Directors, Chairman of the Board of Directors and Auditor;
15. Determination on principles for appointment of Nomination Committee and instructions for the Nomination Committee;
16. Resolution regarding guidelines for remuneration to senior executives;
17. Presentation of the Board of Directors' remuneration report for approval;
18. Resolution regarding authorization for the Board of Directors to resolve on issue of new shares;
19. Resolution regarding authorization for the Board of Directors to resolve on acquisition and transfer of the Company's own shares; and
20. Closing of the meeting.

Proposals for resolutions

Election of the Chairman of the meeting (item 2)

The Nomination Committee proposes that Rikard Lindahl, member of the Swedish Bar Association, Advokatfirman Vinge, is elected Chairman of the meeting.

Resolution regarding appropriation of the Company's results in accordance with the adopted balance sheet (item 10)

The Board of Directors proposes that no dividend is paid and that funds at the disposal of the Annual General Meeting are carried forward.

Election of Members of the Board of Directors, Auditor etc. (items 12-14)

The Nomination Committee for the 2024 Annual General Meeting consists of Leif West (Chairman, appointed by Dragfast AB), Rikard Svensson (AB Arvid Svensson), Sven-Olof Johansson (Compactor Fastigheter AB), Ilija Batljan (Ilija Batljan Invest AB (publ) and Ilija Batljan) and Lennart Schuss (Chairman of the Board of Directors).

The Nomination Committee proposes that the Board of Directors shall consist of six members without any Deputy Members and that the Company appoints one auditing firm as Auditor.

The Nomination Committee proposes re-election of Lennart Schuss, Ilija Batljan, Sven-Olof Johansson, Hans Runesten and Lars Rodert and new election of Lennart Sten as Members of the Board of Directors for the period until the end of the Annual General Meeting 2025.

The Nomination Committee proposes that Lennart Sten is elected as Chairman of the Board of Directors.

The Nomination Committee proposes re-election of the registered auditing company Ernst & Young AB as Auditor for the period until the end of the Annual General Meeting 2025. Ernst & Young AB has announced that, subject to the approval of the proposal from the Nomination

Committee, the Authorized Public Accountant Jonas Svensson will act as auditor-in-charge. The Nomination Committee's proposal corresponds with the Audit Committee's recommendation. Neither the Nomination Committee's proposal nor the Audit Committee's recommendation of auditors have been subject to influence of third parties or been forced by any contractual terms limiting the freedom of choice in the selection of auditors.

The Nomination Committee proposes that the Board shall be paid with SEK 1,000,000 to the Chairman of the Board of Directors and SEK 500,000 to the other members of the Board of Directors elected by the General Meeting.

For committee work in the Remuneration Committee, a total fee of SEK 150,000 is proposed to be distributed with SEK 100,000 for the Chairman of the committee and SEK 50,000 for the other member. For committee work in the Sustainability Committee, a total fee of SEK 200,000 is proposed to be distributed with SEK 100,000 for the Chairman of the committee and SEK 50,000 for each other members. For committee work in the Audit Committee, a total fee of SEK 200,000 is proposed to be distributed with SEK 100,000 for the Chairman of the committee and SEK 50,000 for each other members. If an additional member is added to the Audit Committee, a total fee of SEK 250,000 is proposed.

Fees to the Auditor is proposed to be paid in accordance with approved invoice.

Below is a brief presentation of the Nomination Committee's proposed new election. Information about all proposed Members of the Board of Directors is available on the Company's website, www.sbbnorden.se.

Lennart Sten

Born: 1959.

Education: Swedish Navy officer, Master of Laws at Stockholm University.

Other current assignments: Chairman of the Board of Klarabo Sverige AB, CLS Holdings plc, and Fastighetsbolaget Trappan AB. Board member of Interogo Holding AG, Easy Depot AB and Elivågor AB.

Previous assignments: President GE Capital Real Estate (Europe), Chairman of the Board of Fastighetsägarna Sverige, Founder and former CEO and Board member of LSTH Svenska Handelsfastigheter AB, Board member of Bonnier Fastigheter AB.

Shareholding in the Company: 0.

Independent in relation to major shareholders: Yes.

Independent in relation to the Company and management: Yes.

Determination on principles for appointment of Nomination Committee and instructions for the Nomination Committee (item 15)

It is proposed that the Annual General Meeting resolves that the following revised principles and instructions shall apply to the appointment of the Nomination Committee.

According to the Swedish Code of Corporate Governance (the "Code"), companies listed on a regulated market must have a Nomination Committee representing the Company's

shareholders. Thus, the Nomination Committee is the General Meeting's body for preparing certain appointment decisions to be decided by the General Meeting.

According to the Code, the Nomination Committee shall prepare proposals on the following issues to be submitted to the Annual General Meeting (or Extraordinary General Meeting, as applicable) for decision:

- a) proposal for the Chairman of the Annual General Meeting,
- b) proposal for the number of Members of the Board of Directors,
- c) proposal for Members of the Board of Directors,
- d) proposal for the Chairman of the Board of Directors,
- e) proposal for fees to the members of the Board of Directors distributed between the Chairman and other members and remuneration for committee work,
- f) fees for the Company's auditors,
- g) election of auditors, and
- h) where applicable, proposal for a resolution on instructions to the Nomination Committee.

In the process of nominating candidates for the Board of Directors, the Nomination Committee shall particularly observe the Code's requirement to strive for a gender-balanced composition.

The term of office for the appointed Nomination Committee shall run until a new Nomination Committee takes office. Remuneration shall not be paid for the work of the Nomination Committee. At the request of the Nomination Committee, the Company shall provide staff resources such as secretary function in the Nomination Committee to facilitate the work of the Nomination Committee. The Company shall also be able to cover reasonable costs, for example for external consultants, which the Nomination Committee deems necessary to fulfil the Nomination Committee's assignment.

The Nomination Committee shall be appointed by the Chairman of the Board of Directors contacting the four largest owner-registered shareholders in terms of votes according to the share register maintained by Euroclear Sweden AB as per the last banking day in August each year, or the otherwise known largest shareholders, and ask them to appoint one member each to the Nomination Committee. If such a shareholder does not wish to appoint a member, the largest registered, or otherwise known, shareholder in terms of votes who is next in line is asked to appoint a member, etc.

A major shareholder or group of shareholders shall have the right to appoint one but not more members of the Nomination Committee. If the Chairman of the Board of Directors is employed by or otherwise not independent in relation to one of the shareholders among those entitled to appoint a member, such shareholder shall not be entitled to appoint a member. The Chairman of the Board of Directors will in such case be considered to be appointed by that shareholder. The appointed members, together with the Chairman of the Company's Board of Directors who is the convening member, shall constitute the Nomination Committee.

The names of the members of the Nomination Committee and the names of the shareholders appointing them shall be announced at least six months before each Annual General Meeting.

The Chairman of the Nomination Committee shall, unless the members agree otherwise, be the member appointed by the largest shareholder. The Chairman of the Nomination Committee shall have a casting vote in the event of a tie.

Changes in the composition of the Nomination Committee

If, earlier than two months before the Annual General Meeting, a new shareholder due to the number of votes, passes any of the shareholders in the list of shareholders who have appointed a Member of the Nomination Committee, that shareholder may contact the Chairman of the Nomination Committee and request the appointment of a Member of the Nomination Committee. If this occurs, the member appointed by the smallest shareholder in terms of votes shall leave the Nomination Committee at the same time. If, earlier than two months before the Annual General Meeting, a shareholder who has appointed a Member of the Nomination Committee has disposed a significant part of its shareholding, so that the shareholder no longer is one of the four largest shareholders in terms of votes, that shareholder shall make the seat available. The Chairman of the Nomination Committee shall in such case contact the largest shareholder in terms of votes who has not previously been offered a seat. If that shareholder does not wish to appoint a member, the question shall be passed to the next shareholder in line, etc.

Shareholders who have appointed a Member of the Nomination Committee are entitled to dismiss such member and appoint a new representative as a Member of the Nomination Committee.

Changes in the composition of the Nomination Committee shall be published as soon as they occur.

Resolution regarding guidelines for remuneration to senior executives (item 16)

The Board of Directors proposes that the Annual General Meeting resolves to adopt the following guidelines for remuneration to senior executives.

Application of the guidelines and who they apply to

These guidelines for remuneration to senior executives apply to Members of the Board of Directors, the CEO and the deputy CEO as well as other persons in the group executive management. The guidelines are forward-looking and shall apply to remuneration that is agreed upon, and to changes made in already agreed upon remuneration, after the guidelines have been adopted by the Annual General Meeting 2024. The guidelines do not apply to remuneration decided upon by the general meeting of shareholders.

The Board of Directors shall be entitled to, in whole or in part, temporarily deviate from these guidelines if special circumstances justify doing so in an individual case, and such deviation is necessary in order to meet the Company's long-term interests and sustainability or to ensure the Company's financial viability. If such deviations occur, it must be reported in the remuneration report before the next Annual General Meeting. These guidelines are in effect from the Annual General Meeting 2024. Matters regarding deviations from the guidelines shall be prepared by the Remuneration Committee and decided upon by the Board of Directors.

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

The Company's strategy is to own, manage and develop housing in Sweden and community properties in the Nordic region in the long term, and to pursue active property development. For further information regarding the Company's strategy, please refer to www.sbbnorden.se.

The Board of Directors regards it as critical for the successful implementation of the Company's business strategy and the safeguarding of the Company's long-term interests, including its sustainability, that the Company can recruit and retain senior executives with the competence and capacity to achieve set goals. To achieve this, the Company must be able to offer competitive packages of remuneration to motivate senior executives to do their utmost. Variable remuneration covered by these guidelines shall be based on criteria aimed at promoting the Company's business strategy and long-term interests, including its sustainability, and where the fulfilment of the criteria is determined by the method set out below.

Forms of remuneration etc.

The remuneration and other terms of employment for senior executives shall be in line with market levels. The remuneration consists of fixed base salary, variable remuneration, pension benefits and certain other benefits. In addition, the general meeting may – regardless of these guidelines – resolve on share-related or share-price related remuneration.

Fixed base salary

Fixed base salary for the CEO and other senior executives is reviewed annually. The fixed base salary constitutes 60 - 80 percent of total remuneration excluding LTI and under the assumption of a 50 percent outcome of STI.

Short-term incentive program (STI)

Variable remuneration that is covered by these guidelines should aim to promote the Company's business strategy and long-term interests, including its sustainability. The variable remuneration should be contingent upon the individual's fulfilment of individual criteria established annually or with another periodicity and shall be measured over one or several years. As a result, the compensation is clearly linked to the individual's work effort and performance. Criteria may be financial or non-financial, qualitative or quantitative, and should be based on factors that support the Company's business strategy and long-term interests, including its sustainability, through a clear connection to value creation through the acquisition, management, or development of residential properties in Sweden and community properties in the Nordics. Examples of financial criteria that can be applied include NAV growth and operating net. Examples of non-financial criteria that can be applied are criteria related to low environmental impact in new production, low emissions from management and transport to properties, and that the properties are energy-efficient and have low energy consumption. Variable remuneration may also be paid in extraordinary circumstances, provided that such extraordinary arrangements are applied only at the individual level either for the purpose of recruiting or retaining senior executives, or as compensation for extraordinary work efforts, beyond what can be expected of an official in a corresponding position.

When the measurement period for the fulfilment of criteria for the payment of variable remuneration ends, or when a circumstance related to variable remuneration occurs, it should be assessed to what extent the criteria have been met. The outcome of the variable remuneration is prepared by the Remuneration Committee and determined by the Board of Directors. Thereafter, the remuneration is paid.

The remuneration can amount to a maximum of 50 per cent of the fixed base salary and, at full outcome, up to a maximum of 40 per cent of total remuneration excluding LTI. The variable remuneration grants the right to pension benefits and constitute grounds for holiday pay. The Company has no possibility to reclaim the compensation.

Long-term incentive program (LTI)

Senior executives may be offered incentive programs which shall be primarily share-related or share price-related. An incentive program shall be intended to improve the participants' commitment to the Company's development and is implemented according to market terms. Share and share price-related incentive programs must be decided by the general meeting and are therefore not covered by these guidelines.

Other Benefits

Pension benefits

The agreed retirement age for the CEO is 65 years. Other senior executives have no specially agreed retirement age. All pension benefits for senior executives are based on defined contribution, meaning the Company pays an individually agreed defined pension premium for senior executives. Except for the aforementioned pension benefits, the Company has no pension obligations to senior executives.

Company car etc.

Senior executives are if necessary, which in each case is decided by the CEO, entitled to a company car. In addition, all senior management are covered by, inter alia, customary health insurance.

Other benefits comprise 10 - 25 percent of total remuneration excluding LTI and under the assumption of a 50 percent outcome of STI.

Notice of termination and severance pay

Senior executives' employment or contractual agreements shall be valid for an indefinite period of time or for a specified period of time. The CEO is subject to a twelve-month notice period upon termination by the Company. In addition to salary during the notice period, the CEO is entitled to severance pay corresponding to twelve times the fixed monthly salary. During the notice period, the current employment contract with associated benefits continue to apply. Other senior executives have a notice period of six months and are not entitled to any severance pay in addition to their salary during the notice period. During the notice period, the current employment contract with associated benefits continues to apply. In cases where severance pay would be paid, no other benefits will apply after the expiry of the notice period.

Fixed salary during the notice period and severance pay may not, in total, exceed an amount equal to two years' worth of the fixed base salary.

Salary and terms of employment for employees

In preparing the Board of Directors' proposal regarding guidelines for remuneration to senior executives, the salaries and terms of employment for the Company's employees have been considered and has formed part of the decision basis for the Remuneration Committee and the Board of Directors' evaluation of the fairness of the guidelines and the limitations arising from them.

Decision-making process

The Board of Directors shall prepare a proposal for new guidelines when there is a need for substantial changes to the guidelines, however at least every four years. The Board of Directors' proposal is prepared by the Remuneration Committee. The Chair of the Board of Directors may be the Chair of the Remuneration Committee. In order to manage conflicts of interest, other members of the Remuneration Committee who are elected at General Meeting of shareholders must be independent in relation to the Company and the senior executives.

The Remuneration Committee shall, inter alia, monitor and evaluate the application of the guidelines for remuneration to senior executives decided by the General Meeting. When the Remuneration Committee has prepared the proposal, it is to be submitted to the Board of Directors for decision. The CEO and other senior executives shall not participate in the Board of Directors' processing and decisions regarding remuneration-related matters in so far as they are affected by such matters.

If the Annual General Meeting resolves not to adopt guidelines when there is proposal for such a resolution, the Board of Directors shall submit a new proposal no later than the next Annual General Meeting. In such cases, remuneration shall be paid in accordance with the currently valid guidelines or, if no guidelines exist, in accordance with the Company's practice.

When deemed necessary, external advice is sought in the preparation of these issues.

Review of the guidelines and description of significant changes compared to previously guidelines

A review of the guidelines for remuneration to senior executives has been conducted with the aim of strengthening the link between variable remuneration and the individual's work effort and performance. The previous criteria, of which two were linked to the Company's objectives and one was linked to individual goals, have thus been replaced with individual criteria established annually. The Company has not received any comments from the shareholders regarding the formation of the guidelines.

Resolution regarding authorization for the Board of Directors to resolve on issue of new shares (item 18)

The Board of Directors proposes that the Annual General Meeting authorizes the Board of Directors to, on one or more occasions during the period up to the next Annual General

Meeting, with or without deviation from the shareholders' preferential rights, decide on new issues of shares. Payment may be made in cash, in kind, by set-off or otherwise combined with special conditions. When payment is made in kind or by set-off and where the issue is made for the purpose of acquiring properties or property-owning companies, as well as in issues with preferential rights for the shareholders of the Company, the Company's share capital and the number of shares that can be issued with the support of the authorization may together be increased in total by an amount or number of shares that falls within the articles of association. If payment is made in cash in a new share issue with deviation from the shareholders' preferential rights, or if a non-cash issue or set-off issue is made for a purpose other than the above, the number of shares issued on the basis of the authorization may, however, not exceed ten (10) percent of the number of outstanding shares in the Company at the time of the share issue resolution.

The purpose of the authorization is to enable the acquisition of working capital, in order to carry out and finance any acquisitions. The reason for the deviation from the shareholders' preferential rights is that the authorization also aims to secure the continued financing of the Company by adding new strategically important owners to the Company.

The issue price shall be determined in accordance with prevailing market conditions.

The Board of Directors or a person appointed by the Board of Directors shall have the right to make the minor adjustments to this resolution that may prove necessary in conjunction with the registration of the resolution with the Swedish Companies Registration Office or due to other formal requirements.

This resolution regarding authorization for the Board of Directors to resolve on issue of new shares is valid if it has been supported by shareholders representing at least two thirds of both the votes cast and the shares represented at the General Meeting.

Resolution regarding authorization for the Board of Directors to resolve of acquisition and transfer of the Company's own shares (item 19)

The Board of Directors proposes that the Annual General Meeting resolves to authorize the Board of Directors, for the period up to the next Annual General Meeting, to resolve upon acquisition and transfer of shares in the Company as the Board of Directors deem appropriate, whereupon the following conditions shall apply:

1. Acquisition of shares in the Company may only take place through trading on Nasdaq Stockholm, or through an offer of acquisition for cash remuneration to all the Company's shareholders or to all holders of a particular class of shares.
2. Acquisitions may only be made by a maximum of so many shares that, at any given time, the Company's own holdings does not exceed ten (10) percent of all shares in the Company.
3. Acquisition of shares on Nasdaq Stockholm may only take place at a price within the price interval at any time recorded on Nasdaq Stockholm, which shall refer to the interval between the highest buying price and the lowest selling price.

4. Acquisition of shares in accordance with an acquisition offer for cash considerations to all the Company's shareholders or to all holders of a particular class of shares may only take place at a price which at the time of the acquisition offer does not exceed the market value of the shares with more than by a maximum of 30 percent and which does not fall below SEK 0.
5. Transfer of shares according to the authorization may be of all own shares held by the Company at the time of the Board of Directors' resolution.
6. Transfer of shares on Nasdaq Stockholm may only take place at a price within the price interval at any time recorded on Nasdaq Stockholm, which shall refer to the interval between the highest buying price and the lowest selling price.
7. Transfer of shares may also take place outside Nasdaq Stockholm in conjunction with company acquisitions, with or without deviation from the shareholders' preferential rights and with or without provisions regarding contribution in-kind or set-off rights. The price for such a transfer may be in cash or value of property obtained that corresponds to the market price at the time of the transfer of the shares transferred, with the deviation deemed appropriate by the Board of Directors.
8. The authorization may be exercised on one or more occasions during the period up until the 2025 Annual General Meeting.

The purpose of the authorization for the Board of Directors to resolve on the acquisition of own shares is to give the Board of Directors increased scope for action and the opportunity to continuously adjust the Company's capital structure and thereby contribute to increased shareholder value, as well as to exploit attractive business opportunities by fully or partially financing corporate acquisitions with the Company's own shares.

The reason for the allowance to deviate from the shareholders' preferential rights in conjunction with the transfer of the Company's own shares is that such a transfer can be done with greater speed and flexibility, and is more cost-effective than a transfer to all shareholders. If the Company's own shares are transferred for remuneration other than cash in conjunction with an agreement on acquisition of assets, the Company is not able to give the shareholders the opportunity to exercise any preferential right.

This resolution regarding authorization for the Board of Directors to resolve of acquisition and transfer of the Company's own shares is valid if it has been supported by shareholders representing at least two thirds of both the votes cast and the shares represented at the General Meeting.

Miscellaneous

Number of shares and votes

The total amount of shares in the Company is 1,648,481,553, divided into 209,977,491 Class A shares, 1,244,638,157 Class B shares and 193,865,905 Class D shares. Class A shares carry one vote while Class B shares and Class D shares carry 1/10 vote. The total number of votes in the Company is 353,827,897.2. This information pertains to the circumstances as per the time of issue of this notice. The Company does not hold any own shares.

Documents and further information

Accounting documents and the Audit Report are available at the Company's website, www.sbbnorden.se. The Board of Directors' remuneration report as well as other necessary documents will be available at the Company's website no later than 7 June 2024. The documents will also be available at the Company, at the address Samhällsbyggnadsbolaget i Norden AB, Strandvägen 1, SE-114 51 Stockholm, Sweden. Copies of these documents will be sent, free of charge, to shareholders upon request and notification of postal address. The shareholders are reminded of the right to, at the Annual General Meeting, ask questions to the Board of Directors and the CEO in accordance with Chapter 7, Section 32 of the Swedish Companies Act.

Processing of personal data

For information on how your personal data is processed due to the Annual General Meeting, please see the website of Euroclear Sweden AB (<https://www.euroclear.com/dam/ESw/Legal/Privacy-notice-bolagsstammor-engelska.pdf>).

This is an in-house translation of the Swedish original wording. In case of differences between the English translation and the Swedish original, the Swedish version shall prevail.

Stockholm, May 2024

The Board of Directors

For further information, please contact:

Helena Lindahl, Treasury Director, ir@sbbnorden.se, press@sbbnorden.se

The information was submitted for publication, through the agency of the contact person set out above on 28 May 2024, at 15:30 CEST.

Samhällsbyggnadsbolaget i Norden AB (publ) (SBB) is the Nordic region's leading property company in social infrastructure. The Company's strategy is to long term own and manage social infrastructure properties in the Nordics and rent regulated residential properties in Sweden, and to actively work with property development. Through SBB's commitment and engagement in community participation and social responsibility, municipalities and other stakeholders find the Company an attractive long-term partner. The Company's series B shares (ticker SBB B) and D shares (ticker SBB D) are listed on Nasdaq Stockholm, Large Cap. Further information about SBB is available at www.sbbnorden.se.