

The board of directors' report pursuant to Chapter 13, Section 7 of the Swedish Companies Act

By reason of the proposal of the board of directors of KlaraBo Sverige AB, reg. no. 559029-2727, for a resolution on a share issue of 32,600,001 shares of series A and 74,997,402 shares of series B, entailing an increase in share capital of SEK 5,379,870.15 to SBB i Norden AB, reg. no. 559053-5174, ("**SBB**"), the board of directors hereby submit the following report in accordance with Chapter 13, Section 7 of the Swedish Companies Act.

The company has entered into an agreement to acquire a property portfolio comprising approximately 4,100 apartments in total from SBB (the "**Portfolio Transaction**"), through a share transfer agreement (the "**Share Transfer Agreement**"). Under the Share Transfer Agreement, the Company shall, upon completion, make payment to SBB by issuing a promissory note (the "**Promissory Note**") and SBB shall be entitled to subscribe for shares of series A and shares of series B by setting off the Promissory Note. The Promissory Note will amount to SEK 3,583,258,864. As a result thereof, the board of directors intend to propose that a general meeting resolves on a share issue of shares of series A and shares of series B by way of set-off pursuant to item 7 of the proposed agenda, conditional upon the general meeting resolving in accordance with the board of directors' proposals under items 6, 8 and 9 of the proposed agenda.

The Promissory Note may only be used to pay for subscribed new shares by way of set-off and falls due for payment in connection with the completion of the Portfolio Transaction and is conditional upon the Portfolio Transaction being completed, which requires (1) the general meeting of the company approving the share issue pursuant to item 7 in the proposed agenda, (2) the general meetings of the company and Sveafastigheter AB (publ), reg. no. 559449-4329, ("**Sveafastigheter**") approving the company's proposed merger with Sveafastigheter (the "**Merger**") (and the ancillary conditional resolutions), (3) the Swedish Competition Authority approving the Merger (including the Portfolio Transaction), and (4) the Swedish Companies Registration Office (or, if applicable, a court) granting the company and Sveafastigheter permission to implement the Merger. If the amount of the Promissory Note is insufficient to pay for a whole share in the share issue, the excess amount shall lapse without compensation.

The company has undertaken towards SBB to issue a total of 107,597,403 shares in the share issue at a subscription amount corresponding to the total Promissory Note, amounting to SEK 3,583,258,864. SBB is entitled to subscribe for shares in the share issue and, as payment of the claim arising in connection with such share subscription, to set off its entire due Promissory Note amounting to SEK 3,583,258,864 against the company. The board of directors considers that the

above set-off is to the benefit of the company and its creditors, as the set-off is a necessary part of being able to complete and pay for the Portfolio Transaction.

Malmö, 25 May 2026

KlaraBo Sverige AB

The board of directors