

The board of directors' reasoned statement pursuant to Chapter 18, Section 4 of the Swedish Companies Act

By reason of the conditional extraordinary dividend proposed by the board of directors of KlaraBo Sverige AB, reg. no. 559029-2727, the board of directors hereby submits the following reasoned statement in accordance with Chapter 18, Section 4 of the Swedish Companies Act.

The financial position of the company and the group

The financial position of the company and the group as of 31 December 2025 is set out in the most recently submitted annual report. The board of directors has also taken into account the dividend resolved upon at the company's annual general meeting on 29 April 2026.

Of the group's equity as at 31 December 2025, a negative amount of SEK 6,768,725 is attributable to assets and liabilities having been measured at fair value in accordance with Chapter 4, Section 14a of the Annual Accounts Act.

Proposed conditional extraordinary dividend

The board of directors' proposal for a conditional extraordinary dividend sets out that the board of directors proposes that the general meeting resolve on a dividend in the total amount of SEK 210,409,991.40. The distributable funds available to the general meeting amount to SEK 4,234,545,973.

The proposed conditional extraordinary dividend constitutes an integrated part of the acquisition of a property portfolio (the "**Portfolio Transaction**") comprising approximately 4,100 apartments in total from SBB i Norden AB, reg. no. 559053-5174, and the company's proposed merger with Sveafastigheter AB (publ), reg. no. 559449-4329 ("**Sveafastigheter**") (the "**Merger**"). The extraordinary dividend is thus conditional upon (1) the general meeting of the company approving the issuance of shares pursuant to item 7 in the proposed agenda, (2) the general meetings of the company and Sveafastigheter approving 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. The dividend is also conditional upon the conditions for the dividend being met prior to 1 December 2026. If the conditions for the dividend are not fulfilled by 1 December 2026, the dividend resolution shall lapse without any dividend being carried out.

Samhällsbyggnadsbolaget i Norden AB has undertaken to, if required, provide a cash loan to the company corresponding to the dividend amount in order to ensure the liquidity required for the dividend.

The nature, scope and risks of the operations

The board of directors has taken into account the consolidation needs of the parent company and the group through a comprehensive assessment of the financial position of the parent company and the group, and of the ability of the parent company and the group to meet their obligations in the long-term, and has particularly taken into account the integrating function in the proposed Merger that the conditional dividend constitutes. The financial positions of the parent company and the group gives no cause for any assessment other than that the parent company and the group can continue their operations and are expected to fulfil their obligations in the short- and long-term. It is the assessment of the board of directors that the size of the equity, even after the proposed dividend, is in reasonable proportion to the scope of the parent company's and the group's operations and the risks associated with the conduct of those operations. It is therefore the assessment of the board of directors that the proposed dividend is justifiable having regard to the demands that the operations and group operations nature, scope and risks place on the size of the parent company's and the group's equity, as well as on the consolidation needs, liquidity and overall position of the parent company and the group.

Malmö, 25 May 2026

KlaraBo Sverige AB

The board of directors