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STABILIZATION NOTICE

DNB Markets, part of DNB Bank ASA, Sweden Branch ("DNB"), acting as stabilization manager, notifies that stabilization measures have been undertaken in Sveafastigheter AB:s (publ) ("Sveafastigheter" or the "Company") shares on Nasdaq First North Premier Growth Market Stockholm ("First North Premier").

As announced on October 18, 2024 in connection with the offering of existing shares in the Company and the admission to trading of the Company's shares on First North Premier (the "**Offering**"), DNB is acting as stabilization manager (the "**Stabilization Manager**") and may perform transactions which will result in the share price being sustained at a higher level than would otherwise be the case in the open market during 30 calendar days from and including October 18, 2024. Such stabilization transactions may be carried out on First North Premier, in the over-the-counter market or otherwise, at any time during the period starting on the date of commencement of trading in the Company's shares on First North Premier and ending not later than 30 calendar days thereafter.

The Stabilization Manager has no obligation to undertake any stabilization measures and there is no assurance that stabilization measures will be undertaken. Under no circumstances will transactions be conducted at a price higher than SEK 39.5.

The stabilization may further be discontinued at any time without prior notice and must be discontinued not later than within the aforementioned 30-day period. By the end of the seventh trading day after stabilization transactions have been executed, the Stabilization Manager must disclose the date when stabilization commenced, the date when stabilization was last carried out, and the price range within which stabilization was conducted for each of the dates on which stabilization transactions occurred.

DNB has, in its capacity as Stabilization Manager, notified that stabilization measures have been undertaken, in accordance with Article 5(4) in the EU Market Abuse Regulation 596 /2014 and the Commissions delegated regulation (EU) 2016/1052, as specified below.

The contact person at DNB is Per Löfgren (phone: +46 (0)72 223 37 14).

| Stabilization information | |
|----------------------------------|--|
| Issuer | Sveafastigheter AB (publ) |
| Securities | Aktier, ISIN SE0022243812 |
| Offering size | 88,000,000 shares (whereof 11,478,260 shares relate to the overallotment option) |
| Offering price | SEK 39.5 per share |
| Ticker | SVEAF |
| Stabilization Manager | DNB Markets, part of DNB Bank ASA, Sweden Branch |

| Stabilization measures | | | | | | |
|-------------------------------|------------------|---------------|--------------|-------------------------------|----------|--|
| Date | Number of shares | Highest price | Lowest price | Volume weighted average price | Currency | Trading venue |
| 10/18 /2024 | 2,864,925 | 39.5000 | 37.8000 | 39.1618 | SEK | Nasdaq First North Premier Growth Market |
| 10/21 /2024 | 334,300 | 39.4000 | 38.8300 | 39.1304 | SEK | Nasdaq First North Premier Growth Market |
| 10/22 /2024 | 293,000 | 38.7000 | 38.2000 | 38.4958 | SEK | Nasdaq First North Premier Growth Market |
| 10/23 /2024 | 305,800 | 38.1000 | 37.9500 | 38.0292 | SEK | Nasdaq First North Premier Growth Market |

For further information, please contact:

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Martina Lous-Christensen, CFO

<https://corporate.sveafastigheter.se/>

About Sveafastigheter

Sveafastigheter manages and develops people's homes. The property portfolio consists of a wide range of rental apartments in growth regions in Sweden. The buildings are managed and developed with a local presence and commitment. Sveafastigheter develops and builds new sustainable housing where the demand for housing is the greatest. The Company's Certified Adviser is FNCA Sweden AB.

Important information

This announcement is not an offer to sell or a solicitation of any offer to buy any securities issued by the Company in any jurisdiction where such offer or sale would be unlawful.

The offering of the securities referred to in this announcement has been made by means of a prospectus. This announcement is not a prospectus for the purposes of Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market, and repealing Directive 2003/71/EC (together with any related implementing and delegated regulations, the "**Prospectus Regulation**"). Investors should not invest in any securities referred to in this announcement except on the basis of information contained in the aforementioned prospectus.

In any EEA Member State other than Sweden, this communication is only addressed to and is only directed at qualified investors in that Member State within the meaning of the Prospectus Regulation.

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This announcement may include statements that are, or may be deemed to be, "forward-looking statements". These forward-looking statements may be identified by the use of forward-looking terminology, including the terms "believes", "estimates", "plans", "projects", "anticipates", "expects", "intends", "may", "will" or "should" or, in each case, their negative or other variations or comparable terminology, or by discussions of strategy, plans, objectives, goals, future events or intentions. Forward-looking statements may and often do differ

materially from actual results. Any forward-looking statements reflect Sveafastigheter's current view with respect to future events and are subject to risks relating to future events and other risks, uncertainties and assumptions relating to Sveafastigheter's business, results of operations, financial position, liquidity, prospects, growth and strategies. Forward-looking statements speak only as of the date they are made.

This information is information that Sveafastigheter AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation. The information was submitted for publication, through the agency of the contact persons set out above, at 2024-10-25 19:30 CEST.