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NOTICE OF STABILIZATION, END OF THE STABILIZATION PERIOD AND EXERCISE OF THE OVERALLOTMENT OPTION

DNB Markets, part of DNB Bank ASA, Sweden Branch ("DNB"), acting as stabilization manager, notifies that stabilization measures have been undertaken in the shares of Sveafastigheter AB (publ) ("Sveafastigheter" or the "Company") traded on Nasdaq First North Premier Growth Market ("First North Premier"), that the stabilization period has ended today November 15, 2024 and that the overallocation option has been exercised regarding 1,072,422 shares in the Company.

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 has in its capacity as stabilization manager (the "**Stabilization Manager**") had the opportunity to carry out transactions in the Company's share in order to support the market price at a higher level than would otherwise be the case in the open market.

Stabilization transactions have been possible to be carried out on First North Premier, in the over-the-counter market or otherwise, at any time during a period of up to 30 calendar days from the commencement of trading in the shares on First North Premier, i.e. October 18, 2024. DNB had no obligation to undertake any stabilization measures and there was no assurance that stabilization measures would be undertaken. In no event have transactions been carried out at levels above the price in the Offering.

Stabilization could be interrupted at any time without prior notice. No later than by the end of the seventh trading day after stabilization transactions have been undertaken, the Stabilization Manager shall disclose that stabilization measures have been undertaken. By the end of the seventh trading day after the stabilization period, 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.

In order to cover possible overallotments in connection with the Offering, SBB i Norden AB (the “**Selling Shareholder**”) issued an option to Managers[1] to sell up to 11,478,260 shares (the “**Overallotment Option**”), corresponding to up to 15 percent of the total number of shares in the Offering excluding the Overallotment Option. Assuming the Overallotment Option has not been exercised, the Offering consisted of 76,521,740 shares. The Stabilization Manager now notifies that the Overallotment Option with respect to 1,072,422 existing shares has been exercised. Consequently, 10,405,838 shares that the Stabilization Manager have borrowed from the Selling Shareholder in order to cover overallotment in connection with the Offering will be returned.

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. All transactions during the stabilization period have been carried out on First North Premier. The stabilization period regarding the Offering has now ended and no further stabilizing transactions will be carried out. Below is a summary of the stabilization transactions which have been undertaken during the stabilization period.

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

Stabilization information	
Issuer	Sveafastigheter AB (publ)
Securities	Shares, 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
11/05/2024	214,761	37.0000	37.0000	37.0000	SEK	Nasdaq First North Premier Growth Market
11/06/2024	808,895	37.5000	36.4500	37.0759	SEK	Nasdaq First North Premier Growth Market
11/07/2024	905,124	38.5000	37.5000	38.0632	SEK	Nasdaq First North Premier Growth Market
11/08/2024	493,776	39.1000	37.9500	38.7360	SEK	Nasdaq First North Premier Growth Market
11/11/2024	627,389	39.4000	38.7500	39.2039	SEK	Nasdaq First North Premier Growth Market
11/12/2024	997,316	39.2500	38.5500	38.8004	SEK	Nasdaq First North Premier Growth Market
11/13/2024	561,170	39.2000	38.5000	38.9685	SEK	Nasdaq First North Premier Growth Market
11/14/2024	999,382	39.1500	38.4000	38.7532	SEK	Nasdaq First North Premier Growth Market
11/15/2024	1,000,000	38.8000	37.9000	38.1012	SEK	Nasdaq First North Premier Growth Market

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About Sveafastigheter

Sveafastigheter owns, 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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[1] DNB Markets, a part of DNB Bank ASA, Sweden Branch, Skandinaviska Enskilda Banken AB (publ), Danske Bank A/S, Danmark, Sverige Filial, Nordea Bank Abp, filial i Sverige and Swedbank AB (publ) (the “**Managers**”).

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 2024-11-15 19:00 CET.