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EMILSHUS

Press release

16 June 2026

Emilshus publishes information document in connection with directed issue of preference shares

Fastighetsbolaget Emilshus AB (publ) ("Emilshus" or the "Company") announced on 9 June 2026 that the Board of Directors, pursuant to the authorisation granted by the annual general meeting on 21 April 2026, had resolved on a directed Issue of preference shares of approximately SEK 360 million at a subscription price of SEK 30 per preference share (the "Issue"). Emilshus announces today that an information document regarding the Issue has been prepared and registered with the Swedish Financial Supervisory Authority, and is available on the Company's website, www.emilshus.com.

The information document has been prepared in accordance with Article 1.5 first paragraph ba) and Annex IX of Regulation (EU) 2017/1129 of the European Parliament and of the Council.

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About Emilshus

Emilshus is a real estate company rooted in the business culture of Småland that acquires, develops and manages high-yield commercial properties with southern Sweden as its core market. As of 31 March 2026, the Company's property portfolio amounted to 1,226 ksqm of lettable area distributed over 251 properties, with an emphasis on light industry and big-box and grocery retail. The Emilshus ordinary share and preference share are listed on Nasdaq Stockholm.

IMPORTANT INFORMATION

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This press release is not a prospectus within the meaning of Regulation (EU) 2017/1129 (the "**Prospectus Regulation**") and has not been approved by any regulatory authority in any jurisdiction. The Company has not approved any offering of securities to the public in any EEA Member State other than Sweden (and only within the scope of the Offering to the General Public, as defined above), and no prospectus has been prepared or will be prepared in connection with the Share Issue or the Offering to the General Public. In each EEA Member State, this communication is directed only at "qualified investors" (other than the Offering to the General Public, as defined above) in that Member State within the meaning of the Prospectus Regulation.

In the United Kingdom, this press release is directed and communicated only to persons who are "qualified investors" (as defined in paragraph 15 of Schedule 1 to the Public Offers and Admissions to Trading Regulations 2024) and who: (i) have professional experience in matters relating to investments and fall within Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005, as amended (the "**Order**"), (ii) are high net worth entities falling within Article 49(2)(a)–(d) of the Order, or (iii) are persons to whom an invitation or inducement to engage in investment activity (within the meaning of section 21 of the Financial Services and Markets Act 2000) may otherwise lawfully be communicated or caused to be communicated (all such persons together being referred to as "**Relevant Persons**"). Persons in the United Kingdom who are not Relevant Persons should not act on or rely on the information in this press release or use it as a basis for taking any action. In the United Kingdom, any investment or investment activity to which this press release relates is available only to, and will be engaged in only with, Relevant Persons.

This press release does not identify, or purport to identify, the risks (direct or indirect) that may be associated with an investment in the Company's shares. Any investment decision to acquire or subscribe for new shares in the Share Issue must be made on the basis of publicly available information relating to the Company and the Company's shares. Such information has not been verified by the Joint Bookrunners. The Joint Bookrunners act for the Company in connection with the Share Issue and for no one else. The Joint Bookrunners will not be responsible to anyone other than the Company for providing the protections afforded to their clients or for giving advice in connection with the Share Issue or any other matter referred to herein.

This press release does not constitute a recommendation in respect of any investors' decisions regarding the Share Issue. Each investor or potential investor should conduct its own examination, analysis and evaluation of the business and the information described in this press release and all publicly available information. The price and value of the securities may decrease as well as increase. Past performance is not a guide to future performance. Neither the contents of the Company's website nor any other website accessible through hyperlinks on the Company's website are incorporated into or form part of this press release.

Failure to follow these instructions may result in a breach of the Securities Act or applicable laws in other jurisdictions.

Forward-looking statements

This press release contains forward-looking statements that reflect the Company's intentions, assessments or expectations regarding the Company's future results, financial position, liquidity, performance, prospects, anticipated growth, strategies and opportunities and the markets in which the

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Company operates. Forward-looking statements are statements that do not relate to historical facts and may be identified by the inclusion of words such as "believe", "expect", "anticipate", "intend", "estimate", "will", "may", "assume", "should", "could" and, in each case, their negative, or similar expressions. The forward-looking statements in this press release are based on various assumptions, many of which are based, in turn, on further assumptions. Although the Company believes that the assumptions reflected in these forward-looking statements are reasonable, it cannot be guaranteed that they will materialise or prove to be correct. As these assumptions are based on assumptions or estimates and are subject to risks and uncertainties, the actual results or outcome may, for many different reasons, differ materially from those set out in the forward-looking statements. Such risks, uncertainties, contingencies and other important factors may cause actual events to differ materially from the expectations expressed or implied in this press release by such forward-looking statements. The Company does not guarantee that the assumptions underlying the forward-looking statements in this press release are correct, and readers of this press release should not place undue reliance on the forward-looking statements in this press release. The information, opinions and forward-looking statements expressly or implicitly contained herein speak only as of the date of this press release and are subject to change. Neither the Company nor anyone else undertakes to review, update, confirm or publicly release any revisions to any forward-looking statement to reflect events that occur or circumstances that arise in relation to the contents of this press release, unless required by law or Nasdaq Stockholm's rulebook for issuers.

Information to distributors

In order to comply with the product governance requirements contained in: (a) Directive 2014/65/EU of the European Parliament and of the Council on markets in financial instruments, as consolidated ("MiFID II"); (b) Articles 9 and 10 of Commission Delegated Directive (EU) 2017/593, which supplements MiFID II; and (c) national implementing measures (together, the "MiFID II Product Governance Requirements"), and to disclaim any extra-contractual, intra-contractual or other liability to which any "manufacturer" (within the meaning of the MiFID II Product Governance Requirements) may otherwise be subject, the shares of Emilshus have been subject to a product approval process, which has determined that these shares are: (i) suitable for a target market consisting of retail investors and investors meeting the criteria of professional clients and eligible counterparties, as defined in MiFID II (the "Positive Target Market"); and (ii) suitable for distribution through all distribution channels permitted under MiFID II. Distributors should note that: the price of the Emilshus shares may fall and investors may lose all or part of their investment; the Emilshus shares are not subject to any guarantee of return or capital protection; and an investment in the Emilshus shares is only suitable for investors who are not in need of a guaranteed return or capital protection and who (alone or with the assistance of an appropriate financial or other adviser) are capable of evaluating the merits and risks of such investment and have sufficient resources to bear the losses that may result from such investment. Conversely, an investment in the shares of Emilshus is not suitable for investors who need full capital protection or full repayment of the amount invested, cannot bear any risk or require a guaranteed or predictable return (the "Negative Target Market", and together with the Positive Target Market, the "Target Market"). The Target Market assessment is without prejudice to any other requirements regarding contractual, legal or regulatory sales restrictions in relation to the Share Issue.

For the avoidance of doubt, the Target Market Assessment does not constitute: (a) an assessment of suitability or appropriateness for the purposes of MiFID II; or (b) a recommendation to any investor or group of investors to invest in, purchase or take any other action whatsoever with respect to the shares in Emilshus.

Each distributor is responsible for undertaking its own target market assessment in respect of the shares in Emilshus and determining appropriate distribution channels.

Information pursuant to the Screening of Foreign Direct Investments Act (2023:560)

Emilshus has assessed that the Company currently conducts activities that are subject to protection pursuant to the Screening of Foreign Direct Investments Act (2023:560) (*Sw. lag (2023:560) om*

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granskning av utländska direktinvesteringar), which means that certain investments in the Company require notification to and review by the Swedish Inspectorate for Strategic Products. Investors should take into account the requirements for such notification and review in connection with any participation in the Share Issue. For more information, please visit the Swedish Inspectorate for Strategic Products' website, www.isp.se, or contact the Company.