Notice to the Extraordinary General Meeting of Hemnet Group AB (publ)

The shareholders of Hemnet Group AB (publ), reg. no. 559088-4440 ("Hemnet" or the "Company") are hereby given notice to attend the Extraordinary General Meeting on Wednesday, 2 September 2026, at 09:00 a.m. CEST at Sergelkonferensen, Mäster Samuelsgatan 42 in Stockholm, Sweden. The venue opens for registration for the meeting at 08:15 a.m. CEST.

Hemnet's Board of Directors has, pursuant to Chapter 7, Section 4 a of the Swedish Companies Act (Sw. aktiebolagslagen) and Hemnet's articles of association, resolved that shareholders shall be able to exercise their voting rights by postal voting. Consequently, shareholders may choose to exercise their voting rights at the Extraordinary General Meeting by attending in person, through a proxy or by postal voting. See below for further information regarding postal voting.

Registration and notice of participation

A) Participation at the meeting venue
Shareholders who wish to attend the meeting venue in person or by proxy must:

be recorded in the presentation of the share register prepared by Euroclear Sweden AB ("**Euroclear**") as of Tuesday, 25 August 2026, and

give notice of participation to the Company no later than Thursday, 27 August 2026, in one of the following ways:

- by electronic notification through verification with BankID via Euroclear's website: https://www.euroclear.com/sweden/generalmeetings/,
- by post to Hemnet Group AB (publ), "Extra bolagsstämma", c/o Euroclear Sweden AB, Box 191, SE-101 23 Stockholm, Sweden, or
- by telephone +46(0)8-402 90 67 on weekdays between 9:00 a.m. and 4:00 p.m.

When giving notice of participation, shareholders must state their name, personal identity number or company registration number, address, telephone number, and the number of any assistants. Shareholders represented by proxy should submit their proxy form well in advance of the meeting.

Proxy etc.

Shareholders represented by proxy must issue a written and dated power of attorney for the representative. If the shareholder is a legal entity, a certified copy of the entity's certificate of registration (or a corresponding document of authority, if no certificate of registration exists) evidencing the authority to issue the proxy must also be enclosed. To facilitate registration at the Extraordinary General Meeting, the original proxy form, any certificates of registration and other documents of authority should be sent to Hemnet Group AB (publ), "Extra bolagsstämma", c/o Euroclear Sweden AB, P.O. Box 191, SE-101 23 Stockholm, Sweden, well in advance of the meeting. Proxy forms are available on Hemnet's website, www.hemnetgroup.com.

B) Participation by postal voting

Shareholders who wish to participate in the Extraordinary General Meeting by postal voting must:

- be recorded in the presentation of the share register prepared by Euroclear as of Tuesday, 25 August 2026, and

- give notice of participation by casting their postal vote in accordance with the instructions below, so that the postal voting form is received by Euroclear no later than Thursday, 27 August 2026.

A special form must be used for postal voting. The form is available on the Company's website, www.hemnetgroup.com. The completed and signed postal voting form may be sent by e-mail to GeneralMeetingService@euroclear.com or the original form may be sent by post to Hemnet Group AB (publ), c/o Euroclear Sweden AB, Box 191, SE-101 23 Stockholm, Sweden (mark the envelope "Extra bolagsstämma"). Shareholders may also cast their postal vote electronically through verification with BankID on Euroclear's website, https://www.euroclear.com/sweden/generalmeetings/. The postal vote must be received by Euroclear no later than Thursday, 27 August 2026.

Shareholders may not include any specific instructions or conditions with the postal vote. If such instructions or conditions are included, the postal vote will be invalid in its entirety. Further instructions and conditions are set out in the postal voting form.

If shareholders submit their postal vote by proxy, a written and dated power of attorney signed by the shareholder must be attached to the postal voting form. If the shareholder is a legal entity, a copy of the entity's certificate of registration or a corresponding document of authority must be attached to the form. The postal voting form is available on https://www.euroclear.com/sweden/generalmeetings/. For questions, please contact Euroclear by phone at +46 (0)8 402 90 67 on weekdays between 9:00 a.m. and 4:00 p.m.

A shareholder who has voted by post may also attend the meeting venue, provided that the notification has been made in accordance with the instructions under the heading *Registration and notice of participation – A) Participation at the meeting venue* above.

Shares registered in the name of a nominee
In order to be entitled to participate in the Extraordinary General Meeting, a shareholder whose shares are registered in the name of a nominee must, in addition to giving notice of participation to the Extraordinary General Meeting, register the shares in their own name so that the shareholder is recorded in the presentation of the share register of the Company as of Tuesday, 25 August 2026. Such registration may be temporary (so-called voting rights registration) and must be requested from the nominee in accordance with the nominee's procedures and within such time in advance as determined by the nominee. The registration must be duly effectuated no later than four banking days before the General Meeting, i.e., on Thursday, 27 August 2026, to be considered in the presentation of the share register. Shareholders should inform the nominee well in advance of this date.

Agenda

1. Opening of the meeting and election of the Chair of the Extraordinary General Meeting.

2. Preparation and approval of the voting register.

3. Approval of the agenda.

4. Election of one or two persons to verify the minutes.

5. Determination of whether the meeting has been duly convened.

6. Determination of the number of board members.

7. Election of members of the Board of Directors.

8. Election of Chair of the Board of Directors.

9. Closing of the meeting.

Resolutions proposed by the Board of Directors

Item 1 – Election of Chair of the Extraordinary General Meeting.
The Board of Directors propose attorney-at-law Tilda Rosengren as Chair of the Extraordinary General Meeting.

Item 4 – Election of one or two persons to verify the minutes.
The Board of Directors proposes that Oskar Öholm, representing Mäklarsamfundet Bransch i Sverige AB, and Andreas Haug, representing Vor Capital LLP, are elected to verify the minutes alongside the Chair, or if they are absent, the person(s) designated by the Board of Directors. The duties of the persons appointed to verify the minutes include, in addition to jointly verifying the minutes of the Extraordinary General Meeting with the Chair, reviewing the voting register and ensuring that the received postal votes are correctly reflected in the minutes of the Extraordinary General Meeting.

Resolutions proposed by the Larger Shareholders
The shareholders Vor Capital LLP, Sprints Capital Management Ltd and Mäklarsamfundet Bransch i Sverige AB (the "**Larger Shareholders**") proposes the following:

Item 6 – Determination of the number of board members.
The Larger Shareholders propose that the Board of Directors shall consist of seven board members and that no deputy board members shall be appointed.

Item 7 – Election of members of the Board of Directors.
The Larger Shareholders propose that the Board of Directors shall consist of the following board members for the period until the end of the next Annual General Meeting:

Henrik Lönnevi (new election)
Stefan Öberg (new election)
Catharina Lager Sundberg (new election)
Fredrik Strömsten (current board member)
Sandra Gadd (current board member)
Anders Edmark (current board member)
Håkan Hellström (current board member)

The current board members Anders Nilsson, Tracey Fellows, Maria Hedengren and Nick McKittrick have informed the Company that they will resign as board members in connection with the Extraordinary General Meeting.

Item 8 – Election of Chair of the Board of Directors.
The Larger Shareholders propose that Henrik Lönnevi is elected as Chair of the Board of Directors.

Other information

Shares and votes
The Company's share capital amounts to SEK 77,877,084.193441, divided into 92,625,346 shares, of which 87,568,772 are ordinary shares and 5,056,574 are shares of class A1. Each share entitles the holder to one (1) vote at the General Meeting. Hemnet holds 2,436,500 treasury shares as of the date of this notice.

Documentation
The notice to the Extraordinary General Meeting and information on all proposed members of Hemnet's Board of Directors are available at the Company and on the Company's website, www.hemnetgroup.com, and will be sent free of charge to shareholders who request the Company to do so.

Shareholders' right to receive information at the Extraordinary General Meeting
Shareholders are reminded of their right to receive information from the Board of Directors and the CEO at the Extraordinary General Meeting in accordance with Chapter 7, Section 32 of the Swedish Companies Act in respect of information regarding circumstances that may affect the assessment of an item on the agenda. The Board of Directors and the CEO shall provide such information at the Extraordinary General Meeting, provided that they consider that it may be done without material harm to Hemnet. Shareholders wishing to submit questions in advance may do so by sending an email to agm@hemnet.se.

Processing of personal data
For information on how your personal data is processed in connection with the Extraordinary General Meeting, please see https://www.euroclear.com/dam/ESw/Legal/Privacy-notice-bolagsstammor-engelska.pdf. If you have any questions regarding Hemnet's processing of personal data, you can find further information in the Company's privacy policy, https://www.hemnet.se/om/integritet-hemnet-group. Hemnet has company registration number 559088-4440 and the Board of Directors' registered office is in Stockholm.

Stockholm, August 2026

Hemnet Group AB (publ)

The Board of Directors