Notice of Extraordinary General Meeting in PPI Public Property Invest AB (publ)

The shareholders in PPI Public Property Invest AB (publ), reg. no. 559547-5061 ("PPI" or the "Company"), are hereby given notice of the Extraordinary General Meeting to be held on Friday 23 October 2026 at 13:00 CEST at the Company's premises at Strandvägen 1, SE-114 51 Stockholm, Sweden. Registration starts at 12:30 CEST.

Right to participate in the Extraordinary General Meeting and notice of participation

Participation in the Extraordinary General Meeting at the venue

A shareholder who wishes to participate in the Extraordinary General Meeting at the venue, in person or represented by a proxy, must:

(i) be recorded as a shareholder in the share register maintained by Euroclear Nordics AB ("Euroclear") relating to the circumstances on Thursday 15 October 2026, and

(ii) no later than Monday 19 October 2026 give notice by post to PPI Public Property Invest AB (publ), c/o Euroclear Nordics AB, P.O. Box 191, SE-101 23 Stockholm, Sweden, via e-mail to GeneralMeetingService@euroclear.com, or by telephone +46 8 402 91 33. When providing such notice, the shareholder shall state name, personal or corporate registration number, address, telephone number and the number of any accompanying assistant(s) (maximum two assistants) as well as information about any proxy.
Shareholders registered with Euronext Securities Oslo (formerly VPS) who are not registered with Euroclear must also carry out the steps set out under *Particular information for shareholders registered with Euronext Securities Oslo*.

If a shareholder is represented by proxy, a written, dated proxy for the representative must be issued. A proxy form is available on the Company's website, www.publicproperty.se/en/. If the proxy is issued by a legal entity, a certificate of registration or equivalent certificate of authority should be enclosed. To facilitate the registration at the Extraordinary General Meeting, the proxy and the certificate of registration or equivalent certificate of authority should be sent to the Company as set out above so that it is received no later than Monday 19 October 2026.

Participation by voting in advance

A shareholder who wishes to participate in the Extraordinary General Meeting by voting in advance must (i) be recorded as a shareholder in the share register maintained by Euroclear relating to the circumstances on Thursday 15 October 2026, and (ii) give notice no later than Monday 19 October 2026, by casting their advance vote in accordance with the instructions below so that the advance vote is received by the Company no later than on that day.

Shareholders registered with Euronext Securities Oslo (formerly VPS) who are not registered with Euroclear must also carry out the steps set out under *Particular information for shareholders registered with Euronext Securities Oslo*. A shareholder who wishes to participate in the Extraordinary General Meeting at the venue in person or represented by a proxy must give notice thereof in accordance with what is set out under *Participation in the Extraordinary General Meeting at the venue* above. This means that a notification by advance vote is not sufficient for a person who wishes to participate at the venue.

A special form shall be used when advance voting. The advance voting form is available on the Company's website www.publicproperty.se/en/. A completed and signed form may be submitted by post to PPI Public Property Invest AB (publ), c/o Euroclear Nordics AB, P.O. Box 191, SE-101 23 Stockholm, Sweden or via e-mail to GeneralMeetingService@euroclear.com. The completed form shall be received by the Company no later than Monday 19 October 2026. Shareholders who are natural persons may also cast their votes electronically through BankID verification via Euroclear's website, https://www.euroclear.com/sweden/generalmeetings/. The shareholder may not provide special instructions or conditions in the voting form. If so, the vote (i.e. the advance vote in its entirety) is invalid. Further instructions and conditions are included in the form for advance voting.

If a shareholder votes by proxy, a written and dated proxy shall be enclosed to the advance voting form. A proxy form is available on the Company's website www.publicproperty.se/en/. If the shareholder is a legal entity, a certificate of registration or equivalent certificate of authority should be enclosed. If a shareholder has voted in advance and then attends the Extraordinary General Meeting in person or through a proxy, the advance vote is still valid except to the extent the shareholder participates in a voting procedure at the Extraordinary General Meeting or otherwise withdraws its cast advance vote. If the shareholder chooses to participate in a voting at the Extraordinary General Meeting, the vote cast will replace the advance vote with regard to the relevant item on the agenda.

Nominee-registered shares

To be entitled to participate in the Extraordinary General Meeting, a shareholder whose shares are held in the name of a nominee must, in addition to providing notification of participation, register their shares in their own name so that the shareholder is recorded in the share register relating to the circumstances on Thursday 15 October 2026. Such re-registration may be temporary (so-called voting right registration) and is requested from the nominee in accordance with the nominee's procedures and in such time in advance as the nominee determines. Voting right registrations completed by the nominee no later than Monday 19 October 2026 are taken into account when preparing the share register.

Shareholders registered with Euronext Securities Oslo (formerly VPS) who are not registered with Euroclear must also carry out the steps set out under *Particular information for shareholders registered with Euronext Securities Oslo*.

Particular information for shareholders registered with Euronext Securities Oslo

Shareholders registered with Euronext Securities Oslo (formerly VPS) who are not registered with Euroclear and who wish to be entitled to vote at the Extraordinary General Meeting must notify DNB Bank ASA no later than Tuesday 13 October 2026 at 12:00 CEST. Such notice shall be submitted by e-mail to vote@dnb.no, or alternatively sent to DNB Bank ASA, Issuer Services, Box 1600 Sentrum, N-0021 Oslo, Norway, so that it is received by DNB Bank ASA no later than Tuesday 13 October 2026 at 12:00 CEST. The notification must include the shareholder's name, address, personal identification number or company registration number, and number of shares held. Upon receipt of such notification, DNB Bank ASA will temporarily register the shares in the name of the shareholder with Euroclear for the purpose of enabling participation and voting at the Extraordinary General Meeting. In addition, shareholders registered with Euronext Securities Oslo must give notice to the Company of their intention to participate according to what is set out under *Participation in the Extraordinary General Meeting at the venue* or *Participation by voting in advance*.

Proposed agenda

1. Opening of the Extraordinary General Meeting

2. Election of Chairman of the Extraordinary General Meeting

3. Preparation and approval of the voting list

4. Approval of the agenda

5. Election of one or two persons to approve the minutes

6. Determination of whether the Extraordinary General Meeting has been duly convened

7. Resolution on approval of transactions with Samhällsbyggnadsbolaget i Norden AB (publ)

8. Closing of the Extraordinary General Meeting

Proposed resolutions

Election of Chairman of the Extraordinary General Meeting (item 2)

The Board of Directors proposes that Erik Hygrell, CMS Wistrand Advokatbyrå, or in case he has an impediment, the person proposed by the Board of Directors instead, is elected as Chairman of the Extraordinary General Meeting.

Resolution on approval of transactions with Samhällsbyggnadsbolaget i Norden AB (publ) (item 7)

Background

PPI Finland Holding AB, corp. reg. no. 559442-1819, which is a subsidiary of PPI, has entered into an agreement for the acquisition of the shares in SBB Tuna Äng 1 AB, corp. reg. no. 559374-8618, which indirectly owns a property portfolio consisting of the properties Karlskrona Gullbernahult 26, Karlskrona Gullbernahult 1, Stockholm Kallinge 2, Gotland Visby S:ta Gertrud 12 and Espoo Vitikka 1 ("**Transaction 1**"). Furthermore, Samhäll 129 AB, corp. reg. no. 559374-8618, which is a subsidiary of PPI, has entered into an agreement for the acquisition of the shares in SBB Nöthagen 5 AB, corp. reg. no. 559419-5413, which indirectly owns the property Karlskrona Pollux 32 ("**Transaction 2**").

Transaction 1 and Transaction 2 are hereinafter jointly referred to as the "**Transaction**". The seller in the Transaction is SocialCo Fastigheter AB, corp. reg. no. 559547-5053, which is a subsidiary of Samhällsbyggnadsbolaget i Norden AB (publ), corp. reg. no. 556981-7660 ("**SBB**").

Pursuant to Chapter 16 a of the Swedish Companies Act (2005:551), material transactions between a public limited liability company whose shares are admitted to trading on a regulated market and its related parties shall be submitted to the general meeting for approval (with certain exceptions). The above-mentioned decision procedure shall also apply when a material transaction between a wholly-owned Swedish subsidiary of the public limited liability company and a related party of the public limited liability company is to be resolved upon.

SBB and its wholly-owned subsidiary, which is the seller under the agreements, is considered a related party to PPI and its wholly-owned Swedish subsidiaries, which are the buyers under the agreements, pursuant to Chapter 16 a, Section 3 of the Swedish Companies Act. The Transaction is therefore conditional upon, inter alia, approval by the extraordinary general meeting of PPI. See further under the heading "*Related party transaction*" below.

In view of the above, and taking into account the statement below, the board of directors proposes that the extraordinary general meeting approves the Transaction.

Majority requirements, etc.

For a valid resolution pursuant to this item 7, the resolution must be supported by shareholders representing more than half of the votes cast. Shares held by SBB or companies within the same group as SBB will not be taken into account in the voting. Furthermore, good practice in the stock market requires that Aker ASA, or companies within the same group as Aker ASA, refrains from exercising the voting rights for its shares in connection with the general meeting resolution. In addition, good practice in the stock market requires that Ilija Batljan refrains from exercising the voting rights for his shares in connection with the general meeting resolution.

The board of directors' statement pursuant to Chapter 16 a, Section 7 of the Swedish Companies Act in connection with the proposed resolution on approval of transactions with SBB

The board of directors of the Company hereby submits, in accordance with Chapter 16 a, Section 7 of the Swedish Companies Act, this statement in connection with the proposed resolution on approval of transactions with SBB.

Pursuant to Chapter 16 a of the Swedish Companies Act, certain related party transactions shall be submitted to the general meeting for approval. The statement below pertains to the transactions that the board of directors has resolved to submit to the extraordinary general meeting for resolution, and the statement has been prepared in accordance with Chapter 16 a, Section 7 of the Swedish Companies Act in order to provide shareholders with relevant information regarding the transactions in question.

Description of the Transaction

Samhäll 129 AB has entered into a share purchase agreement with a subsidiary of SBB regarding the purchase of all shares in SBB Nöthagen 5 AB, which, in addition to approval by the extraordinary general meeting of the Company, is also conditional upon approval from the Swedish Inspectorate of Strategic Products (ISP) and from a tenant. Furthermore, PPI Finland Holding AB has entered into a share purchase agreement with a subsidiary of SBB regarding the purchase of all shares in SBB Tuna Äng 1 AB, which is conditional upon approval by the extraordinary general meeting of the Company.

The agreed property value amounts in total to SEK 1,350,775,000, of which

(i) SEK 239,000,000 pertains to the agreed property value for the property held by SBB Nöthagen 5 AB; and

(ii) SEK 1,111,775,000 pertains to the agreed property value for the property portfolio held by SBB Tuna Äng 1 AB.

The consideration for:

(i) all shares in SBB Nöthagen 5 AB is paid by PPI on the closing date paying SEK 159,000,000 in cash and taking over the financing of remaining project costs; and

(ii) all shares in SBB Tuna Äng 1 AB, after a discount of SEK 8,000,000, is paid by PPI on the closing date paying SEK 91,000,000 in cash and issuing 39,453,642 shares in PPI at a subscription price of SEK 25.67 per share (corresponding to a value of SEK 1,012,775,000).

The share purchase agreements have been signed and closing is expected to occur during the fourth quarter of 2026, provided that approval by the general meeting is obtained and that the other conditions are fulfilled prior thereto.

The board of directors' assessment is that the completion of the Transaction is in the interest of PPI's shareholders and that the Transaction has been agreed on terms that are fair from a financial perspective.

Related party transaction

In view of the size of Samhällsbyggnadsbolaget i Norden AB's shareholding in PPI, PPI is considered an associated company (Sw. *intressebolag*) of Samhällsbyggnadsbolaget i Norden AB (publ) pursuant to Chapter 1, Section 5 and Section 8, first paragraph, item 3 of the Swedish Annual Accounts Act (1995:1554). Accordingly, Samhällsbyggnadsbolaget i Norden AB (publ), and its wholly-owned subsidiary which is the seller in the Transaction, is considered a related party to PPI, and its wholly-owned subsidiaries, which are the buyers in the Transaction, within the meaning of Chapter 16 a, Section 3 of the Swedish Companies Act. For this reason, the Transaction is submitted to the general meeting for approval in accordance with the decision procedure prescribed in Chapter 16 a of the Swedish Companies Act.

Preparation of the Proposal

The proposal has been prepared by the Board of Directors of the Company. The Chairman of the Board, Lennart Sten, has, due to his position as Chairman of the Board in SBB, not participated in the Board's preparation of the matter or its proposal for resolution. Furthermore, the Board member Sven-Olof Johansson has, due to his shareholding in SBB, not participated in the Board's preparation of the matter or its proposal for resolution.

Shareholders' right to obtain information

The Board of Directors and the CEO shall, if requested by a shareholder and if the Board of Directors believes that it can be done without material harm to the Company, provide information regarding circumstances that may affect the assessment of a matter on the agenda.

Number of shares and votes

There are 945,668,010 shares in PPI, corresponding to 945,668,010 votes. As of the date of this notice, the Company holds 6,487,473 own shares.

Documentation

Relevant documents pursuant to the Swedish Companies Act will be made available no later than Friday 2 October 2026 at the Company's office at Strandvägen 1, SE-114 51 Stockholm, and at the Company's website, www.publicproperty.se/en/. Copies of the documents will be sent to shareholders who so request and who inform the Company of their postal or email address.

Processing of personal data

For information on how your personal data is processed, see the integrity policy that is available on Euroclear's website: https://www.euroclear.com/dam/ESw/Legal/Privacy-notice-bolagsstammor-engelska.pdf. For questions regarding how we process your personal data, you can contact us via email at gdpr@publicproperty.se.

Stockholm, September 2026

PPI Public Property Invest AB (publ)

The Board of Directors

For further information, please contact:
Tone K. Omsted, EVP IR and Corporate Finance
tone.omsted@publicproperty.no

About Us
PPI Public Property Invest AB (publ) is a Nordic real estate company focused on owning, operating and developing social infrastructure properties with public-sector tenants. The company's portfolio comprises community service properties across the Nordic region, including elderly and healthcare facilities, schools and other social infrastructure assets. PPI is listed on Nasdaq Stockholm and Euronext Oslo Børs. For more information, please visit: www.publicproperty.se