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 Wednesday 2 December 2026 at 10:00 CET at the Company's premises at Strandvägen 1, SE-114 51 Stockholm, Sweden. Registration starts at 09:30 CET.

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 Tuesday 24 November 2026, and
ii. no later than Thursday 26 November 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 GeneralMeetingServices@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 Thursday 26 November 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 Tuesday 24 November 2026, and (ii) give notice no later than Thursday 26 November 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 GeneralMeetingServices@euroclear.com. The completed form shall be received by the Company no later than Thursday 26 November 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 Tuesday 24 November 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 Thursday 26 November 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 Thursday 19 November 2026 at 12:00 CET. Such notice shall be submitted by e-mail to vote@dnb.no, or alternatively sent to DNB Bank ASA ("**DNB**"), Issuer Services, Box 1600 Sentrum, N-0021 Oslo, Norway, so that it is received by DNB no later than Thursday 19 November 2026 at 12:00 CET. 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 the acquisition of shares in Preservium Property AB from Samhällsbyggnadsbolaget i Norden AB (publ)
8. Resolution on approval of the acquisition of shares in Origa Care AB (publ) and One Publicus Fastighets AB, respectively, from Samhällsbyggnadsbolaget i Norden AB (publ)
9. Closing of the Extraordinary General Meeting

Proposed resolutions

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

The Board of Directors proposes that Henrik Fritz, 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 the acquisition of shares in Preservium Property AB from Samhällsbyggnadsbolaget i Norden AB (publ) (item 7)

On 29 September 2026, PPI announced a public offer to the shareholders of Preservium Property AB, reg. no. 559323-9733 ("**Preservium**"), to acquire all common shares in Preservium. The common shares in Preservium are admitted to trading on Spotlight Stock Market and on 30 September 2026 PPI announced that the consideration in the offer is increased (the "**Preservium Offer**").

Samhällsbyggnadsbolaget i Norden AB (publ), reg. no. 556981-7660 ("**SBB**"), holds, directly or indirectly, 1,607,061 common shares in Preservium, corresponding to approximately 35 percent of the outstanding shares and votes in Preservium. SBB has stated that it is positive to the Preservium Offer, but has not entered into any undertaking, or other arrangement, to accept the Preservium Offer. SBB's ability to accept the Preservium Offer is contingent upon, among other things, a resolution at a general meeting of SBB. Completion of the Preservium Offer is conditional upon, inter alia, the general meeting of PPI resolving on the necessary resolutions regarding PPI being permitted to acquire the shares that SBB holds, directly or indirectly, in Preservium within the scope of the Preservium Offer (PPI's acquisition of such shares is hereinafter referred to as the "**Preservium Transaction**").

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). SBB is considered a related party to PPI pursuant to Chapter 16 a, Section 3 of the Swedish Companies Act. The Preservium Transaction is therefore conditional upon, inter alia, approval by the extraordinary general meeting of PPI. In addition, completion of the Preservium Offer is conditional upon, inter alia, the necessary approvals from authorities, including from the Swedish Inspectorate of Strategic Products.

The Board of Directors of the Company has submitted a statement in connection with the proposal above regarding the Preservium Transaction, which will be made available no later than three weeks before the meeting as set out below.

In view of the above, and taking into account the Board of Directors' statement, the Board of Directors proposes that the extraordinary general meeting approves the Preservium Transaction.

Resolution on approval of the acquisition of shares in Origa Care AB (publ) and One Publicus Fastighets AB, respectively, from Samhällsbyggnadsbolaget i Norden AB (publ) (item 8)

On 29 September 2026, PPI announced its intention to make two separate and independent public takeover offers to the shareholders of Origa Care AB (publ), reg. no. 559170-6030 ("**Origa Care**"), and One Publicus Fastighets AB, reg. no. 559083-3934 ("**One Publicus**"), respectively, to acquire all shares in each company and, on 14 October 2026, made binding offers to the shareholders of Origa Care and One Publicus, respectively (the "**Origa Care Offer**" and the "**One Publicus Offer**", respectively, and jointly the "**Offers**"). The consideration in the Origa Care Offer corresponds to EUR 9 per share in Origa Care and the consideration in the One Publicus Offer corresponds to SEK 110 per share in One Publicus. The consideration in each Offer consists of 70 percent new common shares in PPI, issued at a subscription price of SEK 25.67 per share, and 30 percent cash. Upon full acceptance of the Origa Care Offer, the consideration would amount to approximately SEK 78.1 million in cash and approximately SEK 182.1 million in the form of approximately 7,095,344 new common shares in PPI. Upon full acceptance of the One Publicus Offer, the consideration would amount to approximately SEK 54.5 million in cash and approximately SEK 127.3 million in the form of approximately 4,957,636 new common shares in PPI.

PPI holds, through its wholly-owned subsidiary PPI Sverige AB, reg. no. 559515-3387 ("**PPI Sverige**"), 10,000 shares in Origa Care, corresponding to approximately 0.3 percent of the shares and votes in Origa Care, and 942,740 shares in One Publicus, corresponding to approximately 36.3 percent of the shares and votes in One Publicus.

SBB holds, directly or indirectly, 870,655 shares in Origa Care, corresponding to approximately 34.0 percent of the outstanding shares and votes in Origa Care, and 810,470 shares in One Publicus, corresponding to approximately 31.2 percent of the outstanding shares and votes in One Publicus. SBB's ability to accept the Offers is subject to, inter alia, a resolution at a general meeting of SBB. Completion of each Offer by PPI is conditional upon, inter alia, a general meeting of PPI adopting the necessary resolutions to permit PPI to acquire the shares in Origa Care and One Publicus, respectively, held, directly or indirectly, by SBB within the framework of each Offer (PPI's acquisition of such shares in Origa Care is hereinafter referred to as the "**Origa Care Transaction**" and PPI's acquisition of such shares in One Publicus is hereinafter referred to as the "**One Publicus Transaction**

”). PPI intends to complete the One Publicus Offer through PPI Sverige, and the Origa Care Offer through PPI Finland Holding AB, reg. no. 559442-1819, both of which are wholly-owned subsidiaries of PPI.

As set out under item 7 above, SBB is considered a related party to PPI pursuant to Chapter 16 a, Section 3 of the Swedish Companies Act. The Origa Care Transaction and the One Publicus Transaction are therefore conditional upon, inter alia, approval by the extraordinary general meeting of PPI.

The Board of Directors of the Company has submitted a statement in connection with the proposal above regarding the Origa Care Transaction and the One Publicus Transaction, which will be made available no later than three weeks before the meeting as set out below.

In view of the above, and taking into account the Board of Directors' statement, the Board of Directors proposes that the extraordinary general meeting approves the Origa Care Transaction and the One Publicus Transaction.

It is proposed that the general meeting adopts separate resolutions regarding the Origa Care Transaction and the One Publicus Transaction, respectively, which are not conditional upon each other.

Majority requirements, etc.

For a valid resolution pursuant to items 7 and 8, the resolutions 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 each vote. 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.

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 18,509,145 own shares.

Documentation

Relevant documents pursuant to the Swedish Companies Act will be made available no later than Wednesday 11 November 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.

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Stockholm, November 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