

HUFVUDSTADEN

Summons to the

Annual General Meeting of Hufvudstaden AB (publ)

/Company Registration Number 556012-8240/

Shareholders in Hufvudstaden AB (publ) are hereby summoned to an Annual General Meeting, which will take place at **3.30** pm on Thursday, March 19, 2026 at the Grand Hôtel, Vinterträdgården, Stockholm. The entrance is on the corner of Stallgatan and Blasieholmsgatan. The doors will open at 2.30 pm.

Matters to be dealt with at the meeting/Proposed agenda

1. Opening of the meeting.
2. Election of a Chairman for the meeting.
3. Preparation and approval of the voting list.
4. Election of one or two persons to verify the minutes.
5. Approval of the agenda.
6. Examination of whether the meeting has been duly convened.
7. President's speech.
8. Presentation of the Annual Report and the Auditors' Report as well as the consolidated accounts and Auditors' Report for the Group (including the auditors' statement regarding the guidelines for remuneration to senior executives in force since the previous Annual General Meeting).
9. Decision regarding adoption of the Income Statement and Balance Sheet as well as the Consolidated Income Statement and Consolidated Balance Sheet included in the Annual Report.
10. Decision regarding appropriation of the Company's profit or loss according to the adopted Balance Sheet.
11. Decision regarding discharge from liability for the members of the Board and the President.
12. Determination of the number of Board members, auditors and deputy auditors.
13. Determination of remuneration for the Board members and the auditors.
14. Presentation by the Chairman of the positions held by the proposed Board members in other companies and election of the Board, auditors and deputy auditor for the period up to the end of the next Annual General Meeting.
15. Presentation of the Board's remuneration report for approval.

16. Decision on (A) reduction of the share capital through cancellation of own shares of series A and (B) increase of the share capital through a bonus issue without issuance of new shares.
17. Decision regarding authorization of the Board to acquire and transfer series A shares in the Company.
18. Closing of the meeting.

Dividend (item 10)

The Board of Directors proposes a dividend of SEK 2.90 per share. The Board proposes that the record date be March 23, 2026. If the proposal is approved at the meeting, it is estimated that the dividend will be distributed, through Euroclear Sweden AB (the Swedish Central Securities Depository), on March 26, 2026.

Remuneration to the Board and auditors and election of a Chairman for the Annual General Meeting, the number of Board members and auditors and deputy auditors, and the election of the Chairman of the Board, Board members, auditors and deputy auditors (items 2, 12, 13 and 14)

Remuneration to the Board of SEK 2,400,000 is proposed, of which SEK 600,000 to the Chairman of the Board and SEK 300,000 to each of the other Board members, apart from the President Anders Nygren. Remuneration to the audit committee of SEK 200,000 is proposed, of which SEK 100,000 to the Chairman and SEK 50,000 to each of the other members.

It is proposed that a fee be paid to the auditors for time worked and billed in conjunction with the examination of the financial statements, the Company administration and the group audit.

It is proposed that Fredrik Lundberg be elected to chair the Annual General Meeting.

It is proposed that the Board shall comprise eight ordinary members. It is proposed that the following members be re-elected: Claes Boustedt, Liv Forhaug, Louise Lindh, Katarina Ljungqvist, Fredrik Lundberg, Anders Nygren, Fredrik Persson and Sten Peterson. Peter Egardt has declined re-election.

It is proposed that Fredrik Lundberg be elected as Chairman of the Board.

As diversity policy, rule 4.1 of the Swedish Corporate Governance Code has been applied, stating that the Board is to have a composition appropriate to the Company's operations, phase of development and other relevant circumstances, that the Board members elected by the General Meeting are collectively to exhibit diversity and breadth of qualifications, experience and background and that the Company is to strive for gender balance on the Board.

It is also proposed that the Company shall have one auditor and that the registered auditing company Öhrlings PricewaterhouseCoopers AB be appointed as auditor. Öhrlings PricewaterhouseCoopers AB has informed the Company that Magnus Svensson Henryson will be lead auditor.

The proposals regarding the Chairman for the Annual General Meeting, the number of Board members, the election of the Chairman of the Board and Board members, as well as remuneration to the Board are submitted by the Company's main shareholder. The proposals regarding the number of auditors, election of auditor and remuneration to the auditor are

submitted by the Board of the Company. The main shareholder of the Company has announced that it supports the proposal made by the Board.

Proposal by the Board to decide on (A) reduction of the share capital through cancellation of own shares of series A and (B) increase of the share capital through a bonus issue without issuance of new shares (item 16)

The Company has, on the basis of the authorization by the Annual General Meeting 2025, acquired own shares of series A. As a result of the acquisitions of own shares of series A carried out in this manner, as well as earlier acquisitions of own shares of series A carried out on the basis of authorizations from certain previous Annual General Meetings, the Company holds as at the date of issue of the notice 16,965,000 own shares of series A, corresponding to approximately 8.0 per cent of the total number of issued shares. The Board proposes that the Annual General Meeting decide to reduce the share capital through cancellation of own series A shares, and to increase the share capital through a bonus issue without issuance of new shares, in accordance with (A) and (B) below. The decisions are contingent of each other and are therefore proposed to be adopted as one joint decision.

(A) Reduction of the share capital through cancellation of own shares

The Board proposes that the Annual General Meeting decide to reduce the share capital through cancellation of own shares. The purpose of the reduction is allocation to unrestricted equity.

The reduction of the share capital shall be made through cancellation of 16,965,000 shares of series A that are held by the Company. The reduction of the share capital will amount to SEK 84,825,000 through cancellation of 16,965,000 own shares of series A.

The decision to reduce the share capital under this item (A) may be effectuated without obtaining permission from the Swedish Companies Registration Office or, in disputed cases, a general court, as the company simultaneously effectuates a bonus issue as set out under item (B) below with an amount corresponding to no less than the amount the share capital is being reduced with as set out above. Combined, these measures entail that neither the Company's restricted equity nor its share capital is reduced.

(B) Increase of the share capital through a bonus issue without issuance of new shares

With the purpose of restoring the share capital after the proposed reduction of the share capital as set out under item (A) above the Board proposes that the Annual General Meeting simultaneously decide on a bonus issue to increase the Company's share capital by SEK 84,825,000 through a transfer of SEK 84,825,000 from the Company's unrestricted equity. The bonus issue shall be carried out without the issuance of new shares.

Statement by the Board pursuant to Chapter 20, Section 13, fourth paragraph of the Companies Act

In view of the Board's proposal for decision on reduction of the share capital through cancellation of shares, the Board hereby issues the following statement pursuant to Chapter 20, Section 13, fourth paragraph of the Companies Act.

It follows from the Board's proposal on reduction of the share capital that the Board proposes that the Company's share capital shall be reduced by SEK 84,825,000 through cancellation of 16,965,000 own shares of series A for allocation to unrestricted equity.

In order to achieve a quick and efficient cancellation procedure without the requirement of obtaining the Swedish Companies Registration Office's or a general court's permission, the Board has also proposed that the Annual General Meeting decides on restoring the

Company's share capital to its current amount by increasing the share capital with SEK 84,825,000 by way of a bonus issue without issuance of new shares. The amount is to be transferred from the Company's unrestricted equity to the Company's share capital.

Through the reduction of the share capital due to the cancellation of shares, the Company's share capital is reduced by SEK 84,825,000 and through the bonus issue the Company's share capital is increased by the same amount. The Company's restricted equity and share capital will therefore remain unchanged after the implementation of the bonus issue.

Following completion of the reduction of the share capital and the bonus issue, the total number of outstanding shares in the Company will amount to 194,306,933.

Authorization

The Board further proposes that the Annual General Meeting decide to authorize the Board, or whom it appoints, to make such minor adjustments to the resolution covering items (A) and (B) above as may be required for registration of the resolution with the Swedish Companies Registration Office or Euroclear Sweden AB and to take such other measures required to execute the decision.

Conditions and majority requirements

The decisions under items (A) and (B) are proposed to be taken as a joint decision. Approval by the General Meeting of item 16 requires, according to the Companies Act, that shareholders holding at least two-thirds of the votes cast as well as the shares represented at the Annual General Meeting, vote in favour of the proposal.

Proposal by the Board to authorize the Board to acquire and transfer series A shares in the Company (item 17)

The Board has decided to propose to the Annual General Meeting that the Board be granted authorization for the period up to the next Annual General Meeting to acquire its own series A shares in the Company. Acquisition may be made on Nasdaq Stockholm and in accordance with Nasdaq Nordic Main Market Rulebook for Issuers of Shares. The authorization is limited partly by the requirement that the Company's holding of its own shares may at no time exceed 10 per cent of the total number of shares in the Company, and that an acquisition may not take place to such an amount that the equity ratio, following the acquisition, falls below the Group's target of 40 per cent. Acquisitions of series A shares shall be made in accordance with the price limitations set out in Nasdaq Nordic Main Market Rulebook for Issuers of Shares, which states that shares may not be acquired at a price higher than the higher of the price of the last independent trade and the highest current independent purchase bid on the trading venue where the purchase is carried out. Acquisitions may not be made at a price lower than the lowest price at which an independent trade can be made. The aim of the authorization is to allow the Board the opportunity to adjust the capital structure and in doing so create increased value for the Company's shareholders and/or to allow the own shares to be used as payment for or to finance acquisitions of companies or real estate as described below.

The Board also proposes that the Board be granted authorization by the Annual General Meeting for the period up to the next Annual General Meeting to dispose of the Company's own series A shares in a manner other than through Nasdaq Stockholm as payment for or to finance the acquisition of a company or a property and thus transfer shares, deviating from the shareholders' priority right. The transfer shall be at a price determined in close connection to the share price at the time of the transfer. Payment for the shares shall be in cash, capital contributed in kind or by offset. The authorization may be exercised on one or more occasions and covers all series A shares held by the Company at each given time. The relevant provisions of the Companies Act shall be complied with. The reason for the proposal

and the reason for transferring of shares may be made with deviation from the shareholders' preferential rights is to enable financing of acquisitions of companies or real estate.

The Company's existing holding of own shares on February 12, 2026, i.e., prior to the proposed cancellation of own shares in accordance with item 16, amounted to 16,965,000 of series A shares, representing approximately 8,0 per cent of the total number of issued shares.

Approval by the General Meeting of the authorization of the Board to decide on the acquisition and transfer of its own series A shares requires, according to the Companies Act, that shareholders holding at least two-thirds of the votes cast as well as the shares represented at the Annual General Meeting, vote in favour of the proposal.

Right to attend and registration

Shareholders who wish to attend the Annual General Meeting must:

- be recorded as a shareholder in the share register prepared by Euroclear Sweden AB regarding the circumstances on Wednesday March 11, 2026, and

- give notice of participation no later than Friday March 13, 2026 on the Company website www.hufvudstaden.se or at Hufvudstaden AB (publ), NK 100, SE-111 77 Stockholm, or by telephone on +46 8-762 90 00 or by e-mail at anm@hufvudstaden.se, preferably before 4 pm. The notice of participation must include the name, civic registration number or company registration number, e-mail address, daytime telephone number and the number of any representatives. Admissions cards to the Annual General Meeting will be sent out by e-mail.

If a shareholder is represented by proxy, a written and dated power of attorney signed by the shareholder must be issued for the proxy. Proxy forms are available on the company's website, www.hufvudstaden.se. A power of attorney is valid one year from its issue date or such longer time period as is set out in the power of attorney, however not longer than five years. If the shareholder is a legal entity, a certificate of registration or an equivalent document of authority must be attached. In order to facilitate the registration at the General Meeting, the power of attorney, as well as a registration certificate and other authorization documents, should be received by the company at the address above in connection with the notice of participation.

Nominee registered shares

In order to be entitled to participate in the meeting, a shareholder whose shares are registered in the name of a nominee must, in addition to giving notice of participation in the general meeting, register its shares in its own name so that the shareholder is listed in the presentation of the share register as of Wednesday March 11, 2026. Such registration may be temporary (so-called voting rights registration), and request for such voting rights registration shall be made to the nominee in accordance with the nominee's routines at such a time in advance as decided by the nominee. Voting rights registrations that have been made by the nominee no later than Friday March 13, 2026 will be taken into account in the presentation of the share register.

Information at the Annual General Meeting

The Board of Directors and the President shall, if requested to do so by a shareholder, and subject to the limitations that ensue from Section 7, sub-section 32 of the Companies Act, furnish information about circumstances that could affect the assessment of a matter on the agenda, circumstances which could affect the assessment of the financial situation of the Company or a subsidiary, or the Company's relationship with another Group company.

Total number of shares and votes

At the time of the summons to the Annual General Meeting a total of 211,271,933 shares had been issued by the Company, of which 203,401,429 were series A shares and 7,870,504 series C shares. Series A shares have one vote and each share of series C has a hundred votes. A total of 16,965,000 series A shares were held by the Company and are thus not represented at the Meeting. The total number of votes in the Company at the aforementioned time is thus 990,451,829 (973,486,829 excluding the Company's holding of own shares).

Available documents

The Board's and the main shareholders' complete proposals are set out above. The proposals, as well as the Annual Report, the Auditors' Report, the Auditor's statement under Chapter 8, Section 54 of the Companies Act on the guidelines for remuneration and the auditor's statement pursuant to Chapter 20, Section 14 of the Companies Act, the Board's remuneration report under Chapter 8, Section 53 a of the Companies Act and the Board's statements under Chapter 18, Section 4 of the Companies Act and Chapter 19, Section 22 of the Companies Act respectively, are available at the Company and on the Company's website, www.hufvudstaden.se, from February 26, 2026, at the latest. They will also be sent to shareholders who so request and be available at the Annual General Meeting.

Processing of personal data

For information on how your personal data is processed, see <https://www.euroclear.com/dam/ESw/Legal/Privacy-notice-bolagsstammor-engelska.pdf>. If you have questions regarding our processing of personal data, you can contact us via email at info@hufvudstaden.se.

Stockholm, February 2026

HUFVUDSTADEN AB (publ)
Board of Directors

This document is in all respects a translation of the summons in Swedish. In the event of any differences between this translation and the Swedish original, the latter shall prevail.