

NOTICE OF EXTRAORDINARY GENERAL MEETING OF NIVIKA FASTIGHETER AB

Nivika Fastigheter AB (publ) will hold its Extraordinary General Meeting on June 26, 2026, at 10:00 CEST at Advokatfirman Lindahl's office on Smålandsgatan 16, Stockholm. Registration for the meeting will begin at 09:45 CEST.

RIGHT TO ATTEND AND NOTIFICATION TO THE COMPANY

Anyone wishing to attend the meeting must

- (i) be registered as a shareholder in the share register maintained by Euroclear Sweden AB on June 17, 2026,
- (ii) notify the company of their intention to attend no later than on June 22, 2026.

Notification of attendance may be made in writing to the company at the address Nivika Fastigheter AB, "Extraordinary General Meeting", c/o Euroclear Sweden AB, Box 191, 101 23 Stockholm, Sweden, or by telephone on 08-402 91 33 on weekdays between 09:00 and 16:00, via the company's website, www.nivika.se, or by email to GeneralMeetingService@euroclear.com. When registering, please state your name or company name, personal identity number or company registration number, address and daytime telephone number. The registration procedure described above applies to the registration of advisors. A shareholder who exercises their voting rights by postal vote does not need to specifically register their attendance at the meeting; see below under postal voting. See below for further information on the processing of personal data.

SHARES REGISTERED IN THE NAME OF A NOMINEE

Shareholders who have had their shares registered in the name of a nominee must, in order to be entitled to attend the meeting, have the shares registered in their own name through the nominee, so that they are registered in the share register maintained by Euroclear Sweden AB on June 22, 2026. Such registration may be temporary.

POSTAL VOTING

Shareholders may exercise their voting rights at the Extraordinary General Meeting by postal vote. A special form must be used for postal voting, which is available on the company's website, www.nivika.se. The postal voting form may also be obtained from the company or by contacting Euroclear Sweden AB using the contact details above. For the agenda items where the Board of Directors or the Nomination Committee has submitted a proposal, it is possible to vote Yes or No, as clearly indicated on the postal voting form. It is also possible to abstain from voting on individual agenda items. The postal vote must be received by the company as specified below no later than June 22, 2026. There is no need to notify your attendance for the meeting separately, as the postal voting form also serves as notification. Shareholders may also cast postal votes electronically by verifying their identity with BankID via Euroclear Sweden AB's website <https://www.euroclear.com/sweden/generalmeetings/>. Such electronic votes must be cast no later than June 22, 2026.

The completed form, including any attachments, should be sent by email to GeneralMeetingService@euroclear.com or by post in the original to Nivika Fastigheter AB, "Extraordinary General Meeting", c/o Euroclear Sweden AB, Box 191, 101 23 Stockholm. If the shareholder is a legal entity, a copy of the certificate of incorporation or equivalent authorisation document for the legal entity must be attached to the form. The same applies if the shareholder votes by post through a proxy.

The shareholder must not include any special instructions or conditions with the postal vote. If this occurs, the entire postal vote will be invalid. Further instructions are set out on the postal voting form.

PROXIES AND PROXY FORMS

Anyone who is not personally present at the meeting may exercise their voting rights at the meeting through a proxy by means of a written, signed and dated proxy form. A proxy form is available on the company's website, www.nivika.se. The proxy form may also be obtained from the company or ordered by contacting Euroclear Sweden AB using the contact details above. If the proxy is issued by a legal entity, a copy of the certificate of registration or equivalent authorisation document for the legal entity must be attached. A proxy form must not be more than one year old unless a longer period of validity is specified in the proxy form, but in any event not more than five years. To facilitate admission to the meeting, proxy forms, certificates of registration and other authorisation documents should be received by the company in good time prior to the meeting.

PROPOSED AGENDA

1. Opening of the meeting
2. Election of the Chair of the 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 meeting has been duly convened
7. Resolution regarding reduction of the share capital by cancellation of repurchased own shares and increase of the share capital through a bonus issue
8. Closing of the meeting

THE BOARD'S PROPOSALS

Election of the Chair of the meeting (item 2)

The Board proposes that Victoria Skoglund, or in the event of her being unable to attend, the person designated by the Board in her place, be elected as Chair of the meeting.

Resolution regarding reduction of the share capital by cancellation of repurchased own shares and increase of the share capital through a bonus issue (item 7)

The Board proposes that the meeting resolves on a reduction of the share capital by cancellation of repurchased own Series B shares and on an increase of the share capital through a bonus issue, in substance as set out below. The resolutions are conditional upon each other, and the Board therefore proposes that the meeting adopts a joint resolution on the proposals.

A. Reduction of the share capital

The company's share capital shall be reduced as follows.

1. The company's share capital shall be reduced by SEK 2,692,797.
2. The reduction shall be carried out by cancellation of 5,385,594 of the own Series B shares that the company has repurchased.
3. The cancellation of shares shall be carried out without any repayment to the shareholders.
4. The purpose of the reduction is to allocate funds to non-restricted equity. However, the funds shall be restored to the share capital in accordance with item B below.
5. As a statement pursuant to Chapter 20, Section 13, fourth paragraph of the Swedish Companies Act, the Board wishes to state the following. A resolution to reduce the company's share capital under this item may be implemented without the permission of the Swedish Companies Registration Office or, in the event of a dispute, a general court, since the company will simultaneously carry out a bonus issue which means that neither the company's restricted

equity nor the share capital will decrease in aggregate. The effect of the Board's proposal under this item A is that the company's restricted equity and share capital will be reduced by SEK 2,692,797. The effect of the Board's proposal under item B below is that the company's restricted equity and share capital will be increased by SEK 2,715,000 and thus will increase in aggregate by SEK 22,203 compared to the amount to which it amounted prior to the reduction. The complete proposal for a resolution on the bonus issue is set out under item B below.

B. Increase of the share capital through a bonus issue

In order to restore the share capital following the proposed reduction of the share capital as set out above, the share capital shall be increased through a bonus issue of SEK 2,715,000, by way of a transfer of SEK 2,715,000 from the company's non-restricted equity. The bonus issue shall be carried out without the issuance of any new shares. Following the resolutions under items A and B, the company's share capital will amount to SEK 47,965,000 and the number of registered shares will be 90,500,000, each with a quota value of SEK 0.53, divided into 21,776,200 shares of series A and 68,723,800 shares of series B.

The Board, or any person appointed by the Board, shall be authorised to make such minor adjustments to the resolutions of the meeting as may be required in connection with the registration of the resolutions with the Swedish Companies Registration Office or due to other formal requirements.

MAJORITY REQUIREMENTS

A resolution pursuant to item 7 (reduction of the share capital by cancellation of repurchased own shares and increase of the share capital through a bonus issue) is valid only if it has been approved by shareholders representing at least two-thirds of both the votes cast and the shares represented at the meeting.

DOCUMENTS

All documents required under the Companies Act will be available at the company's offices and on the company's website no later than June 5, 2026, and will be sent immediately and free of charge to shareholders who request them and provide their postal address. The documents will also be available at the meeting.

NUMBER OF SHARES AND VOTES

The total number of shares in the company at the time of issuing this notice is 95,885,594 shares, corresponding to a total of 291,871,394 votes. At the same time, the company holds 5,398,612 of its own Series B shares.

INFORMATION AT THE MEETING

Shareholders are entitled, provided that the Board considers that it can be done without material harm to the company, to receive information from the Board and the CEO regarding circumstances that may affect the assessment of a matter on the agenda.

PROCESSING OF PERSONAL DATA

For information on how your personal data is processed, please visit <https://www.euroclear.com/dam/ESw/Legal/Privacy-notice-bolagsstammor-engelska.pdf>.

Värnamo, June 2026
Nivika Fastigheter AB (publ)
The Board