

## NOTICE OF ATTENDANCE AND FORM FOR POSTAL VOTING

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The form must be received by Euroclear Sweden AB (which administers the forms on behalf of Nivika Fastigheter AB (publ)) no later than May 20, 2026.

The shareholder listed below hereby notifies and exercises their voting rights in respect of all their shares in Nivika Fastigheter AB (publ), company registration number 556735-3809, at the Annual General Meeting on May 20, 2026. Voting rights are exercised in the manner indicated by the marked response options below.

Shareholder	Personal identity number/company registration number

**Declaration (if the signatory is a representative of a shareholder that is a legal entity):** The undersigned is a board member, CEO or authorised signatory of the shareholder and hereby certifies that I am authorised to cast this postal vote on behalf of the shareholder and that the content of the postal vote is in accordance with the shareholder's decision.

**Declaration (if the signatory represents the shareholder by power of attorney):** I, the undersigned, certifies that the attached power of attorney corresponds to the original and has not been revoked.

<b>Place and date</b>	
<b>Signature</b>	
<b>Printed name</b>	
<b>Telephone number</b>	<b>Email</b>

## Instructions for postal voting

- Please complete all the details above.
- Tick the relevant options below.
- Print, sign and send the form to Nivika Fastigheter AB (publ), “Annual General Meeting”, c/o Euroclear Sweden AB, Box 191, 101 23 Stockholm. Completed and signed forms may also be submitted electronically and should then be sent by email to [GeneralMeetingService@euroclear.com](mailto:GeneralMeetingService@euroclear.com). Shareholders may also cast postal votes electronically by verifying their identity using BankID via Euroclear Sweden AB’s website, <https://www.euroclear.com/sweden/generalmeetings/>.
- If the shareholder is a natural person casting a postal vote in person, the shareholder must sign in the ‘*Signature*’ box above. If the postal vote is cast by a proxy on behalf of a shareholder, the proxy must sign. If the postal vote is cast by a representative of a legal entity, the representative must sign.
- If a shareholder votes by post through a proxy, a signed and dated proxy form must be enclosed with the postal voting form. Proxy forms in Swedish and English are available to download from the company’s website, [www.nivika.se](http://www.nivika.se). Proxy forms can also be obtained from the company in Värnamo or ordered by contacting Euroclear Sweden AB using the contact details below. For legal entities, a certified copy of the certificate of registration or equivalent authorisation document for the legal entity must be enclosed. The certificate of registration and the proxy form must not be more than one year old. However, the proxy form may specify a longer period of validity (though not exceeding five years from the date of issue).
- **Please note that a shareholder whose shares are held in a nominee’s name must register the shares in their own name in order to vote.** Instructions on this are provided in the notice to the meeting.

The shareholder may not provide any instructions other than to tick one of the specified options below for each item on the form. If the shareholder wishes to abstain from voting on any matter, please do not tick any option. If the shareholder has included special instructions or conditions on the form, or has altered or added to the pre-printed text, the vote (i.e. the postal vote in its entirety) will be invalid. Only one form per shareholder will be considered. If more than one form is submitted, only the most recently dated form will be considered. If two forms bear the same date, only the form that was received by Euroclear Sweden AB last will be taken into account. Incomplete or incorrectly completed forms may be disregarded.

The postal voting form, together with any attached authorisation documents, must be received by Euroclear Sweden AB no later than May 13, 2026. A postal vote may be withdrawn up to and including May 13, 2026 by contacting Euroclear Sweden AB via email at [GeneralMeetingService@euroclear.com](mailto:GeneralMeetingService@euroclear.com) (with the reference “Nivika Fastigheter Annual General Meeting”) or by post to Nivika Fastigheter AB (publ), “Annual General Meeting”, c/o Euroclear Sweden AB, Box 191, 101 23 Stockholm.

For the full proposals for resolutions, please see the notice and other meeting documents on the company’s website, [www.nivika.se](http://www.nivika.se).

For information on how your personal data is processed, please refer to the privacy policy available on Euroclear's website: <https://www.euroclear.com/dam/ESw/Legal/Privacy-notice-bolagsstammor-engelska.pdf>.

**ANNUAL GENERAL MEETING OF NIVIKA FASTIGHETER AB (PUBL) ON 20 MAY 2026**

The response options below relate to the proposed resolutions put forward by the Board of Directors or the Nomination Committee as set out in the notice of the meeting.

<b>RESOLUTION</b>		
<b>2. Election of the Chair at the meeting</b>	<b>Yes</b>	<b>No</b>
	<input type="checkbox"/>	<input type="checkbox"/>
<b>4. Approval of the agenda</b>	<b>Yes</b>	<b>No</b>
	<input type="checkbox"/>	<input type="checkbox"/>
<b>6. Determination of whether the meeting has been duly convened</b>	<b>Yes</b>	<b>No</b>
	<input type="checkbox"/>	<input type="checkbox"/>
<b>9. (a) Resolution to adopt the profit and loss account and balance sheet, as well as the consolidated profit and loss account and consolidated balance sheet</b>	<b>Yes</b>	<b>No</b>
	<input type="checkbox"/>	<input type="checkbox"/>
<b>9. (b) Resolution on the allocation of the company's results in accordance with the adopted balance sheet</b>	<b>Yes</b>	<b>No</b>
	<input type="checkbox"/>	<input type="checkbox"/>
<b>9. (c) Resolution on the discharge from liability to the company for the Board members and the CEO for the financial year 2025:</b>		
(i) Board member and Chair Elisabeth Norman	<b>Yes</b>	<b>No</b>
	<input type="checkbox"/>	<input type="checkbox"/>
(ii) Board member Håkan Eriksson	<b>Yes</b>	<b>No</b>
	<input type="checkbox"/>	<input type="checkbox"/>
(iii) Board member Santhe Dahl	<b>Yes</b>	<b>No</b>
	<input type="checkbox"/>	<input type="checkbox"/>
(iv) Board member Tim Floderus	<b>Yes</b>	<b>No</b>
	<input type="checkbox"/>	<input type="checkbox"/>
(v) Board member Helena Nordman-Knutson	<b>Yes</b>	<b>No</b>
	<input type="checkbox"/>	<input type="checkbox"/>
(vi) Board member Oscar Welandson	<b>Yes</b>	<b>No</b>
	<input type="checkbox"/>	<input type="checkbox"/>
(vii) Board member Knut Rost	<b>Yes</b>	<b>No</b>
	<input type="checkbox"/>	<input type="checkbox"/>

(viii)	CEO Sverker Källgården	Yes <input type="checkbox"/>	No <input type="checkbox"/>
(ix)	Former board member Thomas Lindster	Yes <input type="checkbox"/>	No <input type="checkbox"/>
(x)	Former board member Benny Holmgren	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<b>10. Resolution on the number of Board members and the number of auditors</b>		Yes <input type="checkbox"/>	No <input type="checkbox"/>
<b>11. Resolution on remuneration for Board members and the number of auditors</b>		Yes <input type="checkbox"/>	No <input type="checkbox"/>
<b>12. (a) Election of Board members</b>			
(i)	Elisabeth Norman	Yes <input type="checkbox"/>	No <input type="checkbox"/>
(ii)	Håkan Eriksson	Yes <input type="checkbox"/>	No <input type="checkbox"/>
(iii)	Santhe Dahl	Yes <input type="checkbox"/>	No <input type="checkbox"/>
(iv)	Helena Nordman-Knutson	Yes <input type="checkbox"/>	No <input type="checkbox"/>
(v)	Oscar Welandson	Yes <input type="checkbox"/>	No <input type="checkbox"/>
(vi)	Tim Floderus	Yes <input type="checkbox"/>	No <input type="checkbox"/>
(vii)	Knut Rost	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<b>12. (b) Election of the Chair of the Board</b>			
(i)	Elisabeth Norman	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<b>13. Election of auditor</b>		Yes <input type="checkbox"/>	No <input type="checkbox"/>
<b>14. Resolution on the approval of the remuneration report</b>		Yes <input type="checkbox"/>	No <input type="checkbox"/>

<b>15. (a) Resolution on authorising the Board to decide on the acquisition of own shares</b>	<b>Yes</b>	<b>No</b>
	<input type="checkbox"/>	<input type="checkbox"/>
<b>15. (b) Resolution on authorising the Board to decide on the transfer of own shares</b>	<b>Yes</b>	<b>No</b>
	<input type="checkbox"/>	<input type="checkbox"/>
<b>16. Resolution on authorisation to issue shares</b>	<b>Yes</b>	<b>No</b>
	<input type="checkbox"/>	<input type="checkbox"/>

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