

NOTICE OF ANNUAL GENERAL MEETING OF NIVIKA FASTIGHETER AB

Nivika Fastigheter AB (publ) will hold its Annual General Meeting on Wednesday May 20, 2026, at 15:00 CEST at the company's premises at Refugen 6 in Värnamo. Registration for the meeting will begin at 14:45 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 Monday, May 11, 2026,
- (ii) notify the company of their intention to attend no later than on Wednesday, May 13, 2026.

Notification of attendance may be made in writing to the company at the address Nivika Fastigheter AB, "Annual 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 Wednesday, May 13, 2026. Such registration may be temporary.

POSTAL VOTING

Shareholders may exercise their voting rights at the Annual 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 Wednesday, May 13, 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 Wednesday, May 13, 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, "Annual 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. Address by the CEO
8. Presentation of the annual report and the auditor's report, as well as the consolidated accounts and the consolidated auditor's report
9. Resolutions regarding:
 - a) the adoption of the profit and loss account and balance sheet, as well as the consolidated profit and loss account and consolidated balance sheet,
 - b) the allocation of the company's results in accordance with the adopted balance sheet, and
 - c) discharge from liability to the company for the Board members and the CEO for the financial year 2025
10. Resolution regarding the number of Board members and the number of auditors
11. Resolution regarding remuneration for Board members and the auditor
12. Election of board members and the Chair of the Board
13. Election of auditor
14. Resolution on the approval of the remuneration report
15. Resolution regarding:
 - a) authorisation for the Board to decide on the acquisition of own shares
 - b) authorisation for the Board to decide on the transfer of own shares
16. Resolution regarding authorisation to issue shares
17. Closing of the AGM

THE NOMINATION COMMITTEE'S PROPOSALS

The Nomination Committee for the 2026 Annual General Meeting comprises the following members: Victoria Skoglund, nominated by Almina Invest AB (Chair of the Nomination Committee); Erik Dahl, appointed by Santhe Dahl Invest AB; Göran Larsson, appointed by Husleden Förvaltning AB; and Jörgen Olsson, appointed by Skandinavkonsult i Stockholm AB; as well as Elisabeth Norman, Chair of Nivika's Board, as a co-opted member without voting rights.

The Nomination Committee proposes the following to the meeting:

Election of the Chair of the Meeting (item 2)

The Nomination Committee proposes Elisabeth Norman, Chair of the Board, or, if she is prevented from attending, the person designated by the Nomination Committee, as Chair of the meeting.

Resolution on the number of Board members and the number of auditors (item 10)

The Nomination Committee proposes that the Board, for the period until the end of the next Annual General Meeting, shall consist of seven Board members elected by the meeting, with no alternates. The Nomination Committee proposes that the company shall have one auditor, with no alternate.

Resolution regarding remuneration for Board members and the auditor (item 11)

The Nomination Committee proposes that remuneration to the Board remain unchanged, for the period until the end of the next Annual General Meeting, at SEK 515,000 for the Chair of the Board, SEK 250,000 for other Board members elected by the meeting who are independent of the company's major shareholders, and SEK 200,000 for other Board members elected by the meeting who are dependent on the company's major shareholders. However, no remuneration shall be paid to members who are employees of the company.

The Nomination Committee proposes that remuneration for committee work on the Audit Committee remain unchanged until the end of the next Annual General Meeting, with SEK 50,000 to the Chair of the Audit Committee and SEK 25,000 to each of the other members of the Audit Committee. However, no remuneration shall be paid for committee work to a board member who is employed by the company.

Fees to the auditor shall be paid in accordance with an approved invoice.

Election of Board members and the Chair of the Board (item 12)

The Nomination Committee proposes the re-election of Board members Elisabeth Norman, Håkan Eriksson, Santhe Dahl, Helena Nordman-Knutson, Oscar Welandson, Tim Floderus and Knut Rost. Elisabeth Norman is proposed for re-election as Chair of the Board.

Information about the Board members is available on the company's website www.nivika.se.

Election of auditor (item 13)

The Nomination Committee proposes the re-election of the registered auditing firm Ernst & Young AB as auditor. The Nomination Committee's proposal is in line with the Audit Committee's recommendation. Neither the Nomination Committee's proposal nor the Audit Committee's recommendation regarding the auditor has been subject to influence from third parties or constrained by any contractual terms that have limited the freedom of choice in the selection of the auditor.

Ernst & Young AB has announced that, should the Nomination Committee's proposal for auditor also be adopted by the meeting, authorised public accountant Jonas Svensson will be appointed as the auditor in charge.

THE BOARD'S PROPOSALS

Allocation of the company's results in accordance with the adopted balance sheet (item 9 b))

The Board of Directors proposes that the meeting resolve that the company's results in accordance with the adopted income statement be appropriated such that, of the company's distributable profits of SEK 3,738 million, a dividend to shareholders shall be paid in an amount corresponding to SEK 0.72 per share, and that the remainder be carried forward to new account, resulting in a total dividend of SEK 69 million. It is proposed that the dividend be distributed in four instalments of SEK 0.18 per share. The first record date is proposed to be May 22, 2026, the second record date is proposed to be August 17, 2026, the third record date is proposed to be November 16, 2026, and the fourth record date is proposed to be February 15, 2027. If the meeting resolves in accordance with the Board's proposal, dividends are expected to be distributed through Euroclear Sweden AB on May 27, 2026, August 20, 2026, November 19, 2026, and February 18, 2027.

The first dividend payment on the shares that may be issued pursuant to the authorisation to issue shares under section 16 below may be made on the payment date falling after the first record date following the registration of the new shares by the Swedish Companies Registration Office and their entry in the share register maintained by Euroclear Sweden AB. This means that the total dividend proposed for resolution (assuming that the authorisation to issue shares is utilised in full and the shares are entered in the share register prior to the record date for the dividend on the first instalment date proposed above) may amount to a maximum of SEK 75.9 million in total.

Resolution on the approval of the remuneration report (item 14)

The Board of Directors proposes that the meeting resolve to approve the Board's remuneration report on remuneration in accordance with Chapter 8, Section 53a of the Companies Act.

Resolution on authorising the Board to decide on the acquisition of own shares (item 15 a))

The Board of Directors proposes that the meeting authorise the Board of Directors to, on one or more occasions prior to the next Annual General Meeting, decide on the acquisition of own shares in accordance with the following.

1. Acquisitions of own shares shall be made in cash on Nasdaq Stockholm in accordance with Nasdaq Stockholm's applicable rules, which stipulate 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 acquisition may take place.
2. Acquisitions of own shares may be made in such a way that the company's total holding of own shares amounts to no more than one-tenth of all shares in the company.

The purpose of the proposed authorisation to acquire own shares is to enable an improvement in the company's capital structure, to enable transfers of shares in accordance with the Board's proposed resolution authorising the Board to transfer own shares, and to give the Board greater flexibility in connection with any future acquisitions of companies, businesses or properties by facilitating rapid and cost-effective financing through payment with or disposal of own shares, and also to give the Board greater scope to broaden the company's institutional shareholder base through the disposal of own shares.

The Board, or a person appointed by the Board, shall be authorised to decide on minor amendments to the resolutions of the meeting that may be required due to formal requirements.

Resolution on authorising the Board to decide on the transfer of own shares (item 15 b))

The Board of Directors proposes that the meeting authorise the Board of Directors to, on one or more occasions prior to the next Annual General Meeting, decide on the transfer of own shares in accordance with the following.

1. The transfer of own shares may take place either on Nasdaq Stockholm or by other means.
2. The transfer of own shares may take place with deviation from shareholders' preferential rights.
3. No more than the number of shares held by the company at the time of the Board's resolution on the transfer may be transferred.
4. The transfer may take place on Nasdaq Stockholm at a price per share within the price range applicable at the time, meaning the range between the current highest bid price and lowest ask price published on an ongoing basis by Nasdaq Stockholm. The transfer of own shares by other means shall take place at a minimum price to be determined in close proximity to the share's market price at the time of the Board's decision on the transfer.
5. Payment for the treasury shares transferred may be made in cash, by way of a contribution in kind or by set-off.
6. The Board shall be entitled to determine other terms and conditions for the transfer, which shall, however, be in line with market conditions.

The purpose of the proposed authorisation to transfer own shares and the reason for the deviation from shareholders' preferential rights is to enable an improvement in the company's capital structure and to give the Board of Directors greater scope for action in connection with any future acquisitions of companies, businesses or properties by facilitating rapid and cost-effective financing through payment with or disposal of own shares, as well as to give the Board greater scope to broaden the company's institutional shareholder base through the disposal of own shares.

The Board, or a person appointed by the Board, shall be authorised to decide on any minor amendments to the resolutions of the meeting that may be required due to formal requirements.

Resolution on authorisation to issue shares (item 16)

The Board of Directors proposes that the meeting authorise the Board, during the period until the next Annual General Meeting, on one or more occasions, with or without deviation from shareholders' preferential rights, to resolve on new issues of shares, warrants and/or convertibles corresponding to a maximum of ten per cent of the total number of outstanding shares in the company. The authorisation shall also include the right to resolve on new issues of shares, warrants (with or without consideration) and/or convertible bonds with provisions for non-cash consideration, set-off or other conditions in accordance with the Companies Act. Cash or set-off issues carried out in deviation from shareholders' preferential rights shall be on market terms.

The reason for the proposal and the possibility of deviating from shareholders' preferential rights is to allow for flexibility in connection with any acquisitions or capital raising.

The Board, or a person appointed by the Board, shall have the right to decide on minor amendments to the resolution of the meeting that may be required in connection with the registration of the resolution with the Swedish Companies Registration Office or due to other formal requirements.

MAJORITY REQUIREMENTS

Resolutions pursuant to items 15 a) (authorisation to decide on the acquisition of own shares), 15 b) (authorisation to decide on the transfer of own shares) and 16 (authorisation to issue shares) are valid only if they have 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 Wednesday, April 29, 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 319,848,794 votes. At the same time, the company holds 540,572 of its own Series B shares.

INFORMATION AT THE MEETING

The Board of Directors and the CEO shall, if any shareholder so requests and the Board considers that this can be done without material detriment to the company, provide information at the meeting regarding circumstances that may affect the assessment of a matter on the agenda, circumstances that may affect the assessment of the financial position of the company or its subsidiaries, the consolidated accounts and the company's relationship with other group companies.

Shareholders wishing to submit questions in advance may do so by post to Daniel Karlsson at Nivika Fastigheter AB, Att: "Annual General Meeting", Refugen 6, 331 44 Värnamo, or by email to daniel.karlsson@nivika.se.

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, April 2026
Nivika Fastigheter AB (publ)
The Board