

NOTICE TO ATTEND THE ANNUAL GENERAL MEETING IN GLADSHEIM FASTIGHETER AB

The shareholders in Gladsheim Fastigheter AB, reg. no. 559167-8056, are hereby given notice to attend the annual general meeting on Thursday 4 June 2026 at 10:00 am CEST at Setterwalls Advokatbyrå's offices at address Sturegatan 10 in Stockholm. Registration for the meeting commences 30 minutes before the opening of the meeting.

The board of directors has decided, pursuant to Chapter 7, Section 4, Paragraph 2 of the Swedish Companies Act and the company's articles of association, to apply the possibility of proxy collection in conjunction with the general meeting (see section *Proxy collection* below for more information).

Notice

Shareholders wishing to participate at the meeting must:

- (i) be entered in the shareholders' register, kept by Euroclear Sweden AB (the Swedish Central Securities Depository & Clearing Organisation), on the record day which is Wednesday 27 May 2026; and
- (ii) notify the company of their attendance and any assistant no later than Friday 29 May 2026. Notification can be made in writing to Gladsheim Fastigheter AB, Attn: Emma Beck (IR), P.O. Box 7428, 103 91 Stockholm, or by e-mail to ir@gladsheim.se.

Notification shall include full name, personal identification number or corporate registration number, address, daytime telephone number and, if appropriate, information about representative, proxy, and assistants. The number of assistants may not be more than two. In order to facilitate entry to the meeting, notification should, where appropriate, be accompanied by powers of attorney, registration certificates and other documents of authority.

Nominee registered shares

To be entitled to participate and vote at the meeting, shareholders who have their shares registered in the name of a nominee must have their shares registered in their own name, so that the shareholder will be included in the transcription of the share register as of Wednesday 27 May 2026. Such registration may be temporary (so-called voting rights registration) and is requested to the nominee in accordance with the nominee's routines at such time in advance as the nominee determines. Voting rights registrations made by the nominee no later than Friday 29 May 2026 will be taken into account in the preparation of the share register.

Proxy voting

A shareholder represented by proxy shall issue a power of attorney which shall be dated and signed by the shareholder. If issued by a legal entity, the power of attorney shall also be accompanied by registration certificate or, if not applicable, equivalent documents of

authority. Power of attorney forms for those shareholders wishing to participate by proxy will be available on the company's website www.gladshheim.se. The original version of the power of attorney shall also be presented at the meeting.

Proxy collection

The board of directors has decided, pursuant to Chapter 7, Section 4, Paragraph 2 of the Swedish Companies Act and the company's articles of association, to apply the possibility of proxy collection in conjunction with the annual general meeting. This means that shareholders who do not wish to participate in person at the meeting can submit a power of attorney to a representative appointed by the company, who participates in the meeting on behalf of the shareholder and votes in accordance with the shareholder's instructions. The representative appointed by the company may not be a member of the board of directors or the CEO of the company. Shareholders who wish to make use of this opportunity must complete and sign a special power of attorney form which will be available on the company's website www.gladshheim.se. If issued by a legal entity, the power of attorney shall be accompanied by a registration certificate or, if not applicable, equivalent documents of authority.

Processing of personal data

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

Proposed agenda

1. Opening of the meeting and election of chairman of the meeting;
2. Preparation and approval of the voting list;
3. Election of one or two persons who shall approve the minutes of the meeting;
4. Approval of the agenda;
5. Determination of whether the meeting has been duly convened;
6. Submission of the annual report and the auditor's report as well as of the consolidated financial statements and the auditor's report on the group;
7. Resolution in respect of adoption of the profit and loss statement and the balance sheet as well as of the consolidated profit and loss statement and the consolidated balance sheet;
8. Resolution in respect of allocation of the company's result according to the adopted balance sheet;
9. Resolution in respect of the members of the board of directors' and the CEO's discharge from liability;
10. Determination of the fees payable to the members of the board of directors and the auditors;
11. Determination of the number of members of the board of directors and any deputy members as well as of the number of auditors and any deputy auditors;
12. Election of members of the board of directors and auditor;

13. Resolution on an authorisation for the board of directors to increase the share capital;
14. Closing of the meeting.

Resolutions proposed by shareholders

Shareholders have presented the following proposed resolutions in relation to items 10-12 in the proposed agenda.

Items 10-12. Election of and remuneration to the board of directors and auditors

It is proposed that the fees payable to the board of directors for the period until the end of the next annual general meeting shall amount to SEK 400,000 which shall be payable to the chairman of the board of directors. No fees shall be payable to the other members of the board of directors.

It is proposed that the company's auditor shall be paid in accordance with approved invoices.

The board of directors today consists of the following four (4) ordinary members without deputy members: Carl-Viggo Östlund (chairman), Magnus Oscarsson, Mikael Larsson and Kristian Krogh. It is proposed that the board of directors shall consist of four (4) ordinary members without deputy members until the end of the next annual general meeting. Furthermore, it is proposed that a registered accounting firm shall be elected as auditor.

Carl-Viggo Östlund, Magnus Oscarsson, Mikael Larsson and Kristian Krogh are proposed to be re-elected as ordinary member of the board of directors until the end of the next annual general meeting. Furthermore, Carl-Viggo Östlund is proposed to be re-elected as chairman of the board of directors.

The accounting firm EY (Ernst & Young Aktiebolag) is proposed to be re-elected as auditor. The accounting firm has informed the company that Katrine Söderberg will continue as auditor-in-charge.

The board of directors' proposed resolutions

The board of directors of the company has presented the following proposed resolutions in relation to items 8 and 13 in the proposed agenda.

Item 8. Allocation of the company's result

The board of directors proposes that the company's result shall be carried forward in new account and that no dividend shall be paid for the financial year 2025.

Item 13. Resolution on an authorisation for the board of directors to increase the share capital

The board of directors proposes that the general meeting resolves on an authorisation for the board of directors to – during the period until the next annual general meeting, with or without deviation from the shareholders' preferential rights and at one or more occasions –

resolve upon issuance of new shares, warrants and/or convertible debentures. Payment may be made in cash, in kind, through set-off of claims or otherwise be conditional. The authorisation shall comprise all classes and series of shares in the company. The chairman of the board of directors, the CEO or a person appointed by the board of directors shall be authorised to make any minor adjustments required to register the resolution with the Swedish Companies Registration Office. A valid resolution requires that the proposal is supported by shareholders representing at least two-thirds (2/3) of the votes cast as well as of all shares represented at the meeting.

Number of shares and votes in the company

At the time of issuance of this notice, there are in total 2,059,009 outstanding shares out of which 900,000 ordinary shares of series A, 295,593 preference shares of series A, 38,786 preference shares of series B, 69,137 preference shares of series C, 146,430 preference shares of series AA, and 609,063 preference shares of series BB. Ordinary shares entitle to 1 vote and preference shares entitle to 1/10 of a vote. The company does not hold any of its own shares.

Shareholders' right to request information

Pursuant to Chapter 7 section 32 of the Swedish Companies Act (Sw. aktiebolagslagen (2005:551)) the board of directors and the CEO are under a duty to, if any shareholder so requests and the board of directors believe that it can be done without material damage to the company, provide information at the meeting regarding circumstances that may affect the assessment of an item on the agenda or of the company's economic situation. Such duty to provide information also comprises the company's relation to the other group companies, the consolidated financial statements and such circumstances regarding subsidiaries which are set out in the foregoing sentence.

Documentation

The financial accounts, auditor's report and other documents to be dealt with at the general meeting will be kept available at the company's office not later than three weeks before the meeting. The documents will be sent free of charge to shareholders who so request and state their postal address. The documents will also be made available not later than the aforementioned date on the company's website www.gladshem.se. The above-mentioned documents will also be presented at the general meeting.

Stockholm, May 2026

The board of directors