

Akelius Residential Property AB (publ)

notice of annual general meeting 2025

The shareholders of Akelius Residential Property AB (publ) are summoned to the annual general meeting, 2025-04-29 at 10:00, Engelbrektsgatan 9-11, Stockholm.

right to participate and registration

Shareholders who wish to participate in the meeting in person must be included in the share register kept by Euroclear Sweden AB no later than 2025-04-17 and notify their attendance at the meeting and any number of assistants, no more than two, to the Company no later than 2025-04-23.

A notification of participation must be made in writing to Akelius Residential Property AB (publ), Box 5836, 102 48 Stockholm or by e-mail to agm@akelius.se. Please provide

- name
- personal identity or corporate registration number
- address
- telephone number
- shareholding
- any assistants at the time of notification

trustee-registered shares

A person who has registered the shares with a trustee must, in order to be entitled to participate in the meeting, instruct the trustee to register the shares for voting in his or her own name.

Shareholders who wish for such re-registration must request it from their trustee in good time before 2025-04-17.

Such registration may be temporary, so-called voting right registration, and may be requested from the trustee in accordance

with the trustee's procedures at a time in advance as determined by the trustee.

Voting rights registered not later than 2025-04-23 are taken into account in the preparation of the share register.

representatives

Shareholders to be represented in person must issue a written and dated power of attorney.

The person who represents a legal entity shall display a copy of the registration certificate or equivalent document of authority which expresses the authorized signatories.

The power of attorney must not be older than one year unless the term of validity, no more than five years, is stated in the power of attorney.

A power of attorney in original form, registration certificate, and corresponding authorization documents must be sent to the Company at the above address in good time before the annual general meeting.

A power of attorney form is available on the Company's website

www.akelius.com/en/investor/governance/general-meeting.

processing of personal data

Shareholder personal data collected from the share register, notification of participation at the annual general meeting, and data on representatives and assistants will be used for registration, drawing up of voting register and, where applicable, minutes of the general meeting.

The personal data is processed in accordance with the General Data Protection Regulation, GDPR.

For additional information on Akelius' processing of personal data and your rights, see the Company's information on processing of shareholder personal data on the Company's website www.akelius.com/en/investor/governance/general-meeting.

proposed agenda

1. opening of the annual general meeting
2. election of the chairman of the meeting
3. preparation and approval of the voting register
4. election of one or two persons to verify the minutes
5. determination of whether the meeting has been duly convened
6. approval of the agenda

7. presentation of the annual report, including the sustainability report, and auditor's report for the financial year 2024, the consolidated accounts and group audit report for the financial year 2024
8. resolutions on
 - a. adoption of profit and loss account and balance sheet and consolidated profit and loss account and consolidated balance sheet,
 - b. allocation regarding the Company's profit in accordance with the adopted balance sheet, and
 - c. discharge from liability for the board members and the CEO
9. determination of board and Auditor's remuneration
10. determination of number of board members and Auditors. Election of board members and election of Auditors or registered auditing companies
11. resolution to revoke the instruction for the nomination committee adopted by the annual general meeting 2024
12. resolution on mandate for the board to issue new class A ordinary shares
13. closing of the annual general meeting

resolution proposals

item 2 – election of the chairman of the meeting

The board proposes that the annual general meeting shall appoint General Counsel Jonas Rogberg to be the chairman of the meeting, or if he is unable to attend, any other person proposed by the board.

item 8b – allocation and distribution of profits

The board proposes that no dividend be made and that the total recorded profit be balanced on a new account.

item 9 - determination of board and auditor's remuneration

The Company's majority owner proposes that remuneration shall be paid to the chairman of the board in the amount of SEK 600,000 (SEK 600,000) and each of the other board members SEK 360,000 (SEK 360,000).

No remuneration will be paid to board members who are employees in the group.

Furthermore, it is proposed that the auditors' remuneration shall be paid in accordance with approved invoices.

item 10 - determination of number of board members and auditors. Election of board members and election of auditors or registered auditing companies

The Company's majority owner proposes that the annual general meeting shall decide that, until the end of the next annual general meeting, the board shall consist of five ordinary members and no deputy members and that the Company shall continue to have a registered auditing firm as auditor.

Furthermore, the annual general meeting is proposed to re-elect Pål Ahlsén, Kerstin Engström, Thure Lundberg, Igor Rogulj and Ralf Spann as members of the board of directors, until the end of the next annual general meeting.

It is also proposed that Pål Ahlsén is re-elected chairman of the board.

For the period until the next annual general meeting, the annual general meeting is proposed to elect the registered auditing firm EY AB to be the auditor of the Company.

item 11 - resolution to revoke the instruction for the nomination committee adopted by the annual general meeting 2024

At the request of Akelius Apartments Limited, the board has applied for delisting of the Company's D shares from Nasdaq First North Growth Market.

Akelius Apartments Limited therefore proposes that the instruction for the Company's nomination committee adopted by the annual general meeting in the Company held on 2024-04-18, is revoked with effect from the date of the delisting of the Company's D shares from Nasdaq First North Growth Market.

item 12 - resolution on mandate for the board to issue new class A ordinary shares

The board proposes that the annual general meeting resolves to give the board a mandate to, at one or more occasions, during the time until the annual general meeting in 2026, resolve to issue new class A ordinary shares with preference rights for the owners of class A ordinary shares for the purpose of strengthening the financial position of the Company. The total amount of shares that may be issued subject to the mandate shall be no more than the number of shares which correspond to a total issue amount of approximately EUR 1,000,000,000 and may not lead to the Company's share capital exceeding the limits in the

articles of association. Other issue conditions are to be determined by the board.

It is proposed to authorize the board, or whomever is appointed by the board, to make such minor adjustments to this resolution that may be necessary in connection with the registration hereof.

other matters

The annual report, consolidated accounts, auditor's report and auditor's opinion, sustainability report and the board's complete proposals for resolutions and related documents will be available at the Company's office, Engelbrektsgatan 9-11, Stockholm, and at the Company's website at the address www.akelius.com/en/investor/governance/general-meeting no later than three weeks before the annual general meeting.

The documents will be sent to shareholders who request it and state their postal address and will also be available at the meeting.

The documents will be submitted to the annual general meeting.

Shareholders have the right to request information regarding, on the one hand, conditions that may affect the assessment of a matter on the agenda and conditions that may affect the assessment of the Company's financial situation.

The board and the CEO shall disclose such information if the board considers that it can be done without material damage to the Company.

The disclosure obligation also applies to the Company's relation to other group companies, the consolidated accounts and such circumstances as regards subsidiaries mentioned above.

Stockholm in March 2025

Akelius Residential Property AB (publ)

The Board of Directors

In the event of conflict in interpretation or differences between this notice and the Swedish version, the Swedish version shall have priority.

Akelius Residential Property AB's (publ) D-shares are listed on Nasdaq First North Growth Market Stockholm. Avanza Bank is the Certified Adviser of the Company, ca@avanza.se, +46-8-409 421 20.