

Minutes kept at the Extraordinary General Meeting in Neobo Fastigheter AB (publ), reg.no 556580-2526, on Wednesday, 4 October 2023, in Stockholm, 09.00-09.10 (CEST).

1 § Opening of the Extraordinary General Meeting.

The Extraordinary General Meeting was declared open by Tone Myhre-Jensen, lawyer at Cederquist law firm.

2 § Election of Chair of the Extraordinary General Meeting.

Tone Myhre-Jensen was appointed Chair of the Extraordinary General Meeting. It was noted that Malin Axland had been instructed to keep the minutes.

It was noted that the Extraordinary General Meeting was held with physical presence of shareholders and with the option for shareholders to exercise their voting rights by postal voting in advance pursuant to the articles of association.

The Extraordinary General Meeting resolved that certain persons who were not shareholders were entitled to attend the Extraordinary General Meeting, but without the right to address the Extraordinary General Meeting or to participate in the Extraordinary General Meeting's resolutions.

3 § Preparation and approval of the voting list.

The Extraordinary General Meeting resolved that the attached list, [Appendix 1](#), should be the voting list at the Extraordinary General Meeting.

4 § Approval of the agenda.

The agenda presented in the notice, [Appendix 2](#), was approved to serve as the agenda for the Extraordinary General Meeting.

5 § Election of one or two persons who shall approve the minutes.

The Extraordinary General Meeting resolved that the minutes, jointly with the chairman, were to be approved by Johannes Wingborg, representing Länsförsäkringar.

6 § Determination of whether the Extraordinary General Meeting has been duly convened.

It was noted that the notice convening the Extraordinary General Meeting had been published in Post- och Inrikes Tidningar (the Swedish Official Gazette) on 13 September 2023 and prior thereto, on 11 September 2023, on the company's website, and that information regarding such notice had been published in Dagens Nyheter on 13 September 2023. It was thereafter determined that the Extraordinary General Meeting had been duly convened.

7 § Determination of the number of board members.

The Chair of the nomination committee, Ilija Batljan, presented the nomination committee's proposals for resolutions regarding number of board members and election of board members.



The Extraordinary General Meeting resolved, in accordance with the nomination committee's proposal, that the number of board members shall be six (6) with no deputy members.

8 § Election of a new board member.

The new board member Jakob Pettersson, proposed by the nomination committee, presented himself to the meeting and answered questions from the shareholders.

The Extraordinary General Meeting resolved, in accordance with the nomination committee's proposal, to elect Jakob Pettersson as a new board member for the period until the end of the next Annual General Meeting.

It was noted that the board of directors for the period until the end of the next Annual General Meeting consists of Jan-Erik Höjvall, Mona Finnström, Eva Swartz Grimaldi, Ulf Nilsson, Peter Wågström and Jakob Pettersson.

It was noted that Jakob Pettersson will abstain from board remuneration until the end of the next Annual General Meeting.

9 § Closing of the Extraordinary General Meeting.

Tone Myhre-Jensen declared the Extraordinary General Meeting closed.

At the minutes:

Approved:

Malin Axland

Tone Myhre-Jensen

Johannes Wingborg

Notice of Extraordinary General Meeting in Neobo Fastigheter AB (publ)

The shareholders of Neobo Fastigheter AB (publ), organisation number 556580-2526, ("Neobo") are hereby given notice of an Extraordinary General Meeting to be held on Wednesday 4 October 2023 at 09:00 (CEST) at Advokatfirman Cederquist's premises, Hovslagargatan 3, in Stockholm, Sweden. Registration starts at 08:30 (CEST). The shareholders may also exercise their voting rights at the Extraordinary General Meeting by postal voting in accordance with the provisions of Neobo's Articles of Association.

Right to participate

Shareholders who wish to participate in the Extraordinary General Meeting

shall be recorded in the presentation of the share register prepared by Euroclear Sweden concerning the circumstances on Tuesday 26 September 2023, and

shall give notice of participation no later than Thursday 28 September 2023.

Shareholding in the name of a nominee

To be entitled to participate in the Extraordinary General Meeting, shareholders whose shares are registered in the name of a nominee must, in addition to give notice to participate, re-register such shares in their own name so that the shareholder is recorded in the presentation of the share register as of Tuesday 26 September 2023. Such re-registration may be temporary (voting rights registration) and can be requested from the nominee in accordance with the nominee's procedures in such time in advance as the nominee determines. Voting rights registrations effected by the nominee no later than on Thursday 28 September 2023, will be considered in the presentation of the share register.

Participation by attending the meeting venue

Shareholders who wish to participate in the Extraordinary General Meeting by attending the meeting venue in person or by proxy must give notice of participation no later than Thursday 28 September 2023. Notice of attendance can be done via <https://anmalan.vpc.se/euroclearproxy>, by e-mail to GeneralMeetingService@euroclear.com, by telephone +46 (0)8-402 91 81 weekdays 09:00–16:00, or by post to: Neobo Fastigheter AB (publ), "Neobo EGM 2023", c/o Euroclear Sweden AB, P.O. Box 191, SE-101 23 Stockholm, Sweden. Shareholders shall in their notice to participate state their full name, personal identification number or company registration number, address and telephone number, and advisors, if applicable. Shareholders who are represented by a proxy or a representative should send documents of authorization to the address above well in advance of the Extraordinary General Meeting. A template proxy form is available on the company's website www.neobo.se/en/extraordinary-general-meeting-2023.

Participation by postal voting

Shareholders who wish to participate in the Extraordinary General Meeting by postal voting in advance must give notice of participation by casting their postal vote so that the postal vote is received by Euroclear Sweden AB (administering the forms on behalf of Neobo) no later than Thursday 28 September 2023. A special form shall be used for postal voting. The postal voting form is available on the company's website www.neobo.se/en/extraordinary-general-meeting-2023.



The postal voting form can be submitted either by email to GeneralMeetingService@euroclear.com, or by post to Neobo Fastigheter AB (publ), "Neobo EGM 2023", c/o Euroclear Sweden AB, P.O. Box 191, SE-101 23 Stockholm, Sweden. Shareholders may also cast their postal votes digitally through verification with BankID as per instructions available on <https://anmalan.vpc.se/euroclearproxy>. If the shareholder postal votes by proxy, a power of attorney shall be enclosed to the postal voting form. A template proxy form is available on Neobo's website www.neobo.se/en/extraordinary-general-meeting-2023. If the shareholder is a legal entity, a certificate of incorporation or a corresponding document shall be enclosed to the postal voting form. Further instructions are included in the postal voting form and on Euroclear Sweden AB's website <https://anmalan.vpc.se/euroclearproxy>.

Please note that if you wish to participate in the Extraordinary General Meeting by attending the meeting venue in person or by proxy, you must notify this in accordance with the instructions under the heading *Participation by attending the meeting venue* above. This means that it is not sufficient for those who wish to attend the meeting venue to give notice of participation by postal voting only.

Proposed agenda

1. Opening of the Extraordinary General Meeting.
2. Election of Chair of the Extraordinary General Meeting.
3. Preparation and approval of the voting list.
4. Approval of the agenda.
5. Election of one or two persons who shall approve the minutes.
6. Determination of whether the Extraordinary General Meeting has been duly convened.
7. Determination of the number of board members.
8. Election of a new board member.
9. Closing of the Extraordinary General Meeting.

Item 2 – Election of Chair of the Extraordinary General Meeting.

The Nomination Committee proposes that Tone Myhre-Jensen, lawyer at Cederquist law firm, is elected to be the Chair of the Extraordinary General Meeting, or in the event she is prevented, the person appointed by the Board of Directors.

Item 7 – Determination of the number of board members.

The Nomination Committee proposes that the number of board members should be expanded by one person and henceforth consist of six (6) board members elected by the general meeting.

Item 8 – Election of a new board member

At the Annual General Meeting held on 26 April 2023, the board members Jan-Erik Höjvall, Mona Finnström, Eva Swartz Grimaldi, Ulf Nilsson and Peter Wågström was elected until the end of the next Annual General Meeting.

The Nomination Committee has now proposed that, due to changes in the ownership in Neobo, the Board of Directors should be expanded by an additional board member and suggests that Jakob Pettersson is elected as a new board member until the end of the next Annual General Meeting.

Henceforth, the Board of Directors will, if Jakob Pettersson is elected as a new board member, consist of Jan-Erik Höjvall, Mona Finnström, Eva Swartz Grimaldi, Ulf Nilsson, Peter Wågström and Jakob Pettersson.



Jakob Pettersson has informed that, provided he is elected as a new board member, he will abstain from board remuneration until the end of the next Annual General Meeting.

Jakob Pettersson

Jakob Pettersson, born in 1986, is employed by the Association of ICA Retailers (Sw. *ICA-handlarnas Förbund*). Jakob has been in charge of the Association of ICA Retailers' capital management since 2019 and has held the position of CFO since 2022. Jakob possesses extensive experience in investments and has actively contributed to the establishment of the Association of ICA Retailers' proprietary real estate company, Urbano. Jakob Pettersson holds a degree in Business and Economics from the Stockholm School of Economics.



Shares and votes

There are a total of 145,400,737 shares in Neobo. As per the date of this notice, Neobo holds no own shares.

Shareholders' right to request information

The Board of Directors and the CEO shall, if any shareholder so requests and the Board of Directors believes that it can be done without material harm to the company, provide information regarding circumstances that may affect the assessment of an item on the agenda.

Authorisation for the Board of Directors

The Board of Directors shall be authorised to make such minor adjustments in the resolutions as may be required in connection with registration at the Swedish Companies Registration Office.

Documents

Documentation to the Extraordinary General Meeting will be available on Neobo's website www.neobo.se/en/extraordinary-general-meeting-2023 and at the company's office at Mäster Samuelsgatan 42, SE-111 57 Stockholm, Sweden no later than 13 September 2023. Hard copies of the documents will be sent to those shareholders who so request and state their postal or email address. The documents can be ordered by e-mail to GeneralMeetingService@euroclear.com, by telephone to +46 (0)8-402 91 81 or by post to Neobo Fastigheter AB (publ), "Neobo EGM 2023", c/o Euroclear Sweden AB, P.O Box 191, SE-101 23 Stockholm, Sweden.

Processing of personal data

For information regarding the processing of your personal data, please refer to: <https://www.euroclear.com/dam/ESw/Legal/Privacy-notice-bolagsstammor-engelska.pdf>.

Stockholm, September 2023

Neobo Fastigheter AB (publ)

Board of Directors

This English version is a translation of the Swedish original. In the event of any discrepancies between this translation and the Swedish original, the Swedish original shall prevail.

About Us

Neobo is a property company that long-term manages and refines rental properties in Sweden. The company's business model is to manage and refine residential properties in municipalities with population growth and good demand for residential properties. Neobo's share is traded with the ticker symbol NEOBO and ISIN code SE0005034550 on Nasdaq First North Premier Growth Market. The company's Certified Adviser is FNCA Sweden AB.