

Translation of Swedish original

JohnMattson

Notice to attend the Annual General Meeting of John Mattson Fastighetsföretagen AB (publ)

The shareholders of John Mattson Fastighetsföretagen AB (publ), 556802-2858 (“**John Mattson**” or the “**Company**”) are hereby given notice of the annual general meeting (the “**AGM**”) on Thursday 23 April 2026 at 14:00 in Malmstensalen at Campus Lidingö (Malmstenskolan), Larsbergsvägen 8, Lidingö, Sweden. Entry and registration commences at 13:30.

Right to participate at the AGM

Shareholders wishing to participate at the AGM must:

- *be entered* in the share register maintained by Euroclear Sweden AB (“**Euroclear**”) on Wednesday, 15 April 2026, or alternatively, if the shares are nominee-registered, request that the nominee ensures that the shares are registered for voting purposes in such time that the registration is effected on Friday, 17 April 2026; and
- *notify* the Company of their intention to attend the AGM in accordance with the instructions under the heading “*Notification of attendance*” below not later than on Friday, 17 April 2026.

Shares held by nominees

In addition to notification of attendance, shareholders with nominee-registered shares (e.g., shares in a custody account with a bank) must temporarily re-register their shares in their own name with Euroclear. As stated above, the nominee must have completed the voting right registration with Euroclear in such time that the registration is effected on Friday, 17 April 2026. Such re-registration should be requested from the nominee well in advance of this date and in accordance with the nominee’s instructions.

Notification of attendance

Shareholders who wish to participate in the AGM themselves or by proxy shall notify the Company of their intent to participate not later than on Friday, 17 April 2026. Notification of attendance can be made:

- electronically on the Company’s website (<https://corporate.johnmattson.se/en/corporate-governance>),
- by e-mail to proxy@computershare.se,
- by telephone +46-771-24 64 00, or
- by mail to Computershare AB, ”John Mattson Fastighetsföretagen AB’s AGM”, Box 149, SE-182 12 Danderyd, Sweden.

Notification is to include the shareholder’s full name, personal/corporate identification number, address, telephone number, and, if applicable, the number of accompanying advisors (not more than two) who are attending the AGM.

Shareholders represented by a proxy must submit a written, signed and dated power of attorney for the proxy. A copy of the power of attorney and, for legal entities, copies of the certificate of registration or equivalent authorisation document, should be sent to the Company by e-mail to proxy@computershare.se or at the above stated address well in advance of the AGM. The power of attorney may not be older than one year, unless it states that it is valid for an extended period of time, in which case not more than five years. A template power of attorney is available on the Company’s website (<https://corporate.johnmattson.se/en/corporate-governance>).

Personal data

For information on how your personal data is processed in relation to the AGM, please refer to Euroclear's and Computershare AB's respective privacy policies that are available on their respective websites (<https://www.euroclear.com/dam/ESw/Legal/Privacy-notice-bolagsstammor-engelska.pdf> and <https://www.computershare.com/se/gm-gdpr#English>).

Proposed agenda

1. Opening of the meeting.
2. Election of a chairman of the meeting.
3. Election of one or two persons to verify the minutes.
4. Preparation and approval of the voting list.
5. Approval of the agenda.
6. Determination of whether the meeting has been duly convened.
7. Presentation of the annual accounts and consolidated accounts, and the auditor's report and auditors' report on the consolidated accounts.
8. Resolutions regarding:
 - a) the adoption of the income statement and balance sheet, and the consolidated income statement and the consolidated balance sheet;
 - b) the appropriation of the Company's result in accordance with the adopted balance sheet; and
 - c) the discharge of the members of the Board of Directors and of the CEO from liability.
9. Determination of the number of Board members and auditors.
10. Determination of fees to be paid to the Board members and the auditor.
11. Election of members of the Board and auditor.
12. Resolution on approval of the Board's remuneration report.
13. Resolution on authorisation for the Board to resolve on issues of new shares.
14. Resolution on authorisation for the Board to resolve on acquisitions of own shares.
15. Resolution on (A) reduction of the share capital through cancellation of repurchased shares and (B) increase of the share capital through bonus issue without issue of new shares.
16. Closing of the meeting.

Proposals from the Board of Directors and the Nomination Committee

Proposal for election of a chairman of the meeting (item 2)

The Nomination Committee proposes that the Chairman of the Board, Per-Gunnar (P-G) Persson, or, if he is not present, the person designated by the Board, is elected as the Chairman of the meeting.

Proposal for the appropriation of the Company's result in accordance with the adopted balance sheet (item 8 b)

The Board proposes that a dividend of SEK 0.25 per share be paid for the 2025 financial year and that Monday 27 April 2026 is the record date for the dividend.

If the meeting resolves in accordance with the Board's proposal, payment of the dividend is expected to be made on Thursday 30 April 2026 through Euroclear.

Proposal for the number of Board members and auditors, the fees to be paid to members of the Board and the auditor, and the election of members of the Board and auditor (items 9–11)

The Nomination Committee proposes the following for the period until the close of the next AGM:

- The Board of Directors is to have six (6) members with no deputies.
- The Company is to have one (1) registered auditing firm as auditor, without any deputy auditor.
- Director's fees shall remain unchanged and amount to SEK 465,000 to the Chairman of the Board, SEK 287,500 to the Deputy Chairman of the Board, and SEK 225,000 to each of the other Board members elected by a general meeting.
- Fees to members of the Board of Directors' Audit and Finance Committee shall remain unchanged and amount to SEK 67,500 to the Committee Chairman and SEK 30,000 to each of the other Committee members.
- The auditor's fee is to be paid in accordance with invoices approved by the Company.
- The re-election of Per-Gunnar (P-G) Persson, Johan Ljungberg, Håkan Blixt, Ingela Lindh, Åsa Bergström and Katarina Wallin to the Board.
- The re-election of Per-Gunnar (P-G) Persson as Chairman of the Board and the re-election of Johan Ljungberg as Deputy Chairman of the Board.
- The re-election of Ernst & Young Aktiebolag as the Company's auditor. Ernst & Young Aktiebolag has stated that if Ernst & Young Aktiebolag is elected, Katrine Söderberg will continue to be the auditor-in-charge.

Proposal for resolution on approval of the Board's remuneration report (item 12)

The Board of Directors' remuneration report for 2025 provides an overview of how the guidelines for remuneration of senior executives, have been implemented during 2025. The remuneration report also includes information on remuneration to the Company's CEO. The remuneration report has been prepared in accordance with Chapter 8, Section 53 a, of the Swedish Companies Act (2005:551) and the Rules on Remuneration of the Board and Executive Management and on Incentive Programmes issued by the Stock Market Self-Regulation Committee, and will be made available on the Company's website (<https://corporate.johnmattson.se/en/corporate-governance>) not later than three weeks ahead of the meeting.

The Board of Directors proposes that the AGM approves the remuneration report.

Proposal for resolution on authorisation for the Board to resolve on issues of new shares (item 13)

The Board of Directors proposes that the AGM resolves to authorise the Board of Directors to, for the period until the next AGM on one or several occasions, decide on the issue of new shares corresponding to a maximum of ten (10) per cent of the Company's share capital with or without deviation from the shareholders' preferential rights. Furthermore, the proposal entails that an issue may be made against cash payment, by set-off or by contribution in kind. In the case of deviations from the shareholders' preferential rights, the shares will be issued at market terms and conditions. The objective of the Board's proposal is to enable the Company to, fully or in part, finance any future property investments and/or acquisitions of property companies/operations through the issue of shares as payment in conjunction with acquisition agreements or alternatively to raise capital for such investments and/or acquisitions.

Proposal for resolution on authorisation for the Board to resolve on acquisitions of own shares (item 14)

The Board of Directors proposes that the AGM resolves to authorise the Board of Directors to resolve on acquisitions of the Company's own shares on the following terms and conditions:

1. Acquisitions of shares may be made on Nasdaq Stockholm or another regulated market.
2. The authorisation may be exercised at one or several occasions before the next AGM.

3. A maximum number of own shares may be acquired so that the Company's holding of own shares at any given time does not exceed ten (10) per cent of all shares in the Company.
4. Acquisitions of the Company's own shares on Nasdaq Stockholm or another regulated market may only be made within the price interval registered at any given time, *i.e.* the interval between the highest bid price and the lowest selling price.

The Board of Directors shall have the right to decide on other terms and conditions for acquisitions of own shares in accordance with the authorisation.

The purpose of the authorisation is to enable the Board of Directors to optimise and improve the capital structure of the Company, thereby creating additional shareholder value.

Proposal for resolution on (A) reduction of the share capital through cancellation of repurchased shares and (B) increase of the share capital through bonus issue without issue of new shares (item 15)

Background and reasons

The Company has, following a resolution by the Board of Directors based on the authorisation granted by the 2025 Annual General Meeting, acquired 785,301 of its own shares and holds a total of 785,301 of its own shares as of 20 March 2026. The Board of Directors proposes that the shares held by the Company are cancelled in accordance with the proposals in items (A) – (B) below.

Item (A) – Reduction of the share capital through cancellation of repurchased shares

The Board of Directors proposes that the meeting resolves that the Company's share capital shall be reduced by SEK 261,767.000484 through cancellation of 785,301 shares held by the Company. The purpose of the share capital reduction is allocation to unrestricted equity. The shares shall be cancelled without consideration.

The reduction of the share capital can be implemented without authorisation from the Swedish Companies Registration Office or a court of general jurisdiction since the Company is simultaneously carrying out a bonus issue in accordance with item (B) below, meaning that neither the Company's restricted equity nor share capital decreases.

Item (B) – Increase of the share capital through bonus issue without issue of new shares

The Board of Directors proposes that the meeting resolves to increase the Company's share capital by SEK 261,767.000484 through a bonus issue for the purpose of restoring the share capital to its original level following the completed reduction of the share capital in accordance with item (A) above. The amount by which the share capital is increased with shall be transferred from the Company's unrestricted equity and no new shares shall be issued in connection with the increase of the share capital. Following the completed bonus issue, the Company's share capital will thus be equivalent to the share capital before the reduction in accordance with item (A) above.

Authorisation

The Board of Directors proposes that the Board of Directors, or a person appointed by the Board of Directors, shall be authorised to make such minor adjustments to the resolution in accordance with items (A) – (B) that may be required for registration with the Swedish Companies Registration Office and Euroclear.

Conditions

The Board of Directors' proposals under items (A) – (B) are conditional upon each other and shall be adopted as one resolution.

Majority requirements

Resolutions in accordance with the Board's proposals under items 13, 14 and 15 on the proposed agenda require the support of shareholders who represent at least two thirds (2/3) of the votes cast as well as the shares represented at the meeting.

Total number of shares and votes in John Mattson

At the time this notice was issued, the total number of shares and votes in John Mattson was 75,793,930. The Company holds 785,301 of its own shares as of the date of this notice.

Documents

Documents which shall be made available prior to the AGM will be available at the Company's offices at Larsbergsvägen 10, SE-181 39 Lidingö and on the Company's website (<https://corporate.johnmattson.se/en/corporate-governance>) not later than three weeks prior to the AGM. The documents will be sent free of charge to shareholders who so request and who state their postal address. Such request can be sent to the contact details set out under the heading "Notification to the meeting" above. The relevant documents will also be presented at the AGM.

Shareholders' right to request information

If a shareholder at the AGM requests it and, according to the Board of Directors, it will not result in material damage to the company or significant inconvenience to any individual, the Board of Directors and the CEO are obliged to provide information concerning conditions that could influence the assessment of an item on the agenda and conditions that could influence assessments of the financial position of the Company. This disclosure obligation applies equally to the Company's relationship with other Group companies, the consolidated accounts and such circumstances pertaining to subsidiaries as those referred to in the preceding sentence.

* * *

Lidingö in March 2026

John Mattson Fastighetsföretagen AB (publ)

The Board of Directors

JohnMattson

Report of the Board of Directors' on paid and outstanding remuneration to senior executives pursuant to item 12 on the proposed agenda for the Annual General Meeting 2026

Introduction

Pursuant to Chapter 8, Sections 51–53 of the Swedish Companies Act (2005:551) (the “Companies Act”), the Board of Directors of John Mattson Fastighetsföretagen AB (publ) (the “Company”) shall prepare guidelines for remuneration and other benefits to Board members, the Chief Executive Officer (“CEO”) and the deputy Chief Executive Officer (“the Guidelines”). Pursuant to the the Swedish Corporate Governance Code and the Stock Market Self-Regulation Committee’s rules on remuneration to senior executives and on incentive programs, these Guidelines are also applicable to other senior executives. Senior executives refers to the Company’s CEO and executives reporting directly to the CEO and forming part of Group management.

The Guidelines encompass all remuneration, irrespective of type, that is payable to such senior executives, however, the Guidelines do not include Board fees and other remuneration resolved by the general meeting pursuant to Chapter 8, Section 23 a of the Companies Act or such issues and transfers encompassed by Chapter 16 of the Companies Act (the so-called LEO Act).

Chapter 8, Section 53 a of the Companies Act stipulates that, for each financial year, the Board of Directors shall prepare a report on paid and outstanding remuneration covered by the Guidelines (the “Remuneration Report”). Since the Company has no deputy Chief Executive Officer and the Board members do not receive any remuneration other than as resolved by the general meeting, this Remuneration Report on paid and outstanding remuneration to senior executives only includes the Company’s CEO. In addition, the Remuneration Report shall contain a summary of each of the variable remuneration schemes, both outstanding and concluded during the year, in compliance with the Stock Market Self-Regulation Committee’s rules on remuneration to senior executives and on incentive programs.

The Report is to be presented before the Annual General Meeting for approval. Further information on remuneration to Board members, the CEO and other senior executives during the previous financial year are included in note 7 of the Company’s annual report.

Summary of the financial year 2025

Income from property management amounted to SEK 223.3 million (195.1), corresponding to SEK 2.95 per share (2.57), an increase of 14.6%. The target is an average annual growth in income from property management per share of not less than 10% over a business cycle.

Long-term net asset value amounted to SEK 7,629.1 million (7,174.6), corresponding to SEK 101.71 per share (94.66), an increase of 7.4%.

The target is an average annual growth in long-term net asset value per share of not less than 7% over a business cycle.

Property values at year-end amounted to SEK 14.5 billion, an increase of SEK 0.4 billion compared to 2024. SEK 0.1 billion properties were divested.

Investments amounted to SEK 0.3 billion and consisted primarily of energy and upgrade projects. Unrealized value changes amounted to SEK 0.3 billion, mainly driven by net operating income. The unrealized change in value is primarily attributable to changes in net operating income, which resulted in a positive change in value that was, however, somewhat counteracted by increased yield requirements.

For more information on the Company's performance and operations during the financial year 2025, reference is made to the comments from the CEO on page 3 of the year-end report 2025 and to pages 7–8 of the annual report 2025.

During the previous financial year, the Guidelines adopted at the Annual General Meeting held on 24 April 2025 were applied.

Variable remuneration schemes, both outstanding and concluded in the previous financial year

During the full year 2025, there was a cash based bonus scheme directed towards all employees, which entitled employees to a bonus of up to one month's salary. Employees were given the option to apply the bonus to acquiring shares in the Company; in such case, the bonus increased from 1.0 to 1.5 months' salary at maximum outcome.

For the management team, the 2025 program allowed for variable remuneration of up to three months' salary. The members of the management team were also given the option to apply the bonus towards acquiring shares in the Company; in such case, the bonus increased from 3.0 to 4.5 months' salary at maximum outcome.

For all employees, including the management team, the bonus outcome was based on the fulfilment of the following criteria:

Collective short-term targets (1/3 of potential bonus)

Outcome: 60%

Financial target (possible bonus 50%):

- Operating profit to amount to SEK 431 million
- Bonus begins at 50 per cent from SEK 431 million and full bonus is paid at SEK 440 million
Comment: The outcome was SEK 434 million

Customer target (possible bonus of 25%):

- The service index to increase by 1 percentage point compared with 2023
- Bonus begins at 25 per cent if the 2023 service index is achieved; full bonus is paid if the service index exceeds the 2023 index by 2 percentage points or more
Comment: The outcome was 0.2 percentage points above the 2023 level

Sustainability (possible bonus of 25%):

- Energy use (district heating and electricity) for 2025 shall decrease by 5.7 per cent compared with the 2023 level in a comparable property portfolio.
- Bonus begins at 50 per cent from a 5.7 per cent reduction in energy use, and full bonus is paid in the event of a reduction of 8 per cent or more.
Comment: The outcome was a reduction of 6.7 per cent.

Collective long-term targets (1/3 of potential bonus)

Outcome: 79%

- Growth in long-term net asset value per share of 7 per cent.
 - Bonus begins at 0 per cent from 4 per cent growth, and full bonus is paid if growth reaches 10 per cent or more.
Comment: The outcome was 7.4 per cent

Growth in income from property management per share of 10 per cent.

- Bonus begins at 0 per cent from 7 per cent growth, and full bonus is paid if growth reaches 13 per cent or more.
Comment: The outcome was 14.6 per cent.

Individual targets (1/3 of potential bonus)

Individual targets or joint group targets depending on current challenges.

The total bonus outcome for the Company's management team corresponded on average to 68 per cent of the total bonus potential, and 68 per cent for the CEO.

Total remuneration for senior executives

Total remuneration (KSEK)

| Executive's name and role | 1 – Fixed remuneration | | | 2 Variable remuneration | | 3 - Other | 4 – Pension | 5 - Total remuneration | 6 – Proportion of fixed and variable remuneration |
|---------------------------|------------------------|-----|----------|-------------------------|-----------|-----------|-------------|------------------------|---|
| | Salary | Fee | Benefits | Annual | Multiyear | | | | |
| Per Nilsson, CEO | 3,780 | - | 69 | 724 | - | - | 1,080 | 5,653 | 87 % fixed remuneration |
| Total | 3,780 | - | 69 | 724 | - | - | 1,080 | 5,653 | 87 % fixed remuneration |

Remuneration from other group companies

During the previous financial year, no senior executives received remuneration from any other

company within the John Mattson group. The group is defined as John Mattson Fastighetsföretagen AB (publ) and all of its subsidiaries pursuant to Chapter 1, Section 11 of the Companies Act.

Total remuneration in relation to the Guidelines

The fixed base salary is based on the CEO's competence, responsibilities and performance, and is considered to be market-based and competitive in accordance with the Guidelines. The variable cash remuneration is based on predetermined and measurable criteria as described in this Remuneration Report. The remuneration paid is within the scope of the Guidelines, meaning that it does not exceed six months' salary (or 50 per cent of the fixed base salary).

The CEO's pension scheme is based on market-based pension terms and pension levels, and is within the limit of 50 per cent of the fixed base salary. The benefits are market-based, and the associated costs amount to a maximum of five per cent of the fixed base salary.

Share-based remuneration

The Company currently has no share-based incentive or remuneration programs that may accrue to senior executives.

Recovery of variable remuneration

Variable remuneration paid to former senior executives has not been subject to recovery during the previous financial year.

Deviations from the decision-process for determining remuneration

No deviations from the process established in the Guidelines for determining remuneration for senior executives were made during the previous financial year. The tasks of the Remuneration Committee are performed by the Board of Directors in its entirety.

Departures from the Guidelines

The Board of Directors shall have the right to temporarily depart from the Guidelines, in whole or in part, if, in an individual case, there are special reasons for doing so and such a departure is necessary to safeguard the Company's long-term interests, including sustainability, or to ensure the Company's financial viability. The Remuneration Committee's tasks include preparing decisions for the Board of Directors on remuneration-related issues, which includes decisions on departures from the Guidelines. Any departure shall be reported and motivated annually in the Remuneration Report.

Departures from the guidelines have been made as the CEO's variable remuneration has been pensionable despite it not being a requirement pursuant to applicable collective bargaining agreements. The reason for the departure is that it is an adaptation to market conditions, which has been necessary to be able to retain CEO competence in the long-term.

Annual changes

| The table below presents the changes in remuneration to the CEO linked to the Company's results and the average remuneration to employees of the Company for the past four financial years ("FY"). Annual change. | FY 2025 vs (2024) | FY 2024 vs (2023)* | FY 2023 vs (2022) | FY 2022 vs (2021) | Information on FY 2025 |
|--|-------------------|--------------------|-------------------|-------------------|------------------------|
| Remuneration to senior executives | | | | | |
| Per Nilsson, CEO | | | | | |
| - Change, % | 17% | 20% | 22% | -62% | |
| - Total remuneration, KSEK | 5,653 (4,828) | 4,828 (4,028) | 4,028 (3,300) | 3,300 (8,605) | 5,653 |
| Bolagets resultat | | | | | |
| Growth in net asset value/share | 7% (9%) | 9 % (-50 %) | -50 % (-1 %) | -1 % (36 %) | 7% |
| Growth in income from property management/share | 15% (-24%) | -24 % (-18 %) | -18 %* (38 %) | 38 % (14 %) | 15% |
| * excluding special items | | | | | |
| Average remuneration per full-time equivalent for employees of the Company (i.e., management group excl. CEO) | | | | | |
| Employees of the Company (excl. CEO) | | | | | |
| - Change, % | 7% | -3% | 37% | -38% | |
| - Total remuneration, KSEK | 1,273 (1,193) | 1,193 (1,225) | 1,225 (895) | 895 (1,443) | 1,273 |

* * *

Lidingö, March 2026

John Mattson Fastighetsföretagen AB (publ)

Board of Directors