

Articles of Association

for

John Mattson Fastighetsföretagen AB (publ)

(556802-2858)

§ 1 Company name

The Company's registered name is John Mattson Fastighetsföretagen AB (publ).

§ 2 Registered office of the Board of Directors

The registered office of the Board of Directors is in Lidingö Municipality, Sweden.

§ 3 Operations

The Company is directly or indirectly to conduct investing activities in properties, to own, develop, manage and transfer immovable or movable property and compatible operations connected therewith.

§ 4 Share capital

Share capital may amount to not less than SEK 10,000,000 and not more than SEK 40,000,000.

§ 5 Number of shares

The number of shares may amount to not less than 10,000,000 and not more than 40,000,000.

§ 6 The Board of Directors

The Board of Directors is to consist of no fewer than three (3) and no more than seven (7) members, with no deputy members.

§ 7 Auditor

The Company is to have not less than one and not more two auditors with or without a similar number of deputies, or one and not more than two registered public accounting firms. The auditor and deputy auditors, and auditor-in-charge, are to be authorised public accountants.

§ 8 Official notice

Official notice convening a general meeting of shareholders is to be issued in the form of an advertisement in *Post- och Inrikes Tidningar* and by making the notice available on the Company's website. An advertisement that official notice has been issued is to simultaneously be made in *Svenska Dagbladet*.

Shareholders who wish to participate in the general meeting are to register with the Company no later than the date given in the official notice. This day may not be a Sunday, another

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public holiday, a Saturday, Midsummer Day, Christmas Eve or New Year's Eve, and may be no less than five business days before the meeting.

§ 9 Powers of attorney and postal voting

The board of directors may collect powers of attorney in accordance with the procedure set out in Chapter 7, Section 4 second paragraph of the Swedish Companies Act.

In connection with a general meeting, the board of directors may decide that the shareholders shall be able to exercise their voting rights by post, prior to the general meeting. Postal voting may be made by electronic means if the board of directors so decides.

§ 10 The right for persons not being shareholders to attend a general meeting

The board of directors may resolve that persons not being shareholders of the company shall be entitled, on the conditions stipulated by the board of directors, to attend or in any other manner follow the discussions at a general meeting.

§ 11 Financial year

The Company's financial year extends from 1 January – 31 December.

§ 12 Annual General Meeting

The following items of business are addressed at the annual general meeting:

1. Election of the Chairman of the meeting.
2. Preparation and approval of the voting list.
3. Approval of the agenda.
4. Election of one or two officers to verify the minutes.
5. Determination of whether the meeting has been duly convened.
6. Presentation of the annual report and the auditor's report and, where appropriate, the consolidated financial statements and auditors' report on the consolidated financial statements.
7. Resolutions regarding:
 - a) the adoption of the income statement and the balance sheet, and where applicable the consolidated income statement and the consolidated balance sheet;
 - b) the appropriation of the Company's profit or loss in accordance with the adopted balance sheet; and
 - c) the discharge of the members of the Board of Directors and of the CEO from personal liability.
8. Determination of the number of Board members and auditors.
9. Determination of fees to be paid to members of the Board and the auditors.
10. Election of members of the Board and the auditor.

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11. Other business to be addressed by the meeting in accordance with the Swedish Companies Act (2005:551) or the Articles of Association.

§ 13 Record day provision

A record of the company's shares is kept in a central securities depository (CSD) register pursuant to the Financial Instruments Accounts Act (1998:1479).

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Adopted at the annual general meeting on 22 April 2021.