

Swedish Government
Ministry of Finance
Department for State-Owned Enterprises
103 33 Stockholm

Riksdag Central Bureau
100 12 Stockholm

Notice to attend the Annual General Meeting of Akademiska Hus AB (publ)

Notice is hereby issued for the Annual General Meeting of Akademiska Hus AB, Corporate Identity Number 556459-9156

Time: Tuesday, 29 April 2025, 1:00 p.m.

Location: Kräftriket 16 A, Stockholm (and digital meeting via Microsoft Teams)

Right to participate and attend, and notification of attendance

Shareholder

The party recorded in the shareholder register as the shareholder on the day of the Annual General Meeting has the right to participate in the Meeting.

Members of Parliament

Members of the Swedish Parliament have the right, after registration with the Board of Directors, to attend the Annual General Meeting and in connection with that to ask questions to the company.

General public

The Annual General Meeting is open to the general public.

Notification

Notification to attend by Members of Parliament as well as members of the general public should be sent to Akademiska Hus AB, General Counsel Carolin Åberg Sjöqvist at the email address Carolin.aberg@akademiskahus.se

and should be filed with the company no later than one week before the Meeting.

Proposed agenda

1. Opening of the General Meeting
2. Election of the Chairperson of the General Meeting
3. Preparation and approval of the voting list
4. The Chairperson of the General Meeting appoints a person to record the minutes
5. Election of one or two people to verify the minutes
6. Approval of the agenda
7. Resolution on right of attendance for outsiders
8. Determination of whether the General Meeting was duly convened
9. Presentation of
 - a) the annual and sustainability report, including the corporate governance report and the consolidated accounts, and
 - b) audit report and consolidated audit report
10. Report on the work of the past year
 - a) address by the Chairperson of the Board of Directors,
 - b) address by the Chief Executive Officer, and
 - c) address by the company's auditor
11. Resolution to
 - a) adopt the income statement and statement of financial position, as well as the consolidated income statement and consolidated statement of financial position,
 - b) distribution of the company's profit or loss in accordance with the adopted statement of financial position, and
 - c) discharge of liability for the members of the Board of Directors and the Chief Executive Officer
12. Report on remuneration and the auditor's statement as to whether previously adopted guidelines for remuneration to senior executives have been adhered to, as well as a approval of the remuneration report

- a) presentation of the remuneration report and oral presentation by the Chairperson of the Board on remuneration to senior executives of Akademiska Hus AB
 - b) presentation of the auditor's statement pursuant to Chapter 8 section 54 of the Swedish Companies Act (2005:551) and
 - c) resolution on approval of the remuneration report
- 13. Resolution on the Board's proposed guidelines for remuneration to senior executives
 - 14. Report on the proposal for decision on fees, board members and Chairperson of the Board
 - 15. Resolution on the number of Board members
 - 16. Resolution on fees for the Board
 - 17. Election of Board members and Chairperson of the Board
 - 18. Resolution on the number of auditors
 - 19. Resolution on fees for the auditor
 - 20. Election of auditor
 - 21. Resolution on financial targets
 - 22. Resolution on the State Ownership Policy
 - 23. Other
 - 24. Adjournment of General Meeting

Proposed resolutions

2. Chairperson to preside over the meeting

The shareholder proposes that Lena Erixon, Chairperson of the Board, be elected as Chairperson to preside over the meeting.

11 b). Resolution on the distribution of the company's profit or loss in accordance with the adopted statement of financial position

The Annual General Meeting has retained earnings, including profit for the year, of SEK 7,047,588,934 available for allocation. The Board of Directors proposes that the earnings be allocated as follows:

paid to the shareholder	SEK 2,473,000,000
carried forward to new account	SEK 4,574,558,934

The proposed dividend corresponds to a dividend of SEK 1,158.22 per share. The dividend will be paid in the amount of SEK 1,236,500,000 on 8 May and in the amount of SEK 1,236,500,000 on 4 November. The Board of Directors has submitted its statement pursuant to Chapter 18 section 4 of the Companies Act (2005:551) regarding the proposed dividend.

13. Resolution on the Board's proposed guidelines for remuneration to senior executives

The Board proposes that the Board's proposed guidelines for remuneration to senior executives be adopted in accordance with Appendix 1. The Board's proposal for guidelines for remuneration to senior executives is in line with the principles for 'Compensation and other terms and conditions of employment for senior executives in state-owned enterprises' approved by the Government.

15. Number of Board members

The shareholder proposes that the number of Board members elected by the General Meeting shall be eight (8) with no deputies, all of whom are nominated by the State.

16. Fees for the Board

The shareholder proposes that for the period until the end of the next AGM, fees shall be paid to Board members of SEK 410,000 to the Chairperson of the Board and SEK 197,000 to the other members elected by the General Meeting.

In addition, the shareholder proposes that for the period until the end of the next AGM, a fee of SEK 55,000 be paid to the Committee chairperson and SEK 40,000 be paid to the Committee member for work on the Audit and Finance Committee, a fee of SEK 18,000 be paid to the Committee chairperson and SEK 15,000 to the Committee member for work on the Remuneration Committee, and a fee of SEK 35,000 to the Committee chairperson and SEK 24,000 to the Committee member for work on the Investment Committee.

No fee will be paid to Board members who are employed in the Government Offices or to employee representatives.

17. Board members and Chairperson of the Board

The shareholder proposes the re-election of Lena Erixon, Mariette Hilmersson, Mariell Juhlin, Johan Kuylenstierna, Erik Mattsson, Christer Nerlich, Håkan Stenström and Kent Waltersson.

The shareholder proposes that Lena Erixon be elected as Chairperson of the Board.

The proposed Board members are deemed to have the expertise, experience and background that is relevant for the Company's operations, stage of development and other circumstances. The gender distribution on the Board meets the Government's objective of gender balance as specified in the State Ownership Policy. The Board as a whole has a diversity and breadth that reflects the requirements of the State Ownership Policy.

18. Number of auditors

The Board proposes that one auditing firm shall be elected.

19. Fees for the auditor

The Board proposes that the auditor work be paid as billed for services rendered.

20. Auditor

The Board proposes re-election of the registered accounting firm Öhrlings PricewaterhouseCoopers AB (PwC).

The auditing firm will announce who has been appointed as lead auditor at the Meeting.

21. Resolution on financial targets

The Board proposes that a resolution be made that the following financial targets shall apply for Akademiska Hus AB:

- Profitability target: The total return shall be at least 5.5 per cent over an economic cycle.
- Capital structure target: The loan-to-value ratio shall be between 35 and 45 per cent.
- Dividend policy: The ordinary dividend shall be between 40 and 70 per cent of profit for the year after tax after reversal of changes in value and related deferred tax. In individual years, the dividend payout ratio may amount to 100 per cent in order to achieve the capital structure target. Dividend decisions shall take into account the implementation of the company's strategy and financial position.

22. Resolution on the State Ownership Policy

The shareholder proposes that a resolution be made that the State Ownership Policy, as decided by the Government on February 20, 2025, shall apply to Akademiska Hus AB until the General Meeting decides otherwise.

Other information

The annual and sustainability report, including the corporate governance report and audit reports as well as the remuneration report and the auditor's statement pursuant to Chapter 8 section 54 of the Swedish Companies Act, will be available at the company's office, Kräftriket 16 A, Stockholm. The documents will also be available on the company's website from the same date. This notice and the complete proposals for decision are available on the company's website www.akademiskahus.se.

Stockholm, 18 March 2025

Akademiska Hus AB

BOARD OF DIRECTORS

Appendix 1

The Board's proposal for guidelines for remuneration to senior executives