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PROPOSED PLACING OF CLASS D SHARES IN INTEA FASTIGHETER AB (PUBL)

Press release, 23 September 2026

Svenska Handelsbanken Pensionsstiftelse and Pensionskassan SHB Tjänstepensionsförening (the “Sellers”) announces their intention to explore the opportunity to sell in aggregate approximately 20.1 million class D shares in Intea Fastigheter AB (publ) (“Intea” or the “Company”) (corresponding to approximately 27 per cent of the outstanding class D shares of the Company) through a placing to Swedish and international institutional and other qualified investors as well as retail investors (the “Placing”).

The retail offer tranche comprises class D shares of up to the SEK equivalent of EUR 12 million to the general public in Sweden, in each case subject to an exemption being available from prospectus requirements and any other filing or registration requirements and subject to other selling restrictions (the “Retail Offering”).

The Placing is being conducted by way of an accelerated book building procedure carried out by DNB Carnegie Investment Bank AB (publ) (“DNB Carnegie”), Svenska Handelsbanken AB (publ) (“Handelsbanken”) and Avanza Bank AB (publ), in cooperation with Kepler Cheuvreux, (“Avanza”, and jointly with DNB Carnegie and Handelsbanken, the “Joint Bookrunners”), which will be launched immediately following this announcement.

The results of the Placing will be announced as soon as practicable after the close of the book building process. The timing for the close of the book building procedure, pricing and allocation are at the absolute discretion of the Joint Bookrunners and the Sellers. The Company will not receive any proceeds from the Placing.

Assuming all class D shares available in the Placing are sold, none of the Sellers will hold any class D shares in Intea.

Application to acquire class D shares in the Retail Offering shall be made via Avanza’s platform. In addition, applications to acquire class D shares from institutional investors via Avanza shall be made via the specific offering on Avanza’s platform or via Avanza’s brokerage service (Sw. *Mäklari*). DNB Carnegie, Handelsbanken and Avanza, in cooperation with Kepler Cheuvreux, are acting as Joint Bookrunners on the Placing.

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IN THE UNITED KINGDOM, THIS DOCUMENT AND ANY OTHER MATERIALS IN RELATION TO THE SECURITIES DESCRIBED HEREIN IS ONLY BEING DISTRIBUTED TO, AND IS ONLY DIRECTED AT, AND ANY INVESTMENT OR INVESTMENT ACTIVITY TO WHICH THIS DOCUMENT RELATES IS AVAILABLE ONLY TO, AND WILL BE ENGAGED IN ONLY WITH, "QUALIFIED INVESTORS" (ACCORDING TO THE DEFINITION IN ARTICLE 86(7) OF THE BRITISH FINANCIAL SERVICES AND MARKETS ACT 2000) WHO ARE (I) PERSONS HAVING PROFESSIONAL EXPERIENCE IN MATTERS RELATING TO INVESTMENTS WHO FALL WITHIN THE DEFINITION OF "INVESTMENT PROFESSIONALS" IN ARTICLE 19(5) OF THE BRITISH FINANCIAL SERVICES AND MARKETS ACT 2000 (FINANCIAL PROMOTION) ORDER 2005 (THE "ORDER"); OR (II) HIGH NET WORTH ENTITIES FALLING WITHIN ARTICLE 49(2)(A)-(D) OF THE ORDER (ALL SUCH PERSONS TOGETHER BEING REFERRED TO AS "RELEVANT PERSONS"). IN THE UNITED KINGDOM, ANY INVESTMENT OR INVESTMENT ACTIVITY TO WHICH THIS COMMUNICATION RELATES IS AVAILABLE ONLY TO, AND WILL BE ENGAGED IN ONLY WITH, RELEVANT PERSONS. PERSONS WHO ARE NOT RELEVANT PERSONS SHOULD NOT TAKE ANY ACTION ON THE BASIS OF THIS PRESS RELEASE AND SHOULD NOT ACT OR RELY ON IT.

THIS PRESS RELEASE DOES NOT IDENTIFY, OR PURPORT TO IDENTIFY, THE RISKS (DIRECT OR INDIRECT) THAT MAY BE ASSOCIATED WITH AN INVESTMENT IN THE COMPANY'S SHARES. ANY INVESTMENT DECISION TO ACQUIRE SHARES IN THE PLACING MUST BE MADE ON THE BASIS OF ALL PUBLICLY AVAILABLE INFORMATION RELATING TO THE COMPANY AND THE COMPANY'S SHARES. SUCH INFORMATION HAS NOT BEEN VERIFIED BY THE JOINT BOOKRUNNERS. THE JOINT BOOKRUNNERS ACT FOR THE SELLERS IN CONNECTION WITH THE PLACING AND NO ONE ELSE. THE JOINT BOOKRUNNERS WILL NOT BE RESPONSIBLE TO ANYONE OTHER THAN THE SELLERS FOR PROVIDING THE PROTECTIONS AFFORDED TO ITS CLIENTS NOR FOR GIVING ADVICE IN RELATION TO THE PLACING OR ANY OTHER MATTER REFERRED TO HEREIN.

THIS PRESS RELEASE DOES NOT CONSTITUTE A RECOMMENDATION FOR ANY INVESTORS' DECISIONS REGARDING THE PLACING. EACH INVESTOR OR POTENTIAL INVESTOR SHOULD CONDUCT AN EXAMINATION ON THEIR OWN, ANALYSIS AND EVALUATION OF THE BUSINESS AND INFORMATION DESCRIBED IN THIS PRESS RELEASE AND ANY PUBLICLY AVAILABLE INFORMATION. THE PRICE AND VALUE OF THE SECURITIES CAN DECREASE AS WELL AS INCREASE. ACHIEVED RESULTS DO NOT PROVIDE GUIDANCE FOR FUTURE RESULTS. NEITHER THE CONTENTS OF THE COMPANY'S WEBSITE NOR ANY

OTHER WEBSITE ACCESSIBLE THROUGH HYPERLINKS ON THE COMPANY'S WEBSITE ARE INCORPORATED INTO OR FORM PART OF THIS PRESS RELEASE.

FAILURE TO FOLLOW THESE INSTRUCTIONS MAY RESULT IN A BREACH OF THE SECURITIES ACT OR APPLICABLE LAWS IN OTHER JURISDICTIONS.

INFORMATION TO INVESTORS PURSUANT TO THE FOREIGN DIRECT INVESTMENT SCREENING ACT

THE COMPANY CONSIDERS THAT IT CARRIES OUT PROTECTION-WORTHY ACTIVITIES UNDER THE FOREIGN DIRECT INVESTMENT SCREENING ACT (THE "SWEDISH FDI ACT") (SW. LAG (2023:560) OM GRANSKNING AV UTLÄNDSKA DIREKTINVESTERINGAR). ACCORDING TO THE SWEDISH FDI ACT, THE COMPANY MUST INFORM PRESUMPTIVE INVESTORS THAT THE COMPANY'S ACTIVITIES MAY FALL UNDER THE REGULATION AND THAT THE INVESTMENT MAY BE SUBJECT TO MANDATORY FILING. IF AN INVESTMENT IS SUBJECT TO MANDATORY FILING, IT MUST PRIOR TO ITS COMPLETION, BE FILED WITH THE INSPECTORATE OF STRATEGIC PRODUCTS (THE "ISP"). AN INVESTMENT MAY BE SUBJECT TO MANDATORY FILING IF THE INVESTOR, A MEMBER OF THE INVESTOR'S OWNERSHIP STRUCTURE OR A PERSON ON WHOSE BEHALF THE INVESTOR IS ACTING WOULD, AFTER THE COMPLETION OF THE INVESTMENT, HOLD VOTES IN THE COMPANY EQUAL TO, OR EXCEEDING ANY OF THE THRESHOLDS OF 10, 20, 30, 50, 65 OR 90 PERCENT OF THE TOTAL NUMBER OF VOTES IN THE COMPANY. THE INVESTOR MAY BE IMPOSED AN ADMINISTRATIVE SANCTION IF A MANDATORY FILING INVESTMENT IS CARRIED OUT BEFORE THE ISP EITHER I) DECIDED TO LEAVE THE NOTIFICATION WITHOUT ACTION OR II) APPROVED THE INVESTMENT. EACH INVESTOR SHOULD CONSULT AN INDEPENDENT LEGAL ADVISER ON THE POSSIBLE APPLICATION OF THE SWEDISH FDI ACT IN RELATION TO THE SALE FOR THE INDIVIDUAL INVESTOR.

FORWARD-LOOKING STATEMENTS

THIS PRESS RELEASE MAY CONTAIN FORWARD-LOOKING STATEMENTS THAT REFLECT THE COMPANY'S INTENTIONS, ASSESSMENTS, OR EXPECTATIONS ABOUT THE COMPANY'S FUTURE RESULTS, FINANCIAL POSITION, LIQUIDITY, PERFORMANCE, PROSPECTS, ANTICIPATED GROWTH, STRATEGIES AND OPPORTUNITIES AND THE MARKETS IN WHICH THE COMPANY OPERATES. FORWARD-LOOKING STATEMENTS ARE STATEMENTS THAT DO NOT RELATE TO HISTORICAL FACTS AND MAY BE IDENTIFIED BY THE INCLUSION OF WORDS SUCH AS "BELIEVE", "EXPECT", "ANTICIPATE", "INTEND", "MAY", "PLAN", "ESTIMATE", "WILL", "SHOULD", "COULD", "AIM" OR "MIGHT", OR, IN EACH CASE, THEIR NEGATIVE, OR SIMILAR EXPRESSIONS. ANY FORWARD-LOOKING STATEMENTS IN THIS PRESS RELEASE ARE BASED UPON VARIOUS ASSUMPTIONS, MANY OF WHICH ARE BASED, IN TURN, UPON FURTHER ASSUMPTIONS. ALTHOUGH THE SELLERS BELIEVE THAT THE ASSUMPTIONS REFLECTED IN THESE FORWARD-LOOKING STATEMENTS ARE REASONABLE, IT CANNOT BE GUARANTEED THAT THEY WILL MATERIALIZE OR PROVE TO BE CORRECT. BECAUSE THESE ASSUMPTIONS ARE BASED ON ASSUMPTIONS OR ESTIMATES AND ARE SUBJECT TO RISKS AND UNCERTAINTIES, THE ACTUAL RESULTS OR OUTCOME COULD DIFFER MATERIALLY FROM THOSE SET OUT IN THE FORWARD-LOOKING STATEMENTS AS A RESULT OF MANY FACTORS. SUCH RISKS, UNCERTAINTIES, CONTINGENCIES AND OTHER IMPORTANT FACTORS COULD CAUSE ACTUAL EVENTS TO DIFFER MATERIALLY FROM THE EXPECTATIONS EXPRESSED OR IMPLIED IN THIS RELEASE BY SUCH FORWARD-LOOKING STATEMENTS. THE SELLERS DO NOT GUARANTEE THAT THE ASSUMPTIONS UNDERLYING ANY FORWARD-LOOKING STATEMENTS IN THIS PRESS RELEASE ARE FREE FROM ERRORS AND READERS OF THIS PRESS RELEASE SHOULD NOT PLACE UNDUE RELIANCE ON THE FORWARD-LOOKING STATEMENTS IN THIS PRESS RELEASE. THE INFORMATION, OPINIONS AND FORWARD-LOOKING STATEMENTS THAT ARE EXPRESSLY OR IMPLICITLY CONTAINED HEREIN SPEAK ONLY AS OF THE DATE OF THIS PRESS RELEASE AND ARE SUBJECT TO CHANGE. NEITHER THE SELLERS NOR ANYONE ELSE UNDERTAKE TO REVIEW, UPDATE, CONFIRM OR TO RELEASE PUBLICLY ANY REVISIONS TO ANY FORWARD-LOOKING STATEMENTS TO REFLECT EVENTS THAT OCCUR OR CIRCUMSTANCES THAT ARISE IN RELATION TO THE CONTENT OF THIS PRESS RELEASE, UNLESS THIS IS REQUIRED UNDER LAW OR BY NASDAQ STOCKHOLM'S RULEBOOK FOR ISSUERS.

INFORMATION TO DISTRIBUTORS

IN ORDER TO COMPLY WITH THE PRODUCT GOVERNANCE REQUIREMENTS CONTAINED IN: (A) DIRECTIVE 2014/65/EU OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL ON MARKETS IN FINANCIAL INSTRUMENTS, AS CONSOLIDATED, ("MIFID II"); (B) ARTICLES 9 AND 10 OF COMMISSION DELEGATED DIRECTIVE (EU) 2017/593, WHICH COMPLEMENTS MIFID II; AND (C) NATIONAL IMPLEMENTING MEASURES (TOGETHER, THE "MIFID II PRODUCT GOVERNANCE REQUIREMENTS") AND TO DISCLAIM ANY EXTRA-CONTRACTUAL, INTRA-CONTRACTUAL OR OTHER LIABILITY TO WHICH ANY "MANUFACTURER" (WITHIN THE MEANING OF THE MIFID II PRODUCT GOVERNANCE REQUIREMENTS) MAY OTHERWISE BE SUBJECT, THE SHARES OF INTEA HAVE BEEN SUBJECT TO A PRODUCT APPROVAL PROCESS, WHICH HAS DETERMINED THAT THESE SHARES ARE: (I) SUITABLE FOR A TARGET MARKET CONSISTING OF RETAIL INVESTORS AND INVESTORS MEETING THE CRITERIA OF PROFESSIONAL CLIENTS AND ELIGIBLE COUNTERPARTIES, AS DEFINED IN MIFID II (THE "POSITIVE TARGET MARKET"); AND (II) SUITABLE FOR DISTRIBUTION THROUGH ALL DISTRIBUTION CHANNELS PERMITTED UNDER MIFID II. DISTRIBUTORS SHOULD NOTE THAT: THE PRICE OF THE INTEA SHARES MAY FALL AND INVESTORS MAY LOSE ALL OR PART OF THEIR INVESTMENT; THE INTEA SHARES ARE NOT SUBJECT TO ANY GUARANTEE OF RETURN OR CAPITAL PROTECTION; AND AN INVESTMENT IN THE INTEA SHARES IS ONLY SUITABLE FOR INVESTORS WHO ARE NOT IN NEED OF A GUARANTEED RETURN OR CAPITAL PROTECTION AND WHO (ALONE OR WITH THE ASSISTANCE OF AN APPROPRIATE FINANCIAL OR OTHER ADVISER) ARE CAPABLE OF EVALUATING THE MERITS AND RISKS OF SUCH INVESTMENT AND HAVE SUFFICIENT RESOURCES TO BEAR THE LOSSES THAT MAY RESULT FROM SUCH INVESTMENT. CONVERSELY, AN INVESTMENT IN THE SHARES OF INTEA IS NOT SUITABLE FOR INVESTORS WHO NEED FULL CAPITAL PROTECTION OR FULL REPAYMENT OF THE AMOUNT INVESTED, CANNOT BEAR ANY RISK OR WHO REQUIRE A GUARANTEED OR PREDICTABLE RETURN (THE "NEGATIVE TARGET MARKET", AND TOGETHER WITH THE POSITIVE TARGET MARKET, THE "TARGET MARKET"). THE TARGET MARKET ASSESSMENT IS WITHOUT PREJUDICE TO ANY OTHER REQUIREMENTS REGARDING CONTRACTUAL, LEGAL OR REGULATORY SALES RESTRICTIONS IN RELATION TO THE SALE. FURTHERMORE, IT SHOULD BE NOTED THAT NOTWITHSTANDING THE TARGET MARKET ASSESSMENT, THE JOINT BOOKRUNNERS WILL ONLY PROVIDE INVESTORS WHO MEET THE CRITERIA OF PROFESSIONAL CLIENTS AND ELIGIBLE COUNTERPARTIES.

FOR THE AVOIDANCE OF DOUBT, THE TARGET MARKET ASSESSMENT DOES NOT CONSTITUTE: (A) AN ASSESSMENT OF SUITABILITY OR APPROPRIATENESS FOR THE PURPOSES OF MIFID II; OR (B) A RECOMMENDATION TO ANY INVESTOR OR GROUP OF INVESTORS TO INVEST IN, OR PURCHASE, OR TAKE ANY OTHER ACTION WHATSOEVER WITH RESPECT TO THE SHARES IN INTEA.

EACH DISTRIBUTOR IS RESPONSIBLE FOR UNDERTAKING ITS OWN TARGET MARKET ASSESSMENT IN RESPECT OF THE SHARES IN INTEA AND DETERMINING APPROPRIATE DISTRIBUTION CHANNELS.