

Public Property Invest – Re-domiciliation to Sweden – Q&A

Question	Answer
Background for the re-domiciliation to Sweden and merger	
Why is PPI re-domiciling to Sweden?	<p>The re-domiciliation to Sweden marks a strategic and natural milestone in PPI's development. The main reasons for the re-domiciliation to Sweden are:</p> <ul style="list-style-type: none"> • PPI owns a NOK 54 billion portfolio of attractive social infrastructure assets located across the Nordics. With 53 percent of the portfolio located in Sweden, the re-domiciliation represents a compelling alignment between PPI's geographic presence and its capital markets platform. Stockholm is the Nordic region's leading financial hub for listed real estate companies and one of the largest and most active listed markets in Europe. A primary listing on Nasdaq Stockholm is expected to provide for access to a broader and more liquid investor base with deep expertise in Nordic commercial real estate and social infrastructure. • Sweden is one of the most active real estate transaction markets in Europe and has a large international and institutional interest across both the private and public market. This will in turn enable PPI to access a broader set of transaction opportunities as well as both debt and equity capital markets at attractive terms to continue to fuel PPI's growth strategy.
When will the merger be completed?	The merger is expected to be completed on 15 May 2026.
Shares in PPI Public Property Invest AB, trading and ownership	
How many shares will I receive in PPI Public Property Invest AB?	The ratio in the merger is 1:1. Each shareholder will in connection with completion of the merger accordingly receive one share in PPI Public Property Invest AB for each share they then hold in Public Property Invest ASA.
Can the PPI Public Property Invest AB shares I receive be traded on both Nasdaq Stockholm and Euronext Oslo Børs?	Each share held can only be traded on one of the marketplaces. However, you can choose to hold shares tradeable on Nasdaq Stockholm or Euronext Oslo Børs. Important information on how to receive shares tradeable on Nasdaq Stockholm is included in the "Important practical information to shareholders" available on https://publicproperty.no/en/investor-relations .
Will the share class structure with A and B shares be continued in PPI Public Property Invest AB?	No. PPI Public Property Invest AB will have one share class, with each share carrying one vote.

As a Norwegian shareholder, how do I exercise voting rights at general meetings in PPI Public Property Invest AB?	Shareholders holding shares on Euronext Oslo Børs will need to exercise voting rights through PPI Public Property Invest AB's registrar in Euronext Securities Oslo, being DNB Bank ASA Issuer & Investor Services. Further information on how to exercise voting rights will be set out in the notice for the relevant general meeting.
Is it expected that major shareholders will reduce their holdings in PPI?	Neither the merger nor the stock exchange listings of PPI Public Property Invest AB involves any sell-down by shareholders or offering of new shares. We are not aware of any individual shareholders planning to reduce their holdings.
Will Nasdaq Stockholm or Euronext Oslo Børs be the main marketplace, and it is expected that one of the marketplaces will provide for more liquidity in the PPI share?	PPI is becoming a Swedish company and Nasdaq Stockholm will be the main listing. The listing on Euronext Oslo Børs is a secondary listing. Over time, the majority of the trading liquidity is thus expected shift to Nasdaq Stockholm. PPI intends to enter into a market making agreement with a leading Nordic broker prior to the first day of trading on Nasdaq Stockholm, to support liquidity in the share on Nasdaq Stockholm.
From when can the shares in PPI Public Property Invest AB be traded on Nasdaq Stockholm and Euronext Oslo Børs?	The first day of trading on Nasdaq Stockholm will be 20 May 2026. The first day of trading on Euronext Oslo Børs will be 21 May 2026.
Will there be any period of time when I cannot trade in the PPI share?	Yes. The shares in Public Property Invest ASA will be tradeable on Euronext Oslo Børs until (and including) 13 May 2026. The shares in PPI Public Property Invest AB will start trading on Nasdaq Stockholm on 20 May 2026, and on Euronext Oslo Børs on 21 May 2026. Accordingly, in the period from 14 May 2026 to (and including) 19 May 2026 there will be no trading in the PPI share.
Will PPI Public Property Invest AB prepare any prospectus or other form of investor documentation in connection with the re-domiciliation to Sweden?	Yes, a listing prospectus will be prepared and published. The prospectus is expected to be approved by the Swedish Financial Supervisory Authority and published on PPI's website on 12 May 2026.
Dividends	
Will the dividend policy of PPI be changed as a result of the re-domiciliation to Sweden?	No. No changes to PPI's dividend policy have been adopted in connection with the re-domiciliation to Sweden.
What will happen to the proposed dividend for the financial year 2025?	The proposed dividend will need to be formally approved by the general meeting of PPI AB. The board of directors will shortly after completion of the merger call for an extraordinary general meeting to make such resolution. If resolved, the dividend will be paid in SEK and paid from PPI

	Public Property Invest AB in accordance with dates set out in PPI's announcement made on 15 December 2025.
Tax¹	
Will dividends be subject to withholding tax?	Shareholders not resident in Sweden for tax purposes must normally pay Swedish withholding tax, and such shareholders should confirm the applicable withholding tax rate that may be withheld with their bank/broker/custodian. This is irrespective of whether shareholders hold shares tradeable on Euronext Oslo Børs or Nasdaq Stockholm.

¹ The information on tax is solely for information purposes and does not constitute, nor shall it be construed as, tax advice. Individual circumstances may be relevant for the tax assessment, and accordingly each shareholder should consult a tax advisor in case of any tax questions.