

The Board's reasoned statement pursuant to Chapter 18, Section 4 of the Swedish Companies Act

The Board of Genova Property Group AB (publ) submits the following statement in accordance with Chapter 18, Section 4 of the Swedish Companies Act (2005:551). The Board's reasons that the proposed dividend is justifiable pursuant to Chapter 17, Section 3, second and third paragraphs of the Swedish Companies Act are as follows.

The nature, scope and risks associated with the operations

The nature and scope of the operations are set out in the Articles of Association and the submitted annual report for the financial year 2024. The Board's assessment is that the size of the equity is in reasonable proportion to the scope of the company's operations and the risks associated with conducting the business, also taking into account the proposed dividend. The company's operations do not give rise to risks other than those that occurs or can be assumed to occur in the industry or the risks generally associated with the conducting of business.

The company's and the group's financial position

The parent company and the group's financial position as of 31 December 2024 is set out in the annual report for the financial year 2024. The annual report also describes what principles that have been applied when valuating assets, provisions and liabilities.

The parent company's non-restricted equity and the group's total equity as of 31 December 2024 amounted to MSEK 42.0 and MSEK 4,146.1, respectively. Distributable funds at the disposal of the Annual General Meeting amount to approximately MSEK 42.0.

If the Annual General Meeting resolves in accordance with the Board's proposed dividend, SEK 39,611,729.5 will be utilized from the distributable funds at the disposal of the Annual General Meeting. After such dividend, approximately SEK 2,388,270.5 will remain of non-restricted equity.

As at 31 December 2024, the company's and the group's equity/assets ratios were 19.4 percent and 35.6 percent respectively. If the maximum dividend in accordance with the proposed dividend is implemented, the company's and the group's equity/assets ratio would amount to 18.4 percent and 35.4 percent respectively. Considering the industry in which the Company and the Group operate, the Boards' assessment is that the equity/assets ratio after the dividend is satisfactory.

MSEK 1,100.3 of the group's equity as of 31 December 2024 derive from fair value measurement of assets and liabilities pursuant to Chapter 4, Section 14 a of the Swedish Annual Reports Act (1995:1554).

The company's financial position does not give rise to any assessment other than that the company may continue its operations and that the company can be expected to fulfil its obligations in the short as well as the long term.

Justification of the proposed profit distribution

With reference to the above and based on what has otherwise come to the Board's knowledge, the Board makes the assessment that the parent company's and the group's financial position results in that the proposed dividend is justifiable pursuant to Chapter 17, Section 3, second and third paragraphs of the Swedish Companies Act, that is the demands imposed by the nature, scope and risks associated with the operations on the parent company's and the group's equity as well as the parent company's and the group's need to strengthen its balance sheet, liquidity and financial position in general.

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Stockholm in March 2025
Genova Property Group AB (publ)
The Board