

Press release

Stockholm 26 May 2025

Genova Property Group AB (publ) publishes exemption document regarding the directed issue to the general public

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Genova Property Group AB (publ) ("**Genova**" or the "**Company**") announces an exemption document regarding the Company's directed issue to the general public of ordinary shares with deviation from the preferential rights for existing shareholders, which was resolved by the Board of Directors on 26 May 2025 based on the authorization from the Annual General Meeting held on 5 May 2025 and announced by the Company on 26 May 2025. Today, the exemption document has been registered with the Swedish Financial Supervisory Authority and is available on the Company's website and will be made available on the website of Avanza Bank AB (publ) ("**Avanza**").

Today on 26 May 2025 Genova announced that the Board of Directors has resolved on a directed issue of up to 600,000 ordinary shares with deviation from the shareholders' preferential rights, based on the authorization granted by the Annual General Meeting on 5 May 2025, offered to the general public in Sweden (the "**Offering**").

In connection with the Offering, the Company has prepared an exemption document in accordance with Article 1.4 da) of Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market, and repealing Directive 2003/71/EC, as amended (the "**Prospectus Regulation**"). The exemption document has been prepared in the form prescribed by Regulation (EU) 2024/2809 ("**Listing Act**") Annex IX.

Genova today announces that the exemption document has been registered with the Swedish Financial Supervisory Authority (Sw. *Finansinspektionen*) and is available on the Company's website www.genova.se and will also be available on Avanza's website www.avanza.se.

For further information regarding the Offering, please refer to Genova's press release from 26 May 2025 regarding the directed issue to the general public.

Advisors

Avanza Bank AB (publ) is acting as financial advisor and Gernandt & Danielsson Advokatbyrå is acting as legal advisor to Genova in connection with the Offering.

This press release was submitted for publication on 26 May 2025 at 19:10 CEST.

For further information please contact:

CEO, Michael Moschewitz, telephone +46 70-713 69 39, michael.moschewitz@genova.se

GENOVA

About Genova

Genova Property Group AB (publ) is a dynamic property company with extensive expertise in various segments of the property market. The company aims to drive sustainable value growth through active property management, urban development, project development and property transactions in Sweden. As of 31 March 2025, Genova owned properties valued at approximately SEK 9.5 billion and the company held a substantial building rights portfolio. Genova's share has been listed on Nasdaq Stockholm since 2020.

Important information

The information in this press release does not contain or constitute an offer to acquire, subscribe or otherwise trade in shares or other securities in the Company. This press release is not a prospectus for the purposes of the Prospectus Regulation and has not been approved by any regulatory authority in any jurisdiction. No prospectus will be prepared in connection with the Offering. The Company has prepared and published an exemption document in the form prescribed by Regulation (EU) 2024/2809 ("**Listing Act**") Annex IX. No action has been taken, or will be taken, by the Company to allow an offer to the public in jurisdictions other than Sweden. This press release and the exemption document may not be released, published or distributed, directly or indirectly, in or into the United States, the United Kingdom, Australia, Hong Kong, Japan, Canada, Switzerland, Singapore, South Africa or New Zealand, or any other jurisdiction where such action is wholly or partially subject to legal restrictions or where such actions would require additional prospectuses, registrations or other actions in addition to what follows from Swedish law. Nor may the information in this press release be forwarded or reproduced in a manner that contravenes such restrictions or would entail such requirements. Failure to comply with this instruction may result in a violation of applicable securities laws. The Offering is not aimed for individuals with residence in the United States, the United Kingdom, Australia, Hong Kong, Japan, Canada, Switzerland, Singapore, South Africa, or New Zealand nor in any other jurisdiction where participation would require additional prospectus, registration or other arrangements aside from what is required under Swedish law. No new ordinary shares have or will be registered under the United States Securities Act of 1933, as amended from time to time, or securities legislation in any state or other jurisdiction in the United States and may not be offered, subscribed, used, pledged, sold, resold, allotted, delivered or transferred, directly or indirectly, into or within the United States.

Forward-looking statements

This press release contains certain forward-looking statements that reflect the Company's current views and expectations of future events, as well as financial and operational development, including statements regarding the Offering and statements regarding guidance, planning, outlook and strategies. Words such as "intended", "assessed", "expected", "planned", "estimated", "can", and other terms that imply indications or predictions regarding future developments or trends and which are not based on historical facts, are forward-looking information. Although the Company believes that these statements are based on reasonable assumptions and expectations, the Company cannot guarantee that such forward-looking statements will be realized. Since these forward-looking statements include both known and unknown risks and uncertainties, actual outcomes may differ materially from what is stated in forward-looking information. Forward-looking statements in the press release are valid only at the time of the press release and are subject to change without notice. The Company makes no commitment to publish updates or revisions to forward-looking statements as a result of new information, future events or the like in addition to what is required by applicable laws or stock market regulations.