

Press release

Stockholm 5 June 2025

The directed share issue of ordinary shares to the general public in Genova Property Group heavily oversubscribed – welcomes more than 2,300 new shareholders

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The final outcome of the directed share issue of ordinary shares to the general public in Genova Property Group AB (publ) ("**Genova**" or the "**Company**"), announced on 26 May 2025 (the "**Offering**"), shows that the Offering was heavily oversubscribed. As a result of the directed share issue to the general public, Genova receives more than 2,300 new shareholders, to be compared to the 1,700 shareholders of the Company as of 31 March 2025. The subscription price has been set at SEK 43.29 per ordinary share, and the number of newly issued ordinary shares in the Offering amount to 600,000. Genova's Board of Directors has today resolved on allocation in accordance with the allocation principles set out in the exemption document published on 26 May 2025.

The Offering in brief

The Offering comprised a maximum of 600,000 newly issued ordinary shares and was directed to the general public in Sweden. The subscription price of SEK 43.29 per ordinary share has been determined based on the volume-weighted average price of the Company's ordinary share on Nasdaq Stockholm during the subscription period, which took place between 27 May and 4 June 2025, with a discount of five (5) percent. By broadening the shareholder base to include more investors from the general public, Genova is strengthening the conditions for increased liquidity in the trading of its shares, creates a more diversified ownership structure, and a broader, long-term interest in the company's development.

The outcome

There has been a strong interest from the general public and the Offering was heavily oversubscribed. The number of shares in the Offering amount to 600,000 ordinary shares, and at a subscription price of SEK 43.29 per ordinary share, Genova will receive proceeds of approximately SEK 26 million before transaction costs. At the same time, Genova adds more than 2,300 new shareholders compared to the 1,700 shareholders of the Company as per 31 March 2025.

Through the Offering, the number of ordinary shares in Genova will increase by 600,000 – from 45,013,329 to 45,613,329 ordinary shares, corresponding to a dilution effect of approximately 1,3 percent. Since the Annual General Meeting on 5 May 2025 resolved to reduce the share capital and cancel 600,000 ordinary shares – corresponding to the number of shares now being issued – the Offering will not result in any net dilution for existing shareholders. The total number of outstanding ordinary shares remain unchanged compared to before the cancellation.

Comment from CEO Michael Moschewitz

"We are pleased with the strong interest in subscribing for shares in Genova and proud to welcome 2,300 new shareholders to the company. By adding more retail investors alongside our larger long-term shareholders, we are laying the foundation for improved liquidity in the trading of our share. At

GENOVA

the same time, more investors will have the opportunity to take part in Genova's strong position and development that lies ahead. We are grateful for the trust placed in us!"

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.

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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 ordinary shares are listed on Nasdaq Stockholm since 2020.

This information is such information that Genova Property Group AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation. The information was submitted through the agency of the above contact person, for publication on 5 June 2025 at 08:30 CEST.

Important information

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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

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