

NOTICE OF GENERAL MEETING IN SLOTTSBACKEN I ULRIKSDAL

On Thursday, 21 May 2026, at 7.00 PM

Venue: Scandic Järva Krog, Vallgatan 2, Solna

Proposed agenda:

1. Establishment of a list of attending members, proxies and assistants (voting register)
2. Election of chairman of the meeting
3. Notification of the chairman's choice of secretary
4. Approval of the agenda
5. Election of two persons to approve the minutes together with the chairman
6. Question whether the meeting has been duly noticed
7. Presentation of the board's annual report
8. Presentation of the auditor's report
9. Resolution on adoption of the income statement and balance sheet
10. Resolution on discharge from liability for the board members
11. Resolution on allocation of profit or coverage of loss
12. Resolution on remuneration
13. Election of board members and deputies
14. Election of auditor and deputy
15. Election of nomination committee
16. Resolution on conversion of attic spaces into new tenant-owned apartments
17. Resolution on creation of additional parking spaces
18. Information from the board
19. Closing of the meeting

Please do note that, in accordance with the articles of association, "Only a member who has fulfilled his or her obligations to the association is entitled to vote" (§ 21), which means that no overdue debts may exist.

The annual report, auditor's report and decision materials (items 16–17) will be available on the association's website, <https://slottsbacken.bostadsraterna.se>, at least two weeks before the meeting. The documents will also be available from the board.

Light refreshments will be served upon arrival.

The Board, BRF Slottsbacken i Ulriksdal

Note: The board's proposed resolutions and supporting information are on the following page.

BOARD PROPOSALS

Proposed resolutions:

to instruct the board to convert the association's attic spaces into new residential flats and to grant these as tenant-owned apartments, with the aim of maximising the financial benefit to the association by creating as many commercially viable square metres as possible, within applicable legislation and required permits, and to take all necessary measures for implementation.

to instruct the board to create additional parking spaces within the association's property, within applicable legislation and required permits, with the aim of supporting the association's finances, and to take all necessary measures for implementation.

Background and supporting information

The association is facing increasing operating costs, particularly for energy and for water, sewerage and waste services. In addition, requirements to apply the K3 accounting framework will come into effect in 2026, which is expected to increase depreciation and thereby further impact results and fee levels. Against this background, the board has explored opportunities to unlock the value of the association's assets in order to strengthen its finances by generating new income and reducing debt. This includes assessing the possibility of creating additional parking spaces.

A legislative amendment to the Planning and Building Act (particularly Chapter 9), effective as from 1 December 2025, has expanded the possibilities for converting attic spaces. The legislator thereby aims to promote densification of existing properties and permits such measures even where they deviate from the applicable detailed development plan. This has created new opportunities to make use of the association's three attic spaces.

The board therefore proposes that the attic spaces in the association's buildings be converted into tenant-owned apartments. The number, size and detailed design will be determined within the building permit process. The board intends to apply for building permits and, if necessary, have the matter determined by the municipal building committee. Implementation is subject to obtaining the required permits and, where applicable, to an economic plan being prepared and registered prior to granting the new tenant-owned apartments. The project is intended to be financed through a combination of existing funds, proceeds from the new apartments and, if required, temporary borrowing. The measure is expected to be carried out without affecting existing flats and to strengthen the association's finances overall.

The board also considers that it is possible, through minor reconfiguration of existing areas, to create additional parking spaces within the association's property. The number and design will be determined based on technical and legal conditions. The measure is expected to be carried out without significant impact on existing use and to contribute to increased income.

Solna, 23 April 2026

The Board of BRF Slottsbacken i Ulriksdal