

N.B. The English language version of these minutes is an unofficial translation. In case of any discrepancy between the English and Swedish language versions, the Swedish language version shall prevail.

ANNUAL GENERAL MEETING 2022

Minutes kept at the annual general meeting of
Hemnet Group AB (publ), Reg. No. 559088-4440,
on 29 April 2022 in Stockholm

§ 1 Opening of the meeting and election of the chair of the annual general meeting.

The general meeting was opened by the chair of the board of directors, Håkan Erixon.

At the proposal of the nomination committee, attorney (Sw. *advokat*) Björn Kristiansson, was elected as chair of the general meeting. It was noted that the Head of Legal of Hemnet Group AB (publ), Anna Forsebäck, was appointed to keep the minutes of the general meeting.

It was noted that shareholders, in addition to being physically present at the annual general meeting, have been able to exercise their voting rights at the annual general meeting through postal voting in advance, in accordance with Section 4 of the Act (2022:121) on Temporary Exceptions to Facilitate the Execution of General Meetings in Companies and Other Associations (Sw. *lagen (2022:121) om tillfälliga undantag för att underlätta genomförandet av bolags- och föreningsstämmor*).

§ 2 Preparation and approval of the voting register.

A list of present shareholders was prepared, including shareholders who have chosen to exercise their voting rights at the general meeting through postal voting, in accordance with Appendix 1. The list was approved as the voting register for the general meeting.

It was noted that shareholders representing 60,813,459 shares and votes, corresponding to approximately 60.133 percent of all shares and votes in the company, were represented at the general meeting.

§ 3 Approval of the agenda.

It was resolved to approve the proposed agenda which was included in the notice to the general meeting.

§ 4 Election of one or two persons to verify the minutes.

Jonas Bergh, representing Mäklarsamfundet Bransch i Sverige AB, and Henrik Persson, representing Sprints Capital Euphrasia S.à r.l., were elected to alongside the chair verify the minutes.

§ 5 Determination of whether the meeting has been duly convened.

It was noted that the notice of the general meeting had been published on the company's website on 18 March 2022 and in the Swedish Official Gazette (*Sw. Post- och Inrikes Tidningar*) on 23 March 2022, and that an announcement announcing that the notice had been issued had been published in Svenska Dagbladet on 23 March 2022.

It was thereafter declared that the meeting had been duly convened.

§ 6 Presentations by the chair of the board of directors and the CEO.

The chair of the board of directors, Håkan Erixon, and the company's CEO, Cecilia Beck-Friis, held presentations.

Thereafter, Cecilia Beck-Friis answered questions from shareholders.

§ 7 Presentation of the parent company's annual report and auditor's report, as well as the consolidated financial statements and the auditor's report.

The parent company's annual report and auditor's report, as well as the Hemnet group's annual report and auditor's report, for the financial year 2021 were presented.

The company's auditor-in-charge, Anna Svanberg from Ernst & Young Aktiebolag presented the auditor's report and the audit work performed during 2021.

§ 8 Resolutions to adopt the parent company's income statement and balance sheet, as well as the consolidated income statement and the consolidated balance sheet.

It was resolved to adopt the income statement and the balance sheet included in the annual report for the parent company as well as the Hemnet group's income statement and balance sheet for the financial year 2021.

§ 9 Presentation of the board of directors' remuneration report for approval.

The annual general meeting resolved to approve the presented remuneration report, in accordance with Appendix 2.

§ 10 Resolution regarding allocation of the company's profit in accordance with the approved balance sheet and record date for dividends.

The annual general meeting resolved upon the allocation of the profit for the financial year according to the approved balance sheet, in accordance with the board of directors' proposal, and on the record date for dividends, in accordance with Appendix 3.

§ 11 Resolution to discharge the board members and the CEO from liability.

The annual general meeting resolved to discharge each board member and the CEO from liability for the financial year 2021.

It was noted that the individuals concerned, insofar as they were included in the voting register, did not participate in the resolution in regard to themselves.

§ 12 Determination of:

- A. The number of board members to be appointed by the annual general meeting.**
 - B. The number of auditors and alternate auditors to be appointed by the annual general meeting.**
- A. The annual general meeting resolved, in accordance with the nomination committee's proposal, that the number of board members shall be eight (8) and that no deputy members shall be appointed, for the period until the end of the next annual general meeting.
- B. The annual general meeting resolved, in accordance with the nomination committee's proposal, that one (1) registered auditing firm shall be appointed as auditor and that no deputy auditors shall be appointed, for the period until the end of the next annual general meeting.

§ 13 Determination of:

- A. The fees to be paid to the board members.**
 - B. The fees to be paid to the auditors.**
- A. The annual general meeting resolved, in accordance with the nomination committee's proposal, that remuneration to each board member shall amount to SEK 350,000 annually and that remuneration to the chair of the board of directors shall amount to SEK 850,000 annually.

The annual general meeting resolved, in accordance with the nomination committee's proposal, that remuneration to each member of the audit committee shall amount to SEK 75,000 annually and that remuneration to the chair of the audit committee shall amount to SEK 150,000 annually.

The annual general meeting also resolved, in accordance with the nomination committee's proposal, that remuneration to each member of the remuneration committee, as well as to the chair of the remuneration committee, shall amount to SEK 75,000 annually.

- B. The annual general meeting approved, in accordance with the nomination committee's proposal, that fees shall be paid to the company's auditors upon approval of their invoices.

§ 14 Election of members of the board of directors.

The annual general meeting resolved, for the period until the end of the next annual general meeting and in accordance with the nomination committee's proposal, to re-elect Håkan Erixon, Chris Caulkin, Pierre Siri, Anders Edmark, Håkan Hellström, Tracey Fellows and Nick McKittrick as well as to elect Maria Redin.

It was noted that Kerstin Lindberg Göransson had declined re-election.

§ 15 Election of chair of the board of directors.

The annual general meeting resolved, in accordance with the nomination committee's proposal, to re-elect Håkan Erixon as chair of the board of the directors.

§ 16 Election of auditors.

The annual general meeting resolved, in accordance with the nomination committee's proposal and in accordance with the audit committee's recommendation, to appoint the registered auditing firm Ernst & Young Aktiebolag as the company's auditor for the period until the end of the next annual general meeting. It was also noted that the authorised public accountant Anna Svanberg will continue as the auditor-in-charge.

§ 17 Resolution on approval of updated instructions for the nomination committee.

The annual general meeting resolved to approve the updated instructions for the nomination committee, in accordance with the nomination committee's proposal in accordance with Appendix 4.

§ 18 Resolution to grant the board of directors the authority to resolve on issues of new shares.

The annual general meeting resolved, in accordance with the board of director's proposal in accordance with Appendix 5, to grant the board of directors the authority, on one or more occasions, for the period until the next annual general meeting, to resolve on an issue of new shares, either applying or disapplying shareholders' pre-emption rights.

It was noted that the resolution was unanimous.

§ 19 Resolution on adoption of updated guidelines for remuneration to senior executives.

The annual general meeting resolved, in accordance with board of director's proposal in accordance with Appendix 6, on the adoption of updated guidelines for remuneration to senior executives.

§ 20 Resolution regarding a long-term incentive program for key employees in the form of warrants and resolution regarding issue of warrants.

The annual general meeting resolved, in accordance with the board of director's proposal in accordance with Appendix 7, to adopt a long-term incentive program in the form of a warrant program, to issue warrants and to transfer warrants to the participants in the warrant program.

It was noted that the resolution was supported by the necessary majority.

§ 21 Resolution regarding a long-term incentive program for employees in the form of a share savings program as well as the acquisition and transfer of own shares in order to secure delivery of shares under the program.

The annual general meeting resolved, in accordance with board of director's proposal in accordance with Appendix 8, to A) implement a long-term incentive program in the form of a share savings program and B) acquire and transfer own shares in order to secure delivery of shares under the share savings program.

It was noted that the resolution was unanimous.

§ 22 Resolution regarding authorisation for the board of directors to resolve on purchases of the company's shares.

The annual general meeting resolved, in accordance with board of director's proposal, in accordance with Appendix 9, to authorise the board of directors to resolve on purchases of the company's own shares.

It was noted that the resolution was supported by the necessary majority.

§ 23 Resolution regarding adoption of amended articles of association.

The annual general meeting resolved, in accordance with board of director's proposal in accordance with Appendix 10, to update the company's articles of association.

It was noted that the resolution was unanimous.

§ 24 Closing of the annual general meeting.

It was concluded that all items on the agenda for the annual general meeting had been addressed, after which the annual general meeting was declared closed.

Keeper of the minutes:

Approved:

Anna Forsebäck

Björn Kristiansson

Jonas Bergh

Henrik Persson