

East Capital Baltic Property Investors AB (publ) hereby notifies that the Annual General Meeting will be held on Thursday, 2 December 2021, at 10.00 a.m.

Registration starts at 9.30 a.m. and the management presentation will take place.

Notice of Annual General Meeting of East Capital Baltic Property Investors AB (publ)

The shareholders of East Capital Baltic Property Investors AB (publ), 556674-0923, (the “Company”) are hereby given notice to attend the Annual General Meeting (“AGM”) to be held on Thursday, 2 December 2021, at 10.00 a.m. at the offices of East Capital on Kungsgatan 30, 14th floor, in Stockholm, Sweden.

Notification of participation

In order to be entitled to participate at the AGM, shareholders must give notice of their intention to participate at the AGM not later than on Monday, 29 November 2021 and be listed as shareholders in the share register prepared by Euroclear Sweden AB as of Wednesday, 24 November 2021 (sw. *avstämningsdagen*).

Notice of participation at the AGM may be given by e-mail: anna.svensson@eastcapital.com or by mail:

East Capital
Att. Anna Svensson
Box 1364
111 93 Stockholm

The name, personal identification number (or company registration number), address and telephone number of the shareholder, shareholding and attendance of any proxies or assistants should be provided in the notice. No more than two assistants can come and may only attend if they have been announced in advance.

Nominee-registered shares

In order to be entitled to participate at the AGM, shareholders whose shares are registered in the name of a nominee must temporarily re-register the shares in their own name. Which means that the shareholder must contact the nominee in ample time prior to Wednesday, 24 November 2021 with respect to voting rights registration in accordance with the nominee’s routines. Registrations in respect of voting rights requested in such manner made by the nominee no later than Friday, 26 November 2021 will be taken into account with respect to the share register.

Proxies

Shareholders who are represented by proxy shall issue a power of attorney for the representative. Powers of attorney in original and certificate of registration for legal entities should be submitted to the company at the address above in ample time prior to the AGM. The power of attorney may not be older than one year before the date of the AGM if not otherwise stated therein (however no more than five years). A form of power of attorney is available on East Capital’s website: www.eastcapital.com.

Proposed agenda

1. Opening of the meeting
2. Election of the Chairman of the meeting
3. Preparation and approval of the voting list
4. Approval of the agenda
5. Election of one or two persons to verify the minutes
6. Decision on whether the meeting has been duly convened

7. Presentation of the annual accounts and the consolidated accounts and the auditors' report on the annual accounts and consolidated accounts
8. Resolutions
 - a) on adoption of the income statement and balance sheet and the consolidated income statement and the consolidated balance sheet
 - b) on the disposition of the Company's profit or loss as shown in the adopted balance sheet
 - c) on the discharge from liability of the members of the Board of Directors and the Managing Director
9. Decision on the fees to be paid to the Board of Directors and to the auditor
10. Election of the Board of Directors and auditors
12. Closing of the meeting

Proposed resolutions

Item 8b

The board of directors proposes to dispose the earnings so, that EUR 40 per common share, totally EUR 3,215,680.00, will be distributed as dividend to the shareholders of the common shares, and the remaining will be carried forward. Shares of class B do not entitle to dividends. The record day for dividend is proposed to be set to Monday, 6 December 2021. Payment from Euroclear Sweden AB is expected to take place around Thursday, 9 December 2021.

Item 9

The Board of Directors proposes that no fees shall be paid to the members of the Board of Directors. Fees to the auditor shall be paid according to invoice.

Item 10

Shareholders representing 13.97 per cent of the total votes in the Company have proposed to re-elect Torbjörn Odenhagen, Peter Elam Håkansson and Albin Rosengren as members of the Board of Directors for the period until the end of the next AGM. It is further proposed to re-elect KPMG AB as an auditor for the period from the end of the Annual General Meeting 2021 until the end of the Annual General Meeting 2025 (re-election).

Available documents

The annual accounts as well as reports and statements in relation thereto will be made available at the offices of East Capital on Kungsgatan 33 in Stockholm, Sweden, as well as on East Capitals website: www.eastcapital.com, no later than on Thursday, 11 November 2021.

The board of directors' complete resolution proposals in accordance with item 8b as well as statement in relation thereto will be made available at the offices of East Capital on Kungsgatan 33 in Stockholm, Sweden, no later than on Thursday, 11 November 2021. Copies will be sent to shareholders who so request and state their mailing address and will be available at the AGM.

Other information

Shareholders are reminded of their right to request information from the board of directors and the managing director pursuant to Chapter 7, Section 32 of the Swedish Companies Act at the AGM.

Stockholm in October 2021

EAST CAPITAL BALTIC PROPERTY INVESTORS AB (PUBL)

The board of directors