This is an unofficial translation of the Swedish notice. In case of any discrepancies between the Swedish notice and this English translation, the Swedish notice shall prevail.

East Capital Baltic Property Investors AB (publ) hereby notifies that the Annual General Meeting will be held on Tuesday, 15 December 2026, at 9.00 a.m.

Registration starts at 8.45 a.m.

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 Tuesday, 15 December 2026, at 9.00 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 be listed as shareholders in the share register prepared by Euroclear Sweden AB as of 7 December 2026 (the record date, Sw. *avstämningsdagen*), and must also give notice of their intention to participate at the AGM not later than 4.00 p.m. on Wednesday, 9 December 2026.

Notice of participation at the AGM may be given by e-mail: carl.brehmer@eastcapital.com or by mail: East Capital, Att. Carl Brehmer, Box 1364, 111 93 Stockholm.

In the notice, the shareholder should provide their name, personal identification number (company registration number), address and telephone number, shareholding and attendance of any proxies or assistants. 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 (voting rights registration). Shareholders must be listed in the share register prepared by Euroclear Sweden AB as of 7 December 2026. Registration in respect of voting rights is requested by the nominee in accordance with the nominee's routines. Registrations in respect of voting rights made by the nominee no later than 9 December 2026 will be taken into account with respect to the share register.

Proxies

Shareholders who are represented by proxy shall issue a written power of attorney for the representative, duly signed and dated by the shareholder. 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 for 2025/2026
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
11. Closing of the meeting

Proposed resolutions

Item 8b

The Board of Directors proposes that the Company's earnings will be carried forward.

Item 9

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

Item 10

Shareholders representing approximately 23 per cent of the total votes in the Company have proposed that the Board of Directors shall consist of three members, re-election of Peter Elam Håkansson and Albin Rosengren and new election of Nikodemus Dahlgren as members of the Board of Directors for the period until the end of the next AGM.

Number of shares and votes

At the time this notice was issued, there were a total of 124 193 shares in the Company, with one vote per class B share and ten votes per ordinary share. At the time of issuing this notice, the Company does not hold any own shares.

Available documents

The annual accounts and the auditors' report as well as the Board of Directors' complete proposals will be made available at the offices of East Capital on Kungsgatan 28 in Stockholm, Sweden, as well as on East Capital's website: www.eastcapital.com, no later than 24 November 2026.

Copies of the abovementioned documents will be sent to shareholders who so request and state their postal address. The abovementioned documents will also be presented 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 (Sw. *aktiebolagslagen (2005:551)*) at the AGM.

Stockholm in November 2026

EAST CAPITAL BALTIC PROPERTY INVESTORS AB (PUBL)
The Board of Directors