

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

## **The board of directors of East Capital Baltic Property Investors AB (publ) proposal on dividend**

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The board of directors proposes to distribute as dividend EUR 13.40 per common share, totally EUR 927.186.2 to the shareholders of the common shares. Shares of class B do not entitle to dividends.

The record day for dividend is proposed to be set to 30 March 2023. Payment from Euroclear Sweden AB, if the decision is taken on the Extra General Meeting in accordance with the board of directors' proposal, is expected to take place around 6 April 2023.

The board of directors also proposes that the Extra General Meeting resolves that the Company's CEO be authorized to make the minor adjustments to these resolutions that may prove necessary in connection with registration of the resolutions with the Swedish Companies Registration Office or Euroclear.

*The board of director's additional information according to Chapter 18 Section 5 of the Swedish Companies Act*

According to Chapter 17 Section 3, first paragraph of the Swedish Companies Act, the available amount that remains after the last decision on value transfer (implemented voluntary redemption program) is equal to EUR 26.015.763.

Following the decision of the Extraordinary General Meeting on dividends further to the board of directors' proposals as above, the available amount is expected to amount (after payment of dividends) to approximately EUR 25.088.577.

Documents pursuant to Chapter 18, Section 4 and Chapter 18, section 6 of the Swedish Companies Act are enclosed hereto.

\* \* \*

Stockholm in March 2023  
**East Capital Baltic Property Investors AB (publ)**  
*The board of directors*

## **The Board of Directors motivated statement in accordance with Chapter 18, Section 4 of the Swedish Companies Act (2005:551)**

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With reference to the board of directors of East Capital Baltic Property Investors AB (publ) proposal regarding dividend to the shareholders, the board of directors submits the following statement pursuant to Chapter 18, Section 4 of the Swedish Companies Act.

The board of directors believes that the proposed dividend is justified with regard to (i) the amount of equity required by the company's and the group's character of business, its scope and risks, and (ii) the company's and the group's consolidation needs, liquidity and financial position otherwise.

In this regard, the board of directors has considered the company's and the group's financial position set forth in the annual report of the financial year 2021/2022 and events of material significance during 2021/2022 up and until today.

Prior to the repayment, the equity/assets ratio of the company is 98.8% (based on the annual accounts adopted at the general shareholders' meeting 2022 and noting the value transfer after this general shareholders' meeting 2022). After the repayment, the equity/assets ratio of the company is 98.7%.

On the basis of the present information, the board of directors is of the opinion that it can be assumed that the Company, also after the payment of dividend, should be able to fulfil its obligations in the short and the long-term taking into consideration possible necessary investments.

In the most recent annual report, assets or liabilities have been valued at fair value pursuant to Chapter 4, Section 14a of the Swedish Annual Reports Act. The unrealised effect of assets valued at fair value pursuant to Chapter 4, Section 14a of the Swedish Annual Reports Act represents approximately 27.8 per cent of the company's equity and approximately 27.8 per cent of the group's equity.

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Stockholm in March 2023  
**East Capital Baltic Property Investors AB (publ)**  
*The Board of Directors*

## **The Board of Directors report on significant events in accordance with Chapter 18, Section 6 of the Swedish Companies Act (2005:551)**

On the Annual General Meeting on 22 December 2022, it was resolved that the Company's profit as of 30 June 2022 shall be carried forward.

In addition, it was resolved to implement a voluntary redemption program provided that certain conditions are met. The voluntary redemption program was executed in January - February 2023 in accordance with the previous Annual General Meeting' decision. Investors have shown an interest to redeem in total 11.199 common shares. The price per redeemed share was EUR 240 making the total redemption of EUR 2.687.760. As a result of the reduction of share capital and the execution of voluntary redemption program, the Company's share capital comprises as of the day of this report of 124.193 shares, including 69.193 common shares and 55.000 B shares.

Save for the payments done due to the execution of a voluntary redemption program (value transfers) and reduction of the share capital (changes in the Company's restricted equity) as indicated above, no other events of material significance to the Company's position has occurred and no other value transfers or changes in the Company's restricted equity have been made following the finalization of the annual report for the financial year 01.07.2021 – 30.06.2022.

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Stockholm in March 2023  
**East Capital Baltic Property Investors AB (publ)**  
*The Board of Directors*