

East Capital Baltic Property Investors AB (publ) hereby notifies that the Extraordinary General Meeting will be held on 19 April 2022 at 10:00.

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

Notice of Extraordinary 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 Extraordinary General Meeting (“**EGM**”) to be held on Tuesday 19 April 2022, at 10:00 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 EGM, shareholders must give notice of their intention to participate at the EGM not later than on 12 April 2022 and be listed as shareholders in the share register prepared by Euroclear Sweden AB as of 7 April 2022 (sw. *avstämningsdagen*).

Notice of participation at the EGM 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 EGM, shareholders whose shares are registered in the name of a nominee must temporarily re-register the shares in their own name. This means that the shareholder must contact the nominee in ample time prior to 7 April 2022 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 11 April 2022 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 EGM. The power of attorney may not be older than one year before the date of the EGM 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. Resolution on extension of the shareholders’ agreement relating to East Capital Baltic Property Fund AB

8. Resolution on dividend
9. Closing of the meeting

Proposed resolutions

Item 7 The board of directors' proposal to resolve on extension of the shareholders' agreement relating to East Capital Baltic Property Fund AB etc.

The board of directors of East Capital Baltic Property Fund AB (the "Fund") and the Management Company of the Fund propose an extension of the term of the Fund for up to five years.

The board of directors proposes that the company's board of directors is authorized to negotiate, agree and execute an amendment to the shareholders' agreement relating to the Fund for an extension of the term of the shareholders' agreement and the Fund for up to five years until July 2027.

Item 8: The board of directors' proposal to resolve on dividend

The board of directors proposes to dispose the earnings so, that EUR 45 per common share, totally EUR 3,617,640, will be distributed as dividend 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 21 April 2022. Payment from Euroclear Sweden AB is expected to take place around 28 April 2022.

The Board of Directors also proposes that the Extraordinary General Meeting resolves that the Company's CEO be authorized to make the minor adjustments to the resolutions pursuant to this item 8 that may prove necessary in connection with registration of the resolutions with the Swedish Companies Registration Office or Euroclear.

Number of shares and votes

At the time of issuing this notice, the company had a total of 135,392 shares, with one vote per share of class B and 10 votes per common share. At the time of issuing this notice, the company does not hold any of its own shares.

Available documents

The board of directors' complete resolution proposal in accordance with item 8, as well as the board of director's statement over the proposal in accordance with Chapter 18 Section 4 and the board of director's report on significant events in accordance with Chapter 18 Section 6 of the Swedish Companies Act, as well as a copy of the annual report containing the most recently adopted balance sheets and profit and loss accounts, including a copy of the auditor's report for the year to which the annual report relates, as well as an auditor opinion with relevant statements, are available at the offices of East Capital on Kungsgatan 33 in Stockholm, Sweden, as well as on East Capitals website: www.eastcapital.com.

Copies will be sent to shareholders who so request and state their mailing address.

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.

Stockholm in March 2022

EAST CAPITAL BALTIC PROPERTY INVESTORS AB (PUBL)

The board of directors