

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

The board of directors proposes to distribute as dividend EUR 45 per common share, totally EUR 3,617,640 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, if the decision is taken on the Extra General Meeting in accordance with the board of directors' proposal, is expected to take place around 28 April 2022.

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 is equal to EUR 30,506,358.

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 to approximately EUR 26,888,737.

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

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Stockholm in March 2022
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)

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 2020/2021 and events of material significance during 2020/2021 up and until today.

Prior to the repayment, the equity/assets ratio of the company is 98,7%. After the repayment, the equity/assets ratio of the company is 98,6%.

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 20,3 per cent of the company's equity and approximately 20,3 per cent of the group's equity.

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Stockholm in March 2022

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 2 December 2021, it was resolved that a dividend of EUR 40 per common share will be paid, totally EUR 3,215,680, and that the remaining EUR 30,506,358 will be carried forward.

Following the finalization of the annual report for the financial year 01.07.2020 – 30.06.2021 [no events of material significance to the company's position has occurred and no value transfers, save for the payment of the dividend as indicated above, or changes in the company's restricted equity have been made.]

Stockholm in March 2022
East Capital Baltic Property Investors AB (publ)
The Board of Directors