

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 Thursday, 22 December 2022, at 10.00 a.m.

Registration starts at 9.30 a.m. and a 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, 22 December 2022, 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 be listed as shareholders in the share register prepared by Euroclear Sweden AB as of Wednesday, 14 December 2022 (the record date, Sw. *avstämningsdagen*), and must also give notice of their intention to participate at the AGM not later than on Friday, 16 December 2022.

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

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 Wednesday, 14 December 2022. This means that shareholders must contact the nominee in ample time before the aforementioned date. Registration in respect of voting rights is requested by the nominee in accordance with nominee’s routines. Registrations in respect of voting rights requested in such manner made by the nominee no later than Friday, 16 December 2022 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
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. The Board of Directors' proposal to resolve on (A)(i) a reduction of the share capital with voluntary redemption of shares and (A)(ii) an increase of the share capital by way of a bonus issue, *alternatively* (B)(i) a share split, (B)(ii) a reduction of the share capital with automatic redemption of shares and (B)(iii) an increase of the share capital by way of a bonus issue
12. Closing of the meeting

Proposed resolutions

Item 8b

The Board of Directors proposes that the Company's earnings as of 30 June 2022 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 invoice.

Item 10

Shareholders representing approximately nine per cent of the total votes in the Company have proposed to re-elect Peter Elam Håkansson and Albin Rosengren and elect Per Elcar as members of the Board of Directors for the period until the end of the next AGM.

It is noted that the registered accounting firm KPMG AB was re-elected at the AGM 2021 as the Company's auditor for the period until the AGM 2025. Hence, no election of auditor will take place.

Item 11

The proposals pursuant to items (A)(i) and (A)(ii) below are conditional upon each other and are therefore to be resolved upon as one resolution. The resolution is valid if supported by shareholders holding no less than two-thirds of both the votes cast and the shares represented at the AGM.

(A)(i) Reduction of the share capital with redemption of shares

The Board of Directors proposes that the Company's share capital be reduced by a minimum of EUR 2,083 and a maximum of EUR 15,073 with voluntary redemption of ordinary shares. The shares that are to be redeemed are those where redemption have been requested by the Company's shareholders. The right to request redemption shall vest in

those shareholders who on the record date 14 December 2022 are registered as shareholders in the share register prepared by Euroclear Sweden AB.

Shareholders have the right to redeem approximately 18.75 per cent of the number of held ordinary shares as of the record date. Rounding down shall be done to the nearest whole ordinary share. Shareholders can also request to redeem more ordinary shares than their holding of ordinary shares on the record date entitles them to. In the event that the number of ordinary shares requested for redemption exceeds the total number offered to be redeemed, the Board of Directors shall distribute the right to redeem ordinary shares among the shareholders: First, in proportion to their holdings of ordinary shares and, to the extent this cannot be done, secondly, in proportion to the number of ordinary shares that each shareholder has requested for redemption, in addition to the number to which they are entitled according to the preceding paragraph and, to the extent this cannot be done, by drawing lots.

A request for redemption of ordinary shares shall be made to anna.svensson@eastcapital.com by no later than Friday, 6 January 2023.

The purpose of the reduction is repayment to shareholders of ordinary shares.

For each redeemed ordinary share, a redemption price of EUR 240 shall be paid. The redemption price exceeds the quota value of an ordinary share by EUR 239. The part of the redemption price that exceeds the quota value of an ordinary share will be transferred from the Company's non-restricted equity. Payment of the redemption price will be made no later than ten banking days after the later of the expiry of the abovementioned deadline for requesting redemption and the registration with the Swedish Companies Registration Office of the resolutions on the reduction of the share capital pursuant to this section (A)(i) and the increase of the share capital by way of a bonus issue pursuant to section (A)(ii) below

Following completion of the reduction, the Company's share capital will amount to no less than EUR 120,319 and no more than EUR 133,309. The reduction can be effected without obtaining the authorisation of the Swedish Companies Registration Office or a court of general jurisdiction, as the Company, at the same time, carries out a bonus issue pursuant to section (A)(ii) below, resulting in no reduction of the Company's restricted equity or its share capital.

(A)(ii) Increase of the share capital by way of a bonus issue

The Board of Directors proposes that the Company's share capital be increased by way of a bonus issue. The share capital is to be increased by EUR 15,073 by way of transfer of EUR 15,073 from the Company's non-restricted equity. No new shares are to be issued in connection with the increase of the share capital. Following completion of the bonus issue, the Company's share capital will amount to no more than EUR 148,382 and the quota value of each share (irrespective of share class) will be changed from EUR 1 to approximately EUR 1.113068.

The proposals pursuant to items (B)(i)–(B)(iii) below are conditional upon no request for redemption of shares in accordance with item (A)(i) above having been made so that the Company's share capital is reduced by the minimum amount stated in item (A)(i). The proposals are to be resolved upon as one resolution. The resolution is valid if supported by shareholders holding no less than two-thirds of both the votes cast and the shares represented at the AGM.

(B)(i) Share split

The Board of Directors proposes that each of the Company's ordinary shares and shares of series B be split (share split) into two shares (1:2), of which one share is to be named

redemption share and redeemed as set out in section (B)(ii) below. Following completion of the share split, the quota value of each share (irrespective of share class) will be changed from EUR 1 to EUR 0.50.

Furthermore, the Board of Directors proposes that the Board of Directors be authorised to resolve on the record date for the share split. The record date may not be set to a date falling before registration by the Swedish Companies Registration Office of the resolution on share split.

(B)(ii) Reduction of the share capital with redemption of shares

The Board of Directors proposes that the Company's share capital be reduced by EUR 67,696 with automatic redemption of 80,392 ordinary shares and 55,000 shares of series B. The shares that are to be redeemed are those that, following the share split pursuant to section (B)(i) above, are named redemption shares. The record date for the redemption of redemption shares is Monday, 6 February 2023.

The purpose of the reduction is repayment to shareholders of ordinary shares and, with respect to the redemption of shares of series B, transfer to the Company's non-restricted equity.

For each redeemed ordinary share a redemption price of EUR 45 shall be paid. The redemption price exceeds the quota value of an ordinary share by EUR 44.5. The part of the redemption price that exceeds the quota value of an ordinary share will be transferred from the Company's non-restricted equity. Payment of the redemption price will be made no later than ten banking days after the registration with the Swedish Companies Registration Office of the resolutions on the share split pursuant to section (B)(i) above, the reduction of the share capital pursuant to this section (B)(ii) and the increase of the share capital by way of a bonus issue pursuant to section (B)(iii) below. No redemption price will be paid for redeemed shares of series B.

Following completion of the reduction, the Company's share capital will amount to EUR 67,696. The reduction can be effected without obtaining the authorisation of the Swedish Companies Registration Office or a court of general jurisdiction, as the Company, at the same time, carries out a bonus issue pursuant to section (B)(iii) below, resulting in no reduction of the Company's restricted equity or its share capital.

(B)(iii) Increase of the share capital by way of a bonus issue

The Board of Directors proposes that the Company's share capital be increased by way of a bonus issue. The share capital is to be increased by EUR 67,696 by way of transfer of EUR 67,696 from the Company's non-restricted equity. No new shares are to be issued in connection with the increase of the share capital. Following completion of the bonus issue, the Company's share capital will amount to EUR 135,392 and the quota value of each share (irrespective of share class) will be changed from EUR 0.50 to EUR 1.

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, 1 December 2022.

The Board of Directors' complete resolution proposals in accordance with item 11 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, no later than on Thursday 8 December 2022.

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 2022

EAST CAPITAL BALTIC PROPERTY INVESTORS AB (PUBL)

The Board of Directors