

The Nomination Committee's proposals and motivated statement to the Annual General Meeting 2024 in Eastnine AB (publ)

The Nomination Committee, that has consisted of Karine Hirn, chairman of the committee (representative of East Capital Holding and Peter Elam Håkansson), Erik Haegerstrand (representative of Bonnier Fastigheter), Martin Zetterström (representative of Arbona) and Liselotte Hjorth (chairman of the Board of Directors of Eastnine) proposes the following to the Annual General Meeting:

Election of the chairman of the meeting (item 2)

The Nomination Committee proposes that Björn Svensson, a member of the Swedish Bar Association, at Gernandt & Danielsson Advokatbyrå, is appointed chairman of the meeting.

Decision on the number of members of the Board of Directors, auditors and deputy auditors (item 10)

The Nomination Committee proposes that the Board of Directors shall consist of six (6) members.

The Nomination Committee proposes that the number of auditors shall be one (1) registered audit firm without a deputy auditor.

Decision on remuneration to the Board of Directors and the auditor (item 11)

The Nomination Committee proposes that the remuneration to the Chairman of the Board shall be SEK 840,000 (last year SEK 800,000) and that the remuneration to each of the other members of the Board shall be SEK 420,000 (last year SEK 400,000). No additional remuneration for any committee work is proposed.

Fees to the auditor are based on approved invoices.

Election of the members of the Board of Directors and chairman of the Board of Directors (item 12)

The Nomination Committee proposes that Liselotte Hjorth, Peter Elam Håkansson, Christian Hermelin, Ylva Sarby Westman and Hanna Loikkanen are re-elected as members of the Board of Directors and that Louise Richnau is elected as new member of the Board of Directors for the time until the end of the next AGM. It is proposed that Liselotte Hjorth is re-elected as the chairman of the Board of Directors.

Election of auditor (item 13)

The Nomination Committee proposes re-election of the auditing firm KPMG as auditor, with the authorized auditor Peter Dahllöf as auditor in charge. The auditor's term of office is proposed to be valid until the end of the next AGM. The Nomination Committee's proposal is in accordance with the recommendation from the Board of Directors, acting as Audit Committee. Neither the Nomination Committee's proposal nor the Board of Directors' recommendation has been affected by third parties or has been forced by any contractual terms that limited the freedom of choice in the auditor's election.

Motivated statement of the Nomination Committee

The Nomination Committee has held three meetings and has had additional contacts via e-mail and telephone. As part of the Committee work, interviews with each member of the Board of Directors,

the CEO and the CFO have been carried out in order to assess the Board work. The main focus of the assessment has been the Board procedures, collaboration climate and the competence within real estate investments and real estate development. It has been concluded that the Board is very committed and well organized and that the Board is performing very well.

It is the view of the Nomination Committee that the current size of the Board is appropriate. Accordingly, the Nomination Committee proposes that the Board continues to consist of six (6) ordinary members.

The Nomination Committee believes that the Board in its current form represents a broad competence within the real estate sector and that all current members of the Board have contributed meritoriously in the board work. Peter Wågström has declined re-election. The Nomination Committee therefore proposes the re-election of five (5) out of six (6) members of the Board as well as the election of Louise Richnau as new member of the Board.

When looking for and interviewing candidates, extensive experience from the real estate sector and expertise in capital market and sustainability matters, were criteria which the Nomination Committee paid attention to.

Louise Richnau (MsC, CEFA, CESGA) has an extensive background from 30+ years in the real estate sector covering among other things investments, transactions, financing, establishing new business areas, and sustainability. She has previous experience from the AP Funds (1–3) (Swedish National Pension Funds), Drott, and Nordanö (previously named Leimdörfer and then Brunswick Real Estate) and was responsible for the establishment of the first institutional real estate credit fund in the Nordics, Brunswick Real Estate Capital (now Niam Credit Advisory AB). Today, Louise works with companies she is invested in and holds several board positions, including Castellum AB (publ), Sunna Group AB and Nordanö Partners. The Nomination Committee believes that Louise Richnau will contribute to the Board with her extensive knowledge of the real estate sector and expertise in real estate investments and deal structuring.

The remuneration of the Board has remained unchanged since 2018 and the Nomination Committee proposes an increase by five per cent.

In the process of preparing the proposal of the Board, the Nomination Committee has considered requirements on the Board in terms of competence, diversity, composition and independence based on the company's international operations, governance and control, and its strategy with focus on real estate investments and sustainable real estate development in the Baltic region and Poland.

Furthermore, it is the Nomination Committee's view that it is important to strive for diversity in the Board of Directors and to actively search for suitable members among both women and men. Given the proposal, four (4) out of the six (6) positions of the Board will be held by women. The Nomination Committee has, as diversity policy, applied rule 4.1 in the Swedish Corporate Governance Code.

Liselotte Hjorth, Christian Hermelin, Hanna Loikkanen, Ylva Sarby Westman and Louise Richnau are considered as independent in relation to the Company and its management, as well as the Company's larger owners. Peter Elam Håkansson is considered as independent in relation to the Company and its management but as dependent in relation to the larger shareholders based on the fact that East Capital Group together with its related parties is a major shareholder of the Company.

Information about Louise Richnau

Born: 1966.

Relationship to the company, its management and major shareholders: Independent in relation to the Company and its management, as well as the Company's larger owners.

Education: Master of Science from the Swedish Royal Institute of Technology in Stockholm, CEFA from the Stockholm School of Economics, and CESGA from EFFAS.

Work experience: Louise has been working with real estate since 1991. Her first employment after graduation was as an analyst at the AP Funds (1–3) (Swedish National Pension Funds), thereafter as business development manager at Drott AB (publ). In 2002 she took the step to an advisory role and Nordanö (previously Leimdörfer and Brunswick Real Estate) where she remains as partner/Senior Adviser. This business led to the creation of, *inter alia*, the first Nordic institutional real estate credit fund - Brunswick Real Estate Capital (now Niam Credit Advisory AB) – which Louise was responsible for establishing. Since 2023 she works in her own company with investments as well as board assignments and advisory assignments.

Other board assignments: Chairman of the board of Bantaba AB. Board member of Castellum AB (publ), Lotsberget AB, Sunna Group AB, Nordanö Holding AB as well as multiple companies within the Nordanö group, Propel Capital V AB, Råsundapokalen AB and Lepano AB.

Own and related persons holdings as of 5 March 2024: 2,425 shares.

Information on the members of the Board that are proposed to be re-elected is available at the company's website www.eastnine.com.

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Stockholm in March 2024

The Nomination Committee in Eastnine AB (publ)