

# Notice of Annual General Meeting of Eastnine AB (publ)

**Shareholders of Eastnine AB (publ), reg. no. 556693-7404, are hereby given notice to attend the Annual General Meeting (“AGM”) to be held on Wednesday 5 May 2021. In the light of the ongoing corona pandemic and in order to minimise any risk of spreading of the corona virus, the Board of Directors has decided that the AGM is to be held only by way of postal voting, in accordance with temporary legislation. This means that the AGM will be conducted without any physical presence of shareholders, representatives or third parties and that shareholders’ voting rights to the AGM can only be exercised by submitting a postal voting form in accordance with the below instructions. Information on the resolutions passed at the meeting will be published on 5 May 2021, as soon as the outcome of the postal voting has been finally confirmed.**

*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.*

## **Notification**

Those that wish to attend the AGM by postal voting must:

- be registered as shareholders in the share register kept by Euroclear Sweden AB by Tuesday 27 April 2021, and
- also announce their intention to attend the AGM no later than Tuesday 4 May 2021 by having submitted a postal voting form in accordance with the instructions in section “Postal voting” below, so that the postal vote is received by Eastnine AB no later than that day.

## **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. Such re-registration must be effected at Euroclear Sweden AB on Thursday 29 April 2021. Thus, the nominee should be notified in due time prior to this date.

## **Postal voting**

The shareholders may exercise their voting rights at the AGM only by voting in advance, so called postal voting in accordance with Section 22 of the Act (2020:198) on temporary exceptions to facilitate the execution of general meetings in companies and other associations. A special form shall be used for postal voting. The form will be available on Eastnine’s website [www.eastnine.com](http://www.eastnine.com) and is considered as the notification of participation at the AGM. The shareholder may not provide special instructions or conditions to the postal vote. If so, the entire postal vote is invalid. Additional instructions and terms are



described in the postal voting form. The completed and signed form shall be submitted in order to reach Eastnine on 4 May 2021 at the latest and in accordance with any of the following methods: by email, to: [agm@eastnine.com](mailto:agm@eastnine.com) or by post to: Eastnine AB (publ), "AGM", Box 7214, 103 88 Stockholm, Sweden.

#### **Proxies etc.**

If a shareholder submits its postal vote by proxy, a written and dated Power of Attorney signed by the shareholder must be attached to the postal voting form. Proxy forms will be made available at Eastnine's website, [www.eastnine.com](http://www.eastnine.com). If the shareholder is a legal entity, a certificate of registration should be attached to the postal voting form. The Power of Attorney and the certificate of registration must not be older than one year, but the Power of Attorney may be older if its wording says it is valid for a longer period, although maximum five years is allowed.

#### **Questions and shareholders' right to receive information**

Since there will not be any general shareholders meeting at which shareholders or proxies may attend, there will not be any possibility to pose questions at the general shareholders meeting. Any questions in connection to the AGM shall be submitted in writing to the company no later than ten days prior to the AGM, i.e. no later than Sunday 25 April 2021, at the address of Eastnine AB (publ), "AGM information", Box 7214, 103 88 Stockholm, Sweden or by e-mail at [agm@eastnine.com](mailto:agm@eastnine.com). The Board of Directors and CEO shall, if any shareholder so requests and the Board of Directors believes that it can be done without material harm to the company, provide information regarding circumstances that may affect the assessment of an item on the agenda and circumstances that may affect the assessment of the company's or its subsidiaries' financial situation and the company's relation to other companies within the Group. The questions and answers will be made available on Eastnine's website [www.eastnine.com](http://www.eastnine.com) no later than Friday 30 April 2021. The questions and answers will also be available the same day at the office of Eastnine on Kungsgatan 30 in Stockholm, on Eastnine's website [www.eastnine.com](http://www.eastnine.com), and will be sent free of charge to shareholders who so request and state their postal address.

Eastnine's handling of personal data is described at:

<https://www.eastnine.com/sv/integritets-cookiepolicy>.

#### **Agenda**

1. Election of the chairman of the meeting.
2. Preparation and approval of the voting list.
3. Election of one or two persons to verify the minutes of the meeting.
4. Decision on whether the meeting has been duly convened.
5. Approval of the agenda.
6. Presentation of the annual report and the auditors' report, as well as of the consolidated financial statements and the auditors' report for the Eastnine group.
7. Resolutions regarding:
  - a) adoption of the income statement and balance sheet as well as of the consolidated income statement and the consolidated balance sheet for the Eastnine group,
  - b) disposition of the company's result in accordance with the adopted balance sheet,
  - c) discharge from liability of the members of the board of directors and the CEO.
8. Approval of remuneration report.
9. Decision on the number of members of the board of directors, auditors and deputy auditors.
10. Decision on remuneration to the board of directors and the auditor.

EASTNINE AB

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11. Election of members of the board of directors and chairman of the board of directors.
12. Election of auditor.
13. Resolution regarding authorization for the board of directors to transfer own shares.
14. Resolution regarding authorization for the board of directors to acquire own shares.
15. Resolution regarding authorisation for the board of directors to resolve on new share issue.
16. Resolution on:
  - a) the establishment of LTIP 2021; and
  - b) transfer of own shares to the participants in LTIP 2021.
17. Resolution regarding amendment of the Articles of Association.

## **1. Election of the chairman of the Meeting**

Eastnine's Nomination Committee, that has consisted of Magnus Lekander, as representative of East Capital (chairman of the committee), Mathias Svensson, as representative of Keel Capital, Martin Zetterström as representative of Arbona (since 8 December 2020, prior to that David Bliss as representative of Lazard Asset Management), and Liselotte Hjorth, as chairman of the Board of Directors of Eastnine, proposes:

- that the attorney Björn Kristiansson, Kanter Advokatbyrå, or, in case of his absence, the person that Eastnine's board of directors otherwise proposes, is appointed chairman of the meeting.

## **2. Preparation and approval of the voting list**

The voting list that is proposed for approval is the voting list that has been prepared by the company, based on the AGM register of shareholders and postal votes received, and has been verified and endorsed by the person appointed to verify the minutes of the meeting.

## **3. Election of one or two persons to verify the minutes of the meeting**

The board of directors proposes that two persons are appointed to verify the minutes of the meeting, and that Martin Zetterström, Arbona, and Jakob Pettersson, ICA-handlarnas Förbund, are elected, or, in case of any of their absence, the persons that the board of directors otherwise proposes.

## **7. b) Disposition of the company's result**

The board of directors proposes a dividend to the shareholders corresponding to SEK 3.00 per share and that the remaining profits are carried forward. The board of directors proposes that the dividend is distributed on four payment occasions of SEK 0.75 per share and dividend occasion. As record dates for the dividend, Friday 7 May 2021, Tuesday 17 August 2021, Tuesday 16 November 2021 and Tuesday 1 February 2022 are proposed. If the AGM resolves in accordance with the proposal, it is expected that Euroclear Sweden AB will distribute the dividend payment the third banking day following each respective record day, being Wednesday 12 May 2021, Friday 20 August 2021, Friday 19 November 2021, and Friday 4 February 2022.

## **8. Approval of remuneration report**

The board of directors proposes that the AGM resolves on approval of the board of directors' report on remunerations in accordance with Chapter 8, Section 53 a of the Swedish Companies Act.

## **9. Decision on the number of members of the board of directors, auditors and deputy auditors**

The Nomination Committee proposes that the board of directors shall consist of five (5) members.



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

#### **10. Decision on remuneration to the board of directors and the auditor**

The Nomination Committee proposes the following remuneration to the Board SEK 800 000 to the Chairman and SEK 400 000 to the other members of the Board. No additional remuneration for any committee work is proposed.

Fees to the auditor are based on approved invoices.

#### **11. Election of members of the board of directors and chairman of the board of directors**

The Nomination Committee proposes that Liselotte Hjorth, Peter Elam Håkansson, Peter Wågström, Christian Hermelin and Ylva Sarby Westman are re-elected 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. Information about the board members can be found on the company's website.

#### **12. Election of auditor**

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 AGM 2022. The Nomination Committee's proposal is in accordance with the recommendation from the board of directors, acting as Audit Committee.

#### **13. Authorization to transfer own shares**

The board of directors proposes that the AGM resolves to authorize the board of directors to transfer own shares, under the following conditions:

1. The shares may be transferred on Nasdaq Stockholm or otherwise.
2. Transfer may take place with or without deviation from the shareholders' preferential rights.
3. Transfer on Nasdaq Stockholm may take place at a price per share within the registered share price interval from time to time, which means the spread between the highest buying price and the lowest selling price prevailing from time to time on the exchange.
4. The authorization covers all shares held by the company from time to time.
5. Payment for the shares shall be made in cash, contributions in-kind or set-off.
6. The authorization may be utilized on one or more occasions, however not longer than until the next AGM.

The purpose of the authorization to transfer own shares and the reasons for any deviation from the shareholders' preferential rights is to enable the board of directors an opportunity to adjust the company's capital structure and to use repurchased owned shares as payment for or financing of acquisitions or investments in order to create increased value for the shareholders. A resolution in accordance with item 13 above requires that shareholders representing no less than two thirds of the votes cast as well as the shares represented at the AGM approve the resolution.

#### **14. Authorization to acquire own shares**

The board of directors proposes that the AGM resolves to authorize the board of directors to acquire the company's own shares, under the following conditions:

1. The share purchases may take place on Nasdaq Stockholm at a price per share within the registered share price interval from time to time, which means the spread between the highest buying price and the lowest selling price prevailing from time to time on the exchange.
2. Purchases may also be made in accordance with an offer directed to all shareholders with a cash consideration not below the market price at the time of the offer and with a maximum upward deviation of 20 percent.
3. The company may only purchase so many shares that the company's holding of its own shares does not at any time exceed 10 percent of all the shares in the company.
4. Payment for the shares shall be made in cash.
5. The authorization may be utilized on one or more occasions, however not longer than until the next AGM.

The purpose of this authorization to acquire own shares in the company is to enable the board of directors to adjust the capital structure and thereby generate a higher value for the shareholders. A resolution in accordance with item 14 above requires that shareholders representing no less than two thirds of the votes cast as well as the shares represented at the AGM approve the resolution.

#### **15. Authorisation for the board of directors to resolve on new share issue**

The board of directors proposes that the AGM resolves to authorise the board of directors to, at one or several occasions until the next annual general meeting, decide upon an issue of shares in the company corresponding to not more than 10 per cent of the company's share capital, with or without deviation from the shareholders' preferential right. Furthermore, the proposal means that an issue may be made against cash payment, by set-off or by contribution in kind. Shares shall, in case of deviation from the shareholders' preferential right to subscription, be issued on market terms. The purpose of the above authorisation is to enable the company to, completely or partially, finance any future real property investments and/or acquisitions of real property companies/businesses by issuing new shares as payment in connection with agreements on acquisition of real property, alternatively to raise capital for such investments and/or acquisitions. A resolution in accordance with item 15 above requires that shareholders representing no less than two thirds of the votes cast as well as the shares represented at the AGM approve the resolution.

#### **16. Resolution regarding (a) the establishment of LTIP 2021, and (b) transfer of own shares to the participants in LTIP 2021**

The board of directors of Eastnine AB (publ) proposes that the annual general meeting resolves to establish a long-term incentive programme ("LTIP 2021") directed to employees of the group. The proposal is based on LTIP 2020, approved by the annual general meeting last year, and reads as follows:

##### **LTIP 2021 in brief**

The board of directors' proposals involves the establishment of LTIP 2021 under which the employees in total may be granted a maximum of 51,000 shares in the company subject to the satisfaction of certain vesting requirements (see the proposal under item (a) below) and, for the purpose of ensuring delivery of shares, transfers of 51,000 own shares (see the proposal under item (b) below). The rationale for LTIP 2021 is to promote shareholder value and the company's long-term value creation capability by creating conditions for retaining and recruiting competent personnel, increasing the motivation amongst the



participants, promoting a personal shareholding as well as aligning the participants' interest with the interest of the company's shareholders.

The company has two outstanding long-term incentive programmes resolved upon on the annual general meeting 2018 and 2020 respectively. For a brief description, see note 5 in the company's annual report 2020 which is held available at the company's website [www.eastnine.com](http://www.eastnine.com).

#### **(a) Establishment of LTIP 2021**

The board of directors proposes that LTIP 2021 be established in accordance with the following principal terms and conditions.

1. LTIP 2021 is directed to employees of the group who have been employed since 1 January 2021, divided into the following three categories: Category A (CEO), Category B (CFO and other positions deemed business critical, preliminary seven persons) and Category C (other employees, preliminary 13 persons), collectively referred to as the "**Participants**".
2. Participation in LTIP 2021 requires that the Participant has a personal shareholding in the company with a value corresponding to one month of the Participants annual gross fixed salary as of 1 April 2021 ("**Fixed Salary**" and "**Participation Shares**"). If applicable insider rules and regulations prohibit a Participant from purchasing Participation Shares in the company prior to applying to participate in LTIP 2021 and during the period up until 30 June 2021, the board of directors has the right to postpone the last day of investment for such Participant.
3. Each Participant shall receive performance shares rights free of charge ("**Share Rights**") and each Share Right entitles the Participant to receive up to one share in the company ("**Performance Shares**"), subject to the satisfaction of the performance requirements.
4. Performance Shares are expected to be allotted to the Participants within 45 days from the publication of the company's interim report for January–June 2024, however, the board of directors shall be entitled to adjust such date. The period from 30 June 2021 up until the date of the publication of the company's interim report immediately following the third anniversary of the implementation of LTIP 2021 is below referred to as the "**Vesting Period**".
5. The allotment of Performance Shares is conditional upon the Participant's employment not having been terminated and the Participation Shares being retained by the Participant during the entire Vesting Period. The board of directors has the discretion to waive this condition for good leavers (for example, where employment is terminated as a result of the Participant's long-term illness, disability or death) or if the employer has given notice of termination of the Participant's employment due to redundancy (*Sw. arbetsbrist*). In such case, the board of directors shall determine the number of Performance Shares to be allotted adjusted for the number of days in the Vesting Period which the Participant was employed and the allotment shall be determined based on the satisfaction of the performance requirements.
6. The number of Share Rights allotted to a Participant shall be calculated by dividing a certain percentage as determined by the board of directors of 50, 40 and approx. 8.3 per cent, respectively, of the Participant's Fixed Salary for category A, B and C, respectively, with the share price corresponding to the volume weighted average price of the company's shares on Nasdaq Stockholm during the ten trading days immediately prior to the allotment of the Share Rights ("**Initial Share Price**").
7. The total number of allotted Share Rights shall not exceed 51,000. If the Initial Share Price would result in a higher total number of Share Rights, the number of Share Rights allotted to the Participants shall be adjusted downwards on a *pro rata* basis.

8. Should the Share Price at Allotment of the Performance Shares (as defined below) exceed 300 per cent of the Initial Share Price (the “**Share Price Cap**”), the number of Performance Shares to be allotted shall be reduced by way of multiplying the number of Share Rights that entitle to allotment by a factor equal to the Share Price Cap divided by the Share Price at Allotment. The value of the company’s shares in connection with allotment (the “**Share Price at Allotment**”) shall be calculated based on the volume weighted average price of the company’s share on Nasdaq Stockholm during the ten trading days immediately following the publication of the company’s interim report for the period January–June 2024.
9. If the Participant is absent due to sick leave or other long-term absence (not including parental leave, vacation or similar) for more than four weeks in total during a fiscal year or is part-time employed during the Vesting Period, the Participant’s Share Rights will be reduced on a *pro rata* basis. However, if the Participant has a disability, consideration will be given to making an adjustment to any allotment due depending on the circumstances of the individual case.
10. In order to further increase alignment between the long-term interests of the Participants and the company’s shareholders, a requirement for participation in the company’s long-term incentive programmes going forward shall be that Participants in Categories A and B retain at least 50 per cent of all allotted Performance Shares (net of tax for such allotment) until the Participant’s shareholding in the company is equal in value to the Participant’s Fixed Salary.
11. The Allotment of Performance Shares is conditional upon the degree of satisfaction of the performance requirements set out below compared to below established minimum and maximum target levels during the relevant measurement period. Each performance requirement represents half (1/2) of the total LTIP 2021 allotment of Performance Shares. Fractions of the allotted Performance Shares shall be rounded-off to the immediate lower whole number.
  - **Requirement 1**

The development of the company’s return on equity, *i.e.* average profits/losses related to the average shareholder’s equity, during the period 1 July 2021–30 June 2024.

    - Maximum level: 12 per cent per year.
    - Minimum level: 10 per cent per year.
  - **Requirement 2**

The percentile ranking of the company’s total shareholder return, *i.e.* share price development including dividends, during the period 1 July 2021–30 June 2024 compared to a peer group (the “**Peer Group**”) consisting of 20 European real estate companies<sup>1</sup>.

    - Maximum level: Total shareholder return corresponding to top quartile of the peer group.
    - Minimum level: Total shareholder return corresponding to median of the peer group.
12. If the minimum level of a performance requirement is not reached, no Performance Shares under that performance requirement will be allotted, whereas if the maximum level is reached, half (1/2) of the maximum number of Performance Shares under LTIP 2021 will be allotted. If the outcome falls between the minimum level and the maximum level, a linear *pro rata* allotment of Performance Shares for the relevant performance requirement shall apply.

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<sup>1</sup>The reference group consists of the following companies: Alstria Office, CA Immo, Covivio, Derwent London, Entra, Fabega, Gecina, Klövern, Kungsleden, Workspace Group, Wihlborgs, Globalworth, Globe Trade Center, CLS Holdings, Immofinanz, Norwegian Property, PSP Swiss Property, Aroundtown, DEMIRE Real Estate AG and Atrium Ljungberg. Total shareholder return will be measured in EUR for all companies in line with best practice.

13. The board of directors will determine the level of satisfaction of each of the performance requirements and intends to present the satisfaction level after the end of the Vesting Period. Performance Shares are expected to be allotted to the Participants within 45 days from the end of the Vesting Period.
14. In order to maintain representative and relevant performance requirements during the Vesting Period, the board of directors may adjust the Peer Group and the definition of return on equity.
15. The number of Share Rights and the Share Price Cap may be recalculated by the board of directors in the event of share issues, share splits, reversed share splits, merger, reduction of share capital or any similar event that may affect the capital structure of the company. When determining the final vesting level for the allotment of Performance Shares, the board of directors shall examine whether the vesting level as well as the performance requirements are reasonable considering the company's financial results and position, conditions on the stock market and other circumstances, and if not, as determined by the board of directors, change the vesting level as deemed appropriate by the board of directors.
16. The company will not compensate the Participants for any dividends during the Vesting Period. The Share Rights must not be assigned, pledged or disposed of in any way (except in the event of the Participant's death, to his or her beneficiaries) and will lapse immediately on any attempt to do so or if the Participant is declared bankrupt. Participants are not entitled to perform any shareholder's rights regarding the Share Rights during the Vesting Period. If a Participant is subject to a disciplinary process or there is a dispute pending or threatened, the board of directors may delay allotment of Performance Shares until the conclusion of such a process.
17. If significant changes occur in the company or on the market, or in the event the costs for LTIP 2021 significantly exceed the estimated costs, and this, in the opinion of the board of directors, results in a situation where the conditions for allotment of Performance Shares become unreasonable or no longer appropriate, the board of directors is entitled to adopt different conditions or make adjustments to LTIP 2021, including, among other things, to resolve on a reduced allotment of Performance Shares, or to not allot any Performance Shares at all.
18. In case a public offer for all shares in the company is completed resulting in the offeror owning more than 90 per cent of the shares in the company, LTIP 2021 shall be closed down by the earlier execution of any outstanding Share Rights and amending the vesting and performance requirements in proportion to the time elapsed since the implementation of LTIP 2021 and the last measurable point of performance prior to the completion of the public offer.
19. Participation in LTIP 2021 requires that it is permitted and appropriate with regard to applicable laws and regulations in the jurisdiction in which the relevant Participant is resident and that the board of directors deems it feasible at reasonable administrative and financial costs.
20. In the event delivery of Performance Shares to a Participant cannot take place under applicable law or at reasonable cost or with reasonable administrative effort, the board of directors may pay a part of or the entire allotment to such Participant in cash instead of shares.
21. The board of directors may retain allotted Performance Shares and settle a part of the allotment in cash in order to facilitate the payment of the Participants' tax liabilities.
22. The board of directors is responsible for the detailed design and implementation of LTIP 2021. Accordingly, the board of directors is to prepare and execute any necessary full-text documentation to the Participants and otherwise manage and administer LTIP 2021.



## **(b) Transfer of own shares**

The board of directors proposes, for the purpose of securing delivery of shares under LTIP 2021, that a maximum of 51,000 own shares be transferred to the Participants on the following terms and conditions.

1. The right to receive shares shall, with deviation from the shareholders' preferential rights, be granted to the Participants, with right for each of the Participants to receive no more than the maximum number of shares allowed under the terms and conditions of LTIP 2021. Furthermore, subsidiaries within the group shall have the right to receive shares, free of consideration, and such subsidiaries shall be obligated to immediately transfer, free of consideration, such shares to the Participants in accordance with the terms and conditions of LTIP 2021.
2. The Participants' right to receive shares are conditional upon the fulfilment of the terms and conditions of LTIP 2021.
3. The shares shall be transferred within the time period set out in the terms and conditions of LTIP 2021.
4. The shares shall be transferred free of charge.
5. The number of shares that may be transferred to the Participants may be recalculated in the event of share issues, share splits, reversed share splits or similar events or otherwise in accordance with the terms and conditions of LTIP 2021.

## **Hedging arrangements**

The company intends to use up to 60,000 previously repurchased own shares (corresponding to approx. 0.27 % of the total number of shares) in order to ensure the delivery of shares to the Participants and to secure and cover the costs that arise as a result of LTIP 2021 (for example social security charges and tax). The Board thus do not propose any further actions to hedge the company's obligations under LTIP 2021. In the event that the required majority for approval to transfer shares to the Participants is not reached under item (b) above, the board of directors intends to hedge the financial exposure of the LTIP 2021 by the company entering into an equity swap agreement with a third party, under which the third party shall, in its own name, acquire and transfer shares in the company to Participants covered by the LTIP 2021.

## **Estimated costs and dilution for LTIP 2021**

The costs for LTIP 2021 will be calculated in accordance with IFRS 2 and distributed over the Vesting Period. Assuming that one third (1/3) of the maximum number of Performance Shares are allotted, resulting in the allotment of 13,600 Performance Shares, an Initial Share Price of SEK 127, and an annual share price increase of 5 per cent during the Vesting Period, the total cost for LTIP 2021, including social security costs, is estimated to approximately EUR 0.2 million. Assuming that the maximum number of Performance Shares are allotted, resulting in the allotment of approx. 41,000 Performance Shares, an Initial Share Price of SEK 127, and an annual share price increase of 5 per cent during the Vesting Period, the total cost for LTIP 2021, including social security costs, is estimated to approximately EUR 0.6 million. The costs should be viewed in relation to the company's total costs for salaries and other remuneration to employees, which for 2020 amounted to EUR 3.2 million, including social security costs.

## **Effect on key ratios**

The company will not issue any new shares due to LTIP 2021, but intends to use up to 60,000 shares held in treasury for delivery to the Participants and for hedging of costs for LTIP 2021. The costs for LTIP 2021 are expected to have a marginal effect on the group's key ratios.



### **Preparation of the board of directors' proposal**

The proposal has been prepared by the board of directors in consultation with external advisors.

### **Majority vote requirements**

The board of directors' proposals under item (a) is valid only if supported by shareholders holding not less than half of the votes cast represented at the meeting and (b) is valid only if supported by shareholders holding not less than nine tenths (9/10) of both the votes cast and the shares represented at the meeting.

### **17. Resolution regarding amendment of the Articles of Association**

The board of directors proposes that the AGM resolves to amend Section 1 and to introduce a new Section 12 in the Articles of Association, in accordance with the following:

#### **§ 1 ~~Registered name~~ Company name**

The ~~registered name of the company~~ name is Eastnine AB (publ).

#### **§ 12 Collection of powers of attorney and voting by post**

The Board may collect powers of attorney in accordance with the procedure described in Chapter 7, Section 4, paragraph 2 of the Swedish Companies Act (2005:551).

The Board may resolve, ahead of a General Meeting of shareholders, that the shareholders shall be entitled to exercise their voting rights by post prior to the Meeting.

A resolution in accordance with item 17 above requires that shareholders representing no less than two thirds of the votes cast as well as the shares represented at the AGM approve the resolution.

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### **Number of shares and votes**

At the time of issuance of this notice there are in total 22,370,261 shares in the company with one vote per share. The company holds 221,200 own shares.

### **Available documents**

Annual accounts including the auditor's report as well as the complete proposals and statements according to the Swedish Companies Act together with pertaining statements by the auditor will be available at the office of Eastnine on Kungsgatan 30 in Stockholm and on the website [www.eastnine.com](http://www.eastnine.com) no later than Wednesday 14 April 2021. Copies of the documentation and the notice will be sent free of charge to shareholders who so request and state their postal address.

\* \* \*

Stockholm in March 2021

EASTNINE AB (publ)

*Board of Directors*

**Eastnine AB (publ)**

EASTNINE AB

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*Eastnine AB is a Swedish real estate company with a property value of EUR 372m and a long-term net asset value of EUR 324m as of 31 December 2020. The company's vision is to create and provide prime venues where ideas can flow, people can meet, and successful business can be developed. The mission is that Eastnine shall be the leading long-term provider of modern and sustainable office premises in prime locations in the Baltic capitals. Eastnine is listed on Nasdaq Stockholm Mid Cap, sector Real Estate.*