

PRESS RELEASE
Stockholm, 12 May 2014

East Capital Explorer to acquire Vilnius Business Harbour

East Capital Explorer AB has signed a preliminary agreement to acquire Vilnius Business Harbour, an A Class office complex in the central business district in Vilnius, including a neighboring land plot from the developer SPV Nekilnojamojo Turto Gama. The initial equity commitment by East Capital Explorer is estimated to amount to EUR 22m. The acquisition, which will be made as a direct investment, is subject to final documentation. The total purchase price, including equity and loan financing, will be disclosed upon closing the deal, which is expected by the end of May.

"This investment is in line with our current strategy to increase exposure to real estate and Private Equity in the Baltics and to build a more concentrated portfolio of key holdings for East Capital Explorer. The Baltic real estate sector has become increasingly more attractive providing risk adjusted returns. We believe Vilnius Business Harbour is a strong addition to the portfolio", says Catharina Hagberg, Acting CEO of East Capital Explorer.

The business complex was built in 2008 with a gross leasable area of 28,415 sqm. It currently has a low vacancy rate and a strong tenant mix including TEO, Aviva Insurance, Visma, DnB Nord, the Ministry of Finance and Nordea Finance among others. The acquisition also encompasses an additional land plot on the neighboring site, with development plans for a new office building.

"We are delighted to acquire Vilnius Business Harbour, one of the most modern and well situated office buildings in Vilnius. Recovering GDP growth in Lithuania the past years has revitalized the real estate market, and A class office demand continues to grow. We see a great opportunity to further develop VBH's potential and offer best quality office premises and services to our customers", says Kestutis Sasnauskas, Partner and Head of Real Estate and Private Equity, East Capital.

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Financial reporting calendar

- Monthly Net Asset Value report on the fifth working day after the end of each month
- Interim Report, 1 January – 31 March 2014 on 22 May 2014
- Interim Report, 1 January – 30 June 2014 on 21 August 2014
- Interim Report, 1 January – 30 September 2014 on 7 November 2014

About East Capital Explorer

East Capital Explorer AB (publ) is a Swedish investment company, created with the specific aim of bringing unique investment opportunities in Eastern Europe to a broader investor base. The company makes direct investments into private and public companies but investments are also made through East Capital's private equity, real estate and alternative investment funds. East Capital Explorer's main investment theme is domestic growth and the Company targets fast growing sectors such as Retail and Consumer goods, Financials and Real Estate. East Capital Explorer has appointed East Capital to manage its investment activities. East Capital Explorer is listed on NASDAQ OMX Stockholm, Mid Cap.

Listing: NASDAQ OMX Stockholm, Mid Cap - **Ticker:** ECEX - **ISIN:** SE0002158568 -
Reuters: ECEX.ST - **Bloomberg:** ECEX SS Equity

This information is disclosed in accordance with the Securities Markets Act, the Financial Instruments Trading Act and demands made in the exchange rules. It was released for publication at 08:00 a.m. CET on 12 May 2014.