

Notice to attend the Annual General Meeting in CTV Properties AB (publ)

The shareholders in CTV Properties AB (publ) (the "Company"), 559080-8811, are hereby given notice to attend to the Annual General Meeting on Monday 30th of May 2022 at 10:30 am in the offices of CTV Properties AB, c/o Catella AB, Birger Jarlsgatan 6, 114 34 Stockholm. Registration for the meeting commences at 10:15.

NOTICE

Shareholders wishing to participate in the meeting must be entered in the shareholders' register kept by Euroclear Sweden AB (the Swedish Central Securities Depository & Clearing Organization) on the record day, Thursday 19th of May 2022. PLEASE NOTE THAT shareholders who have their shares registered in the name of a bank/nominee must re-register their shares, in their own name at Euroclear Sweden AB, no later than 23rd of May 2022, to attend the meeting.

Shareholders wishing to participate in the meeting are encouraged, for the Company's planning purposes, to notify the Company of their attendance no later than 4 p.m on Friday 27th of May 2022, via email at the address iiro.nurkkala@catella.fi, via tel +358 10 5220 361 or via letter to CTV Properties AB (publ), c/o Catella AB, BOX 5897, Birger Jarlsgatan 6, 102 40 Stockholm, Sweden. Notification should include full name, personal ID number or corporate registration number, address and telephone number and, if applicable, information about proxy, representative and assistant. Shareholders should note that this notification is not a prerequisite for participation at the meeting.

In order to facilitate entry to the meeting, notification should, when appropriate, be accompanied by powers of attorney, registration certificate and other authorization documents. Forms for power of attorney can be downloaded from the Company's website <https://www.catella.com/en/ctv-properties>. A person representing a legal entity must present a registration certificate, not older than one year, or equivalent documentation indicating the signatory right.

Number of shares and votes

At the time of issuing the notice to attend the Annual General Meeting, the Company has a total 20,083 registered shares, with one vote per share.

Shareholders' information right

According to Chapter 7 section 32 of the Swedish Companies Act (2005:551), shareholders present at the Annual General Meeting have the right to request certain information.

PROPOSED AGENDA

- 1) Opening of the Annual General Meeting.
- 2) Election of the chairman of the meeting.
- 3) Preparation and approval of the voting register.
- 4) Approval of the agenda.
- 5) Election of one or two persons to attest the minutes of the meeting.
- 6) Determination of whether the meeting has been duly convened.
- 7) Presentation of the annual report and audit report and the consolidated accounts and group audit report and in connection with this:

- a) address by the chairman of the board and report on the board's work;
 - b) address by the CEO and portfolio manager;
 - c) report by the auditor regarding the audit work.
- 8) Resolution on:
- a) adoption of profit and loss account and balance sheet and consolidated profit and loss account and consolidated balance sheet,
 - b) allocation regarding the Company's profit/loss in accordance with the adopted balance sheet,
- and
- c) discharge of liability for the board members and the managing director.
- 9) Resolution on the number of board members and deputies.
- 10) Resolution on remuneration to the board of directors and the auditor.
- 11) Election of board members, deputies and chairman of the board.
- 12) Election of auditors.
- 13) Resolution on the adoption of new Articles of Association
- 14) Closing of the Annual General Meeting.

PROPOSALS FROM THE BOARD OF DIRECTORS

8b. Resolution on allocation of profits

The board of directors proposes that dividend of EUR 260 per share, which corresponds to a total of EUR 5,221,580 is paid and that the remaining balanced profit of EUR 1,270,659 for the financial year in question is put forward into new account and that the board of directors is given authorization to determine the record date or record dates for payment of the dividend.

PROPOSALS FROM SHAREHOLDERS

9. Resolution on the number of board members and deputies

Prirock Oy proposes that the board shall consist of three (3) ordinary members without any deputy board members.

10. Remuneration to the board of directors and the auditor

Prirock Oy proposes that the annual remuneration to the chairman of the board shall be EUR 4,000 and no remuneration to each of the other ordinary board members. Fees to the auditor shall be based on approved invoices in accordance with contract.

11. Election of board members, deputies and chairman of the board

Prirock Oy proposes re-election of Jan Koskela and election of Mathias de Maré and Johanna Björnemyr as members of the board and that Jan Koskela be elected chairman of the board.

12. Election of auditors

Prirock Oy proposes re-election of the accounting firm Ernst & Young AB in which case Ernst & Young has informed that Beata Lihammar will continue as principal auditor.

13. Resolution on the adoption of new Articles of Association

The Board of Directors proposes that the Annual General Meeting resolves to amend Sections 5 and 6 of the Articles of Association, which means lowering the limits for the lowest and highest permissible share capital and the lowest and highest permissible number of shares as follows.

§ 5 Share capital

The share capital shall be minimum EUR 53,200 (before 125,000) and maximum EUR 212,800 (before 500,000).

§ 6 Number of shares

The number of shares shall be minimum 5 320 (before 12 500) and maximum 21 280 (before 50 000).

For a valid resolution in accordance with the Board of Directors' proposal it is required that the decision is supported by shareholders with no less than two thirds of the votes and shares present at the Extraordinary General Meeting.

Available documents

Accounts, audit reports, statement of the auditor and complete proposals for resolutions will be available at the offices of CTV Properties Ab, c/o Catella AB, Birger Jarlsgatan 6, 114 34 Stockholm and at the Company's website <https://www.catella.com/en/ctv-properties> as of Monday 9th of May and will be sent in connection therewith to the shareholders who so request and state their postal address. The documents will also be available at the Annual General Meeting.

Processing of personal data

In connection with the notification to the Annual General Meeting, the Company will process the personal information requested as described above about shareholders. The personal data collected from the share register, notification of participation in the Annual General Meeting and information on representatives and assistants will be used for registration, preparation of the voting list for the Annual General Meeting and, if applicable, minutes of the meeting. The personal data will only be used for the Annual General Meeting.

For further information on the processing of personal data in connection with the Annual General Meeting, see general privacy policy for general meetings <https://www.euroclear.com/dam/ESw/Legal/Privacy%20notice%20BOSS%20-%20final%20220324.pdf>

Stockholm in April 2022

The Board of Directors