

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 30th of June 2023 at 9:00 am in the offices of Born Advokater at Strandvägen 7A, Stockholm. Registration for the meeting commences at 8:45 am.

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, 21th of June 2023. 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 26st of June 2023, 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 29th of June 2023, 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 5,355 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 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,
 - 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 voluntary liquidation.
- 14) Other matters.
- 15) Closing of the Annual General Meeting.

PROPOSALS

8b. Resolution on allocation of profits

The board of directors proposes that dividend of EUR 200 per share, which corresponds to a total of EUR 1,071,000 is paid and that the remaining balanced profit of EUR 269,422.63 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.

9. Resolution on the number of board members and deputies

Shareholder 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

Shareholder proposes that the remuneration to the chairman of the board shall be paid in relation to the length of the mandate, based on annual fee of EUR 4,000 and that no remuneration shall be paid 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

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

12. Election of auditors

The board of directors proposes re-election of the accounting firm Ernst & Young AB in which case Ernst & Young has informed that Linus Wiremark will continue as principal auditor.

13. Resolution on voluntary liquidation

The board proposes that the General Meeting resolve that the Company shall enter into voluntary liquidation in accordance with Chapter 25, Section 3 of the Companies Act. Advokat Jonas Gombrii is proposed as liquidator.

The reason for liquidating the Company is that the Company has sold its assets and no longer conducts any business. The board therefore assesses that it is in the interests of the shareholders to distribute the Company's assets and liquidate the Company. The board currently sees no attractive alternatives to liquidation.

The decision is proposed to apply from and including the time when the Swedish Companies Registration Office has appointed a liquidator.

The board assesses that a transfer of any remaining funds can take place when the time for summoning unknown creditors have expired. According to the law, the time for summoning unknown creditors is six months from the day the summons is issued by the Swedish Companies Registration Office.

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 9th of June 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-notice-bolagsstammor-engelska.pdf>

Stockholm in June 2023

The Board of Directors