

N.B. The English translation is an office translation only, in the event of discrepancy, the Swedish version shall prevail.

## **Notice to attend the Extraordinary General Meeting in CTV Properties AB (publ)**

The shareholders in CTV Properties AB (publ) (the "Company"), 559080-8811, are hereby given notice to attend the Extraordinary General Meeting on, December 20, 2022

The board has resolved that the Extraordinary General Meeting will be held in accordance with temporary regulation. It will be conducted without the physical presence of shareholders, representatives, or outsiders. Shareholders will only be able to exercise their voting rights in advance through so-called postal voting before the meeting.

### **REGISTRATION**

Shareholders wishing to participate in the meeting must both

- be entered in the shareholders' register kept by Euroclear Sweden AB (the Swedish Central Securities Depository & Clearing Organization) on the record day, December 12, 2022.
- Notify the Company of their participation at the Meeting by casting their postal vote according to the instructions under the heading postal voting below, so that the postal voting form is at the Company's disposal no later than December 19 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 14 of December 2022, to attend the meeting.

### **POSTAL VOTING**

The shareholders may exercise their right to vote at the meeting only by voting in advance through so-called postal voting according to § 22 of Act (2022:121) on temporary exemptions to facilitate company- and association meetings (*lagen om tillfälliga undantag för att underlätta genomförandet av bolags- och föreningsstämmor*).

For postal voting, a special form must be used. The postal voting form is attached to the notice. The postal voting form is valid as a registration for the meeting.

The completed form must be received by the Company no later than December 19 2022. The completed form must be sent by email to the address [iiro.nurkkala@catella.fi](mailto:iiro.nurkkala@catella.fi), or by letter to the address CTV Properties AB (publ), c/o Catella AB, BOX 5894, Birger Jarlsgatan 6, 102 40 Stockholm. If the shareholder votes by proxy, the power of attorney must be attached to the form and sent in original to the above address. If the shareholder is a legal person, a certificate of registration or another authorization document must be attached to the form. The shareholder may not provide the advance vote with special instructions or conditions. If this happens, the postal vote is invalid in its entirety.

N.B. The English translation is an office translation only, in the event of discrepancy, the Swedish version shall prevail.

Further instructions and conditions can be found in the postal voting form. 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 Extraordinary 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 Extraordinary General Meeting have the right to request certain information.

Requests for such information must be sent by email to the address [iro.nurkkala@catella.fi](mailto:iro.nurkkala@catella.fi), or by letter to the address CTV Properties AB (publ), c/o Catella AB, BOX 5894, Birger Jarlsgatan 6, 102 40 Stockholm, no later than 10 December 2022. The information will be provided by keeping it available at the Company's office and at <https://www.catella.com/en/ctv-properties> no later than 15 December 2022. The information is also sent within the same time to the shareholder who so requested and who provided his address.

## **PROPOSED AGENDA**

- 1) Opening of the Extraordinary General Meeting.
- 2) Election of the chairman of the meeting.
- 3) Preparation and approval of the voting register.
- 4) Approval of the agenda.
- 5) Determination of whether the meeting has been duly convened.
- 6) Election of one or two persons to attest the minutes of the meeting.
- 7) Resolution on reduction of the statutory reserve.
- 8) Closing of the Extraordinary General Meeting.

## **PROPOSALS FROM THE BOARD OF DIRECTORS**

### ***2. Election of the chairman of the meeting***

The board proposes the election of Jan Koskela as chairman of the meeting, or in the event of his impediment, the person the board proposes instead.

### ***6. Election of one or two persons to attest the minutes of the meeting***

The board proposes the election of Johanna Björnemyr and Mathias de Maré to attest the minutes of the meeting, or in case of impediment of any of these, the person the board proposes instead.

### ***7. Resolution reduction of the statutory reserve***

N.B. The English translation is an office translation only, in the event of discrepancy, the Swedish version shall prevail.

The board proposes that the statutory reserve be reduced by EUR 1,277,831.51, of which EUR 1,075,690.92 will be used for repaying the shareholders, and EUR 202,140.59 will become free equity.

It is proposed that the board be authorized to make minor adjustments to the decision that are required to enable registration with the Swedish Companies Registration Office.

### **Available documents**

The complete proposal from the Board of Directors, including related documents, as well as a power of attorney form, will be available to the shareholders no later than two weeks prior to the meeting at CTV Properties AB, c/o Catella AB, Birger Jarlsgatan 6, 114 34 Stockholm and on the Company's website <https://www.catella.com/en/ctv-properties>. A copy of the documents will be sent to the shareholders who are requesting it and are providing their mailing address. The documents will also be available at the Extraordinary General Meeting.

### **Processing of personal data**

In connection with the notification to the Extraordinary 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 Extraordinary General Meeting and information on representatives and assistants will be used for registration, preparation of the voting list for the Extraordinary General Meeting and, if applicable, minutes of the meeting. The personal data will only be used for the Extraordinary General Meeting.

For further information on the processing of personal data in connection with the Extraordinary General Meeting, see general privacy policy for general meetings <https://www.euroclear.com/dam/ESw/Legal/Integritetspolicy-bolagsstammor-svenska.pdf>

Stockholm in December 2022

The Board of Directors