

NOTICE OF EXTRAORDINARY GENERAL MEETING IN 24STORAGE AB (PUBL)

The shareholders of 24Storage AB (publ) are invited to the annual general meeting on Tuesday, 11 January 2022, at 13.00 CET at the company's offices on Luntmakargatan 46, SE-111 37 Stockholm, Sweden.

Preconditions for participation

A shareholder who wishes to participate in the meeting must (i) be recorded in the share register for the meeting prepared by Euroclear Sweden AB relating to the circumstances on 30 December 2021, and (ii) notify its intention to participate in the meeting no later than 4 January 2022. The notification shall be made by regular mail to Advokatfirman Vinge KB, Att: Agaton Lindgren, Box 4255, SE-203 13 Malmö, Sweden. Notification may also be made by e-mail to agaton.lindgren@vinge.se. The notification shall set forth name, social security number or company registration number, number of shares, address, daytime telephone number and, where applicable, the number of advisors (maximum two) that will accompany the shareholder at the meeting.

To be entitled to participate in the meeting, in addition to providing notification of participation, a shareholder whose shares are held in the name of a nominee must register its shares in its own name so that the shareholder is recorded in the share register as at 30 December 2021. Such registration may be temporary (so-called voting right registration) and is requested from the nominee in accordance with the nominee's procedures and such time in advance as the nominee determines. Voting right registrations completed not later than 4 January 2022 are taken into account when preparing the register of shareholders.

Proxy etc.

Shareholder represented by a proxy shall issue a power of attorney for the proxy. If the power of attorney is issued on behalf of a legal entity, a registration certificate or the equivalent indicating the authorized signatories of the legal entity must be enclosed. The power of attorney, and any registration certificate or the equivalent document, shall be sent to the company at the address above well in advance of the meeting. Proxy forms are available at the company's website www.24storage.se and will, upon request, be sent by regular mail to shareholders stating their postal address.

Number of shares and votes

As per the date of this notice, there are 14,924,020 outstanding shares and votes in the company. The company holds no treasury shares.

Proposed agenda:

1. Opening of the meeting
2. Election of chairman of the meeting
3. Preparation and approval of voting list
4. Approval of agenda
5. Election of one or two persons to verify the minutes
6. Determination of whether the meeting has been duly convened
7. Determination of the number of members of the board of directors

8. Election of the board of directors
9. Determination of fees to be paid to the board of directors
10. Abolishment of the principles for appointment of the nomination committee
11. Closing of the meeting

Election of board of directors (items 7-9)

The company has been informed that T-C Storage BidCo AB holds shares in 24Storage corresponding to more than 90 per cent of the shares and votes in 24Storage and that T-C Storage BidCo AB proposes:

1. that the board of directors shall consist of three board members with no deputies,
2. that Jasper Gilbey, Oscar Maltesen and Johan Åström are elected board members for the time until the next annual general meeting, and
3. that no board remuneration shall be paid.

Jasper Gilbey is Head of TIAA General Account, Europe at Nuveen Real Estate, Oscar Maltesen is Investment Manager, Nordics at Nuveen Real Estate, and Johan Åström is Head of Real Estate, Nordics at Nuveen Real Estate.

In light of the new ownership in the company, the nomination committee has not been involved in the preparation of the above proposals.

Nomination committee (item 10)

As a result of the new ownership in the company, the company has applied for delisting of the company's shares from Nasdaq First North Growth Market, with last day of trading as soon as possible. The company has been informed that T-C Storage BidCo AB proposes that the principles for the appointment of the members of the company's nomination committee (the instruction for the nomination committee), adopted on the annual general meeting 2021, are abolished, with effect from the date of the delisting from Nasdaq First North Growth Market.

Right to require information and processing of personal data

Shareholders are reminded of their right to require information under Chapter 7 Section 32 of the Swedish Companies Act.

For information about the processing of your personal data, please refer to <https://www.euroclear.com/dam/ESw/Legal/Privacy-notice-bolagsstammor-engelska.pdf>. 24Storage's AB corporate registration number is 556996-8141 and its registered office is in Stockholm, Sweden.

Stockholm, December 2021

24Storage AB (publ)

The board of directors

For more information, please contact:

Jan-Olof Backman, Chairman of the Board
Phone: +46 70 883 74 83
Email: job@jobab.se

Fredrik Sandelin, CEO
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Email: fredrik.sandelin@24storage.com

About 24Storage

24Storage is a self storage company that offers customers convenient and easy to access storage space outside the home or office. The Company was founded in 2015 with the vision to digitalise the storage industry and has succeeded in establishing itself since then as one of the biggest players in Sweden. 24Storage operates and develops 26 storage facilities with more than 13,000 storage units, corresponding to a total of over 70,000 lettable square meters and more than 7,000 customers. The 24Storage share is listed on Nasdaq First North Growth Market and Arctic Securities is the company's Certified Adviser and can be reached at certifiedadviser@arctic.com or +46 844 68 61 00. For more information, please visit 24storage.se.

Attachments

[Notice of extraordinary general meeting in 24Storage AB \(publ\)](#)