

NOTICE OF ANNUAL GENERAL MEETING IN 24STORAGE AB

The shareholders of 24Storage AB, reg. no. 556996-8141 (the "Company"), are hereby convened to the annual general meeting to be held on 24 May 2022.

Information with respect to Covid-19

The Company is mindful of the health and well-being of its shareholders and employees. It's important for the Company to take a social responsibility and contribute to reduce the risk of transmission of the coronavirus (Covid-19). Due to the extraordinary situation the annual general meeting will be carried out through advance voting (postal voting) pursuant to temporary legislation. Thus, it will not be possible to attend in person or through proxy at the annual general meeting.

Information on the resolutions of the annual general meeting will be published as soon as the outcome of the advance voting is finally compiled on 24 May 2022.

Right to attend the annual general meeting and notification

Shareholders wishing to attend the annual general meeting must:

- i. on the record date, which is 16 May 2022, be registered in the share register maintained by Euroclear Sweden AB;
- ii. notify the participation at the general meeting no later than 23 May 2022 by casting its advance vote in accordance with the instructions under the heading "Advance voting" below so that the advance voting form is received by the Company no later than that day.

Nominee registered shares

Shareholders, whose shares are registered in the name of a nominee, must temporarily register the shares in their own name at Euroclear Sweden AB. Shareholders whose shares are registered in the name of a nominee must, no later than on 16 May 2022, via their nominee, temporarily register the shares in their own name in order to be entitled to participate at the general meeting. Voting registration requested by a shareholder in such time that the registration has been made by the relevant nominee no later than on 18 May 2022 will be considered in preparations of the share register.

Proxy etc.

Shareholders who are casting advance votes via proxy should submit a power of attorney, dated and signed by the shareholder, together with the advance vote. If the shareholder is a legal person, certificate of registration or other documents of authority shall be attached to the form. A proxy form will be available on the Company's website www.24storage.se.

Advance voting

In view of the recent developments of the spread of Covid-19, the Company has taken certain precautionary measures in relation to the annual general meeting. The shareholders may exercise their voting rights at the general meeting only by voting in advance, so called advance voting (postal voting) in accordance with Act (2022:121) on temporary exceptions to facilitate the execution of general meetings in companies and other associations.

A special form shall be used for advance voting. The form is available on www.24storage.se. A shareholder who is exercising its voting right through advance voting do not need to notify the Company of its attendance to the general meeting. The advance voting form is considered as the notification of attendance to the general meeting.

The completed voting form must be at the Company's disposal no later than on 23 May 2022. The completed and signed form shall be sent by regular mail to Annual General Meeting 2022 24Storage AB, Att. Henrik Backman, P.O. Box 30134, SE-104 25 Stockholm or by e-mail bolagsstamma@24storage.se.

The shareholder may not provide special instructions or conditions in the voting form. If so, the vote is invalid. Further instructions and conditions are included in the form for advance voting.

Proposed agenda:

1. Opening of the meeting
 2. Election of the chairman of the general meeting
 3. Preparation and approval of voting list
 4. Approval of the agenda
 5. Election of one person to certify the minutes
 6. Determination of whether the general meeting has been duly convened
 7. Presentation of the annual report and audit report and the group annual report and group audit report
 8. Resolutions regarding:
 - a. adoption of income statement and balance sheet and group income statement and group balance sheet;
 - b. allocation of the Company's profit or loss in accordance with the adopted balance sheet; and
 - c. discharge of liability for the board directors and the managing director
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1. Determination of the number of directors and auditors
 2. Determination of remuneration to the board of directors and the auditors
 3. Election of the board of directors and the auditors
 4. Closing of the meeting

Proposals for resolutions:

Item 2: Election of the chairman of the general meeting

The shareholder T-C Storage BidCo AB (the "**Shareholder**") proposes that Emil Hedberg, attorney at law at Advokatfirman Schjødt, is appointed as chairman of the general meeting, or, in his absence, the person appointed by him.

Item 3: Preparation and approval of voting list

The voting list proposed for approval by the general meeting is the voting list established by the Company, based on the annual general meeting share register retrieved from Euroclear Sweden AB and submitted postal votes, and as verified by the person elected to certify the minutes.

Item 5: Election of one person to certify the minutes

The board of directors proposes that Adam Sirsjö, LL.M., at Advokatfirman Schjødt, or, in his absence, the person appointed by the board of directors, to certify the minutes of the meeting. The task also includes verifying the voting list and that submitted postal votes are correctly reflected in the general meeting minutes.

Item 8.b: Allocation of the Company's profit or loss in accordance with the adopted balance sheet

The board of directors proposes that all funds available to the annual general meeting shall be carried forward.

Item 9-11: Determination of the number of members of the board of directors and auditors, remuneration to the board of directors and the auditors, election of the board of directors and the auditors

The Shareholder proposes that the board of directors shall consist of three board members with no deputies and that the number of auditors shall be one registered accounting firm with no auditor deputies.

The Shareholder proposes that no board remuneration shall be paid.

The Shareholder proposes that the auditor's remuneration shall be paid in accordance with approved account.

The Shareholder proposes that Jasper Gilbey, Oscar Maltesen and Johan Åström are re-elected as board members for the period until the end of the next annual general meeting. The Shareholder proposes that Jasper Gilbey is re-elected as chairman of the board of directors for the period until the end of the next annual general meeting.

The Shareholder proposes that the auditor company Öhrlings PricewaterhouseCoopers AB (PwC) is re-elected as auditor for the period until the end of the next annual general meeting. PwC has informed the Company that if PwC is elected, Johan Rippe will be the auditor in charge.

Further information

Copies of accounts, audit report, proxy forms, forms for advance voting and other documents that shall be available in accordance with the Swedish Companies Act are available at the Company at Lindhagensgatan 126 in Stockholm and at the Company's website www.24storage.se, at least three weeks in advance of the annual general meeting and will be sent to shareholders who request it and provide their e-mail or postal address.

The board of directors and the managing director shall, if any shareholder so requests and the board of directors considers that it can be done without material harm to the Company, provide information at the general meeting on matters that may affect the assessment of an item on the agenda or the Company's financial information. Such duty to provide information applies also to the Company's relation to other group companies, the consolidated accounts and such circumstances regarding subsidiaries as specified in the foregoing sentence. A request for such information shall be received by the Company in writing no later than ten calendar days prior to the meeting, i.e., 14 May 2022 by post to Annual General Meeting 2022 24Storage AB, Att. Henrik Backman, P.O. Box 30134, SE-104 25

Stockholm or by e-mail to bolagsstamma@24storage.se. The information will be made available at the Company's website, www.24storage.se and at the head office no later than on 19 May 2022. The information will also be sent, within the same period of time, to any shareholder who so has requested and who has stated its e-mail or postal address.

Processing of personal data

Personal information obtained from the share register kept by Euroclear Sweden AB, registration and participation in the meeting as well as information on deputies, representatives and assistants will be used for registration, preparation of the voting list for the meeting and, where applicable, minutes of the meeting. Personal data is processed in accordance with the Data Protection Regulation (Regulation (EU) 2016/679 of the European Parliament and of the Council). For complete information on how personal data is handled, see our privacy policy: <https://24storage.se/omoss/personinformation>.

Stockholm in April 2022

24Storage AB

The board of directors

For more information, please contact:

Fredrik Sandelin, CEO
Phone: +46 73 068 36 58
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 27 storage facilities with more than 13,500 storage units, corresponding to a total of over 74,500 lettable square meters and more than 8,000 customers. 24Storage has outstanding bonds listed at Nasdaq Stockholm. For more information, please visit 24storage.se.

Attachments

[Notice of annual general meeting in 24Storage AB](#)