EAST CAPITAL

REAL ESTATE

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Today East Capital Group celebrates 25 years

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Since 1997, East Capital has invested in the world's most dynamic markets. Today, East Capital Group celebrates 25 years of practicing a robust investment philosophy, based on fundamental analysis, an on the ground approach, and active ownership. This anniversary marks an important milestone in East Capital's journey and continued commitment to working for positive change in global markets and sectors.

East Capital Group's strategy rests on conducting proprietary, unbiased research of new and existing investment opportunities. In-person meetings with management and site visits at local offices and facilities provide additional insights into operations and local market dynamics. This strategy has benefited both the clients and investments of East Capital for 25 years.

"Early on we learned that not only do you have to ask the right person the right question, but you have to do it in the right place, at the right time. For example, we learned that winter was the best time to meet companies in Eastern Europe. Why? If the offices were not heated, the company had no cash to pay their electricity bill as they were probably getting paid through barter trade. It was a simple but efficient analysis. We held a lot of meetings in cold conference rooms and avoided some poor investments. Back home, we would read research equity reports and couldn't believe investment banks were praising the same companies whose chilly meeting rooms we had just visited," says Peter Elam Håkansson, Founder and Chief Investment Officer, East Capital Group.

East Capital Group works for positive change

The early years of East Capital were about identifying trends connected to the transition from planned economies to consumer-driven markets. Today, East Capital Group works with and for the transition to a sustainable world, as global investors with an active and long-term ownership in hundreds of companies around the globe.

"For us, sustainability issues have always been decisive, as we invested and still invest in fast-growing, and sometimes challenging industries and markets, where data is scarce, and improvements are needed. As investors, we learned early on to scrutinize how companies were governed and how they managed their environmental and social factors. As we developed and rolled out our proprietary analysis tools, considering risk scenarios and ESG factors became an integrated part of the investment process, and the basis of our active ownership agenda," says Karine Hirn, Co-Founder and Chief Sustainability Officer, East Capital Group.

Even though the world has changed in many ways in the past 25 years, East Capital Group still adheres to the same principle of having eyes and ears on the ground. Whether through

espiria



East Capital's Emerging and Frontier Markets strategies, Espiria's global strategies, the Nordic small and midcap hedge fund Adrigo or East Capital Real Estate funds in Central and Eastern Europe, it is the same principle that applies across all East Capital Group funds and asset classes.

25 years of experience - now the journey continues

Founded on the anniversary date of the fall of the Berlin wall, East Capital has always had an "explorer" mindset, inspired by the idea of convergence, and powered by inquisitive minds. Twenty-five years ago, the convergence opportunity was Eastern Europe, standing at the crossroads of development. The experiences gained affirmed this approach and fuelled the drive to find new opportunities which, in 2010, led East Capital further east to Asia; broadening the investment universe to include global emerging and frontier markets. Today, the convergence opportunity revolves around sustainability, powered by a continued drive to work for positive change.

As global investors with a range of strategies capturing investment opportunities in both emerging and developed markets, East Capital Group is well-equipped to continue pioneering and offering exciting investment solutions today, and in the years ahead.

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About East Capital Group

East Capital Group is a global asset manager based in Sweden since 1997. We offer a range of investment solutions within equities, fixed income securities, real estate, and alternatives. The essence of our business is not only to find attractive investment opportunities, but also to actively work to drive change, influencing industries around the world to become more sustainable.

Within East Capital Group you will find East Capital – specialising in emerging and frontier market strategies, East Capital Real Estate – managing commercial real estate investments in Central and Eastern Europe, Espiria – offering bespoke global and Nordic equities and fixed income strategies, and Adrigo – a Nordic long/short fund strategy targeting absolute returns. East Capital Group owns 49% of Cicero Fonder and also has a significant holding in the listed company Eastnine (OM:EAST), which owns, develops and manages modern and sustainable office and logistics premises in prime locations in the Baltics and Poland.

Risk information: Historical returns are no guarantee of future returns. The money invested can both increase and decrease in value and it is not certain that you will get back all the invested capital. For more information, see fact sheet, prospectus, and annual report www.eastcapital.se.

www.eastcapital.com www.eastcapitalrealestate.com www.espiria.se www.adrigo.se