

NOTICE OF THE ANNUAL GENERAL MEETING OF CITYVARASTO OYJ

Cityvarasto Oyj's shareholders are invited to the Annual General Meeting to be held on 28.4.2026 at 2.00 pm Finnish time at the company's headquarters at the address Vetokuja 4, 01610 Vantaa, Finland.

Shareholders may also exercise their right to vote by voting in advance. Instructions for advance voting are provided in section C of this Notice of the Annual General Meeting.

A. MATTERS ON THE AGENDA OF THE ANNUAL GENERAL MEETING

1. Opening of the meeting

2. Calling the meeting to order

3. Election of persons to scrutinize the minutes and persons to supervise the counting of votes

4. Recording the legality of the meeting

5. Recording the attendance at the meeting and adoption of the list of votes

6. Presentation of the financial statements, the consolidated financial statements, the report of the Board of Directors and the auditor's report for the year 2025

Presentation of the review by the CEO.

7. Adoption of the financial statements and the consolidated financial statements

The Board of Directors proposes that the General Meeting adopt the financial statements and the consolidated financial statements.

8. Resolution on the use of the profit shown on the balance sheet and deciding on the distribution of dividends

The Board of Directors proposes that the parent company's loss for the financial year 2025 be transferred to retained earnings (profit/loss from previous financial years), and that, based on the balance sheet as at 31 December 2025 confirmed by the General Meeting, a distribution of funds from the reserve for invested unrestricted equity be made in the total amount of EUR 0.11 per share.

The record date for the dividend payment would be 30 April 2026, and the dividend would be paid starting from 8 May 2026.

9. Resolution on the discharge of the members of the Board of Directors and the CEO from liability for the financial year 1 January – 31 December 2025

10. Resolution on the remuneration of the members of the Board of Directors

The Board of Directors proposes that the ordinary Board members will be paid an annual remuneration of EUR 12,000 and the Chairman of the Board will be paid an annual remuneration of EUR 18,000 and reasonable travel expenses will be reimbursed in accordance with the company's travel policy. The annual remunerations are proposed to be paid fully in cash. The annual remuneration would be paid such that the Chairman of the Board and each ordinary Board member are paid one-twelfth (1/12) of the annual remuneration on a monthly basis.

11. Resolution on the auditor's remuneration

The Board of Directors proposes that the remuneration for the auditor be paid according to the invoice accepted by the company.

12. Resolution on the number of members on the Board of Directors

The Board of Directors proposes that four (4) members be elected to the Board of Directors.

13. Election of members on the Board of Directors

The Board of Directors proposes that Aki Kostander, Ville Stenroos, Salla Tuominen and Henrik Christensen be elected as members of the Board of Directors for a term ending at the close of the next Annual General Meeting. Aki Kostander, Salla Tuominen and Henrik Christensen are independent of the company and its significant shareholders. Ville Stenroos is not considered to be independent of the company and its significant shareholders. All nominees have given their consent to the election. The CVs of the proposed members and the independence assessments are available on the company's website at https://investors.cityvarasto.fi/en/corporate_governance/general_meeting_2026.

14. Election of the auditor

The Board of Directors proposes that BDO Oy be elected as the auditor until the close of the next Annual General Meeting. BDO Oy has announced that Authorized Public Accountant (KHT) Taneli Mustonen would act as the auditor in charge.

15. Authorizing the Board of Directors to decide on a share issue and the granting of option rights and other special rights entitling to shares

The Board of Directors proposes to the General Meeting that the Board be authorized to decide, in one or more tranches, on share issues and on the issuance of stock options and other special rights entitling to shares as referred to in Chapter 10, Section 1 of the Limited Liability Companies Act, as follows:

The number of shares to be issued under the authorization may not exceed 800,000 shares corresponding to a maximum of approximately 9.97 % of all shares of the company.

The Board of Directors shall decide on all terms and conditions of share issues and the issuance of stock options and other special rights entitling to shares. The authorization covers both the issuance of new shares and the transfer of the company's own

shares. Share issues and the issuance of stock options and other special rights entitling to shares as referred to in Chapter 10, Section 1 of the Limited Liability Companies Act may be carried out in deviation from the shareholders' pre-emptive rights (directed issue).

The authorization shall remain valid until 30 June 2027. This authorization revokes all previously granted, unused authorizations concerning share issues.

16. Authorizing the Board of Directors to decide on the acquisition of the company's own shares

The Board of Directors proposes that the Annual General Meeting authorize the Board of Directors to decide on the acquisition of the company's own shares in one or more tranches on the following terms and conditions:

The amount of own shares to be acquired shall be a maximum of 800.000 shares in total. The proposed maximum number of shares to be acquired corresponds to approximately 9.97 % of the company's shares.

Based on the authorization, the company may acquire its own shares only using unrestricted equity. The consideration paid for shares acquired under the authorization shall be based on the price formed in the securities markets or otherwise in a competitive procedure. The company may acquire its own shares otherwise than in proportion to the shareholdings of the shareholders (directed acquisition). The shares may be acquired for cancellation, to be held by the company, to be transferred further, or for other purposes decided by the Board of Directors. The authorization also includes the right to accept the company's own shares as pledge. The company may enter into derivative, share lending or other arrangements customary in the capital markets as part of the acquisition of its own shares.

The Board of Directors shall decide on all other matters related to the acquisition of the company's own shares.

The authorization shall remain valid until 30 June 2027. This authorization revokes all previously granted, unused authorizations for the acquisition of the company's own shares.

17. Resolution on the forfeiture of shares held in a joint account and the rights attached thereto

The Board of Directors proposes that the General Meeting resolve that the rights to the shares entered in the book-entry system and the rights attached thereto be declared forfeited with respect to the 300 shares held in the company's joint book-entry account opened in the name of the company on behalf of those shareholders who did not request registration of their holdings in the book-entry system within the prescribed registration period. The registration period expired on 31 March 2016 in accordance with the resolution of the General Meeting held on 22 December 2015.

18. Closing of the meeting

B. DOCUMENTS OF THE ANNUAL GENERAL MEETING

This notice to the General Meeting, which includes all proposals for resolutions on the agenda of the General Meeting, as well as the company's financial statements, consolidated financial statements, report of the Board of Directors and auditor's report, will be available as from 7 April 2026 at the company's head office and on Cityvarasto Oyj's website at <https://investors.cityvarasto.fi/en/corporate-governance/general-meeting-2026>.

The proposals for resolutions and the above-mentioned documents will also be available at the General Meeting, and copies of the proposals for resolutions and this notice will be sent to shareholders upon request. The minutes of the General Meeting will be available on the above-mentioned website no later than from 12 May 2026.

C. INSTRUCTIONS FOR MEETING PARTICIPANTS

1. Shareholder registered in the shareholders' register

A shareholder who is registered in the company's shareholders' register maintained by Euroclear Finland Oy on the record date of the General Meeting, 16 April 2026, shall have the right to participate in the Annual General Meeting. A shareholder whose shares are registered in their personal Finnish book-entry account is registered in the company's shareholders' register.

Registration for the Annual General Meeting will commence immediately. A shareholder who is registered in the company's shareholders' register and wishes to participate in the General Meeting must register no later than 23 April 2026 at 4.00 pm. Finnish time, by which time the registration must be received.

Registration for the General Meeting may be made:

- a) by email to paula.nordgren@cityvarasto.fi; or
- b) by post to Cityvarasto Oyj, Vetokuja 4, FI-01610 Vantaa, Finland.

In connection with the registration, the shareholder shall provide their name, personal identity code/business ID, address, telephone number, as well as the name of any assistant or proxy representative and the proxy's personal identity code.

Personal data disclosed by shareholders to Cityvarasto Oyj will be used only in connection with the processing of the General Meeting and related necessary registrations.

The shareholder, their representative or proxy representative must, where necessary, be able to prove their identity and/or right of representation at the meeting venue.

2. Holder of nominee-registered shares

A holder of nominee-registered shares has the right to participate in the General Meeting on the basis of such shares as would entitle them to be registered in the company's shareholders' register maintained by Euroclear Finland Oy on the record date of the General Meeting, 16 April 2026. In

addition, participation requires that the shareholder is, on the basis of such shares, temporarily registered in the shareholders' register maintained by Euroclear Finland Oy no later than 23 April 2026 at 10.00 am Finnish time. With respect to nominee-registered shares, this constitutes registration for the General Meeting. Changes in shareholdings occurring after the record date of the General Meeting do not affect the right to participate in the General Meeting or the number of votes held by the shareholder.

A holder of nominee-registered shares is advised to request, well in advance, the necessary instructions from their custodian regarding temporary registration in the shareholders' register, the granting of proxies and registration for the General Meeting. The account operator of the custodian shall arrange for a holder of nominee-registered shares who wishes to participate in the Annual General Meeting to be temporarily registered in the company's shareholders' register by the above-mentioned deadline.

3. Use of proxy representatives and powers of attorney

A shareholder may participate in the General Meeting and exercise their rights there through a proxy representative. The proxy representative must present a dated power of attorney or otherwise demonstrate in a reliable manner their right to represent the shareholder. If a shareholder participates in the General Meeting through several proxy representatives representing the shareholder with shares held in different securities accounts, the shares on the basis of which each proxy represents the shareholder must be indicated in connection with the registration. Any powers of attorney are requested to be delivered by email to paula.nordgren@cityvarasto.fi or as originals by post to Cityvarasto Oyj, Paula Nordgren, Vetokuja 4, FI-01610 Vantaa, Finland, before the expiry of the registration period.

4. Advance voting

Shareholders holding a Finnish book-entry account may vote in advance between 7 April 2026 and 23 April 2026 at 4.00 pm (EET) on items 7–17 on the agenda of the General Meeting by submitting the advance voting form available on the company's website, or corresponding information, to the company by post to Cityvarasto Oyj, Paula Nordgren, Vetokuja 4, FI-01610 Vantaa, Finland, or by email to paula.nordgren@cityvarasto.fi. Advance votes must be received before the end of the advance voting period. In addition to advance voting, a shareholder must ensure that they are registered for the General Meeting before the end of the registration period.

A shareholder who has voted in advance cannot exercise the right to ask questions or demand a vote under the Limited Liabilities Companies Act unless they participate in the General Meeting at the meeting venue either in person or through a proxy representative.

With respect to nominee-registered shareholders, advance voting is carried out through the account operator. The account operator may vote in advance on behalf of the nominee-registered shareholders it represents in accordance with the voting instructions given by such shareholders within the registration period set for nominee-registered shares.

A proposal for a resolution subject to advance voting shall be deemed to have been presented to the General Meeting without amendments. The terms and conditions of electronic advance voting and other related instructions are available on the company's website at https://investors.cityvarasto.fi/en/corporate_governance/general_meeting_2026.

5. Other instructions and information

The Annual General Meeting will be conducted in Finnish.

A shareholder present at the General Meeting has the right to ask questions with respect to matters to be considered at the meeting in accordance with Chapter 5, Section 25 of the Finnish Companies Act.

Changes in shareholdings occurring after the record date of the General Meeting do not affect the right to participate in the General Meeting or the number of votes held by the shareholder.

On the date of this notice, the company has a total of 8,027,002 shares, representing a total of 8,027,002 votes. However, the 39,265 shares held by the company itself do not carry voting rights at the General Meeting. Accordingly, on the date of this notice, the company has 7,987,737 outstanding shares, representing a total of 7,987,737 votes.

Participants in the General Meeting are entitled to use, free of charge, the parking spaces located at Cityvarasto Oyj's Vantaa Kaivoksela facility at Vetokuja 4, FI-01610 Vantaa, Finland, as well as a wireless internet (WLAN) connection.

Helsinki 7.4.2026

CITYVARASTO OYJ

Board of Directors