

To the shareholders of Norwegian Property ASA

NOTICE OF EXTRAORDINARY GENERAL MEETING

The Extraordinary General Meeting of Norwegian Property ASA will be held at:

Bryggegata 6 (5th floor), Oslo, Norway*

Monday 16 April 2021 at 08:30 hours (CET)

*Please see the section after the proposed agenda for possible restrictions on physical participation due to the COVID-19 situation

The Board of Directors has appointed the Chairman of the Board of Directors, Merete Haugli, or whoever she appoints, to open the General Meeting.

The Board of Directors proposes the following agenda:

- 1. Election of a person to chair the Meeting**
- 2. Approval of the notice and the agenda**
- 3. Election of a person to co-sign the Minutes**
- 4. Approval of the annual accounts and the annual report for Norwegian Property ASA for the financial year 2020**

The annual accounts and the annual report for Norwegian Property ASA for the financial year 2020, together with the auditor's report, are made available on the company's website www.norwegianproperty.no, cf. the last paragraph of Section 8 of the Articles of Association.

- 5. Election of Board of Directors/Board members**

Reference is made to the Nomination Committee's proposal which is enclosed to this notice. In accordance with the last paragraph of Section 8 of the Articles of Association, the Nomination Committee's proposal is also available on the company's website www.norwegianproperty.no.

- 6. Approval of guidelines for remuneration of senior executives**

In accordance with the Section 6-16a (2) of the Norwegian Public Limited Companies Act and the Regulations on guidelines and report on remuneration to senior executives, the Board of Directors has prepared guidelines for remuneration of senior executives in Norwegian Property ASA. The guidelines are attached, and are also available on the company's website

www.norwegianproperty.no, cf. the last paragraph of Section 8 of the Articles of Association.

In accordance with Section 6-16a (5) of the Norwegian Public Limited Companies Act the guidelines shall be considered and approved at the General Meeting. The Board of Directors recommends that the general meeting approves the proposed guidelines for remuneration of senior executives.

The Board of Directors proposes that the General Meeting adopts the following resolution:

The General Meeting approved the guidelines for remuneration of senior executives in Norwegian Property ASA, as proposed by the Board of Directors.

7. Determination of remuneration to the members of the Board of Directors

Reference is made to the Nomination Committee's proposal which is enclosed to this notice. In accordance with the last paragraph of Section 8 of the Articles of Association, the Nomination Committee's proposal is also available on the company's website www.norwegianproperty.no.

8. Determination of remuneration to the members of the Nomination Committee

Reference is made to the Nomination Committee's proposal which is enclosed to this notice. In accordance with the last paragraph of Section 8 of the Articles of Association, the Nomination Committee's proposal is also available on the company's website www.norwegianproperty.no.

9. Approval of the auditor's fee

Reference is made to note 10 in the annual accounts for Norwegian Property ASA for the financial year 2020 which pursuant to the last paragraph of Section 8 of the Articles of Association is made available on the company's website www.norwegianproperty.no.

10. Statement on corporate governance pursuant to Section 3-3b of the Norwegian Accounting Act

Pursuant to Section 5-6 (4) of the Norwegian Public Limited Companies Act, the General Meeting shall consider the statement on corporate governance submitted in accordance with Section 3-3b of the Norwegian Accounting Act. The statement is made available on the company's website www.norwegianproperty.no in accordance with the last paragraph of Section 8 of the Articles of Association. The statement is not subject to the General Meeting's vote.

11. Power of attorney for the Board of Directors to increase the share capital

It is proposed that the Board of Directors is granted a power of attorney to increase the share capital by up to NOK 32,490,000 by subscription of new shares, equivalent to just below 10% of the current share capital. The Board of Directors proposes that the power of attorney also is limited so that the Board of Directors' issuance of shares pursuant to powers of attorney granted in accordance with this item 11 and item 12 below in aggregate does not exceed 10% of the current share capital.



Pursuant to "The Norwegian Code of Practice for Corporate Governance", separate votes should be held for each purpose when a power of attorney to the Board of Directors is intended to cover several purposes.

The grounds for the proposal are that the Board of Directors wishes to be able to issue new shares:

- A. Through private placements against contributions in cash;
- B. As settlement in transactions involving real property; and/or
- C. As a part of the fulfilment of incentive program for employees and/or board members.

In light of the purposes, it is proposed that the Board of Directors may resolve to deviate from the existing shareholders' preferential right to the new shares.

On this background, the Board of Directors proposes that the General Meeting adopts the following resolution:

1. *In accordance with Section 10-14 of the Norwegian Public Limited Companies Act, the Board of Directors is granted a power of attorney to increase the company's share capital by up to NOK 32,490,000.*
2. *The power of attorney is valid until the company's Annual General Meeting in 2022, but no longer than 30 June 2022.*
3. *The preferential right of the existing shareholders to subscribe for the new shares pursuant to Section 10-4 of the Norwegian Public Limited Companies Act may be deviated from.*
4. *The power of attorney does comprise share capital increase against contribution in kind, cf. Section 10-2 of the Norwegian Public Limited Companies Act.*
5. *The power of attorney does comprise share capital increase in connection with mergers pursuant to Section 13-5 of the Norwegian Public Limited Companies Act.*
6. *Upon registration with the Norwegian Register of Business Enterprises, the power of attorney will replace the powers of attorney granted to the Board of Directors at the Annual General Meeting held on 16 April 2020 regarding issue of new shares and raising of convertible loan.*
7. *The Board of Directors' aggregate use of powers of attorney granted by the Annual General Meeting to issue new shares shall not exceed 10% of the share capital.*

12. Power of attorney for the Board of Directors to raise a convertible loan

It is proposed that the Board of Directors is granted a power of attorney to raise a convertible loan of NOK 840,000,000 in total. The reason for such power of attorney is to enable the Board of Directors to issue new shares in combination with new debt in order to, inter alia, optimize the funding structure of Norwegian Property ASA.

The Board of Directors proposes that the power of attorney is limited, partly so that the company's share capital only can be increased by an amount just below 10% of the current

share capital, and partly so that the Board of Directors' issuance of shares pursuant to powers of attorney granted in accordance with item 11 above and this item 12 in aggregate does not exceed 10% of the current share capital.

It is proposed that the Board of Directors may resolve to deviate from the existing shareholders' preferential right to subscribe for the loan pursuant to Section 11-4, cf. Sections 10-4 and 10-5, of the Norwegian Private Limited Companies Act. The reason for this proposal is, inter alia, that the power of attorney may be used in connection with private placements.

The Board of Directors proposes that the General Meeting adopts the following resolution:

1. *In accordance with Section 11-8 of the Norwegian Public Limited Companies Act, the Board of Directors is granted a power of attorney to raise a loan of up to NOK 840,000,000 with the right to require shares to be issued.*
2. *If the power of attorney is used, the company's share capital may be increased by up to NOK 32,490,000.*
3. *The power of attorney is valid until the company's Annual General Meeting in 2021, but no longer than 30 June 2022.*
4. *The preferential right of the existing shareholders to subscribe for the loan pursuant to Section 11-4, cf. Sections 10-4 and 10-5, of the Norwegian Public Limited Companies Act may be deviated from.*
5. *The subscription price and other subscription conditions shall be determined by the Board of Directors. The Board of Directors' use of powers of attorney granted by the Annual General Meeting to issue new shares shall not exceed 10% of the share capital.*

13. Power of attorney for the Board of Directors to purchase own shares

It is proposed that the Board of Directors is granted a power of attorney to purchase own shares with a total nominal value of up to NOK 32,490,000, which is equivalent to just below 10% of the current share capital.

The reason is that the board wants to be able to purchase own shares to be used for:

- A. Settlement on real estate transactions;
- B. Fulfilment of incentive program for employees and/or board members; and/or
- C. Other situations which are considered attractive for shareholders.

The Board of Directors proposes that the General Meeting adopts the following resolution:

1. *In accordance with Section 9-4 of the Norwegian Public Limited Companies Act, the Board of Directors is granted a power of attorney to, on behalf of the company, purchase own shares with a total nominal value of up to NOK 32,490,000, which is equivalent to just below 10% of the current share capital.*



2. *The maximum amount which can be paid for each share is NOK 50 and the minimum is NOK 1.*
3. *Acquisition and sale of own shares may take place in any way the Board of Directors may find appropriate, however, not by subscription of own shares.*
4. *The power of attorney is valid until the company's Annual General Meeting in 2022, but no longer than 30 June 2022.*

14. Power of attorney for the Board of Directors to resolve to distribute dividend

It is proposed that the Board of Directors is granted a power of attorney to resolve to distribute dividend on the terms set out in the proposed resolution below. The reason for the proposal is to enable the Board of Directors to distribute dividend on a continuing basis if the Board of Directors deems this appropriate based on the company's situation.

The Board of Directors proposes that the General Meeting adopts the following resolution:

1. *In accordance with Section 8-2 (2) of the Norwegian Public Limited Companies Act, the Board of Directors is granted a power of attorney to resolve to distribute dividend on the basis of the company's annual accounts for 2020.*
2. *The power of attorney is valid from 16 April 2021 and until the company's Annual General Meeting in 2022, but no longer than 30 June 2022.*

* * *

Pursuant to Section 8 of the company's Articles of Association, the Board of Directors has decided that the shareholders wishing to attend the General Meeting (either in person or by proxy) must give notice to the company of this by sending the enclosed registration form (also available on the company's website as set out below) to the company, attn.: the company's securities account manager, Nordea Bank Abp, filial i Norge, Verdipapirservice, at the following address: Norwegian Property ASA c/o Nordea Bank Abp, filial i Norge, Verdipapirservice, P.O. Box 1166 Sentrum, N-0107 Oslo, Norway, e-mail: nis@nordea.com. The notice of attendance must have been received no later than 14 April 2021 at 08:30 hours (CET). Within the same deadline, notice of attendance may also be made through www.norwegianproperty.no. Shareholders who do not provide notices of attendance, or do not meet the deadline stated above, may be denied entrance to the General Meeting and will not be able to vote for their shares.

Shareholders that are prevented from attending may be represented by proxy. The proxy form, including detailed instructions for the use of the form, is enclosed to this notice (also available on the company's website as set out below). If desirable, proxy may be given to the Chairman of the Board of Directors, Merete Haugli. Completed proxy forms may either be submitted at the General Meeting or sent to the company, attn.: the company's securities account manager, Nordea Bank Abp, filial i Norge, Verdipapirservice, within 14 April 2021 at 08:30 hours (CET) at the following address: Norwegian Property ASA c/o Nordea Bank Abp, filial i Norge, Verdipapirservice, P.O. Box 1166 Sentrum, N-0107 Oslo, Norway, e-mail: nis@nordea.com.

Due to the current situation with COVID-19 we strongly urge all shareholders to vote in advance by using the proxy form, or alternatively, give proxy to the Chairman of the Board of Directors or another named person.

Norwegian Property ASA will adhere to all measures and advices by the authorities in connection with COVID-19. This could include limiting the number of shareholders allowed to physical attend the General Meeting alternatively carry out the meeting without physical attendance by shareholders.

Norwegian Property ASA is a public limited company subject to the rules of the Norwegian Public Limited Companies Act. As of the date of this notice, the company has issued 649,825,596 shares, each of which represents one vote. The shares have equal rights also in all other respects. As of the same time, Norwegian Property ASA owns 6,250,000 shares.

A shareholder has the right to put forward proposals for resolutions in matters on the agenda and to require that the members of the Board of Directors and the Chief Executive Officer at the General Meeting give available information regarding matters which may influence the assessment of (i) the approval of the annual accounts and the annual report, (ii) matters which are submitted to the shareholders for decision, and (iii) the company's financial position, including operations in other companies the company participates in, and other matters which are to be resolved by the General Meeting, unless the requested information cannot be given without disproportionate damage for the company.

This notice, other documents regarding matters to be discussed in the General Meeting, including the documents to which this notice refers, the proposed resolutions for matters on the proposed agenda, as well as the company's Articles of Association, will be available on the company's website www.norwegianproperty.no. Shareholders may contact the company by mail, e-mail or telephone in order to request the documents in question on paper. Address: Norwegian Property ASA, P.O. Box 1657 Vika, N-0120 Oslo, Norway, email: info@norwegianproperty.no, telephone: +47 22 83 40 20.

Oslo, 25 March 2021

For the Board of Directors of Norwegian Property ASA

Merete Haugli
Chairman of the Board of Directors

Appendices:

Form for registration and proxy to the General Meeting is enclosed. Form for registration and proxy is also available on the company's website www.norwegianproperty.no.



The Nomination Committee's proposal is attached and also available on the company's website www.norwegianproperty.no in accordance with the last paragraph of Section 8 of the Articles of Association.

Guidelines for salary and other remuneration to leading personnel in Norwegian Property ASA is attached.

The annual accounts, the annual report and the auditor's report for the financial year 2020 are available on the company's website www.norwegianproperty.no.

- REGISTRATION FORM -

surname + first name" address 1 address 2 postcode + city" country"	REF. NO: XXXXX PIN: XXXXXX THE EXTRAORDINARY GENERAL MEETING OF NORWEGIAN PROPERTY ASA WILL BE HELD ON 16 APRIL 2021 AT 08:30 HOURS (CET) AT BRYGGEGATA 6, OSLO, NORWAY
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The notice of attendance must be received by the company's securities account manager Nordea Bank Abp, filial i Norge Verdipapirservice, no later than 14 April 2021 at 08:30 hours (CET). Address: Norwegian Property ASA c/o Nordea Bank Abp, filial i Norge, Verdipapirservice, P.O.Box 1166 Sentrum, N-0107 Oslo, Norway, e-mail: nis@nordea.com. Within the same deadline, notice of attendance may also be made through the company's website **www.norwegianproperty.no**.

The undersigned will attend the General Meeting of Norwegian Property ASA on 16 April 2021 and (please check):

<input type="checkbox"/>	Vote for my/our shares
<input type="checkbox"/>	Vote for shares pursuant to the enclosed proxy(ies)

surname + first name"	REF.NO: XXXX	_____	Place / date
address 1			
postcode + city"	PIN: XXXX	_____	Shareholder's signature
country"			

- PROXY -

If you are not able to attend the Extraordinary General Meeting on 16 April 2021, you may be represented by way of proxy. Please use this proxy form. A written and dated proxy may either be returned to the company no later than 14 April 2021 at 08:30 hours (CET) (Address: Norwegian Property ASA c/o Nordea Bank Abp, filial i Norge, Verdipapirservice, P.O. Box 1166 Sentrum, N-0107 Oslo, Norway, e-mail: nis@nordea.com) or be submitted at the General Meeting.

The undersigned shareholder hereby grants:

The Chairman of the Board of Directors, Merete Haugli, or the person she appoints, **or**

_____ Name of proxy (*please use capital letters*)

proxy to meet and vote for my/our shares at the Extraordinary General Meeting of Norwegian Property ASA on 16 April 2021. If the proxy form is submitted without stating the name of the proxy, the proxy will be deemed to have been given to the Chairman of the Board of Directors or the person she authorises.

The votes shall be cast in accordance with the instructions below. Please note that **if the alternatives below are not ticked off, this will be deemed to be an instruction to vote "in favour" of the proposals in the notice**. To the extent there are proposals that are not put forward by the Board of Directors, or proposals are put forward in addition to, or instead of, the proposals in the notice, the proxy determines the voting.

Item:	In favour	Against	Abstention	At Proxy's discretion
2. Approval of the notice and the agenda	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Approval of the annual accounts and the annual report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Election of Board of Directors/Board members In accordance with the Nomination Committee's proposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Approval of guidelines for remuneration of senior executives	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Determination of remuneration to the members of the Board of Directors In accordance with the Nomination Committee's proposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Determination of remuneration to the members of the Nomination Committee In accordance with the Nomination Committee's proposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Approval of the auditor's fee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Proxy for the Board of Directors to increase the share capital:				
A. Cash	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Settlement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Incentive schemes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Proxy for the Board of Directors to raise a convertible loan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Proxy for the Board of Directors to purchase own shares				
A. Settlement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Incentives	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Proxy for the Board of Directors to resolve to distribute dividend	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Item:	In favour	Against	Abstention	At Proxy's discretion

surname + first name"	REF. NO: XXXX	_____	Place / date
address 1			
postcode + city"	PIN: XXXX	_____	Shareholder's signature
country"			

If the shareholder is a company, the current version of the certificate of registration must be attached to the proxy.

