

Report of the Supervisory Board of Hepsor AS on activities in the financial year 2022

The Supervisory Board of Hepsor AS (hereinafter also referred to as the Group) has prepared and approved, by written procedure, digitally signed, this report, which reflects the activities of the Supervisory Board in the management and organisation of the group, for submission on 25th of May 2022 to the annual general meeting of shareholders of the group.

The Supervisory Board, which consists of three members - Andres Pärloja, Kristjan Mitt and Lauri Meidla - was elected at the shareholders' meeting held on 09.08.2021 in accordance with the group's articles of association for a period of three years. The work of the Supervisory Board is organised by the Chairman of the Supervisory Board Andres Pärloja. The Supervisory Board has been formed and has organised and managed the activities of the Group in accordance with the Group's Articles of Association and the legislation of the Republic of Estonia.

The ordinary meetings of the Supervisory Board are held together with the meetings of the extended Management Board at least twice a month, and the discussions held at the meetings are not recorded in minutes of the meeting. At the meetings of the Supervisory Board held during year 2022, the Supervisory Board has discussed issues related to the management and organisation of the group's activities and other topics specified in the Articles of Association, which are within the competence of the Supervisory Board to decide.

Much of the work was conducted outside of the meetings, and the Supervisory Board adopted a number of decisions by written procedure: in 2022, the Supervisory Board made 25 decisions on the basis of a written procedure, 20 of which were taken by all three Supervisory Board members and 5 decisions were taken solely by Lauri Meidla. The members of the Supervisory Board, Andres Pärloja and Kristjan Mitt, did not participate in making decisions regarding the conclusion of transactions with Mitt & Perlebach OÜ in order to avoid a conflict of interest, as Mitt & Perlebach OÜ is related to said Supervisory Board members of Hepsor AS.

Decision No.	Kp and theme	Composition of the Council for decision-making
1	11.01.2022 P26B division, Kvarta shares, U30 loan	Full lineup
2	16.02.2022 loan to Mitt&Perlebach SIA	Limited composition
3	22.02.2022 Preliminary results and quarterly report for 2021	Full lineup
4	23.02.2022 Hepsor Marupe and Mitt&Perlebach SIA construction contract	Limited composition
5	15.03.2022 Purchase of Peetri shares, Kvarta SIA warranty	Full lineup
6	29.04.2022 Agenda of the general meeting	Full lineup
7	17.05.2022 Tatari 6a Development and MP construction contract	Limited composition
8	18.05.2022 new SIA, Tatari 6a bank loan	Full lineup
9	23.05.2022 Hepsor Phoenix 4	Full lineup
10	30.05.2022 purchase of property in Jurmalas Gatve in Latvia	Full lineup
11	10.06.2022 Amendment of Hepsor Phoenix 4 decision	Full lineup
12	16.06.2022 Marupe bank loan	Full lineup
13	07.07.2022 Hepsor AS bank loan increase	Full lineup
14	15.07.2022 Hepsor 3Torni bank loan	Full lineup
15	22.07.2022 Purchase of Hepsor A1 properties	Full lineup
16	02.08.2022 L4 loan extension	Full lineup

17	17.08.2022 M14 loan increase	Full lineup
18	24.08.2022 Hepsor 3Torni construction agreement	Limited composition
19	07.09.2022 Establishment of Hepsor N57 and purchase of property	Full lineup
20	27.09.2022 S4B loan increase and GD new loan	Full lineup
21	28.10.2022 approval of forecasts	Full lineup
22	16.11.2022 Founding of Hepsor Canada	Full lineup
23	15.12.2022 Supervisory Board members' business trip	Full lineup
24	20.12.2022 change in Management Bboard member's remuneration	Full lineup
25	21.12.2022 Hepsor N57 construction agreement	Limited composition

At each meeting, the Management Board presented to the Supervisory Board an overview of the group's economic activities, economic situation, corporate governance and the activities of the Management Board. The Supervisory Board is satisfied with the management and organisation of economic activities in 2022.

The Supervisory Board has reviewed the 2022 Annual Report submitted by the Management Board of Hepsor AS to the general meeting, which consists of consolidated annual financial statements, management report, independent auditor's report, corporate governance report, remuneration report, sustainability report and the profit allocation proposal. In the opinion of the Supervisory Board the annual report has been prepared taking into account Estonian and international accounting standards and other applicable legislation. The Supervisory Board has decided to approve the Annual Report for 2022 prepared by the Management Board and shall submit the Annual Report 2022 to the General Meeting for Shareholders for approval.