

This prospectus was approved by the Swedish Financial Supervisory Authority on 11 November 2020. The validity of this prospectus will expire within twelve (12) months after the date of its approval. The obligation to supplement this prospectus in the event of significant new factors, material mistakes or material inaccuracies will not apply when this prospectus is no longer valid.

F A S T A T O R

Aktiebolaget Fastator (publ)

PROSPECTUS REGARDING THE ADMISSION TO TRADING OF

SEK 500,000,000

SENIOR UNSECURED CALLABLE FLOATING RATE BONDS

2020/2024

ISIN: SE0014855284

11 November 2020

IMPORTANT INFORMATION

This prospectus (the “**Prospectus**”) has been prepared by Aktiebolaget Fastator (publ), Swedish reg. no. 556678-6645 (“**Fastator**”, the “**Company**” or the “**Issuer**” or together with its direct and indirect subsidiaries, unless otherwise indicated by the context, the “**Group**”), in relation to the application for admission for trading of the Issuer’s SEK 500,000,000 senior unsecured callable floating rate bonds 2020/2024 with ISIN SE0014855284 (the “**Bonds**”), issued under a framework of SEK 700,000,000, of which SEK 500,000,000 was issued on 22 September 2020 (the “**Issue Date**”), in accordance with the terms and conditions for the Bonds (the “**Terms and Conditions**” and the “**Bond Issue**”, respectively), on the corporate bond list on Nasdaq Stockholm Aktiebolag (“**Nasdaq Stockholm**”). Concepts and terms defined in Section *Terms and Conditions for the Bonds* are used with the same meaning throughout the entire Prospectus unless otherwise is explicitly understood from the context or otherwise defined in this Prospectus.

This Prospectus has been prepared as well as approved and registered by the Swedish Financial Supervisory Authority (Sw. *Finansinspektionen*) (the “**SFSA**”) pursuant to Chapter II and Article 20 in the Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market, and repealing Directive 2003/71/EC (the “**Prospectus Regulation**”). Furthermore, Annexes 7 and 15 of the Commission Delegated Regulation (EU) 2019/980 supplementing Regulation (EU) 2017/1129 of the European Parliament and of the Council as regards the format, content, scrutiny and approval of the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market, and repealing Commission Regulation (EC) No 809/2004, form the basis for the content of this Prospectus. Approval and registration in accordance with the Prospectus Regulation does not constitute any guarantee from the SFSA that the information in this Prospectus is accurate or complete.

This Prospectus is not an offer for sale or a solicitation of an offer to purchase the Bonds in any jurisdiction. It has been prepared solely for the purpose of admitting the Bonds to trading on Nasdaq Stockholm. This Prospectus may not be distributed in the US, Australia, Hong Kong, Japan, Canada, Switzerland, Singapore, South Africa or New Zealand or in any other jurisdiction where such distribution or disposal requires additional prospectus, registration or additional measures or is contrary to the rules and regulations in such country. Persons into whose possession this Prospectus comes or persons who acquire the Bonds are therefore required to inform themselves about, and to observe, such restrictions. The Bonds have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the “**Securities Act**”), or any U.S. state securities laws and are subject to U.S. tax law requirements. The Bonds may not be offered, sold or delivered within the United States of America or to, or for the account or benefit of, U.S. persons (as defined in Rule 902 of Regulation S under the Securities Act).

Unless otherwise explicitly stated, no information contained in this Prospectus has been audited or reviewed by the Issuer’s auditors. Certain financial information in this Prospectus may have been rounded off and, as a result, the numerical figures shown as totals in this Prospectus may vary slightly from the exact arithmetic aggregation of the figures that precede them. This Prospectus shall be read together with all documents that are incorporated by reference and possible supplements to this Prospectus. In this Prospectus, any references to “**SEK**” refer to Swedish Kronor or to “**EUR**” refer to Euro.

This Prospectus may contain forward-looking statements and assumptions regarding future market conditions, operations and results. Such forward-looking statements and information are based on the beliefs of the Issuer’s management or are assumptions based on information available to the Group. The words “considers”, “intends”, “deems”, “expects”, “anticipates”, “plans” and similar expressions indicate some of these forward-looking statements. Other such statements may be identified from the context. Any forward-looking statements in this Prospectus involve known and unknown risks, uncertainties and other factors which may cause the actual results, performances or achievements of the Group to be materially different from any future results, performances or achievements expressed or implied by such forward-looking statements. Further, such forward-looking statements are based on numerous assumptions regarding the Group’s present and future business strategies and the environment in which the Group will operate in the future. Although the Issuer believes that the forecasts or indications of future results, performances and achievements are based on reasonable assumptions and expectations, they involve uncertainties and are subject to certain risks, the occurrence of which could cause actual results to differ materially from those predicted in the forward-looking statements and from past results, performances or achievements. Further, actual events and financial outcomes may differ significantly from what is described in such statements as a result of the materialisation of risks and other factors affecting the Group’s operations. Such factors of a significant nature are mentioned in Section *Risk factors* below.

The Bonds may not be a suitable investment for all investors and each potential investor in the Bonds must determine the suitability of that investment in light of its own circumstances. In particular, each potential investor should (i) have sufficient knowledge and experience to make a meaningful evaluation of the Bonds, the merits and risks of investing in the Bonds and the information contained or incorporated by reference in this Prospectus or any applicable supplement; (ii) have access to, and knowledge of, appropriate analytical tools to evaluate, in the context of its particular financial situation, an investment in the Bonds and the impact other Bonds will have on its overall investment portfolio; (iii) have sufficient financial resources and liquidity to bear all of the risks of an investment in the Bonds; (iv) understand thoroughly the Terms and Conditions; and (v) be able to evaluate (either alone or with the help of a financial advisor) possible scenarios for economic, interest rate and other factors that may affect its investment and its ability to bear the applicable risks.

This Prospectus has been prepared in English only and is governed by Swedish law. Disputes concerning, or related to, the contents of this Prospectus shall be subject to the exclusive jurisdiction of the courts of Sweden. The District Court of Stockholm (Sw. *Stockholms tingsrätt*) shall be the court of first instance. The Prospectus is available at the SFSA’s website (www.fi.se) and the Issuer’s website (www.fastator.se).

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RISK FACTORS

The purpose of this section is to enable a potential investor to assess the relevant risks related to their potential investment in the Bonds in order to make an informed investment decision. The risk factors set forth below are therefore limited to risks that are material and specific to the Company and the Group and the Bonds.

The manner in which the Company and the Bonds are affected by each risk factor is illustrated by way of an evaluation of the materiality of the relevant risk factor based on the probability of it occurring and the expected magnitude of its negative impact, for the purpose of which the probability is estimated as “low”, “medium” or “high” and the magnitude of negative impact if it would occur as “low”, “medium” or “high”. The most material risk factor in a category is presented first under that category, whereas subsequent risk factors in the same category are not ranked in order of materiality.

Regardless of whether the Company has estimated the probability of a risk factor occurring or the expected magnitude of its negative impact as “low”, “medium” or “high”, all risk factors included in this section have been assessed to be material and specific to the Company and/or the Bonds in accordance with the Prospectus Regulation.

RISK FACTORS SPECIFIC AND MATERIAL TO THE COMPANY AND THE GROUP

The Group’s business activities and industry

Dependency on subsidiaries and associated entities

A significant part of the Group’s assets and revenues relate to the Company’s subsidiaries and associated entities (Sw. *intressebolag*) and the Company holds few significant assets other than direct and indirect investments in its subsidiaries and associated entities. Accordingly, the Company is dependent upon receipt of sufficient income related to the operation of and the ownership in such subsidiaries and entities within the Group in order to meet its own obligations. The Company’s largest asset is Offentliga Hus i Norden AB (publ) (“**Offentliga Hus**”), a property holding company with a focus on community service properties, with predominantly, directly or indirectly, public sector tenants such as the state, municipalities and regions. The Company owns indirectly 50.00 per cent. of the shares in Offentliga Hus, which in turn owns properties with a total value amounting to approximately SEK 7,381 million as of 30 June 2020. For more information, please see the below risk factor “Ownership in Offentliga Hus”.

Offentliga Hus and other subsidiaries and associated entities of the Company are legally separate and distinct from the Company and have no obligation to pay amounts due with respect to the Company’s obligations and commitments or to make funds available for such payments. The ability of the Company’s subsidiaries to make such payments to the Company is subject to, among other things, the availability of funds. In addition, subsidiaries and associated entities are permitted under certain circumstances, in accordance with the financial arrangement of the Group, to obtain or maintain external financing and to secure their obligations under such arrangements. Should a default under such external financing occur, this would affect the subsidiaries’ or the associated entities’ financial ability and possibility to fund the Company. Furthermore, agreements entered into by the Company’s subsidiaries or associated entities may contain provisions relating to restrictions on distributions and thus, restricting such companies in paying dividend on the shares held by the Company.

Consequently, should the value of the business conducted in the subsidiaries and/or associated entities decrease, or should the Company not receive sufficient income from such companies, this could have a material adverse effect on the Group's earnings and financial position.

The Company considers that the probability of the Company not receiving sufficient income from subsidiaries and/or associated entities occurring is *low*. If the risks would materialise, the Company considers the potential negative impact to be *medium*.

Ownership in Offentliga Hus

The Company completed the initial public offering of the shares in Offentliga Hus in October 2020, after which such shares are admitted to trading on the multilateral trading facility Nasdaq First North Premier (the "IPO"). Offentliga Hus currently accounts for a major part of the Group's revenues and cash flow. For the second quarter of the financial year 2020, Offentliga Hus had a total revenue of SEK 122 million and, as of 30 June 2020, owned properties with a total value of approximately SEK 7,381 million.

Even if the Group retains a holding in Offentliga Hus following the IPO, it may not be able to influence dividend policies or it may lose its ability to affect the amount of the Group's returns from such investment. Thus, the Group may not receive any or only limited revenues and cash flow from Offentliga Hus, which may have an adverse effect on the Groups' financial condition and results as well as its ability to meet its payment obligations.

Should the Group be unable to reinvest the sales proceeds received from the IPO at a rate of return comparable to the revenues and cash flow attributable to Offentliga Hus prior to the IPO or if the Group is forced to reinvest such proceeds in lower-yielding assets, it could result in lower returns with could have a material negative impact on the Group's financial position.

The Company considers that the probability of being unable to adequately reinvest such proceeds occurring is *low*. If the risks would materialise, the Company considers the potential negative impact to be *medium*.

The real estate and rental sector

The Group and its associated entities invest in real properties and conduct business within the rental sector. Rental income is the main source of income for the Group. Accordingly, the Group is depending on its property owning entities for rental income which in turn is affected by factors such as vacancy rates, rental rates and the tenants paying their rents on time.

The performance of the Group is dependent on its ability to attract and retain creditworthy tenants. Vacancies, decreased rental rates and increased tenant defaults may have a material adverse effect on the Group's business, financial condition and results of operations. For example, the risk of fluctuations in vacancies increases with a higher concentration of large tenants. As of 30 June 2020, Offentliga Hus had a vacancy rate of 5.30 per cent. and the ten largest tenants accounted for a significant proportion of Offentliga Hus' total rental income.

Accordingly, if the Group is unable to re-negotiate, renew or extend the terms of such lease agreements upon expiry, or maintain and/or fill such vacancy, it could have a material adverse effect on the Group's income.

Furthermore, when leasing real properties to public sector tenants, the Group's rental income and vacancy rates are as well dependent on, for example, municipal budgets and local developments in the relevant municipality.

Additionally, a large proportion of the Group's operating expenses is attributable to maintenance costs relating to its real estate, since the standard of its real estate has to be maintained. Should the Group be unable to compensate such costs through regulation of the rental agreements, or by increasing the rent by renegotiation the rental agreement, it could have a material negative impact on the Group's results.

The Company considers that the probability of large fluctuations in vacancy rates, tenant default rates, loss of rental income and increased maintenance costs occurring is *low*. If the risks would materialise, the Company considers the potential negative impact to be *medium*.

The Group's property management services

Nordic PM AB (“**Nordic PM**”) is a property management company and does not hold any material properties. As of 30 June 2020, the Company owns 63.60 per cent. of the shares in Nordic PM. By using a property manager, the Group seeks to manage its investments and capitalize on the returns of such investments. Thus, the responsibilities of the property manager are, among others, to conduct maintenance of the real properties where necessary, negotiate appropriate rental increases, monitor lease dates in order to minimize vacancy periods and monitor the real properties and tenants regularly.

As of 30 June 2020, Nordic PM managed and developed approximately 2.0 million square metres real properties throughout Sweden. The total revenue for Nordic PM for the first two quarters of the financial year 2020 amounted to approximately SEK 86 million. If Nordic PM is unable to increase the value of the Group's investments by preserving the condition of the real properties and/or is unable to manage rental rates and vacancy rates, it may have a material adverse effect on the Group's asset value.

In addition, a property manager is responsible for the safety and security of the real properties. The security measures used will depend on the risks associated with a particular building, but may include alarms, security video, access control, security officers and parking lots, among others. If Nordic PM, as property manager, is unable of ensuring that security installations fit each property's unique culture and/or that security measures are adequate, the Group may suffer reputational damage or that tenants may direct claims against the Group relating to negligence or contract performance, which could have a material negative impact reputation and vacancy rates.

The Company considers that the probability of decreased rental rates and occupancy rates due to poorly managed properties occurring is *low*. If the risks would materialise, the Company considers the potential negative impact to be *low*.

Risk relating to projects

A part of the Group's business activities consists of property development projects. For example, the Company's associated entity, GenovaFastator Holding AB (“**GenovaFastator**”), which owns a retail property of 2,200 square meters in Nacka. GenovaFastator has been partially owned by the Company since 1 February 2016 and the remaining shares are owned by Genova Property Group. The Company, together with Genova Property Group, plan to build a thirty-story residential building on the site, with a total of 25,000 square meters and around 300 new residences to lease. The project is still in the planning phase and discussions regarding the terms for the exploitation of the property are ongoing with the municipality. The book value of the property has been appraised on basis of the assumption of requisite approvals from the municipality of Nacka being obtained and certain amendments of the local development plan. Should GenovaFastator not receive such approvals from the municipality of Nacka for the planned construction, the book value of the property may be subject to a material write-down, which will have a material negative impact on the GenovaFastator's financial position and therefore have a negative effect on the Group's financial position.

The Group's property development projects may not meet the Group's profitability goals. In turn, this may incur increased costs and reduced profitability or negative returns on investments. The Group may also not obtain necessary authority approvals or permits in relation to ongoing property developments projects, which as well could lead to such projects being delayed (or not implemented at all), and as well leading to reduced profitability or negative returns on investments. Furthermore, the project, when completed, may fail to perform as intended or

fail to meet the mission or business requirements that generated the justification for the project, which in turn could decrease the profitability of the project or lead to negative returns on investments. If any of the above-described risks would materialise, it may have a material adverse effect on the Group's growth and results.

The Company considers that the probability of the risk relating to its property development projects occurring is *low*. If the risks would materialise, the Company considers the potential negative impact to be *low*.

Risk relating to joint ventures and co-operations

Certain of the Group's current operations are carried out in joint ventures and other co-operations, such as in accordance with certain shareholders' agreements. The Group has entered into joint venture agreements and other shareholders' agreements with different parties, the most material agreement being the joint venture agreement between Offentliga Nordic Property Holding S rl and the Company's subsidiary Vivsk  AB relating to Offentliga Hus.

The Group's ability to develop existing or initiate new joint ventures or co-operations could affect the capability to complete planned or commenced investments or carry out new investments. Accordingly, if such joint ventures and co-operations cannot be completed or if they develop on terms that are disadvantageous to the Group, this could result in the Group's investments are delayed, that the investments cannot be financed or could only be completed with reduced profitability or loss. Thus, if the Group is unable to initiate new, or develop existing, co-operations on favourable terms or at all, the Group's business would be adversely affected.

Current and future joint venture partners or other business partners may have different approaches with respect to each joint venture or co-operation and if the Group should be unable to reach an agreement with such partners, the Group may fail to exit the joint venture or co-operation at an acceptable price or at all. Such partners may also be subject to changes in control that may affect their ability to continue the partnerships. The Group's current and future partners may also face financial difficulties, which may prevent such partner from supporting the operations of, or investing further capital in, the respective joint venture or co-operation. Consequently, any material disagreements with joint venture partners or other business partners and changes in control and/or financial difficulties of such partners could have a material negative impact on the Group's business.

The Company considers that the probability of the risk relating to its joint ventures and co-operations occurring is *low*. If the risks would materialise, the Company considers the potential negative impact to be *low*.

Student accommodations

There are a number of risks tied to the nature of student housings (also, see the risk factor "*The real estate and rental sector*"). As of 30 June 2020, the property portfolio of Studentbost der i Sverige AB ("**SBS**") contained 31 properties with a total book value of SEK 2,069 million. On 26 October 2020, the Issuer issued a press release relating to the merger of SBS and Prime Living through which Prime Living acquires all shares in SBS with consideration in the form of newly issued shares in the merged company. It is proposed that the merged company change its name to Studentbost der i Sverige AB. Following the merger, the Issuer will hold nineteen point nine (19.9) per cent. of the shares in the new company Studentbost der i Sverige AB. The Group will therefore be a minority owner and will not have sole control over the new company and thus, may be affected by the other owners' decisions regarding the strategy and management.

Student accommodations are associated with high tenant turnover and are temporary to their nature. Student tenants are also notorious when it comes to wear and tear. This means that the property owner may be forced to allocate more money for renovation on a regular basis to keep the student accommodations in good shape.

Consequently, should expenses for property management and maintenance be higher than anticipated, or if the Group should not be able to control the strategy and management of the new company Studentbostäder i Sverige AB, it could have a material impact on the Group's earnings.

The Company considers that the probability of the risk relating to its student housings occurring is *low*. If the risks would materialise, the Company considers the potential negative impact to be *low*.

Acquisitions and disposals

The Group has primarily grown by means of making acquisitions and investments in property owning entities. Successful growth through investments and acquisitions is dependent upon the Group's ability to identify suitable acquisition targets, conduct appropriate due diligence and negotiate transactions on favourable terms.

In the future, the Group may not be able to find attractive acquisition opportunities on favourable terms or at all. The Group may also face competition for attractive acquisition targets, which may increase the price of the target. Additionally, the Group may fail to correctly value its acquired businesses, holdings and properties, which in turn may lead to the Group paying more than the worth of such businesses, holdings or properties. Any such failure may subsequently lead to significant write-downs in the value of the acquired asset, which could have an adverse effect on the Group's result and financial position. The disposal of assets, such as a property, a property owning entity or holdings in such entities, could also have a significant negative effect on the Group's cash flow if such assets are sold at a lower price than expected or if the market value of the assets decreases. In addition, should the Company choose to dispose all or part of its shares in any of its subsidiaries or associated entities in connection with an admission of such shares to trading on a regulated market or multilateral trading facility, there are no guarantees that such admission to trading will be successful, will be possible within the expected timetable or at a price per share acceptable to the Company. This could negatively affect the Group's financial position.

The Company considers that the probability of the risk relating to its acquisitions and disposals occurring is *low*. If the risks would materialise, the Company considers the potential negative impact to be *low*.

The Group's investments in and co-operations with associated entities

The Group invests in its associated entities and the Group is dependent on current and future partners, as the Group does not control such associated entities. Such dependency and the lack of ownership may result in reduced flexibility to participate in and direct the activities in such associated entities, for example, with respect to acquisitions, disposals and investments carried out by such companies, including investments in and disposals of properties in the associated entities, which could result in a decrease of the value of the associated entities.

Should the value of the Group's associated entities decrease in value or not cooperate with the Group and/or develop in a manner that is undesirable for the Group, the Group may not be able to participate in and direct the activities in such associated entities in a way advantageous to the Group. In turn, this could have a negative impact on the Group's revenues.

The Company considers that the probability of the above risks occurring is *low*. If the risks would materialise, even if temporary, the Company considers the potential negative impact to be *medium*.

Risks relating to dependence on qualified staff and senior executives

The Group's organisation is relatively small. The key personnel within the organisation have built up an in-depth knowledge of, and good relationships with, the property market. The Group is, therefore, dependent on these key personnel to a certain degree, particularly as a large share of the Group's transaction operations is based on short decision-making processes, close relationships with different market operators and in-depth knowledge and insight of the property categories and geographic areas in which the Group operates. The Group's future development

therefore depends largely on the knowledge, experience and commitment of Group management and other key personnel. It is essential that the Group retains and continues to motivate leading employees, as well as being able to recruit, retain and develop other qualified senior executives and key employees. If key personnel leave the Group and suitable and experienced replacements cannot be recruited, this could have a negative impact on the Group's operations.

The Company considers that the probability of a decrease in value of associated entities occurring is *low*. If the risks would materialise, even if temporary, the Company considers the potential negative impact to be *medium*.

Negative publicity

Reputational risk is the risk that an event or circumstance could adversely impact the Group's reputation among authorities, owners, employees, tenants, joint venture parties and other stakeholders, which in turn may result in loss of revenues for the Group. Accordingly, a positive reputation is crucial to the Group, its operations' and earnings' capacity. Some of the members of the board of directors in the Company are former politicians and/or well-known businessmen and should the Company or any of the Group's associated entities, board members, senior executives or key employees act in a manner that conflict with the values represented by the Group, or if the Group's investments do not meet the market's expectations, the Group's reputation could be damaged. Moreover, there is a risk that such individuals may not comply with policies and guidelines and as a result may cause the Group to incur compliance costs and cause the Group reputational damage.

The Company considers that the probability of an event or circumstance which could adversely impact the Group's reputation occurring is *low*. If the risks would materialise, even if temporary, the Company considers the potential negative impact to be *medium*.

The Group's financial situation

Changes in value of properties

As of 30 June 2020 and in accordance with the Group's consolidated balance sheet, the properties' total value amounted to SEK 1,483 million. The properties are reported at fair value (Sw. *verkligt värde*) and changes in value are described in the balance sheet. The Group completes a valuation of its properties on annual basis and all properties are valued by external accredited valuation services providers. Various factors may cause the Group to write down the fair value of its properties, which may negatively affect the Group's operations and financial position. Furthermore, the valuation frequency and coverage may change from time to time which could result in that the value becomes more difficult to estimate for an investor, a financing counterparty or any third party interested in the valuation of the Group's properties.

If the value of the properties decreases, causing the Group to write down their value, it could result in a breach of financial covenants in the borrowings taken up by the Group from time to time. If such breach is not cured, it could result in such borrowing being accelerated prior to maturity and consequently affecting the liquidity of the Group. A part of the Group's properties owned by joint ventures or associated entities are not included in the Group's consolidated balance sheet, primarily the properties owned by Offentliga Hus (of which the Company owns 28 per cent.) and GenovaFastator (of which the Company owns 50 per cent.) with a total value amounting to approximately SEK 7,587 million as of 30 June 2020. Therefore, should any of the above risk occur, it will affect all of the Group's property holdings and not be limited to the properties included in the Group's consolidated balance sheet. A material decrease of the market value of the properties would also have a negative impact on the Group's possibilities to dispose of its properties without incurring losses, which may negatively affect the Group's financial position.

The Company considers that the probability of a decrease in value of its Properties occurring is *medium*. If the risks would materialise, even if temporary, the Company considers the potential negative impact to be *medium*.

Capital structure and financial risks

The Group's business and acquisitions are dependent on reliable access to financing. The Group's ability to maintain a sound capital structure and financial stability is the basis for further development of the Group's business, the Group's ability to retain and attract investors and other providers of credit. The Group's operations are mainly financed by loans, inter alia, from credit institutions and intra-group loan arrangements.

As of 30 June 2020 and in accordance with the Group's consolidated balance sheet, the external financing consisted of loans from credit institutions amounting to SEK 277 million and corporate bonds amounting to SEK 1,060 million. The Group's external financing agreements may contain terms and conditions, which impose restrictions on the Group's business. If a Group company is in breach of any of its covenants in its loan agreements, and such breach is not cured, it could lead to loans being accelerated, leading to immediate repayment or the creditor's enforcement of security. The Group's covenants in its loan arrangements consist of, e.g., interest coverage ratio (which should not be less than 1.50:1.00 on a consolidated basis) and loan to value ratio (which should not exceed 65.00 per cent. on a consolidated basis).

Further, certain loan agreements contain cross-acceleration provisions, which, in case the relevant debt obligations cannot be served by the relevant borrower or guarantor, could trigger the acceleration of other payment obligations within the Group. Such default situations would bring about additional costs and may deteriorate the Group's access to financing. A breach of any covenant as described above would therefore negatively affect the Group's financial position and earnings.

Should the Group fail to maintain an adequate capital structure or fail to comply with financial covenants or other obligations under the existing financing, the Group might not have the financial resources required in order to be able to implement its acquisitions strategy or large projects, which in turn could have a material negative impact on the Group's operations and financial position.

The Company considers that the probability of lack of access to financing or any breach of its covenants or other terms and conditions under its external financing agreements occurring is *medium*. If the risks would materialise, the Company considers the potential negative impact to be *medium*.

Interest rate risk

The Group's business is, in addition to equity, financed by interest bearing debt from credit institutions. The interest rate for such indebtedness is mainly derived from benchmarks, in particular 3-months STIBOR. Hence, the Group's interest expenses are affected by the market interest rates, in particular STIBOR, the margins required by credit institutions and especially short-term changes in market interest. The Group's future financial expenses are affected by changes in the borrowing rate and by factors outside the Group's control and could affect the Group negatively. Increased interest rates and financial expenses could have a material negative impact on the Group's financial position.

The Company considers that the probability of unexpected increases in interest rate costs occurring is *medium*. If the risks would materialise, the Company considers the potential negative impact to be *medium*.

Refinancing risk

The Group's operations, especially as regards acquisition of properties and property development projects, are largely financed by loans from external creditors. The Group is therefore dependent on obtaining appropriate financing in a timely manner in order to pursue a profitable growth and development. Furthermore, lack of

financing or increased costs for financing resulting in appropriate financing arrangements, could cause delays in or obstruct the Group's property development projects. If the Company is not able to refinance, extension or increase of existing financing, or is only able to obtain such financing on non-satisfactory terms, or if the market interest rates would increase as the refinancing opportunities decrease, it could have a material negative impact on the Company's earnings and financial position.

In January 2020, the Swedish Financial Supervisory Authority ("SFSA") decided to implement additional capital requirements for certain banks' exposure in lending to the commercial real estate sector. The additional capital requirements will be applied when the SFSA carries out its Supervisory Review and Evaluation Process 2020. Once implemented, the costs for such additional capital requirements may need to be partially or fully borne by commercial real estate borrowers by way of, *inter alia*, increased lending interest rates and thereby increasing the cost of borrowing for the Company. An increased cost for lending (as regards higher margin) in combination with an increased market interest rate would negatively impact the Group's results of operations.

The Company considers that the probability of difficulties to refinance its outstanding debt occurring is *medium*. If the risks would materialise, the Company considers the potential negative impact to be *high*.

Legal and regulatory risk

Disputes, claims, inquiries and lawsuits

The Group may become involved in disputes associated with its operations. Disputes could concern claims from or on tenants, suppliers to the Group or be made by authorities against the Group. Disputes may also arise in conjunction with acquisitions or divestments of properties or relate to environmental conditions. Disputes, legal proceedings or other inquiries and lawsuits could be time consuming and result in increased costs which are difficult to predict. Disputes or claims could have material negative impact on the Group's results of operations.

The Company considers that the probability of the above risks occurring is *medium*. If the risks would materialise, the Company considers the potential negative impact to be *medium*.

Environmental risks

According to Swedish legislation, the main rule is that the business operator, either current or former, is responsible for the remediation of a contaminated property. The Group does not conduct any licensable activities in accordance with The Swedish Environmental Code (1998:808) (Sw. miljöbalken (1998:808)). However there could be, or in the past there may have been, tenants on the properties owned directly or indirectly by the Group who conduct operations that require permit in accordance with the Swedish Environmental Code, *i.e.* operators within the meaning of the Environmental Code.

If no operator can perform or pay for the remediation of a contaminated property, the party who has acquired the property is responsible for the remediation if the party knew of, or at the time ought to have discovered, the contaminations. This means that claims under certain circumstances may be directed against the Group for cleaning-up or after-treatment due to the occurrence of, or suspicion of, contamination in the ground, water areas or groundwater, in order to ensure the property is in such condition as required by the Environmental Code.

Furthermore, previous business operators may have carried out after-treatment of a property in an acceptable manner as required for the usage of the property at that point in time. As a result of changed usage of a property to residential purposes, the requirements for the Group may be higher, which imply that the Group may have costs for after-treatment and cleaning-up in order to be able to use a property as intended.

If changes to legislation and authority requirements were to occur this may lead to increased costs for remediation or after-treatment for current or in the future acquired properties. Further, future changes in applicable laws and regulations and authority requirements may lead to increased costs for the Group and delay the Group's intended development of properties.

All the above mentioned requirements could if they materialise have adverse effect on the Group's results of operations and financial position.

The Company considers that the probability of environmental risks occurring is *low*. If the risks would materialise, the Company considers the potential negative impact to be *low*.

RISKS RELATING TO THE BONDS

The nature of the Bonds

Refinancing risk

The Group finances its business, by way of equity, bank financing and corporate bonds. As of 30 June 2020, the Company's equity amounted to SEK 1,690 million whereas the Company's debt financings amounted to SEK 689 million.

The Company may be required to refinance its outstanding debt, including the Bonds. The Company's ability to successfully refinance its debt obligations is dependent upon the conditions of the capital markets and the Group's financial position at such time. The Group's ability to refinance the Bonds or other debt is also restricted by that the terms and conditions of the Bonds (the "**Terms and Conditions**") allow incurrence of additional debt only provided that certain covenants are met (incurrence test). Such restrictions as well as adverse developments in the credit markets and other future adverse developments, such as the further deterioration of the overall financial markets or a worsening of general economic conditions, could have a material adverse effect on the Group's ability to borrow funds as well as the cost and other terms of funding. There can be no assurance that such funds will be available at a commercially reasonable cost, or at all and consequently there can be no assurance that the Group will be able to refinance the Bonds when they mature.

The Company considers that the probability of the risk occurring is *low*. If the risks would materialise, the Company considers the potential negative impact to be *high*.

Unsecured obligations and structural subordination

The Bonds constitute unsecured debt obligations of the Company. If the Company will be subject to any foreclosure, dissolution, winding-up, liquidation, bankruptcy or other insolvency proceedings, the holders of Bonds (the "**Holders**") normally receive payment after any prioritised creditors, including those which are mandatorily preferred by law, have been paid in full. Further, following prioritised creditors receiving payment in full, the Holders will have an unsecured claim against the Company for the amounts due under or in respect of the Bonds, which means that the Holders normally would receive payment pro rata with other unsecured creditors.

The Group has, as part of its financing, incurred debts to credit institutions and other lenders, and security over *e.g.* property owning Group companies and certain properties in form of share pledges and pledges over mortgage certificates has been provided in relation thereto. Such secured loans normally constitute a preferential claim on the relevant Group company. Subject to the provisions set out in the Terms and Conditions, the Company or any Group company may seek further financing in which case further pledges, as part of such new loans, may be provided. In addition, the Company may retain, provide or renew security over certain of its current or future assets to secure, *inter alia*, bank loans, either via the Company itself or any other Group company, with security interests

normally constituting a preferential claim on the borrower. No present or future shareholder or subsidiary of the Issuer will guarantee the Issuer's obligations under the Bonds.

Furthermore, the Terms and Conditions allow the Group to incur certain additional debt. If the Company's subsidiaries incur debt, the right to payment under the Bonds will be structurally subordinated to the right of payment relating to debt incurred by subsidiaries of the Company, which could have a negative impact on the Holders' recovery under the Bonds.

The Company considers that the probability of the risk occurring is *low*. If the risks would materialise, the Company considers the potential negative impact to be *high*.

Credit risks

An investment in the Bonds carries a credit risk relating to the Company and the Group. The Holders' ability to receive payment under the Terms and Conditions is therefore dependent upon the Company's and the Group's ability and willingness to meet its payment obligations, which in turn is dependent upon the performance of the Group's operations and its financial position. The Group's financial position is affected by several factors, a number of which have been discussed in this material.

An increased credit risk may cause the market to charge the Bonds a higher risk premium, which would affect the Bonds' value negatively. Another aspect of the credit risk is that any deterioration in the financial position of the Group may reduce the Group's possibility to receive debt financing at the time of redemption of the Bonds.

The Company considers that the probability of the risk occurring is *low*. If the risks would materialise, the Company considers the potential negative impact to be *high*.

Admission of the Bonds to trading on a regulated market

Admission to trading and illiquid markets

The Company has undertaken to ensure that the Bonds are listed on a regulated market within certain stipulated time periods and the failure to do so provides each Holder with a right of prepayment (put option) of its Bonds.

There is a risk that the Bonds will not be admitted to trading and even if the Bonds are admitted to trading, there can be no assurance that active trading in the Bonds occur and there is a risk that there will not be a liquid market for trading in the Bonds or that the market will be maintained even if the Bonds are listed. This may result in that the Holders cannot sell their Bonds when desired or at a price level which allows for a profit comparable to similar investments with an active and functioning secondary market. There is a risk that the Bonds will not be admitted to trading on the relevant market place within the intended time frames or at all. If the Company fails to procure listing in time, investors holding Bonds on an investment savings account (Sw. *ISK* or *IS-konto*) will no longer be able to hold the Bonds on such account, thus affecting such investor's tax situation.

It should also be noted that during a given time period it may be difficult or impossible to sell the Bonds (at all or at reasonable terms) due to, for example, severe price fluctuations, close down of the relevant market or trade restrictions imposed on the market.

The Company considers that the probability of the secondary trading in the Bonds being impacted as described above is *low*. If the effects would materialise, the Company considers the potential negative impact as *low*.

THE BONDS IN BRIEF

This section contains a general and broad description of the Bonds. It does not claim to be comprehensive or cover all details of the Bonds. Potential investors should therefore carefully consider this Prospectus as a whole, including the documents incorporated by reference, and the full Terms and Conditions for the Bonds included under Section “*Terms and Conditions for the Bonds*”, before a decision is made to invest in the Bonds.

General

Issuer	Aktiebolaget Fastator (publ), Swedish reg. no. 556678-6645.
Resolutions, authorisations and approvals	The Issuer’s board of directors resolved to issue the Bonds on 7 September 2020.
The Bonds offered.....	Senior unsecured callable floating rate bonds in an aggregate principal amount of SEK 500,000,000 due 22 September 2024.
Nature of the Bonds	The Bonds constitute debt instruments (Sw. <i>skuldförbindelser</i>), each of the type set forth in Chapter 1 Section 3 of the Central Securities Depositories and Financial Instruments Accounts Act (Sw. <i>lag (1998:1479) om värdepapperscentraler och kontoföring av finansiella instrument</i>).
Number of Bonds	In total, 400 Bonds will be admitted to trading on the corporate bond list of Nasdaq Stockholm.
ISIN.....	SE001485284.
Issue Date.....	22 September 2020.
Price	All Bonds issued on the Issue Date have been issued at an issue price of 100.00 per cent. of the Nominal Amount.
Interest Rate	Interest on the Bonds is paid at a rate equal to the sum of (i) 3 month STIBOR, plus (ii) 7.00 per cent. <i>per annum</i> , provided that if STIBOR is less than zero, it shall be deemed to be zero. Interest will accrue from, but excluding, the Issue Date.
Use of benchmark	Interest payable for the Bonds issued under the Terms and Conditions is calculated by reference to STIBOR. As of the date of this Prospectus, the administrator (being Swedish Financial Benchmark Facility) does not appear in the register of administrators and benchmarks maintained by ESMA pursuant to Article 36 of the regulation (EU) 2016/1011 (the Benchmark Regulation).
Interest Payment Dates.....	Quarterly in arrears on 22 September, 22 December, 22 March and 22 June each year (with the first Interest Payment Date being on 22 December 2020 and the last Interest Payment Date being the Final Redemption Date, 22 September 2024), provided that if any such day is not a Business Day, the Interest Payment Date shall be the first following day that is a Business Day unless that day falls in the next calendar month, in which case that date

will be the first preceding day that is a Business Day. Interest will accrue from, but excluding, the Issue Date or any Interest Payment Date and ending on (and including) the next succeeding Interest Payment Date (or a shorter period if relevant).

Final Redemption Date	22 September 2024.
Nominal Amount.....	The initial nominal amount of each Bond is SEK 1,250,000 and the minimum permissible investment upon issuance of the Bonds was SEK 1,250,000.
Denomination.....	The Bonds are denominated in SEK.
Status of the Bonds	The Bonds constitute direct, general, unconditional, unsubordinated and unsecured obligations of the Issuer and shall at all times rank <i>pari passu</i> and without any preference among them and at least <i>pari passu</i> with all direct, general, unconditional, unsubordinated and unsecured obligations of the Issuer, except for obligations mandatorily preferred by regulation applying to companies generally.
Use of Proceeds.....	The Net Proceeds of the Bond Issue shall be applied towards (a) the redemption in full of the Existing Bonds (including accrued interest and any prepayment premium) and (b) general corporate purposes of the Group.

Call Option

Call Option.....	The Issuer may redeem all of the Bonds in full on any Business Day before the Final Redemption Date at the applicable Call Option Amount together with accrued but unpaid Interest, in accordance with Clause 11.3 (<i>Early voluntary total redemption (call option)</i>) of the Terms and Conditions
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Put Option

Put Option	Upon the occurrence of a Change of Control, a De-listing, a Listing Failure or a Restricted Offentliga Hus Sale, each Bondholder shall have the right to request that all, or only some, of its Bonds are repurchased (whereby the Issuer shall have the obligation to repurchase such Bonds) at a price per Bond equal to 101.00 per cent. of the Nominal Amount together with accrued but unpaid Interest during a period of thirty (30) calendar days following a notice from the Issuer of the relevant event, in accordance with Clause 11.5 (<i>Mandatory repurchase due to a Change of Control, a De-listing, Listing Failure or Restricted Offentliga Hus Sale (put option)</i>) of the Terms and Conditions.
Change of Control.....	A Change of Control means the occurrence of an event or series of events whereby one or more Persons (other than a Main Shareholder) acting together, acquire control over the Issuer and where “ control ” means (a) acquiring or controlling, directly or indirectly, more than fifty (50.00) per cent. of the votes of the Issuer, or (b) the right to, directly or indirectly,

	appoint or remove the whole or a majority of the directors of the board of directors of the Issuer.
De-listing.....	A De-listing means a situation where, once the Bonds are admitted to trading on the corporate bond list of Nasdaq Stockholm or any other Regulated Market, the Bonds are no longer admitted to trading or listed thereon (however, taking into account the rules and regulations (as amended from time to time) of the relevant Regulated Market and the CSD preventing trading in the Bonds in close connection to the redemption of the Bonds).
Listing Failure	A Listing Failure means a situation where (a) the Initial Bonds have not been admitted to trading on the corporate bond list of Nasdaq Stockholm or any other Regulated Market within sixty (60) calendar days after the First Issue Date, or (b) any Subsequent Bonds have not been admitted to trading on the corporate bond list of Nasdaq Stockholm or any other Regulated Market within sixty (60) calendar days after the Issue Date in respect of such Subsequent Bonds.
Restricted Offentliga Hus Sale..	A Restricted Offentliga Hus Sale means (a) an Offentliga Hus IPO where the Issuer immediately following the Offentliga Hus IPO ceases to hold, directly or indirectly, at least sixty-five (65) per cent. of the shares held by the Issuer, directly or indirectly, in Offentliga Hus immediately prior to that Offentliga Hus IPO, or (b) prior to an Offentliga Hus IPO, any other disposal, directly or indirectly, of Offentliga Hus Shares, other than pursuant to any Payment in Kind.

Mandatory repurchase

Mandatory repurchase offer upon Offentliga Hus Cash Disposal...	Upon an Offentliga Hus Cash Disposal whereby the Issuer ceases to hold, directly or indirectly, at least the Minimum Holdings, the Issuer shall by notice to the Bondholders to repurchase the Bonds and the Pari Bonds pro rata in an aggregate amount equal to the Offentliga Hus Cash Disposal Proceeds, at a price per Bond equal to 101.00 per cent. of the Nominal Amount (plus accrued and unpaid interest).
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Undertakings

Certain undertakings	<p>The Terms and Conditions contain a number of undertakings that restrict the ability of the Issuer and other Group Companies, including, among others:</p> <ul style="list-style-type: none"> • restrictions on making distributions; • undertaking to have the Bonds admitted to trading on a regulated market within six (6) months after the Issue Date; • restrictions on issuing Market Loans; • restrictions on provide, prolong or renew any security over any of its assets (present or future) to secure any Market Loan;
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- restrictions on disposals of assets; and
- restrictions on dealings with related parties.

Each of these covenants is subject to significant exceptions and qualifications. See the Terms and Conditions of the Bonds for more information.

Miscellaneous

Transfer restrictions	The Bonds are freely transferable. The Bondholders may be subject to purchase or transfer restrictions with regard to the Bonds under local laws to which such Bondholder may be subject (due to, <i>e.g.</i> , its nationality, its residency, its registered address or its place(s) of business). The Bonds have not been, and will not be, registered under the Securities Act or the securities laws of any other jurisdiction.
Credit rating	No credit rating has been assigned to the Bonds.
Admission to trading	Application for admission to trading of the Bonds on the corporate bond list of Nasdaq Stockholm, a Regulated Market, will be filed in connection with the SFSA's approval of this Prospectus. The earliest date for admitting the Bonds to trading on Nasdaq Stockholm is on or about 13 November 2020. The total expenses of the admission to trading of the Bonds are estimated to amount to approximately SEK 200,000.
Representation of the Bondholders	<p>Nordic Trustee & Agency AB (publ), Swedish reg. no. 556882-1879, is acting as Agent for the Bondholders in relation to the Bonds and any other matter within its authority or duty in accordance with the Terms and Conditions.</p> <p>By acquiring Bonds, each subsequent Bondholder confirms such appointment and authorisation for the Agent to act on its behalf, on the terms, including rights and obligations of the Agent, set out in the Terms and Conditions. The Terms and Conditions are available at the Agent's office address, Norrlandsgatan 23, SE-111 43 Stockholm, Sweden, during normal business hours as well as at the Agent's website, www.nordictrustee.com.</p>
Governing law	The Bonds are governed by Swedish law.
Time-bar	The right to receive repayment of the principal of the Bonds shall be time-barred and become void ten (10) years from the relevant Redemption Date. The right to receive payment of Interest (excluding any capitalised Interest) shall be time-barred and become void 3 years from the relevant due date for payment.
Clearing and settlement	The Bonds are connected to the account-based system of Euroclear Sweden AB, Swedish reg. no. 556112-8074, P.O. Box 191, SE-101 23 Stockholm, Sweden. This means that the Bonds are registered on behalf of the Bondholders on a securities account (Sw. <i>VP-konto</i>). No physical Bonds

have been or will be issued. Payment of principal, interest and, if applicable, withholding tax will be made through Euroclear Sweden AB's book-entry system.

Risk factors

Investing in the Bonds involves substantial risks and prospective investors should refer to Section *Risk Factors* for a discussion of certain factors that they should carefully consider before deciding to invest in the Bonds.

DESCRIPTION OF THE ISSUER AND THE GROUP

Overview of the Issuer

Legal and commercial name.....	Aktiebolaget Fastator (publ)
Corporate reg. no.	556678-6645
LEI-code.....	549300MI7ETWW4TQD242
Date and place of registration....	30 March 2005, Sweden
Date of incorporation	14 March 2005
Legal form.....	Swedish public limited liability company
Jurisdiction and laws	The Issuer is registered with the Swedish Companies Registration Office and operates under the laws of Sweden including, but not limited to, the Swedish Companies Act (Sw. <i>aktiebolagslagen (2005:551)</i>) and the Swedish Annual Accounts Act (Sw. <i>årsredovisningslagen (1995:1554)</i>)
Registered office	Stockholm, Sweden
Head office and visiting address	Linnégatan 2, SE-114 47 Stockholm, Sweden
Phone number.....	+46 (0)8 660 67 00
Website.....	www.fastator.se (the information provided at the Issuer's website does not form part of this Prospectus unless explicitly incorporated by reference into the Prospectus)
Objects of the Issuer	In accordance with the article of association, the objects of the Company are to manage real property and chattels, and carry out any other business incidental or related to the foregoing activities.

History and development

Fastator was founded in 2011, and its shares have been listed on Nasdaq First North since 2015.

Business and operations

General

The Group's business is to create value through co-ownership in small and medium sized real estate companies within clearly niched segments and with significant growth potential and the portfolio comprised of holdings in niched subsegments of the real estate market consist of Offentliga Hus, Point Properties, Industrisamhället, Studentbostäder, Nordic PM and GenovaFastator. Through an active ownership, capital, real estate expertise, a strong network and skills in financing issues, the Issuer is part of each face of the development of the Group's property holdings. As the only listed investment company solely focused on real estate, the Issuer provides investors with access and exposure towards the property market and the Issuer currently has six (6) active investments segments. The Issuers business concept is to invest capital and expertise in real estate-centric companies in which it become an active owner that contributes to long-term appreciation in value.

Offentliga Hus

Offentliga Hus was founded in 2011 and is a growth oriented manager of community service properties throughout Sweden with particular focus on growth and regional cities. Offentliga Hus owns 216 properties with a total value of approximately SEK 7,400 million and its shares are listed on Nasdaq First North Premier since October 2020. The Issuer currently holds twenty-eight (28) per cent. of the shares and voting rights in Offentliga Hus through the joint venture Nordact AB. Offentliga Hus is led by a seasoned management team comprised of Fredrik Brodin (CEO), Magnus Sundell (CFO) and Johan Bråkenhielm (COO) all with a successful track record from the build up of Stendörren Fastigheter, a Swedish real estate company listed on Nasdaq Stockholm.

Point Properties

Point Properties was established in 2019 and is targeting a specific type of centrally located properties in small and medium sized cities. Point Properties' objective is to take advantage of ongoing transformation of physical and online retail as well as developing community service facilities and assisted living in A-locations and its properties typically have rooftop parking, creating untapped potential for significant redevelopment and densification through new construction on close to ready to build land. Point Properties owns 14 properties with a total value of approximately SEK 1,000 million located in e.g. Motala, Bollnäs, Ludvika, Timrå, Trelleborg and Falkenberg.

Industrisamhället

Industrisamhället is a Swedish real estate company focused on properties located in small and mid-sized urban industrial areas. Industrial focus with added value from public sector and grocery retail tenants, adding diversification and cash flow resilience. Active property management and local presence achieved through close collaboration with in-house property management company Nordic PM, allowing Fastator to realise additional values by reducing vacancies and increasing rental income. The Issuer currently holds fifty (50) per cent. of the shares and voting rights in Industrisamhället through the joint venture Nordact AB.

Studentbostäder

Studentbostäder i Sverige ("SBS") develops, constructs and owns student accommodation nationwide and owns and manages student housing in 11 cities throughout Sweden with a total value of approximately SEK 2,100 million. SBS was founded in 2018 by three real estate companies with previous experience in building and managing community service properties, being Amasten, Offentliga Hus and SBB. On 26 October 2020, the Issuer issued a press release relating to the merger of SBS and Prime Living through which Prime Living acquires all shares in SBS with consideration in the form of newly issued shares in the merged company. It is proposed that the merged company change its name to Studentbostäder i Sverige AB. Following the merger, the Issuer will hold nineteen point nine (19.9) per cent. of the shares in the new company Studentbostäder i Sverige AB.

Nordic PM

Nordic PM was established in 2007 and offer services within property management, leasing, property development, and property transactions and analysis throughout Sweden. Nordic PM is serving blue chip customers across Sweden with presence established in 176 municipalities and manages in total approximately 2,000,000 square meter of properties. Nordic PM is also responsible for the management of the respective property portfolios of Point, Industrisamhället and Offentliga Hus.

GenovaFastator

GenovaFastator is a joint venture with Genova Property Group and owns and manages a cash flow positive commercial property in Nacka, Stockholm. The property is located in an attractive micro location adjacent to ICA Maxi hypermarket grocery store and residential neighbourhoods. The Issuer is acting as a passive investor where

Genova assume the responsibility of driving the zoning plan process. The property value amounts to approximately SEK 200 million.

Material agreements

Neither the Issuer nor any other Group Company has entered into any material agreements that are not entered into in the ordinary course of its business which could result in any Group Company being under an obligation or entitlement that is material to the Issuer's ability to meet its obligations to the Bondholders other than as described below. The following summary does not purport to describe all of the applicable terms and conditions of such arrangements.

SEK 375 million senior secured callable fixed rate bonds 2019/2021

Point Properties Portfolio 1 AB (publ) issued on 6 September 2019 senior secured callable bonds due in 2021 with ISIN SE0013015997 in a total nominal amount of SEK 350 million.

Maximum SEK 750 million senior unsecured callable floating rate green bonds 2019/2023

Offentliga Hus i Norden AB (publ) issued on 27 September 2019 senior unsecured callable green bonds due in 2023 with ISIN SE0013042611 in a total nominal amount of SEK 500 million within a framework of SEK 750 million. Offentliga Hus i Norden AB (publ) issued on 20 November 2019 additional bonds under the framework and as of the date of this Prospectus, SEK 700 million has been issued under the framework.

Maximum SEK 1,000 million senior unsecured callable floating rate green bonds 2020/2024

Offentliga Hus i Norden AB (publ) issued on 12 October 2020 senior unsecured callable green bonds due in 2024 with ISIN SE0014965919 in a total nominal amount of SEK 550 million within a framework of SEK 1,000 million.

Overview of the Group

The Issuer is the ultimate parent company of the Group. As of 30 June 2020, the Issuer had five major holdings; the associated entities Offentliga Hus, Studentbostäder and GenovaFastator as well as the subsidiaries Nordic PM, Industrisamhället and Point Properties (for more information, see Section "*Business and operations*" above). The Group's operations are conducted through and the majority of revenues of the Company emanates from the Company's operational subsidiaries and the associated entities. The Company is thus dependent on its subsidiaries and associated entities in order to generate profit and cash flow and to meet its obligations under the Terms and Conditions.

Recent events particular to the Issuer

Except for the issuance of the Bonds and the Pari Bonds and the contemplated redemption in full of the Issuer's bonds 2018/2021 (ISIN SE0011762129), there have been no recent events particular to the Issuer, which are to a material extent relevant to the evaluation of the Issuer's solvency.

Material adverse changes, significant changes and trend information

There has been no material adverse change in the prospects of the Issuer since the date of publication of its last audited financial report, being the consolidated audited annual report for the financial years ended 31 December 2019.

There have been no significant changes in the financial performance of the Group since the end of the last financial period for which the Group has published interim financial information, being the interim financial report for the period 1 January to 30 September 2020, to the date of this Prospectus.

There have been no significant changes in the financial position of the Group which has occurred since the end of the last financial period for which the Group has published interim financial information, being the interim financial report for the period 1 January to 30 September 2020, to the date of this Prospectus.

There has been no trends, uncertainties, demands, commitments or events that are reasonably likely to have a material effect on the Issuer's prospects for the current financial year. However, the spread of the new corona virus, is a great concern to the world, not only due to its impact on people's lives and habits but also in terms of the impact on society as well as the future economic development. The economic impact of the virus is not yet known and is difficult to estimate due to the high degree of uncertainty surrounding the situation.

Governmental, legal or arbitration proceedings

The Group has not been party to any governmental, legal or arbitration proceedings (including any such proceedings which are pending or threatened of which the Issuer is aware) during the previous 12 months from the date of this Prospectus, which may have, or have had in the recent past, significant effects on the Issuer's and/or the Group's financial position or profitability.

Credit rating

No credit rating has been assigned to the Issuer.

OWNERSHIP STRUCTURE

Ownership structure

As of 30 September 2020, shareholders holding more than 4.00 per cent. of the shares in the Issuer were:

Shareholders	Shares (%)	Votes (%)
Mats Invest AB	27.80%	27.80%
Skälsö Intressenter AB	27.80%	27.80%

As of 30 September 2020, the largest indirect shareholders of the Issuer were Mats Lundberg, board member of the Issuer (held, indirectly through the company Mats Invest AB, 27.80 per cent. of the total number of shares and votes in the Issuer) and Joachim Kuylenstierna, CEO of the Issuer (held, indirectly through the company Skälsö Intressenter AB, 27.80 per cent. of the total number of shares and votes in the Issuer).

The shareholders' influence is exercised through active participation in the decisions made at the general meetings of the Issuer. To ensure that the control over the Issuer is not abused, the Issuer complies with the relevant laws in Sweden including among others the Swedish Companies Act (Sw. *aktiebolagslagen (2005:551)*). In addition, the Issuer acts in compliance with the rules of Nasdaq Stockholm and the Swedish Corporate Governance Code (Sw. *Koden för svensk bolagsstyrning*) (the “**Code**”). With deviation from the Code, the audit committee of the Issuer has only composed of two (2) members, as the board of directors only comprises of five (5) board members.

Shareholders' agreements

As far as the Issuer is aware, there are no shareholders' agreements or other agreements which could result in a change of control of the Issuer.

THE BOARD OF DIRECTORS, EXECUTIVE MANAGEMENT AND AUDITORS

General

According to the Issuer's articles of association, the board of directors should consist of at least five (5) and not more than seven (7) members, without any deputies. The board of directors of the Issuer currently consists of five (5) board members and no deputy board member.

The CEO and the CFO are responsible for the Issuer's ongoing management and operations, reports to the board of directors and are required to manage the operations in accordance with the board of directors' guidelines and instructions as well as provide the board with decision-aiding materials. The division of duties between the board of directors and the CEO follows from Swedish law and is set out in the rules of procedure for the board of directors and instructions for the CEO.

The board of directors and the executive management may be contacted through the Issuer at its head office at Linnégatan 2, SE-114 47 Stockholm, Sweden. Information regarding the members of the board of directors and the executive management, including significant commitments outside the Issuer, which are relevant for the Issuer, is set out below.

The Board of directors

Information on the members of the board of directors of the Issuer, including significant assignments outside of the Group that are relevant for the Issuer, is set forth below.

Name	Title	Shareholdings	Independence
Björn Rosengren	Chairman	176,000	Yes
Carl Bildt	Board member	41,344	Yes
Jacqueline Winberg	Board member	-	Yes
Mats Lundberg	Board member	4,263,557	No
Anders Mossberg	Board member	54,203	Yes
Eva Hamilton	Board member	-	Yes

Björn Rosengren, born 1942

Björn Rosengren has been chairman of the board of directors since 2015. Current material commitments outside the Group are: Partner and Chairman of Priority Group AB, Chairman of the Norwegian-Swedish Chamber of Commerce and Board member of Cellcomb AB. Björn Rosengren holds 176,000 shares in the Issuer.

Carl Bildt, born 1949

Carl Bildt has been member of the board of directors since 2015. Current material commitments outside the Group are: Board member of Magnora AB, and the International Crisis Group. Carl Bildt holds 41,344 shares in the Issuer.

Jacqueline Winberg, born 1959

Jacqueline Winberg has been member of the board of directors since 2017. Current material commitments outside the Group are: Board member of Avanza Bank AB. Jacqueline Winberg holds 0 shares in the Issuer.

Mats Lundberg, born 1953

Mats Lundberg has been member of the board of directors since 2011. Current material commitments outside the Group are: Board member of Jyma Fastigheter i Malmö AB, S:t Petri AB and Fastighets AB Gädda. Mats Lundberg holds 4,263,557 shares in the Issuer.

Anders Mossberg, born 1952

Anders Mossberg has been member of the board of directors since 2015. Current material commitments outside the Group are: Chairman of Hemgaranti24 and Board member of Eaz pac AB and WoMo of SWF Enterprise LLC. Anders Mossberg holds 54,203 shares in the Issuer.

Eva Hamilton, born 1954

Eva Hamilton has been member of the board of directors since 2020. Current material commitments outside the Group are: Chairman of the Board of Luleå University of Technology, board member of Expressen/Bonnier News. Eva Hamilton holds 0 shares in the Issuer.

Executive management

Information on the executive management of the Issuer is set forth below.

Name	Title	Shareholdings	Independence
Joachim Kuylenstierna	CEO	4,263,557	No
Svante Bengtsson	COO and deputy CEO	212,811	Yes
Christoffer Strömbäck	CFO	11,464	Yes

Joachim Kuylenstierna, born 1969

Joachim Kuylenstierna has been CEO since 2017 and holds 4,263,557 shares in the Issuer.

Svante Bengtsson, born 1971

Svante Bengtsson has been COO and deputy CEO since 2017 and holds 212,811 shares in the Issuer.

Christoffer Strömbäck, born 1981

Christoffer Strömbäck has been CFO since 2019 and holds 11,464 shares in the Issuer.

Conflicts of interests within administrative, management and control bodies

None of the members of the board of directors or the executive management of the Issuer has a private interest that may be in conflict with the interests of the Issuer. However and as described above, certain members of the board of directors or the executive management of the Issuer have financial interests in the Issuer as a consequence of their holdings of shares in the Issuer.

Furthermore, some of the board members and executive management of the Issuer are also holding positions in other subsidiaries.

Although there are currently no conflicts of interest between any duties to the Issuer of the members of the board of directors or the executive management, and any of their other duties, it cannot be excluded that conflicts of interest may arise in the future between companies, in which members of the board of directors or the executive management of the Issuer have duties, and the Issuer.

Auditor

The Issuer's auditor is Öhrlings PricewaterhouseCoopers AB with Magnus Thorling as the auditor in charge. Magnus Thorling is a member of FAR (the professional institute for authorised public accountants in Sweden). Öhrlings PricewaterhouseCoopers AB was elected as the Issuer's auditor at the annual general meeting 2020 and has been the Issuer's auditor since 2015. The business address of Öhrlings PricewaterhouseCoopers AB is Torsgatan 21, SE-113 97 Stockholm, Sweden.

SUPPLEMENTARY INFORMATION

Information about the Prospectus

This Prospectus has been approved by the Swedish Financial Supervisory Authority as competent authority under Regulation (EU) 2017/1129. The Swedish Financial Supervisory Authority only approves this Prospectus as meeting the standards of completeness, comprehensibility and consistency imposed by Regulation (EU) 2017/1129. The Swedish Financial Supervisory Authority's approval should not be considered as an endorsement of the Issuer that is the subject of this Prospectus, nor should it be considered as an endorsement of the quality of the securities that are the subject of this Prospectus. Investors should make their own assessment as to the suitability of investing in the Bonds.

Authorisations and responsibility

The Issuer has obtained all necessary resolutions, authorisations and approvals required in conjunction with the issuance of the Bonds and the performance of its obligations relating thereto. The issuance of the Bonds on 22 September 2020 was resolved upon by the board of directors of the Issuer on 7 September 2020.

The board of directors of the Issuer is responsible for the information contained in the Prospectus. The board of directors of the Issuer declares that, to the best of its knowledge, the information contained in the Prospectus is in accordance with the facts and the Prospectus makes no omission likely to affect its import. The board of directors of the Issuer is responsible for the information given in the Prospectus only under the conditions and to the extent set forth in Swedish law.

Information from third parties

Any information in this Prospectus which has been sourced from a third party has been accurately reproduced and, as far as the Issuer is aware and is able to ascertain from information published by that third party, no facts have been omitted which would render the reproduced information inaccurate or misleading.

Interest of natural and legal persons involved in the bond issue

Nordea Bank Abp, Pareto Securities AB and Swedbank AB (publ) and their affiliates have engaged in, and may in the future engage in, investment banking and/or commercial banking or other services for the Issuer and the Group in the ordinary course of business. Accordingly, conflicts of interest may exist or may arise as a result of Nordea Bank Abp, Pareto Securities AB and Swedbank AB (publ) and/or its affiliates having previously engaged, or engaging in future, in transactions with other parties, having multiple roles or carrying out other transactions for third parties with conflicting interests.

Documents available for inspection

Copies of the following documents are available at the Issuer's head office in paper format during the validity period of this Prospectus and also available in electronic format at the Issuer's website, www.fastator.se.

- The Issuer's articles of association.
- The Issuer's certificate of registration.
- The Group's consolidated audited annual report for the financial year ended 31 December 2019, including the applicable audit report.

- The Group's consolidated audited annual report for the financial year ended 31 December 2018, including the applicable audit report.

FINANCIAL INFORMATION

Historical financial information

The Group's consolidated audited annual reports for the financial years ended 31 December 2018 and 31 December 2019 have been incorporated in this Prospectus by reference. The information incorporated by reference is to be read as part of this Prospectus. Information in the documents below, which has not been incorporated by reference, is not a part of this Prospectus and is either deemed by the Issuer to be irrelevant for investors in the Bonds or is covered elsewhere in the Prospectus.

All financial information in this Prospectus relating to the financial period 1 January – 31 December 2019 or as of 31 December 2019 derives from the Groups consolidated audited annual reports for the financial years ended 31 December 2019. All financial information in this Prospectus relating to the financial period 1 January – 30 June 2020 or as of 30 June 2020 derives from the Groups consolidated unaudited interim report for the financial period 1 January – 30 June 2020 or the Group's internal financial information and has not been audited or reviewed by the Issuer's auditor.

Accounting standards

The financial information for the financial years ended 31 December 2018 and 31 December 2019 have been prepared in accordance with International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB) and interpretations issued by the IFRS Interpretations Committee (IFRIC), as adopted by the European Union and in accordance with the Estonian Accounting Act. In addition, the financial information for the financial years ending 2018 and 2019 have been prepared in accordance with the Swedish Annual Accounts Act (Sw. *årsredovisningslagen (1995:1554)*) and the Swedish Financial Reporting Board's recommendation RFR 1, Supplementary Accounting Rules for Groups.

Auditing of the historical financial information

The Group's consolidated audited annual reports for the financial years ended 31 December 2018 and 31 December 2019 have been audited by Öhrlings PricewaterhouseCoopers AB, with Magnus Thorling as the auditor in charge. Unless otherwise explicitly stated, no other information contained in this Prospectus has been audited or reviewed by the Issuer's auditor.

Incorporation by reference

The following information in the Group's consolidated audited annual reports for the financial years 2018 and 2019 is incorporated in this Prospectus by reference and is available at the Issuer's website, www.fastator.se. For particular financial figures, please refer to the pages set out below.

Reference

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The Group's consolidated annual report 2019

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TERMS AND CONDITIONS FOR THE BONDS

F A S T A T O R

Aktiebolaget Fastator (publ)
Maximum SEK 700,000,000
Senior Unsecured Callable Floating Rate Bonds
2020/2024

ISIN: SE001485284

First Issue Date: 22 September 2020

SELLING RESTRICTIONS

No action is being taken in any jurisdiction that would or is intended to permit a public offering of the Bonds or the possession, circulation or distribution of any document or other material relating to the Issuer or the Bonds in any jurisdiction other than Sweden, where action for that purpose is required. Persons into whose possession this document comes are required to inform themselves about, and to observe, such restrictions.

The Bonds have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the “**U.S. Securities Act**”), and are subject to U.S. tax law requirements. The Bonds may not be offered, sold or delivered within the United States of America or to, or for the account or benefit of, U.S. persons, except for “Qualified Institutional Buyers” (“**QIB**”) within the meaning of Rule 144A under the U.S. Securities Act.

PRIVACY STATEMENT

Each of the Issuer, the Agent and the Issuing Agent may collect and process personal data relating to the Bondholders, the Bondholders’ representatives or agents, and other persons nominated to act on behalf of the Bondholders pursuant to the Finance Documents (name, contact details and, when relevant, holding of Bonds). The personal data relating to the Bondholders is primarily collected from the registry kept by the CSD. The personal data relating to other Persons is primarily collected directly from such Persons.

The personal data collected will be processed by the Issuer, the Agent and the Issuing Agent for the following purposes (i) to exercise their respective rights and fulfil their respective obligations under the Finance Documents, (ii) to manage the administration of the Bonds and payments under the Bonds, (iii) to enable the Bondholders to exercise their rights under the Finance Documents and (iv) to comply with its obligations under applicable laws and regulations.

The processing of personal data by the Issuer, the Agent and the Issuing Agent in relation to items (i) to (iii) above is based on their legitimate interest to exercise their respective rights and to fulfil their respective obligations under the Finance Documents. In relation to item (iv), the processing is based on the fact that such processing is necessary for compliance with a legal obligation incumbent on the Issuer, the Agent or the Issuing Agent (as applicable). Unless otherwise required or permitted by law, the personal data collected will not be kept longer than necessary given the purpose of the processing.

Personal data collected may be shared with third parties, such as the CSD, when necessary to fulfil the purpose for which such data is processed.

Subject to any legal preconditions, the applicability of which have to be assessed in each individual case, data subjects have the rights as follows. Data subjects have right to get access to their personal data and may request the same in writing at the address of the Issuer, the Agent or the Issuing Agent (as applicable). In addition, data subjects have the right to (i) request that personal data is rectified or erased, (ii) object to specific processing, (iii) request that the processing be restricted and (iv) receive personal data provided by themselves in machine-readable format.

Data subjects are also entitled to lodge complaints with the relevant supervisory authority if dissatisfied with the processing carried out.

The Issuer’s, the Agent’s and the Issuing Agent’s addresses, and the contact details for their respective data protection officers (if applicable), are found on their respective websites: www.fastator.se, www.nordictrustee.com and www.paretosec.se.

TERMS AND CONDITIONS

1. DEFINITIONS AND CONSTRUCTION

1.1 Definitions

In these terms and conditions (the “**Terms and Conditions**”):

“**Account Operator**” means a bank or other party duly authorised to operate as an account operator pursuant to the Financial Instruments Accounts Act and through which a Bondholder has opened a Securities Account in respect of its Bonds.

“**Accounting Principles**” means the international financial reporting standards (IFRS) within the meaning of Regulation 1606/2002/EC (or as otherwise adopted or amended from time to time).

“**Adjusted Nominal Amount**” means the total aggregate Nominal Amount of the Bonds outstanding at the relevant time less the aggregate Nominal Amount of all Bonds owned by a Group Company, an Affiliate of a Group Company or any other person or entity owning any Bonds that has undertaken towards a Group Company or an Affiliate of a Group Company to vote for such Bonds in accordance with the instructions given by a Group Company or an Affiliate of a Group Company, in each case irrespective of whether such Person is directly registered as owner of such Bonds.

“**Affiliate**” means, in respect of any Person, any other Person directly or indirectly, controlling or controlled by or under direct or indirect common control with such specified Person. For the purpose of this definition, “**control**” when used with respect to any Person means the power to direct the management and policies of such Person, directly or indirectly, whether through the ownership of voting securities, by contract or otherwise; and the terms “**controlling**” and “**controlled**” have meanings correlative to the foregoing.

“**Agency Agreement**” means the agreement entered into between the Agent and the Issuer on or prior to the First Issue Date regarding, *inter alia*, the remuneration payable by the Issuer to the Agent or any replacement agency agreement entered into after the First Issue Date between the Issuer and an agent.

“**Agent**” means the Bondholders’ agent under these Terms and Conditions from time to time; initially Nordic Trustee & Agency AB (publ), reg. no. 556882-1879, P.O. Box 7329, SE-103 90 Stockholm, Sweden.

“**Base Rate**” means STIBOR or any reference rate replacing STIBOR in accordance with Clause 19 (*Replacement of Base Rate*).

“**Base Rate Administrator**” means Swedish Financial Benchmark Facility AB (SFBF) or any person replacing it as administrator of the Base Rate.

“**Bond**” means debt instruments (Sw. *skuldförbindelser*), each for the Nominal Amount and of the type set forth in Chapter 1 Section 3 of the Financial Instruments Accounts Act, issued by the Issuer under these Terms and Conditions, including the Initial Bonds and any Subsequent Bonds.

“**Bondholder**” means the Person who is registered on a Securities Account as direct registered owner (Sw. *direktregistrerad ägare*) or nominee (Sw. *förvaltare*) with respect to a Bond.

“**Bondholders’ Meeting**” means a meeting among the Bondholders held in accordance with Clause 17.217.2 (*Bondholders’ Meeting*).

“**Business Day**” means a day in Sweden other than a public holiday. For the purpose of this definition, Saturdays, Sundays, Midsummer Eve (Sw. *midsommarafton*), Christmas Eve (Sw. *julafton*) and New Year’s Eve (Sw. *nyårsafton*) shall be deemed to be public holidays.

“**Business Day Convention**” means the first following day that is a Business Day unless that day falls in the next calendar month, in which case that date will be the first preceding day that is a Business Day.

“Call Option Amount” means:

- (a) an amount equivalent to the sum of (i) 102.00 per cent. of the Nominal Amount, and (ii) the remaining interest payments up to, but not including, the First Call Date, if the call option is exercised on or after the First Issue Date to, but not including, the First Call Date;
- (b) 102.00 per cent. of the Nominal Amount if the call option is exercised on or after the First Call Date up to (but not including) the date falling forty-two (42) months after the First Issue Date;
- (c) 101.00 per cent. of the Nominal Amount if the call option is exercised on or after the date falling forty-two (42) months after the First Issue Date up to (but not including) the date falling forty-five (45) months after the First Issue Date; or
- (d) 100.00 per cent. of the Nominal Amount if the call option is exercised on or after the date falling forty-five (45) months after the First Issue Date up to (and including) the Final Redemption Date, provided that such early redemption is financed in full or in part by way of the Issuer issuing Market Loan(s).

“**Cash and Cash Equivalents**” means cash and cash equivalents of the Group in accordance with the applicable Accounting Principles as set forth in the latest consolidated Financial Statements.

“**Change of Control**” means the occurrence of an event or series of events whereby one or more Persons (other than a Main Shareholder) acting together, acquire control over the Issuer and where “**control**” means:

- (a) acquiring or controlling, directly or indirectly, more than fifty (50.00) per cent. of the votes of the Issuer, or
- (b) the right to, directly or indirectly, appoint or remove the whole or a majority of the directors of the board of directors of the Issuer.

“**Compliance Certificate**” means a certificate substantially in the form set out in Schedule 2 (*Form of Compliance Certificate*) unless otherwise agreed between the Agent and the Issuer.

“**CSD**” means the Issuer’s central securities depository and registrar in respect of the Bonds from time to time; initially Euroclear Sweden AB, reg. no. 556112-8074.

“**CSD Regulations**” means the CSD’s rules and regulations applicable to the Issuer, the Agent and the Bonds from time to time.

“**De-listing**” means a situation where, once the Bonds are admitted to trading on the corporate bond list of Nasdaq Stockholm or any other Regulated Market, the Bonds are no longer admitted to trading or listed thereon (however, taking into account the rules and regulations (as amended from time to time)

of the relevant Regulated Market and the CSD preventing trading in the Bonds in close connection to the redemption of the Bonds).

“**Debt Register**” means the debt register (Sw. *skuldbok*) kept by the CSD in respect of the Bonds in which an owner of Bonds is directly registered or an owner’s holding of Bonds is registered in the name of a nominee.

“**Equity Ratio**” means, at any time, the Total Equity expressed as a percentage of Total Assets.

“**Escrow Account**” means a bank account:

- (a) held by the of the Issuer with a reputable bank in Sweden;
- (b) subject to perfected security in favour of the Agent and the Bondholders (represented by the Agent) under the Escrow Account Pledge Agreement; and
- (c) from which no withdrawals may be made by any member of the Group except as contemplated by the Terms and Conditions and the Escrow Account Pledge Agreement.

“**Escrow Account Pledge**” means the first priority pledge over the Escrow Account granted by the Issuer in favour of the Agent and the Bondholders (represented by the Agent).

“**Escrow Account Pledge Agreement**” means the pledge agreement entered into between the Issuer and the Agent prior the First Issue Date in respect of a first priority pledge over the Escrow Account and all funds standing to the credit of the Escrow Account from time to time, granted in favour of the Agent and the Bondholders (represented by the Agent).

“**Event of Default**” means an event or circumstance specified as such in Clause 16 (*Termination of the Bonds*).

“**Existing Bonds**” means the maximum SEK 700,000,000 senior secured callable bonds 2018/2021 issued by the Issuer with ISIN SE0011762129.

“**Final Redemption Date**” means 22 September 2024.

“**Finance Documents**” means the Terms and Conditions, the Escrow Account Pledge Agreement and any other document designated to be a Finance Document by the Issuer and the Agent.

“**Finance Lease**” means any lease or hire purchase contract, a liability under which would, in accordance with the Accounting Principles, be treated as a balance sheet liability.

“**Financial Indebtedness**” means any indebtedness in respect of:

- (a) monies borrowed or raised, including under any bank financing or Market Loans;
- (b) the amount of any liability in respect of any Finance Lease;
- (c) receivables sold or discounted (other than on a non-recourse basis);
- (d) any amount raised under any other transaction having the commercial effect of a borrowing (including forward sale or purchase arrangements);
- (e) any derivative transaction entered into in connection with protection against or benefit from fluctuation in any rate or price (and, when calculating the value of any derivative transaction, only the mark to market value shall be taken into account);

- (f) any counter-indemnity obligation in respect of a guarantee, indemnity, bond, standby or documentary letter of credit or any other instrument issued by a bank or financial institution; and
- (g) (without double counting) liabilities under guarantees or indemnities for any of the obligations referred to in paragraphs (a) to (f) above.

“**Financial Instruments Accounts Act**” means the Swedish Central Securities Depositories and Financial Instruments Accounts Act (Sw. lag (1998:1479) om värdepapperscentraler och kontoföring av finansiella instrument).

“**Financial Statements**” means the annual audited consolidated financial statements of the Group, the annual audited unconsolidated financial statements of the Issuer, the quarterly interim consolidated financial statements of the Group or the quarterly interim unconsolidated financial statements of the Issuer, which shall be prepared and made available according to paragraphs (a) and (b) of Clause 13.1 (*Financial Statements*).

“**First Call Date**” means the date falling thirty-six (36) months after the First Issue Date.

“**First Issue Date**” means 22 September 2020 or such other date as is agreed between the Issuing Agent and the Issuer.

“**Force Majeure Event**” has the meaning set forth in Clause 26.1.

“**Group**” means the Issuer and each of its Subsidiaries from time to time.

“**Group Company**” means the Issuer or any of its Subsidiaries.

“**Hybrid Instruments**” means any subordinated (according to its terms) debt instruments issued by the Issuer which are, entirely or partly permitted to be accounted for as equity in accordance with the Accounting Principles at the date of issuance of the relevant subordinated debt instrument(s).

“**Incurrence Test**” has the meaning set forth in Clause 14.2 (*Incurrence Test*).

“**Incurrence Test Date**” has the meaning set forth in Clause 14.2 (*Incurrence Test*).

“**Initial Bond**” means any Bond issued on the First Issue Date.

“**Initial Bond Issue**” has the meaning set forth in Clause 3.1.

“**Interest**” means the interest on the Bonds calculated in accordance with Clauses 10.1 to 10.3.

“**Interest Payment Date**” means 22 March, 22 June, 22 September and 22 December each year or, to the extent such day is not a Business Day, the Business Day following from an application of the Business Day Convention (with the first Interest Payment Date on 22 December 2020 and the last Interest Payment Date being the Final Redemption Date (or any final Redemption Date prior thereto)).

“**Interest Period**” means each period beginning on (but excluding) the First Issue Date or any Interest Payment Date and ending on (and including) the next succeeding Interest Payment Date (or a shorter period if relevant) and, in respect of Subsequent Bonds, each period beginning on (but excluding) the Interest Payment Date falling immediately prior to their issuance and ending on (and including) the next succeeding Interest Payment Date (or a shorter period if relevant).

“**Interest Rate**” means the Base Rate plus 7.00 per cent. *per annum* as adjusted by any application of Clause 19 (*Replacement of Base Rate*).

“**IPO**” means, in respect of any entity, an initial public offering of the shares in such entity, after which such shares shall be quoted, listed, traded or otherwise admitted to trading on a regulated market or unregulated market.

“**Issue Date**” means the First Issue Date or any date when Subsequent Bonds are issued pursuant to these Terms and Conditions, as agreed between the Issuing Agent and the Issuer.

“**Issuer**” means Aktiebolaget Fastator (publ), a public limited liability company incorporated in Sweden with reg. no. 556678-6645.

“**Issuing Agent**” means Pareto Securities AB, reg. no. 556206-8956, or another party replacing it, as Issuing Agent, in accordance with these Terms and Conditions.

“**Listing Failure**” means a situation where:

- (a) the Initial Bonds have not been admitted to trading on the corporate bond list of Nasdaq Stockholm or any other Regulated Market within sixty (60) calendar days after the First Issue Date; or
- (b) any Subsequent Bonds have not been admitted to trading on the corporate bond list of Nasdaq Stockholm or any other Regulated Market within sixty (60) calendar days after the Issue Date in respect of such Subsequent Bonds.

“**Main Shareholder**” means a shareholder that holds directly or indirectly at least twenty-five (25.00) per cent. of the shares in the Issuer on the First Issue Date.

“**Maintenance Test**” has the meaning set forth in Clause 14.1 (*Maintenance Test*).

“**Market Loan**” means any loan or other indebtedness where an entity issues commercial papers, certificates, convertibles, subordinated debentures, bonds or any other debt securities (including, for the avoidance of doubt, under medium term note programmes and other market funding programmes), provided in each case that such instruments and securities are or can be subject to trade on a Regulated Market or another market place.

“**Material Adverse Effect**” means a material adverse effect on:

- (a) the business, financial condition or operations of the Group taken as a whole;
- (b) the Issuer’s ability to perform and comply with its obligations under the Finance Documents; or
- (c) the validity or enforceability of the Finance Documents.

“**Material Group Company**” means:

- (a) the Issuer; and
- (b) any other Group Company with assets representing ten (10) per cent. or more of total assets of the Group, calculated on a consolidated basis according to the latest annual audited consolidated Financial Statements (excluding goodwill and intra-group loans).

“**Nasdaq Stockholm**” means the Regulated Market of Nasdaq Stockholm AB, reg. no. 556420-8394, SE-105 78 Stockholm, Sweden.

“**Net Proceeds**” means the proceeds from the Initial Bond Issue or any Subsequent Bond Issue after deduction has been made for any fees payable to the Joint Bookrunners or another arranger or bookrunner in connection with the relevant Bond Issue.

“**Net Profit Attributable to Shareholders**” means the Group’s consolidated net profit attributable to shareholders of the Issuer (Sw. *resultat hänförligt till moderbolagets aktieägare*) according to the annual audited consolidated financial statements of the Issuer for the previous financial year (and without accumulation of profits from previous financial years).

“**Nominal Amount**” has the meaning set forth in Clause 3.1.

“**Offentliga Hus**” means Nordact AB, reg.no. 556971-0113, and/or Offentliga Hus i Norden AB, reg.no. 556824-2696.

“**Pari Bonds**” means the Issuer’s SEK 500,000,000 senior unsecured callable floating rate bonds 2020/2023 with ISIN: SE0014855276.

“**Person**” means any individual, corporation, partnership, limited liability company, joint venture, association, joint-stock company, trust, unincorporated organisation, government, or any agency or political subdivision thereof, or any other entity, whether or not having a separate legal personality.

“**Properties**” means all real properties and site leasehold rights (Sw. *tomträtter*) owned by any Group Company from time to time.

“**Quotation Day**” means:

- (a) in relation to an Interest Period for which an Interest Rate is to be determined, two (2) Business Days before the immediately preceding Interest Payment Date (or, in respect of the first Interest Period, two (2) Business Days before the First Issue Date); or
- (b) in relation to any other period for which an Interest Rate is to be determined, two (2) Business Days before the first day of that period.

“**Record Date**” means the fifth (5th) Business Day prior to:

- (a) an Interest Payment Date;
- (b) a Redemption Date;
- (c) a date on which a payment to the Bondholders is to be made under Clause 16.11 (*Distribution of proceeds*);
- (d) the date of a Bondholders’ Meeting; or
- (e) another relevant date, or in each case such other Business Day falling prior to a relevant date if generally applicable on the Swedish bond market.

“**Redemption Date**” means the date on which the relevant Bonds are to be redeemed or repurchased in accordance with Clause 11 (*Redemption and repurchase of the Bonds*).

“**Reference Date**” means 31 March, 30 June, 30 September and 31 December each year.

“**Reference Period**” means each period of twelve (12) consecutive calendar months ending on a Reference Date.

“**Refinancing Amount**” means an amount equal to the amount required to redeem the outstanding Existing Bonds in full (including accrued interest and applicable prepayment premiums) on the applicable early redemption date *less* any net proceeds of the Pari Bonds which have been or will be deposited on the Escrow Account for the same purpose.

“**Regulated Market**” means any regulated market (as defined in Directive 2014/65/EU on markets in financial instruments (MiFID II), as amended).

“**Restricted Offentliga Hus Sale**” means:

- (a) an Offentliga Hus IPO where the Issuer immediately following the Offentliga Hus IPO ceases to hold, directly or indirectly, at least sixty-five (65) per cent. of the shares held by the Issuer, directly or indirectly, in Offentliga Hus immediately prior to that Offentliga Hus IPO; or
- (b) prior to an Offentliga Hus IPO, any other disposal, directly or indirectly, of Offentliga Hus Shares, other than pursuant to any Payment in Kind.

“**Restricted Payment**” has the meaning set out in Clause 15.1.

“**Securities Account**” means the account for dematerialised securities (Sw. *avstämningsregister*) maintained by the CSD pursuant to the Financial Instruments Accounts Act in which an owner of such securities is directly registered or an owner’s holding of securities is registered in the name of a nominee.

“**SEK**” denotes the lawful currency of Sweden.

“**STIBOR**” means:

- (a) the Stockholm interbank offered rate (STIBOR) administered by the Base Rate Administrator for the offering of deposits in Swedish Kronor and for a period equal to the relevant Interest Period, as displayed on page STIBOR= of the Thomson Reuters screen (or any replacement thereof) as of or around 11.00 a.m. on the Quotation Day;
- (b) if no rate as described in paragraph (a) is available for the relevant Interest Period, the rate determined by the Issuing Agent by linear interpolation between the two closest rates for STIBOR fixing, as displayed on page STIBOR= of the Thomson Reuters screen (or any replacement thereof) as of or around 11.00 a.m. on the Quotation Day for the offering of deposits in Swedish Kronor;
- (c) if no rate as described in paragraph (a) or (b) is available for the relevant Interest Period, the arithmetic mean of the rates (rounded upwards to four decimal places) as supplied to the Issuing Agent at its request quoted by the Reference Banks, for deposits of SEK 100,000,000 for the relevant period; or
- (d) if no rate as described in paragraph (a) or (b) is available for the relevant Interest Period and no quotation is available pursuant to paragraph (c), the interest rate which according to the reasonable assessment of the Issuing Agent best reflects the interest rate for deposits in Swedish Kronor offered in the Stockholm interbank market for the relevant period,

provided that if STIBOR is less than zero (0), it shall be deemed to be zero (0).

“**Subordinated Loans**” means any loan incurred by a Group Company, if such loan:

- (a) according to its terms or pursuant to a subordination agreement on terms and conditions satisfactory to the Agent, is subordinated to the obligations of the Issuer under the Terms and Conditions;
- (b) according to its terms has a final redemption date or, when applicable, early redemption dates or instalment dates which occur after the Final Redemption Date; and
- (c) according to its terms yield only payment-in-kind interest and/or cash interest that is payable after the Final Redemption Date, save for payments of interest which are permitted under Clause 15.1 (*Distributions*).

“**Subsequent Bond**” means any Bonds issued after the First Issue Date on one or more occasions.

“**Subsequent Bond Issue**” means any issue of Subsequent Bonds.

“**Subsidiary**” means, in relation to any Person, any legal entity (whether incorporated or not), in respect of which such Person, directly or indirectly:

- (a) owns shares or ownership rights representing more than fifty (50) per cent. of the total number of votes held by the owners;
- (b) otherwise controls more than fifty (50) per cent. of the total number of votes held by the owners;
- (c) has the power to appoint and remove all, or the majority of, the members of the board of directors or other governing body; or
- (d) exercises control as determined in accordance with the Accounting Principles.

“**Total Assets**” means the total assets of the Issuer calculated on an unconsolidated basis, in each case according to the latest unconsolidated Financial Statements of the Issuer and in accordance with the Accounting Principles.

“**Total Equity**” means the sum of the total equity of the Issuer calculated on an unconsolidated basis, in each case according to the latest unconsolidated Financial Statements of the Issuer and in accordance with the Accounting Principles.

“**Written Procedure**” means the written or electronic procedure for decision making among the Bondholders in accordance with Clause 17.3 (*Written Procedure*).

1.2 Construction

1.2.1 Unless a contrary indication appears, any reference in these Terms and Conditions to:

- (a) “**assets**” includes present and future properties, revenues and rights of every description;
- (b) any agreement or instrument is a reference to that agreement or instrument as supplemented, amended, novated, extended, restated or replaced from time to time;
- (c) a “**regulation**” includes any law, regulation, rule or official directive (whether or not having the force of law) of any governmental, intergovernmental or supranational body, agency or department;
- (d) a provision of regulation is a reference to that provision as amended or re-enacted; and

(e) a time of day is a reference to Stockholm time.

- 1.2.2 An Event of Default is continuing if it has not been remedied or waived.
- 1.2.3 When ascertaining whether a limit or threshold specified in SEK has been attained or broken, any amount in another currency shall be counted on the basis of the rate of exchange for such currency against SEK for the previous Business Day, as published by the Swedish Central Bank (Sw. *Riksbanken*) on its website (www.riksbank.se). If no such rate is available, the most recently published rate shall be used instead.
- 1.2.4 A notice shall be deemed to be sent by way of press release if it is made available to the public within Sweden promptly and in a non-discriminatory manner.
- 1.2.5 No delay or omission of the Agent or of any Bondholder to exercise any right or remedy under the Finance Documents shall impair or operate as a waiver of any such right or remedy.
- 1.2.6 The selling and distribution restrictions and the privacy statement contained in this document before the table of contents do not form part of the Terms and Conditions and may be updated without the consent of the Bondholders and the Agent (save for the privacy statement insofar it relates to the Agent).

2 STATUS OF THE BONDS

The Bonds constitute direct, general, unconditional, unsubordinated and unsecured obligations of the Issuer and shall at all times rank *pari passu* and without any preference among them and at least *pari passu* with all direct, general, unconditional, unsubordinated and unsecured obligations of the Issuer, except for obligations mandatorily preferred by regulation applying to companies generally.

3 THE AMOUNT OF THE BONDS AND UNDERTAKING TO MAKE PAYMENTS

- 3.1 The Bonds are denominated in SEK and each Bond is constituted by these Terms and Conditions. The Issuer undertakes to repay the Bonds, to pay Interest and to otherwise act in accordance and comply with these Terms and Conditions.
- 3.2 By subscribing for Bonds, each initial Bondholder agrees that the Bonds shall benefit from and be subject to these Terms and Conditions and by acquiring Bonds each subsequent Bondholder confirms these Terms and Conditions.
- 3.3 The aggregate amount of the bond loan will be an amount of maximum SEK 700,000,000 which will be represented by Bonds, each of a nominal amount of SEK 1,250,000 or full multiples thereof (the

“**Nominal Amount**”). The total nominal amount of the Initial Bonds is SEK 500,000,000 (the “**Initial Bond Issue**”).

- 3.4 All Initial Bonds are issued on a fully paid basis at an issue price of 100.00 per cent. of the Nominal Amount.
- 3.5 The minimum permissible investment in connection with the Initial Bond Issue is SEK 1,250,000.
- 3.6 The ISIN for the Bonds is SE0014855284.
- 3.7 The Issuer may at one or more occasions after the First Issue Date issue Subsequent Bonds under these Terms and Conditions, until the total amount under such Subsequent Bond Issue(s) and the Initial Bond Issue equals SEK 700,000,000, provided that the Incurrence Test is met (calculated *pro forma* including the Subsequent Bond Issue) unless the Net Proceeds of the Subsequent Bonds are applied in full towards refinancing another Market Loan of the Issuer. Any Subsequent Bond shall, for the avoidance of doubt, be issued subject to these Terms and Conditions and the ISIN, the Interest Rate, the Nominal Amount and the final maturity applicable to the Initial Bonds shall apply also to Subsequent Bonds. The issue price of Subsequent Bonds may be set at the Nominal Amount or at a discount or at a premium compared to the Nominal Amount.

4 USE OF PROCEEDS

- 4.1 The Net Proceeds of the Initial Bond Issue shall be applied towards:
- (a) the redemption in full of the Existing Bonds (including accrued interest and any prepayment premium); and
 - (b) general corporate purposes of the Group.
- 4.2 Any Net Proceeds from any Subsequent Bond Issue shall be applied towards general corporate purposes of the Group.

5 CONDITIONS FOR DISBURSEMENT

5.1 Conditions Precedent for the settlement of the Initial Bond Issue

- 5.1.1 The Issuer shall provide to the Agent, as soon as reasonably possible but in any event no later than 11.00 a.m. two (2) Business Days prior to the First Issue Date (or such later time as agreed by the Agent), all of the documents and other evidence listed in Part 1 (*Conditions precedent for the settlement of the Initial Bond Issue*) of Schedule 1 (*Conditions precedent*) in form and substance satisfactory to the Agent (acting reasonably).
- 5.1.2 The Agent shall promptly confirm to the Issuing Agent when it is satisfied that the conditions in Clause 5.1.1 have been fulfilled (or amended or waived in accordance with Clause 18 (*Amendments and waivers*)). The First Issue Date shall not occur (i) unless the Agent makes such confirmation to the Issuing Agent no later than 11.00 a.m. one (1) Business Day prior to the First Issue Date (or later, if the Issuing Agent so agrees) or (ii) if the Issuing Agent and the Issuer agree to postpone the First Issue Date.
- 5.1.3 Following receipt by the Issuing Agent of the confirmations in accordance with Clauses 5.1.2, the Issuing Agent shall settle the issuance of the Initial Bonds and transfer (i) the Net Proceeds of the Initial

Bond Issue less the Refinancing Amount to the Issuer, and (ii) the Refinancing Amount to the Escrow Account, on the First Issue Date.

5.2 Conditions Precedent for a disbursement of the Refinancing Amount

- 5.2.1 The Agent's approval of the disbursement of the Refinancing Amount from the Initial Bond Issue from the Escrow Account, is subject to the Agent's confirmation that it has received all of the documents and other evidence listed in Part 2 (*Conditions precedent for the disbursement of the Refinancing Amount*) of Schedule 1 (*Conditions precedent*) in form and substance satisfactory to the Agent (acting reasonably).
- 5.2.2 The Agent shall promptly confirm to the Issuer when it is satisfied that the conditions in Clause 5.2.1 have been fulfilled (or amended or waived in accordance with Clause 18 (*Amendments and waivers*)).
- 5.2.3 Following the Agent's confirmation in accordance with Clause 5.2.2, the Agent shall release the pledge over the Escrow Account effective from the date falling prior to the early redemption date of the Existing Bonds.

5.3 Conditions Precedent for a Subsequent Bond Issue

- 5.3.1 The Issuer shall provide to the Agent, as soon as reasonably possible but in any event no later than 11.00 a.m. two (2) Business Days prior to the Issue Date (or such later time as agreed to by the Agent) in respect of Subsequent Bonds, all of the documents and other evidence listed in Part 3 (*Conditions precedent for a Subsequent Bond Issue*) of Schedule 1 (*Conditions precedent*) in form and substance satisfactory to the Agent (acting reasonably).
- 5.3.2 The Agent shall promptly confirm to the Issuing Agent when it is satisfied that the conditions in Clause 5.3.1 have been fulfilled (or amended or waived in accordance with Clause 18 (*Amendments and waivers*)). The relevant Issue Date shall not occur (i) unless the Agent makes such confirmation to the Issuing Agent no later than 11.00 a.m. one (1) Business Day prior to the relevant Issue Date (or later, if the Issuing Agent so agrees) or (ii) if the Issuing Agent and the Issuer agree to postpone the relevant Issue Date.
- 5.3.3 Following receipt by the Issuing Agent of the confirmation in accordance with Clause 5.3.2, the Issuing Agent shall settle the issuance of any Subsequent Bonds and pay the Net Proceeds of such Subsequent Bond Issue to the Issuer on the Issue Date in respect of such Subsequent Bonds.

6 THE BONDS AND TRANSFERABILITY

- 6.1 Each Bondholder is bound by these Terms and Conditions without there being any further actions required to be taken or formalities to be complied with.
- 6.2 The Bonds are freely transferable. All Bond transfers are subject to these Terms and Conditions and these Terms and Conditions are automatically applicable in relation to all Bond transferees upon completed transfer.
- 6.3 Upon a transfer of Bonds, any rights and obligations under the Finance Documents relating to such Bonds are automatically transferred to the transferee.
- 6.4 No action is being taken in any jurisdiction that would or is intended to permit a public offering of the Bonds or the possession, circulation or distribution of any document or other material relating to the

Issuer or the Bonds in any jurisdiction other than Sweden, where action for that purpose is required. Each Bondholder must inform itself about, and observe, any applicable restrictions to the transfer of material relating to the Issuer or the Bonds, (due to, *e.g.*, its nationality, its residency, its registered address or its place(s) of business). Each Bondholder must ensure compliance with such restrictions at its own cost and expense.

- 6.5 The Bonds have not been and will not be registered under the U.S. Securities Act and are subject to U.S. tax law requirements. The Bonds may not be offered, sold or delivered within the United States of America or to, or for the account or benefit of, U.S. persons, except for QIB within the meaning of Rule 144A under the U.S. Securities Act of 1933, as amended (the “**US Securities Act**”).
- 6.6 Holders located in the United States are not permitted to transfer Bonds except (i) subject to an effective registration statement under the Securities Act, (ii) to a person that the Holder reasonably believes is a QIB within the meaning of Rule 144A that is purchasing for its own account, or the account of another QIB, to whom notice is given that the resale, pledge or other transfer may be made in reliance on Rule 144A, (iii) outside the United States in accordance with Regulation S under the Securities Act, (iv) pursuant to an exemption from registration under the Securities Act provided by Rule 144 thereunder (if available) and (v) pursuant to any other available exemption from registration under the Securities Act, subject to the receipt by the Issuer of an opinion of counsel or such other evidence that the Issuer may reasonably require confirming that such sale or transfer is in compliance with the Securities Act.
- 6.7 For the avoidance of doubt and notwithstanding the above, a Bondholder which allegedly has purchased Bonds in contradiction to mandatory restrictions applicable may nevertheless utilise its voting rights under these Terms and Conditions and shall be entitled to exercise its full rights as a Bondholder hereunder in each case until such allegations have been resolved.

7 BONDS IN BOOK-ENTRY FORM

- 7.1 The Bonds will be registered for the Bondholders on their respective Securities Accounts and no physical Bonds will be issued. Accordingly, the Bonds will be registered in accordance with the Financial Instruments Accounts Act. Registration requests relating to the Bonds shall be directed to an Account Operator. The Debt Register shall constitute conclusive evidence of the persons who are Bondholders and their holdings of Bonds at the relevant point of time.
- 7.2 Those who according to assignment, security, the provisions of the Swedish Children and Parents Code (Sw. *föräldrabalken (1949:381)*), conditions of will or deed of gift or otherwise have acquired a right

to receive payments in respect of a Bond shall register their entitlements to receive payment in accordance with the Financial Instruments Accounts Act.

- 7.3 The Issuer (and the Agent when permitted under the CSD's applicable regulations) shall at all times be entitled to obtain information from the Debt Register. At the request of the Agent, the Issuer shall promptly obtain such information and provide it to the Agent.
- 7.4 For the purpose of carrying out any administrative procedure that arises out of the Finance Documents, the Issuing Agent shall be entitled to obtain information from the Debt Register.
- 7.5 At the request of the Agent, the Issuer shall promptly obtain information from the Debt Register and provide it to the Agent.
- 7.6 The Issuer shall issue any necessary power of attorney to such persons employed by the Agent, as notified by the Agent, in order for such individuals to independently obtain information directly from the Debt Register. The Issuer may not revoke any such power of attorney unless directed by the Agent or unless consent thereto is given by the Bondholders.
- 7.7 The Issuer (and the Agent when permitted under the CSD's applicable regulations) may use the information referred to in Clause 7.3 only for the purposes of carrying out their duties and exercising their rights in accordance with the Finance Documents and the Agency Agreement and shall not disclose such information to any Bondholder or third party unless necessary for such purposes.

8 RIGHT TO ACT ON BEHALF OF A BONDHOLDER

- 8.1 If any Person other than a Bondholder wishes to exercise any rights under the Finance Documents, it must obtain a power of attorney or other authorisation from the Bondholder or, if applicable, a coherent chain of powers of attorney or authorisations, a certificate from the authorised nominee or other sufficient authorisation for such Person.
- 8.2 A Bondholder may issue one or several powers of attorney or other authorisations to third parties to represent it in relation to some or all of the Bonds held by it. Any such representative may act independently under the Finance Documents in relation to the Bonds for which such representative is entitled to represent the Bondholder.
- 8.3 The Agent shall only have to examine the face of a power of attorney or other authorisation that has been provided to it pursuant to Clauses 8.1 and 8.2 and may assume that such document has been duly authorised, is valid, has not been revoked or superseded and that it is in full force and effect, unless otherwise is apparent from its face or the Agent has actual knowledge to the contrary.
- 8.4 These Terms and Conditions shall not affect the relationship between a Bondholder who is the nominee (*Sw. förvaltare*) with respect to a Bond and the owner of such Bond, and it is the responsibility of such nominee to observe and comply with any restrictions that may apply to it in this capacity.

9 PAYMENTS IN RESPECT OF THE BONDS

- 9.1 Any payment or repayment under these Terms and Conditions shall be made to such Person who is registered as a Bondholder on the Record Date prior to the relevant payment date, or to such other

Person who is registered with the CSD on such Record Date as being entitled to receive the relevant payment, repayment or repurchase amount.

- 9.2 If a Bondholder has registered, through an Account Operator, that principal, Interest and any other payment that shall be made under these Terms and Conditions shall be deposited in a certain bank account; such deposits will be effectuated by the CSD on the relevant payment date. Should the CSD, due to a delay on behalf of the Issuer or some other obstacle, not be able to effectuate payments as aforesaid, the Issuer shall procure that such amounts are paid to the Persons who are registered as Bondholders on the relevant Record Date as soon as possible after such obstacle has been removed.
- 9.3 If, due to any obstacle for the CSD, the Issuer cannot make a payment or repayment, such payment or repayment may be postponed until the obstacle has been removed. Interest shall accrue in accordance with Clause 10.4 during such postponement.
- 9.4 If payment or repayment is made in accordance with this Clause 9, the Issuer and the CSD shall be deemed to have fulfilled their obligation to pay, irrespective of whether such payment was made to a Person not entitled to receive such amount, unless the Issuer or the CSD (as applicable) was aware of that the payment was being made to a Person not entitled to receive such amount.
- 9.5 The Issuer shall pay any stamp duty and other public fees accruing in connection with the Initial Bond Issue or a Subsequent Bond Issue, but not in respect of trading in the secondary market (except to the extent required by applicable law), and shall deduct at source any applicable withholding tax payable pursuant to law. The Issuer shall not be liable to reimburse any stamp duty or public fee or to gross-up any payments under these Terms and Conditions by virtue of any withholding tax, public levy or similar.

10 INTEREST

- 10.1 The Initial Bonds will bear Interest at the Interest Rate applied to the Nominal Amount from (but excluding) the First Issue Date up to (and including) the relevant Redemption Date. Any Subsequent Bond will carry Interest at the Interest Rate applied to the Nominal Amount from (but excluding) the Interest Payment Date falling immediately prior to its " Date (or the First Issue Date if there is no such Interest Payment Date) up to (and including) the relevant Redemption Date.
- 10.2 Interest accrues during an Interest Period. Payment of Interest in respect of the Bonds shall be made quarterly in arrears to the Bondholders on each Interest Payment Date for the preceding Interest Period.
- 10.3 Interest shall be calculated on the basis of the actual number of calendar days in the Interest Period in respect of which payment is being made divided by 360 (actual/360-days basis).
- 10.4 If the Issuer fails to pay any amount payable by it under the Finance Documents on its due date, default interest shall accrue on the overdue amount from (but excluding) the due date up to and including the date of actual payment at a rate which is 200 basis points higher than the Interest Rate. The default interest shall not be capitalised but be payable to each Person who was a Bondholder on the Record

Date for the original due date. No default interest shall accrue where the failure to pay was solely attributable to the Agent or the CSD, in which case the Interest Rate shall apply instead.

11 REDEMPTION AND REPURCHASE OF THE BONDS

11.1 Redemption at maturity

The Issuer shall redeem all, but not some only, of the Bonds in full on the Final Redemption Date with an amount per Bond equal to the Nominal Amount together with accrued but unpaid Interest. If the Final Redemption Date is not a Business Day, the redemption shall to the extent permitted under the CSD's applicable regulations occur on the Business Day following from an application of the Business Day Convention or, if not permitted under the CSD's applicable regulations, on the first following Business Day.

11.2 Purchase of Bonds by Group Companies

Each Group Company may, subject to applicable regulations, at any time and at any price purchase Bonds on the market or in any other way. Any Bonds held by a Group Company may at such Group Company's discretion be retained or sold, but not cancelled, except in connection with a redemption of the Bonds in full.

11.3 Early voluntary total redemption (call option)

11.3.1 The Issuer may redeem all, but not some only, of the Bonds in full on any Business Day falling before the Final Redemption Date at the applicable Call Option Amount together with accrued but unpaid Interest.

11.3.2 For the purpose of calculating the amount of the remaining interest payments pursuant to paragraph (a) of the definition of Call Option Amount, it shall be assumed that the Interest Rate for the period from the relevant record date to the First Call Date will be equal to the Interest Rate in effect on the date on which notice of redemption is given to the bondholders. The relevant record date shall be agreed upon between the Issuer, the CSD and the Agent in connection with such redemption.

11.3.3 Redemption in accordance with Clause 11.3.1 shall be made by the Issuer giving not less than fifteen (15) Business Days' notice to the Bondholders and the Agent. Any such notice shall state the Redemption Date and the relevant Record Date. Such notice is irrevocable but may, at the Issuer's discretion, contain one or more conditions precedent that shall be fulfilled prior to the Record Date. Upon expiry of such notice and the fulfilment of the conditions precedent (if any), the Issuer shall redeem the Bonds in full at the applicable amount on the specified Redemption Date.

11.4 Early voluntary total redemption due to illegality (call option)

11.4.1 The Issuer may redeem all, but not some only, of the outstanding Bonds at an amount per Bond equal to the Nominal Amount together with accrued but unpaid Interest on a Redemption Date determined by

the Issuer if it is or becomes unlawful for the Issuer to perform its obligations under the Finance Documents.

11.4.2 The applicability of Clause 11.4.1 shall be supported by a legal opinion issued by a reputable law firm.

11.4.3 The Issuer may give notice of redemption pursuant to Clause 11.4.1 no later than twenty (20) Business Days after having received actual knowledge of any event specified therein (after which time period such right shall lapse). The notice from the Issuer is irrevocable, shall specify the Redemption Date and also the Record Date on which a Person shall be registered as a Bondholder to receive the amounts due on such Redemption Date. The Issuer shall redeem the Bonds in full at the applicable amount on the specified Redemption Date.

11.5 Mandatory repurchase due to a Change of Control, a De-listing, Listing Failure or Restricted Offentliga Hus Sale (put option)

11.5.1 Upon the occurrence of a Change of Control, a De-listing, a Listing Failure or a Restricted Offentliga Hus Sale, each Bondholder shall have the right to request that all, or only some, of its Bonds are repurchased (whereby the Issuer shall have the obligation to repurchase such Bonds) at a price per Bond equal to 101.00 per cent. of the Nominal Amount together with accrued but unpaid Interest during a period of thirty (30) calendar days following a notice from the Issuer of the Change of Control, De-listing, Listing Failure or Restricted Offentliga Hus Sale (as applicable) pursuant to paragraph (a)(i) of Clause 13.4 (*Information: miscellaneous*). The thirty (30) calendar days' period may not start earlier than upon the occurrence of the Change of Control, De-listing, Listing Failure or Restricted Offentliga Hus Sale.

11.5.2 The notice from the Issuer pursuant to paragraph (a)(i) of Clause 13.4 (*Information: miscellaneous*) shall specify the repurchase date and include instructions about the actions that a Bondholder needs to take if it wants Bonds held by it to be repurchased. If a Bondholder has so requested, and acted in accordance with the instructions in the notice from the Issuer, the Issuer, or a Person designated by the Issuer, shall repurchase the relevant Bonds and the repurchase amount shall fall due on the repurchase date specified in the notice given by the Issuer pursuant to paragraph (a)(i) of Clause 13.4. The repurchase date must fall no later than twenty (20) Business Days after the end of the period referred to in Clause 11.5.1.

11.5.3 The Issuer shall comply with the requirements of any applicable securities regulations in connection with the repurchase of Bonds. To the extent that the provisions of such regulations conflict with the provisions in this Clause 11.5, the Issuer shall comply with the applicable securities regulations and will not be deemed to have breached its obligations under this Clause 11.5 by virtue of the conflict.

11.5.4 The Issuer shall not be required to repurchase any Bonds pursuant to this Clause 11.5, if a third party in connection with the occurrence of a Change of Control, De-listing, Listing Failure or Restricted Offentliga Hus Sale, as applicable, offers to purchase all Bonds in the manner and on the terms set out in this Clause 11.5 (or on terms more favourable to the Bondholders) and purchases all Bonds validly tendered in accordance with such offer. If the Bonds tendered are not purchased within the time limits

stipulated in this Clause 11.5, the Issuer shall repurchase any such Bonds within five (5) Business Days after the expiry of the time limit.

11.5.5 Any Bonds repurchased by the Issuer pursuant to this Clause 11.5 may at the Issuer's discretion be retained or sold, but not cancelled, except in connection with a redemption of the Bonds in full.

12 MANDATORY REPURCHASE OFFER UPON OFFENTLIGA HUS CASH DISPOSAL

12.1 Definitions

In this Clause 12:

“**Market Value Test Date**” means, in respect of an Offentliga Hus Cash Disposal, the date falling thirty (30) days after such Offentliga Hus Cash Disposal.

“**Minimum Holdings**” means fifty (50) per cent. of the number of shares held by the Issuer, directly or indirectly, in Offentliga Hus immediately following an Offentliga Hus IPO.

“**Offentliga Hus Cash Disposal**” means, following an Offentliga Hus IPO:

- (a) any disposal or series of disposals by the Group, directly or indirectly, of its shares in Offentliga Hus pursuant to any public takeover bid (Sw. *offentligt uppköpserbudande*) or any other private sale or other disposal, save for any Payment in Kind; or
- (b) a cash sale of shares paid to the Group, directly or indirectly, pursuant to any Payment in Kind.

“**Offentliga Hus Cash Disposal Proceeds**” means, in respect of an Offentliga Hus Cash Disposal, the aggregate market value of paragraph (a) or (b) below (as applicable), in each case calculated on basis of the price per share in the relevant Offentliga Hus Cash Disposal:

- (a) if the Offentliga Hus Shares held by the Group immediately prior to such disposal exceeded the Minimum Holdings, the difference between the Minimum Holdings *less* the Offentliga Hus Shares owned by the Group at the time directly following that Offentliga Hus Cash Disposal; and
- (b) in any other case, the Offentliga Hus Shares disposed of in that Offentliga Hus Cash Disposal.

“**Offentliga Hus IPO**” means an IPO of Offentliga Hus.

“**Offentliga Hus Shares**” means any shares in Offentliga Hus held, directly or indirectly, by the Group or any shares which has been paid to the Group, directly or indirectly, pursuant to any Payment in Kind.

“**Payment in Kind**” means disposal by the Group, directly or indirectly, of Offentliga Hus Shares pursuant to any public takeover bid (Sw. *offentligt uppköpserbudande*), private sale or other disposal of Offentliga Hus Shares where the shares in the purchaser are quoted, listed, traded or otherwise admitted to trading on a regulated market or unregulated market and the consideration is payable in shares in the purchaser.

12.2 Mandatory Repurchase Offer upon Offentliga Hus Cash Disposal

- 12.2.1 Upon an Offentliga Hus Cash Disposal whereby the Issuer ceases to hold, directly or indirectly, at least the Minimum Holdings, the Issuer shall by notice to the Bondholders to repurchase the Bonds and the Pari Bonds *pro rata* in an aggregate amount equal to the Offentliga Hus Cash Disposal Proceeds, at a price per Bond equal to 101.00 per cent. of the Nominal Amount (plus accrued and unpaid interest) (a “**Mandatory Repurchase Offer**”).
- 12.2.2 The repurchase of the Bonds shall be made on a Business Day falling no more than twenty (20) Business Days after the Market Value Test Date and be made by the Issuer giving not less than ten (10) Business Days’ notice to the Bondholders and the Agent, where such notice shall state the relevant Business Day on which the repurchase shall be made, the repurchase price and the relevant Record Date.
- 12.2.3 If the Mandatory Repurchase Offer is over-subscribed, the repurchase shall be allocated between Bonds accepted for repurchase by each Bondholder in the Mandatory Repurchase Offer in proportion to the total number of bonds accepted to be repurchased in the Mandatory Repurchase Offer.

12.3 Exceptions; Market Value Test

- 12.3.1 Notwithstanding Clause 12.2, the Issuer shall not be obligated to carry out a Mandatory Repurchase Offer following an Offentliga Hus Cash Disposal if, on the Market Value Test Date, the lower of:
- (a) the aggregate market value of the Offentliga Hus Shares held by the Issuer following the Offentliga Hus Cash Disposal on basis of a volume-weighted moving average calculated on the thirty (30) days’ period from (but excluding) the date of the relevant Offentliga Hus Cash Disposal up to (and including) the relevant Market Value Test Date; and
 - (b) the aggregate market value (closing price) of the Offentliga Hus Shares held by the Issuer, directly or indirectly, as at the Market Value Test Date,

is equal to or higher than the aggregate market value of the Minimum Holdings (calculated as of the Offentliga Hus IPO) (the “**Market Value Test**”). If the Market Value Test is not met on the Market Value Test Date, the Issuer shall for the avoidance of doubt be obliged to carry out a Mandatory Repurchase Offer as set forth above.

- 12.3.2 The Issuer shall promptly following the determination of the Market Value Test on the Market Value Test Date provide the Agent with the calculations for the Market Value Test. If the Issuer does not to carry out a Mandatory Repurchase Offer following an Offentliga Hus Cash Disposal in accordance with Clause 12.3.1, the Issuer shall give notice thereof to the Agent and the Bondholders in accordance with Clause 25 (*Notices and press releases*).

12.4 Calculation principles

- 12.4.1 If any bonus issue, stock split or reverse stock split have been carried out in respect of the shares in Offentliga Hus, the percentage of shares held by the Issuer, directly or indirectly, at any time shall be recalculated as if such bonus issue, stock split or reverse stock split had not been carried out.
- 12.4.2 If any Payment in Kind has occurred, the shares paid in consideration of the shares held by the Group, directly or indirectly, in Offentliga Hus shall for the purposes of all determinations and calculations hereunder be considered to be shares in Offentliga Hus and any disposal of such shares will upon

disposal be subject a Mandatory Repurchase Offer on the same terms as a disposal of shares in Offentliga Hus.

13 INFORMATION UNDERTAKINGS

13.1 Financial Statements

The Issuer shall make available to the Agent and on its website:

- (a) as soon as they are available, but in any event within four (4) months after the end of each financial year:
 - (i) the audited consolidated financial statements of the Group for that financial year; and
 - (ii) the annual audited unconsolidated financial statements of the Issuer for that financial year; and
- (b) as soon as they are available, but in any event within two (2) months after the end of each quarter of each of its financial years:
 - (i) the consolidated financial statements or year-end report (Sw. *bokslutskommuniké*) (as applicable) of the Group for that financial quarter; and
 - (ii) the unconsolidated financial statements of the Issuer or year-end report (as applicable) for that financial quarter.

13.2 Requirements as to Financial Statements

13.2.1 The Issuer shall prepare the Financial Statements in accordance with the Accounting Principles and make them available in accordance with the rules and regulations of Nasdaq Stockholm (or any other Regulated Market, as applicable) (as amended from time to time), the rules and regulations of Nasdaq First North Growth Market (as amended from time to time) and the Swedish Securities Market Act (Sw. *lag (2007:528) om värdepappersmarknaden*) (as amended from time to time).

13.2.2 Each of the Financial Statements shall include a profit and loss account, a balance sheet, a cash flow statement and a management commentary or report from the Issuer's board of directors.

13.3 Compliance Certificate

13.3.1 The Issuer shall issue a Compliance Certificate to the Agent signed by the Issuer:

- (a) when consolidated Financial Statements are made available to the Agent in accordance with paragraphs (a)(ii) or (b)(ii) of Clause 13.1 (*Financial Statements*);
- (b) in connection with the issuance of Subsequent Bonds or any Market Loan or making of a Restricted Payment, in each case which requires that the Incurrence Test is met; and
- (c) at the Agent's reasonable request, within fifteen (15) Business Days from such request.

13.3.2 In each Compliance Certificate, the Issuer shall:

- (a) certify that, so far as it is aware, no Event of Default is continuing or, if it is aware that such event is continuing, specify the event and steps, if any, being taken to remedy it; and

- (b) if provided in connection with Financial Statements being made available, certify that the Maintenance Test is met as per the Reference Date to which the Compliance Certificate refers to, including calculations and figures in respect of the Maintenance Test; or
- (c) if provided in connection with an Incurrence Test, certify that the Incurrence Test is met as per the relevant Incurrence Test Date, including calculations and figures in respect of the Incurrence Test.

13.4 Information: miscellaneous

The Issuer shall:

- (a) promptly notify:
 - (i) the Agent and the Bondholders upon becoming aware of the occurrence of a Change of Control, a De-listing Event, a Listing Failure or the completion of a Restricted Offentliga Hus Sale; and
 - (ii) the Agent upon becoming aware of the occurrence of any event or circumstance which constitutes an Event of Default,

and shall provide the Agent with such further information as it may reasonably request in writing following receipt of such notice;

- (b) keep the latest version of the Terms and Conditions (including documents amending the Terms and Conditions) available on its website; and
- (c) upon request by the Agent, provide the Agent with any information relating to a transaction made pursuant to Clause 15.6 (*Disposal of assets*) or Clause 15.7 (*Mergers and demergers*) which the Agent deems necessary (acting reasonably).

13.5 Restrictions

The Issuer is only obliged to provide any information to the Agent and/or the Bondholders pursuant to this Clause 13 (*Information undertakings*) if providing such information to the Agent and/or the Bondholders would not conflict with any applicable laws or the Issuer's registration contract with Nasdaq Stockholm (or any other Regulated Market, as applicable). If such conflict would exist pursuant to the listing contract with a Regulated Market, the Issuer shall however be obliged to either seek approval from that Regulated Market or undertake other reasonable measures, including entering into a non-disclosure agreement with the Agent, in order to be able to timely inform the Agent according to this Clause 13 (*Information undertakings*).

14 FINANCIAL COVENANTS

14.1 Maintenance Test

- 14.1.1 The Maintenance Test shall be tested quarterly on each Reference Date from and including 30 September 2020, for as long as any Bond is outstanding, and be calculated in accordance with the applicable Accounting Principles on the basis of the unconsolidated interim Financial Statements for the period ending on the relevant Reference Date, with respect to the Reference Period ending on such

Reference Date, and shall be reported in the Compliance Certificate delivered in connection with such Financial Statements.

14.1.2 The Maintenance Test is met if:

- (a) the Equity Ratio is higher than forty-five (45) per cent.; and
- (b) Cash and Cash Equivalents of the Issuer is equal to or exceed the lower of:
 - (i) six (6) months' coupon payments under all Market Loans issued by the Issuer; and
 - (ii) the remaining coupon payments under all Market Loans issued by the Issuer through and including the Final Redemption Date (assuming that the Interest Rate for the period from the relevant test date to the date falling six (6) months thereafter will be equal to the Interest Rate in effect on the test date),

in each case excluding any coupon payable under any such securities held by the Issuer.

14.2 Incurrence Test

14.2.1 The Incurrence Test shall be made in connection with any Restricted Payment and any issuance of Subsequent Bonds or any Market Loan, which requires that the Incurrence Test is met.

14.2.2 The Incurrence Test shall be tested on the date on which the relevant Subsequent Bond Issue, Restricted Payment or Market Loan issue is made (the “**Incurrence Test Date**”).

14.2.3 The Incurrence Test is met if:

- (a) the Equity Ratio is higher than fifty-five (55) per cent.; and
- (b) no Event of Default is continuing or would result from the expiry of a grace period, the giving of a notice, the making of any determination (or any combination of the foregoing) or from the relevant incurrence or payment (as applicable),

in each case calculated in accordance with Clause 14.3 (*Calculation principles*).

14.3 Calculation principles

14.3.1 For the purpose of any Incurrence Test (without double counting):

- (a) the transaction which requires that an Incurrence Test is made shall be included in the calculations on a *pro forma* basis; and
- (b) the figures for Total Assets and Total Equity as of the last day of the period covered by the most recent unconsolidated Financial Statements of the Issuer shall be used, but adjusted so that (as applicable):
 - (i) entities, assets or operations acquired, disposed of or discontinued by the Group after the Reference Period and up until and including the Incurrence Test Date shall be included or excluded (as applicable), *pro forma*;
 - (ii) all Financial Indebtedness incurred under the Initial Bond Issue, any previous Subsequent Bond Issues and any previous Market Loan issue shall be included *pro forma*; and

- (iii) any equity raised or distributions made after the last day of the period covered by the most recent Financial Statements shall be included or excluded (as applicable), *pro forma*.

14.3.2 For the purpose of any Incurrence Test or Maintenance Test, when calculating Total Assets and Total Equity (in relation to any Incurrence Test, after any adjustments in accordance with paragraph (b)(i) of Clause 14.3.1 above), the value of any listed assets of the Issuer shall be calculated on basis of a volume-weighted moving average calculated on the sixty (60) days' period immediately preceding the relevant Reference Date or Incurrence Test Date (as applicable).

15 SPECIAL UNDERTAKINGS

So long as any Bond remains outstanding, the Issuer undertakes to comply with the undertakings set forth in this Clause 15.

15.1 Distributions

The Issuer shall not, and shall procure that no other Group Company will:

- (a) make or pay any dividend on its shares;
- (b) repurchase any of its own shares;
- (c) redeem its share capital or other restricted equity with repayment to shareholders;
- (d) repay any Subordinated Loans or any Hybrid Instrument or capitalized or accrued interest thereunder; or
- (e) make any other similar distribution or transfers of value to the direct or indirect shareholder of the Issuer, or any Affiliates of the Issuer,

(the transactions set out in paragraphs (a) to (e) above are together and individually referred to as a “**Restricted Payment**”), provided however that any such Restricted Payment may be made, if such Restricted Payment is permitted by law and no Event of Default is continuing or would result from such Restricted Payment, by:

- (a) any Group Company (save for the Issuer) if such Restricted Payment is made to a Group Company's immediate shareholder(s) and, if made by a Group Company which is not directly or indirectly wholly-owned by the Issuer, is made on a *pro rata* basis; or
- (b) the Issuer:
 - (i) if the Incurrence Test (calculated *pro forma* including the relevant Restricted Payment) is met and the Equity Ratio is equal to or lower than sixty (60) per cent. in the relevant Incurrence Test, in an aggregate amount not exceeding the higher of (when aggregated with all other Restricted Payments made by the Issuer that financial year, save for any Restricted Payment made in accordance with paragraph (iii) below):
 - (A) twenty-five (25) per cent. of Net Profit Attributable to Shareholders; and
 - (B) SEK 50,000,000;

- (ii) if the Incurrence Test (calculated *pro forma* including the relevant Restricted Payment) is met and the Equity Ratio exceeds sixty (60) per cent. in the relevant Incurrence Test, in an aggregate amount not exceeding the higher of (when aggregated with all other Restricted Payments made by the Issuer that financial year, save for any Restricted Payment made in accordance with paragraph (iii) below):
 - (A) fifty (50) per cent. of Net Profit Attributable to Shareholders; and
 - (B) SEK 50,000,000; or
- (iii) if such Restricted Payment is a payment of principal or interest under Hybrid Instruments in connection with a refinancing in part or in full of such Hybrid Instruments financed by the issuance of new Hybrid Instruments or the incurrence of Subordinated Loans.

15.2 Admission to trading of Bonds

Without prejudice to Clause 11.5 (Mandatory repurchase due to a Change of Control, De-listing, Listing Failure or Restricted Offentliga Hus Sale (put option)), the Issuer shall ensure that:

- (a) the Initial Bonds are admitted to trading on the corporate bond list of Nasdaq Stockholm or, if such admission to trading is not possible to obtain or maintain, admitted to trading on any other Regulated Market, in each case within six (6) months after the First Issue Date; and
- (b) any Subsequent Bonds are admitted to trading on the relevant Regulated Market within the later of (i) six (6) months after the First Issue Date and (ii) the date falling sixty (60) calendar days after the issuance of the relevant Subsequent Bonds.

15.3 Nature of business

The Issuer shall procure that no substantial change is made to the general nature of the business of the Group as carried out by the Group on the First Issue Date.

15.4 Market Loans

- (a) The Issuer shall not issue any Market Loans unless:
 - (i) the net proceeds of such Market Loan is applied in full towards refinancing any other Market Loan of the Issuer or, in any other case, the Incurrence Test (calculated *pro forma* including the relevant Market Loan) is met;
 - (ii) such Market Loan ranks *pari passu* with or is subordinated to the obligations of the Issuer under the Bonds; and
 - (iii) such Market Loan (save for the Pari Bonds) has a final redemption date or instalment dates which occur after the Final Redemption Date (for the avoidance of doubt, any issue of subsequent bonds (tap issues) under any of the Issuer's outstanding Market Loans shall be permitted).
- (b) Notwithstanding paragraph (a) above, the Issuer may issue any Hybrid Instrument.

15.5 Negative Pledge

The Issuer shall not provide, prolong or renew any security over any of its assets (present or future) to secure any Market Loan, save for the Existing Bonds *provided that* the Existing Bonds are redeemed in full upon disbursement of the Refinancing Amount from the Escrow Account.

15.6 Disposals of assets

The Issuer shall not, and shall procure that no other Group Company will, sell, transfer or otherwise dispose of shares in any Group Company or of all or substantially all of its or any Group Company's assets or operations to any Person not being the Issuer or any directly or indirectly wholly-owned Subsidiary of the Issuer, unless the transaction (taken as a whole also taking into account any transaction ancillary or related thereto) is carried out at fair market value and on terms and conditions customary for such transaction and provided that it does not have a Material Adverse Effect.

15.7 Mergers and demergers

The Issuer shall not, and shall procure that no other Material Group Company will, enter into any amalgamation, demerger, merger or reconstruction, otherwise than under an intra-Group re-organisation on a solvent basis where a Group Company is the surviving entity, provided however that an amalgamation, demerger, merger or reconstruction with the effect that the Issuer is not the surviving entity shall not be permitted.

15.8 Maintenance of Properties

The Issuer shall, and shall procure that each other Group Company will, keep the Properties in a good state of repair and maintenance subject to normal wear and tear and in accordance with normal market practice.

15.9 Insurance

The Issuer shall, and shall procure that each other Group Company will, keep the Properties insured to the extent customary for similar properties and businesses on the relevant geographical market with one or more reputable insurers.

15.10 Dealings with related parties

The Issuer shall, and shall procure that each other Group Company will, conduct all dealings with the direct and indirect shareholders of the Group Companies (excluding when such shareholder is another Group Company) and/or any Affiliates of such direct and indirect shareholders at arm's length terms.

15.11 Compliance with laws

The Issuer shall, and shall procure that each other Group Company will, comply in all material respects with all laws and regulations applicable to them from time to time, including but not limited to the rules and regulations of Nasdaq First North Growth Market and the rules and regulations of Nasdaq Stockholm or any other Regulated Market on which the Issuer's securities from time to time are listed.

15.12 Authorisations

The Issuer shall, and shall procure that each other Group Company will, obtain, maintain, and in all material respects comply with, the terms and conditions of any authorisation, approval, licence or other permit required for the business carried out by a Group Company.

15.13 Agency Agreement

- (a) The Issuer shall, in accordance with the Agency Agreement:
 - (i) pay fees to the Agent;
 - (ii) indemnify the Agent for costs, losses and liabilities;
 - (iii) furnish to the Agent all information reasonably requested by or otherwise required to be delivered to the Agent; and
 - (iv) not act in a way which would give the Agent a legal or contractual right to terminate the Agency Agreement.
- (b) The Issuer and the Agent shall not agree to amend any provisions of the Agency Agreement without the prior consent of the Bondholders if the amendment would be detrimental to the interests of the Bondholders.

15.14 CSD related undertakings

The Issuer shall keep the Bonds affiliated with a CSD and comply with all applicable CSD Regulations.

16 TERMINATION OF THE BONDS

Each of the events or circumstances set out in this Clause 16 is an Event of Default (save for Clause 16.10 (*Termination*) and Clause 16.11 (*Distribution of proceeds*)).

16.1 Non-payment

The Issuer fails to pay an amount on the date it is due in accordance with the Terms and Conditions unless its failure to pay is due to technical or administrative error and is remedied within five (5) Business Days of the due date.

16.2 Maintenance Test

The Issuer fails to comply with the Maintenance Test on any Reference Date.

16.3 Other obligations

- (a) The Issuer does not comply with any provision of the Finance Documents (other than as set out under Clause 4 (*Use of proceeds*), Clause 16.1 (*Non-payment*) or Clause 16.2 (*Maintenance Test*)).
- (b) No Event of Default under paragraph (a) above will occur if the failure to comply is capable of being remedied and is remedied within fifteen (15) Business Days of the earlier of:
 - (i) the Agent giving notice to the Issuer; and

- (ii) the Issuer becoming aware of the failure to comply.

16.4 Cross-payment default and cross-acceleration

- (a) Any Financial Indebtedness of a Group Company is not paid when due as extended by any originally applicable grace period, or is declared to be due and payable prior to its specified maturity as a result of an event of default (however described).
- (b) Any commitment for any Financial Indebtedness of any member of the Group is cancelled or suspended by a creditor of any member of the Group as a result of an event of default (however described).
- (c) Any security interest securing Financial Indebtedness over any asset of any Group Company is enforced.
- (d) No Event of Default will occur under this Clause 16.4 if:
 - (i) the Financial Indebtedness is owed by a Group Company to another Group Company;
or
 - (ii) the aggregate amount of Financial Indebtedness falling within paragraphs (a) to (b) above is less than SEK 25,000,000 (or its equivalent in any other currency or currencies).

16.5 Insolvency

- (a) Any Material Group Company:
 - (i) is unable or admits inability to pay its debts as they fall due;
 - (ii) is declared to be unable to pay its debts under applicable law;
 - (iii) suspends making payments on its debts generally; or
 - (iv) by reason of actual or anticipated financial difficulties, commences negotiations with its creditors (other than under the Terms and Conditions) with a view to rescheduling its Financial Indebtedness.
- (b) A moratorium is declared in respect of the Financial Indebtedness of any Material Group Company.

16.6 Insolvency proceedings

- (a) Any corporate action, legal proceedings or other procedures are taken in relation to:
 - (i) the suspension of payments, winding-up, dissolution, administration or reorganisation (*Sw. företagsrekonstruktion*) (by way of voluntary agreement, scheme of arrangement or otherwise) of any Material Group Company;
 - (ii) the appointment of a liquidator, receiver, administrator, administrative receiver, compulsory manager or other similar officer in respect of any Material Group Company or any of its assets; or

- (iii) any analogous procedure or step is taken in any jurisdiction in respect of any Material Group Company.
- (b) Paragraph (a) above shall not apply to:
 - (i) proceedings or petitions which are being disputed in good faith and are discharged, stayed or dismissed within thirty (30) calendar days of commencement or, if earlier, the date on which it is advertised; or
 - (ii) in relation to the members of the Group other than the Issuer, solvent liquidations or a permitted merger or demerger as stipulated in Clause 15.7 (*Mergers and demergers*).

16.7 Creditors' process

Any expropriation, attachment, sequestration, distress or execution or any analogous process in any jurisdiction affects any asset or assets of any Material Group Company having an aggregate value equal to or exceeding SEK 25,000,000 and is not discharged within sixty (60) calendar days.

16.8 Impossibility or illegality

It is or becomes impossible or unlawful for the Issuer to fulfil or perform any of the provisions of the Finance Documents or if the obligations under the Finance Documents are not, or cease to be, legal, valid, binding and enforceable.

16.9 Cessation of business

A Material Group Company ceases to carry on its business, except if due to:

- (a) a solvent liquidation of a Group Company other than the Issuer; or
- (b) a permitted disposal permitted under Clause 15.6 (*Disposals of assets*) or a merger or demerger permitted under Clause 15.7 (*Mergers and demergers*),

and provided, in relation to a discontinuation of a Group Company other than the Issuer, that such discontinuation is likely to have a Material Adverse Effect.

16.10 Termination

- 16.10.1 If an Event of Default has occurred and is continuing, the Agent is entitled to, and shall following a demand in writing from a Bondholder (or Bondholders) representing at least fifty (50) per cent. of the Adjusted Nominal Amount (such demand shall, if made by several Bondholders, be made by them jointly) or following an instruction or decision pursuant to Clause 16.10.3 or 16.10.5, on behalf of the Bondholders, by notice to the Issuer terminate the Bonds and to declare all, but not some only, of the Bonds due for payment immediately or at such later date as the Agent determines (such later date not falling later than twenty (20) Business Days from the date on which the Agent made such declaration) and exercise any or all of its rights, remedies, powers and discretions under the Finance Documents.
- 16.10.2 The Agent may not terminate the Bonds in accordance with Clause 16.10.1 by reference to a specific Event of Default if it is no longer continuing or if it has been decided, in accordance with these Terms and Conditions, to waive such Event of Default (temporarily or permanently). However, if a moratorium

occurs, the ending of that moratorium will not prevent termination for payment prematurely on the grounds mentioned under Clause 16.10.1.

- 16.10.3 The Agent shall notify the Bondholders of an Event of Default within five (5) Business Days of the date on which the Agent received notice of or gained actual knowledge of that an Event of Default has occurred and is continuing. Notwithstanding the aforesaid, the Agent may postpone a notification of an Event of Default (other than in relation to Clause 16.1 (*Non-payment*)) up until the time stipulated in Clause 16.10.4 for as long as, in the reasonable opinion of the Agent such postponement is in the interests of the Bondholders as a group. The Agent shall always be entitled to take the time necessary to determine whether an event constitutes an Event of Default.
- 16.10.4 The Agent shall, within twenty (20) Business Days of the date on which the Agent received notice of or otherwise gained actual knowledge of that an Event of Default has occurred and is continuing, decide if the Bonds shall be so terminated. If the Agent has decided not to terminate the Bonds, the Agent shall, at the earliest possible date, notify the Bondholders that there exists a right of termination and obtain instructions from the Bondholders according to the provisions in Clause 17 (*Decisions by Bondholders*). If the Bondholders vote in favour of termination and instruct the Agent to terminate the Bonds, the Agent shall promptly declare the Bonds terminated. However, if the cause for termination according to the Agent's appraisal has ceased before the termination, the Agent shall not terminate the Bonds. The Agent shall in such case, at the earliest possible date, notify the Bondholders that the cause for termination has ceased. The Agent shall always be entitled to take the time necessary to consider whether an occurred event constitutes an Event of Default.
- 16.10.5 If the Bondholders, without any prior initiative to decision from the Agent or the Issuer, have made a decision regarding termination in accordance with Clause 17 (*Decisions by Bondholders*), the Agent shall promptly declare the Bonds terminated. The Agent is however not liable to take action if the Agent considers cause for termination not to be at hand, unless the instructing Bondholders agree in writing to indemnify and hold the Agent harmless from any loss or liability and, if requested by the Agent in its discretion, grant sufficient security for such indemnity.
- 16.10.6 If the Bonds are declared due and payable in accordance with the provisions in this Clause 16, the Agent shall take every reasonable measure necessary to recover the amounts outstanding under the Bonds.
- 16.10.7 If the right to terminate the Bonds is based upon a decision of a court of law, an arbitral tribunal or a government authority, it is not necessary that the decision has become enforceable under any applicable regulation or that the period of appeal has expired in order for cause of termination to be deemed to exist.
- 16.10.8 For the avoidance of doubt, the Bonds cannot be terminated and become due for payment prematurely according to this Clause 16 without relevant decision by the Agent or following instructions from the Bondholders' pursuant to Clause 17 (*Decisions by Bondholders*).
- 16.10.9 If the Bonds are declared due and payable in accordance with Clause 16.10.1, the Issuer shall redeem all Bonds with an amount per Bond together with a premium on the due and payable amount as set forth

in the Call Option Amount for the relevant period, but shall up until the First Call Date be the price set out in paragraph (b) of the definition of Call Option Amount (plus accrued and unpaid interest).

16.11 Distribution of proceeds

16.11.1 If the Bonds have been declared due and payable in accordance with this Clause 16, all payments by the Issuer relating to the Bonds shall be distributed in the following order of priority, in accordance with the instructions of the Agent:

- (a) *firstly*, in or towards payment *pro rata* of:
 - (i) all unpaid fees, costs, expenses and indemnities payable by the Issuer to the Agent in accordance with the Agency Agreement and the Finance Documents (other than any indemnity given for liability against the Bondholders);
 - (ii) other costs, expenses and indemnities relating to the acceleration of the Bonds or the protection of the Bondholders' rights as may have been incurred by the Agent;
 - (iii) any non-reimbursed costs incurred by the Agent for external experts; and
 - (iv) any non-reimbursed costs and expenses incurred by the Agent in relation to a bondholders' meeting or a written procedure;
- (b) *secondly*, in or towards payment *pro rata* of accrued but unpaid Interest under the Bonds (Interest due on an earlier Interest Payment Date to be paid before any Interest due on a later Interest Payment Date);
- (c) *thirdly*, in or towards payment *pro rata* of any unpaid principal under the Bonds; and
- (d) *fourthly*, in or towards payment *pro rata* of any other costs or outstanding amounts unpaid under the Terms and Conditions, including any default interest.

Any excess funds after the application of proceeds in accordance with paragraphs (a) to (d) above shall be paid to the Issuer. The application of proceeds in accordance with paragraphs (a) to (d) above shall, however, not restrict a Bondholders' Meeting or a Written Procedure from resolving that accrued Interest (whether overdue or not) shall be reduced without a corresponding reduction of principal.

16.11.2 If a Bondholder or another party has paid any fees, costs, expenses or indemnities referred to in Clause 16.11.1, such Bondholder or other party shall be entitled to reimbursement by way of a corresponding distribution in accordance with Clause 16.11.1.

16.11.3 Funds that the Agent receives (directly or indirectly) in connection with the termination of the Bonds constitute escrow funds (*Sw. redovisningsmedel*) according to the Escrow Funds Act (*Sw. lag (1944:181) om redovisningsmedel*) and must be held on a separate bank account on behalf of the Bondholders and the other interested parties. The Agent shall arrange for payments of such funds in accordance with this Clause 16.11 as soon as reasonably practicable.

16.11.4 If the Issuer or the Agent shall make any payment under this Clause 16.11, the Issuer or the Agent, as applicable, shall notify the Bondholders of any such payment at least ten (10) Business Days before the payment is made. Such notice shall specify the Record Date, the payment date and the amount to be

paid. Notwithstanding the foregoing, for any Interest due but unpaid the Record Date specified in Clause 9.1 shall apply.

17 DECISIONS BY BONDHOLDERS

17.1 Request for a decision

- 17.1.1 A request by the Agent for a decision by the Bondholders on a matter relating to these Terms and Conditions shall (at the option of the Agent) be dealt with at a Bondholders' Meeting or by way of a Written Procedure.
- 17.1.2 Any request from the Issuer or a Bondholder (or Bondholders) representing at least ten (10) per cent. of the Adjusted Nominal Amount (such request shall, if made by several Bondholders, be made by them jointly) for a decision by the Bondholders on a matter relating to these Terms and Conditions shall be directed to the Agent and dealt with at a Bondholders' Meeting or by way of a Written Procedure, as determined by the Agent. The Person requesting the decision may suggest the form for decision making, but if it is in the Agent's opinion more appropriate that a matter is dealt with at a Bondholders' Meeting than by way of a Written Procedure, it shall be dealt with at a Bondholders' Meeting.
- 17.1.3 The Agent may refrain from convening a Bondholders' Meeting or instigating a Written Procedure if the suggested decision must be approved by any Person in addition to the Bondholders and such Person has informed the Agent that an approval will not be given or the suggested decision is not in accordance with applicable regulations.
- 17.1.4 The Agent shall not be responsible for the content of a notice for a Bondholders' Meeting or a communication regarding a Written Procedure unless and to the extent it contains information provided by the Agent.
- 17.1.5 Should the Agent not convene a Bondholders' Meeting or instigate a Written Procedure in accordance with these Terms and Conditions, without Clause 17.1.3 being applicable, the Person requesting a decision by the Bondholders may convene such Bondholders' Meeting or instigate such Written Procedure, as the case may be, itself. If the requesting Person is a Bondholder, the Issuer shall upon request from such Bondholder provide the Bondholder with necessary information from the Debt Register in order to convene and hold the Bondholders' Meeting or instigate and carry out the Written Procedure, as the case may be. If no Person has been appointed by the Agent to open the Bondholders' Meeting, the meeting shall be opened by a Person appointed by the requesting Person.
- 17.1.6 Should the Issuer want to replace the Agent, it may convene a Bondholders' Meeting in accordance with Clause 17.2.1 or instigate a Written Procedure by sending communication in accordance with Clause 17.3.1. After a request from the Bondholders pursuant to Clause 20.4.3, the Issuer shall no later than five (5) Business Days after receipt of such request (or such later date as may be necessary for technical or administrative reasons) convene a Bondholders' Meeting in accordance with Clause 17.2.1. The Issuer shall inform the Agent before a notice for a Bondholders' Meeting or communication relating

to a Written Procedure where the Agent is proposed to be replaced is sent and supply to the Agent a copy of the dispatched notice or communication.

17.2 Bondholders' Meeting

17.2.1 The Agent shall convene a Bondholders' Meeting by sending a notice thereof to each Bondholder no later than five (5) Business Days after receipt of a request from the Issuer or the Bondholder(s) (or such later date as may be necessary for technical or administrative reasons). If the Bondholders' Meeting has been requested by the Bondholder(s), the Agent shall send a copy of the notice to the Issuer.

17.2.2 The notice pursuant to Clause 17.2.1 shall include:

- (a) the time for the meeting;
- (b) the place for the meeting;
- (c) an agenda for the meeting (including each request for a decision by the Bondholders);
- (d) a form of power of attorney; and
- (e) should prior notification by the Bondholders be required in order to attend the Bondholders' Meeting, such requirement shall be included in the notice.

Only matters that have been included in the notice may be resolved upon at the Bondholders' Meeting.

17.2.3 The Bondholders' Meeting shall be held no earlier than ten (10) Business Days and no later than twenty (20) Business Days from the notice.

17.2.4 At a Bondholders' Meeting, the Issuer, the Bondholders (or the Bondholders' representatives/proxies) and the Agent may attend along with each of their representatives, counsels and assistants. Further, the directors of the board, the managing director and other officials of the Issuer and the Issuer's auditors may attend the Bondholders' Meeting. The Bondholders' Meeting may decide that further individuals may attend. If a representative/proxy shall attend the Bondholders' Meeting instead of the Bondholder, the representative/proxy shall present a duly executed proxy or other document establishing its authority to represent the Bondholder.

17.2.5 Without amending or varying these Terms and Conditions, the Agent may prescribe such further regulations regarding the convening and holding of a Bondholders' Meeting as the Agent may deem appropriate. Such regulations may include a possibility for Bondholders to vote without attending the meeting in Person.

17.3 Written Procedure

17.3.1 The Agent shall instigate a Written Procedure no later than five (5) Business Days after receipt of a request from the Issuer or the Bondholder(s) (or such later date as may be necessary for technical or administrative reasons) by sending a communication to each such Person who is registered as a Bondholder on the Business Day prior to the date on which the communication is sent. If the Written Procedure has been requested by the Bondholder(s), the Agent shall send a copy of the communication to the Issuer.

17.3.2 A communication pursuant to Clause 17.3.1 shall include:

- (a) each request for a decision by the Bondholders;

- (b) a description of the reasons for each request;
- (c) a specification of the Business Day on which a Person must be registered as a Bondholder in order to be entitled to exercise voting rights;
- (d) instructions and directions on where to receive a form for replying to the request (such form to include an option to vote yes or no for each request) as well as a form of power of attorney;
- (e) the stipulated time period within which the Bondholder must reply to the request (such time period to last at least ten (10) Business Days but no more than twenty (20) Business Days from the communication pursuant to Clause 17.3.1); and
- (f) if the voting shall be made electronically, instructions for such voting.

17.3.3 When the requisite majority consents of the aggregate Adjusted Nominal Amount pursuant to Clause 17.4.2 and 17.4.3 have been received in a Written Procedure, the relevant decision shall be deemed to be adopted pursuant to Clause 17.4.2 or 17.4.3, as the case may be, even if the time period for replies in the Written Procedure has not yet expired.

17.4 Majority, quorum and other provisions

17.4.1 Only a Person who is, or who has been provided with a power of attorney or other proof of authorisation pursuant to Clause 8 (*Right to act on behalf of a Bondholder*) from a Person who is, registered as a Bondholder:

- (a) on the Record Date prior to the date of the Bondholders' Meeting, in respect of a Bondholders' Meeting, or
- (b) on the Business Day specified in the communication pursuant to Clause 17.3.2, in respect of a Written Procedure,

may exercise voting rights as a Bondholder at such Bondholders' Meeting or in such Written Procedure, provided that the relevant Bonds are included in the definition of Adjusted Nominal Amount.

17.4.2 The following matters shall require consent of Bondholders representing at least sixty-six and two thirds ($66\frac{2}{3}$) per cent. of the Adjusted Nominal Amount for which Bondholders are voting at a Bondholders' Meeting or for which Bondholders reply in a Written Procedure in accordance with the instructions given pursuant to Clause 17.3.2:

- (a) waive a breach of or amend an undertaking set out in Clause 15 (*Special undertakings*);
- (b) a mandatory exchange of the Bonds for other securities;
- (c) reduce the principal amount, Interest Rate or Interest which shall be paid by the Issuer;
- (d) amend any payment day for principal or Interest or waive any breach of a payment undertaking;
or
- (e) amend the provisions in this Clause 17.4.2 or in Clause 17.4.3.

17.4.3 Any matter not covered by Clause 17.4.2 shall require the consent of Bondholders representing more than fifty (50) per cent. of the Adjusted Nominal Amount for which Bondholders are voting at a Bondholders' Meeting or for which Bondholders reply in a Written Procedure in accordance with the instructions given pursuant to Clause 17.3.2. This includes, but is not limited to, any amendment to or

waiver of these Terms and Conditions that does not require a higher majority (other than an amendment or waiver permitted pursuant to paragraphs (a) to (e) of Clause 18.1) or a termination of the Bonds.

- 17.4.4 If the number of votes or replies are equal, the opinion which is most beneficial for the Issuer, according to the chairman at a Bondholders' Meeting or the Agent in a Written Procedure, will prevail. The chairman at a Bondholders' Meeting shall be appointed by the Bondholders in accordance with Clause 17.4.3.
- 17.4.5 Quorum at a Bondholders' Meeting or in respect of a Written Procedure only exists if a Bondholder (or Bondholders) representing at least twenty (20) per cent. of the Adjusted Nominal Amount in case of any other matter:
- (a) if at a Bondholders' Meeting, attend the meeting in person or by telephone conference (or appear through duly authorised representatives); or
 - (b) if in respect of a Written Procedure, reply to the request.
- 17.4.6 If a quorum does not exist at a Bondholders' Meeting or in respect of a Written Procedure, the Agent or the Issuer shall convene a second Bondholders' Meeting (in accordance with Clause 17.2.1) or initiate a second Written Procedure (in accordance with Clause 17.3.1), as the case may be, provided that the relevant proposal has not been withdrawn by the Person(s) who initiated the procedure for Bondholders' consent. The quorum requirement in Clause 17.4.5 shall not apply to such second Bondholders' Meeting or Written Procedure.
- 17.4.7 Any decision which extends or increases the obligations of the Issuer or the Agent, or limits, reduces or extinguishes the rights or benefits of the Issuer or the Agent, under these Terms and Conditions shall be subject to the Issuer's or the Agent's consent, as appropriate.
- 17.4.8 A Bondholder holding more than one Bond need not use all its votes or cast all the votes to which it is entitled in the same way and may in its discretion use or cast some of its votes only.
- 17.4.9 The Issuer may not, directly or indirectly, pay or cause to be paid any consideration to or for the benefit of any Bondholder for or as inducement to any consent under these Terms and Conditions, unless such consideration is offered to all Bondholders that consent at the relevant Bondholders' Meeting or in a Written Procedure within the time period stipulated for the consideration to be payable or the time period for replies in the Written Procedure, as the case may be.
- 17.4.10 A matter decided at a duly convened and held Bondholders' Meeting or by way of Written Procedure is binding on all Bondholders, irrespective of them being present or represented at the Bondholders' Meeting or responding in the Written Procedure. The Bondholders that have not adopted or voted for a decision shall not be liable for any damages that this may cause other Bondholders.
- 17.4.11 All costs and expenses incurred by the Issuer or the Agent for the purpose of convening a Bondholders' Meeting or for the purpose of carrying out a Written Procedure, including reasonable fees to the Agent, shall be paid by the Issuer.
- 17.4.12 If a decision shall be taken by the Bondholders on a matter relating to these Terms and Conditions, the Issuer shall promptly at the request of the Agent provide the Agent with a certificate specifying the number of Bonds owned by Group Companies or (to the knowledge of the Issuer) their Affiliates, irrespective of whether such Person is directly registered as owner of such Bonds. The Agent shall not

be responsible for the accuracy of such certificate or otherwise be responsible to determine whether a Bond is owned by a Group Company or an Affiliate of a Group Company.

- 17.4.13 Information about decisions taken at a Bondholders' Meeting or by way of a Written Procedure shall promptly be sent by notice to the Bondholders and published on the websites of the Issuer and the Agent, provided that a failure to do so shall not invalidate any decision made or voting result achieved. The minutes from the relevant Bondholders' Meeting or Written Procedure shall at the request of a Bondholder be sent to it by the Issuer or the Agent, as applicable.

18 AMENDMENTS AND WAIVERS

- 18.1 The Issuer and the Agent (acting on behalf of the Bondholders) may agree in writing to amend the Finance Documents or waive any provision in the Finance Documents, provided that the Agent is satisfied that such amendment or waiver:

- (a) is not detrimental to the interest of the Bondholders;
- (b) is made solely for the purpose of rectifying obvious errors and mistakes;
- (c) is required by applicable regulation, a court ruling or a decision by a relevant authority;
- (d) is necessary for the purpose of having the Bonds admitted to trading on the corporate bond list of Nasdaq Stockholm (or any other Regulated Market, as applicable), provided that such amendment or waiver does not materially adversely affect the rights of the Bondholders;
- (e) is made pursuant to Clause 19 (*Replacement of Base Rate*); or
- (f) has been duly approved by the Bondholders in accordance with Clause 17 (*Decisions by Bondholders*) and it has received any conditions precedent specified for the effectiveness of the approval by the Bondholders.

- 18.2 The Agent shall promptly notify the Bondholders of any amendments or waivers made in accordance with Clause 18.1, setting out the date from which the amendment or waiver will be effective, and ensure that any amendments to these Terms and Conditions are available on the websites of the Issuer and the Agent. The Issuer shall ensure that any amendments to these Terms and Conditions are duly registered with the CSD and each other relevant organisation or authority.

- 18.3 An amendment or waiver to the Finance Documents shall take effect on the date determined by the Bondholders' Meeting, in the Written Procedure or by the Agent, as the case may be.

19 REPLACEMENT OF BASE RATE

19.1 General

- 19.1.1 Any determination to be made by an Independent Adviser, the Issuer or the Bondholders in accordance with the provisions of this Clause 19 shall at all times be made by such Independent Adviser, the Issuer

or the Bondholders (as applicable) acting in good faith, in a commercially reasonable manner and by reference to relevant market data.

- 19.1.2 If it is or would be unlawful at any time under any applicable regulation or would contravene any applicable licensing requirements to determine the Base Rate in accordance with any of the provisions set forth in this Clause 19, the first subsequent permissible fallback shall apply.

19.2 Definitions

In this Clause 19:

“**Adjustment Spread**” means a spread (which may be positive, negative or zero) or a formula or methodology for calculating a spread, or a combination thereof determined in accordance with Clause 19.3.3, to be applied to a Successor Base Rate or an Alternative Base Rate, the objective of which, in each case, shall be to reduce or eliminate, to the fullest extent reasonably practicable, any transfer of economic value from one party to another as a result of a replacement of the Base Rate.

“**Alternative Base Rate**” means the reference rate that has replaced the Base Rate in customary market usage in the relevant debt capital markets for the purposes of determining rates of interest in respect of Bonds denominated in Swedish kronor and of a comparable duration to the relevant Interest Period.

“**Base Rate Amendments**” has the meaning set forth in Clause 19.3.4.

“**Base Rate Determination Date**” has the meaning set forth in Clause 19.3.2.

“**Base Rate Event**” means:

- (a) that the Base Rate has:
 - (i) been permanently or indefinitely discontinued;
 - (ii) ceased to exist; or
 - (iii) ceased to be published for at least five (5) consecutive Business Days as a result of the Base Rate ceasing to be calculated or administered;
- (b) that the Base Rate Administrator ceases to publish the applicable Base Rate permanently or indefinitely and, at that time, no successor administrator has been appointed to continue to publish the Base Rate;
- (c) that the supervisor of the Base Rate Administrator:
 - (i) has made a public statement stating that the Base Rate is no longer representative of the underlying market; or
 - (ii) is recommending the usage of a Successor Base Rate for the applicable Base Rate;
- (d) that the Base Rate Administrator or its supervisor announces that:
 - (i) the Base Rate methodology has changed materially; or

- (ii) the Base Rate may no longer be used, either generally or in respect of the Bonds;
- (e) that it has become unlawful for the Agent, the Issuer or the Issuing Agent to calculate any payments due to be made to any Bondholder using the applicable Base Rate; or
- (f) that a Base Rate Event Announcement has been made and the announced Base Rate Event will occur within six (6) months.

“**Base Rate Event Announcement**” means a public statement by the Base Rate Administrator or the supervisor of the Base Rate Administrator that any event or circumstance specified in paragraphs (a) to (e) of the definition of Base Rate Event will occur.

“**Independent Adviser**” means an independent financial institution or adviser of repute in the debt capital markets where the Base Rate is commonly used.

“**Relevant Nominating Body**” means any applicable central bank, regulator or other supervisory authority or a group of them, or any working group or committee of any of them or the Financial Stability Council (Sw. *Finansiella stabilitetsrådet*) or any part thereof.

“**Successor Base Rate**” means a screen or benchmark rate which is formally recommended as a successor to or replacement of the Base Rate by a Relevant Nominating Body.

19.3 Determination of Base Rate upon Base Rate Event Announcement or Base Rate Event

- 19.3.1 Without prejudice to Clause 19.3.2, upon a Base Rate Event Announcement, the Issuer may (acting at its own discretion) before the occurrence of the relevant Base Rate Event appoint an Independent Adviser to determine a Successor Base Rate or, if there is no Successor Base Rate, an Alternative Base Rate and, in each case, the Adjustment Spread and any Base Rate Amendments for purposes of determining and calculating the applicable Base Rate for each future Interest Period. For the avoidance of doubt, the Issuer will not be obliged to take any such actions until obliged to do so pursuant to Clause 19.3.2.
- 19.3.2 If the Issuer or Bondholders representing more than fifty (50) per cent. of the Adjusted Nominal Amount or, if a Bondholders’ Meeting has been convened or a Written Procedure instigated, Bondholders representing more than fifty (50) per cent. of the Adjusted Nominal Amount for which Bondholders are voting at a Bondholders’ Meeting or for which Bondholders reply in a Written Procedure, determines that a Base Rate Event has occurred, the Issuer shall use all commercially reasonable endeavours to, as soon as reasonably practicable and at the Issuer’s expense, appoint an Independent Adviser to determine, no later than ten (10) Business Days prior to the relevant Quotation Day in relation to the next succeeding Interest Period (the “**Base Rate Determination Date**”), a Successor Base Rate or (if there is no Successor Base Rate) an Alternative Base Rate and, in each case, the Adjustment Spread and any Base Rate Amendments for purposes of determining and calculating the applicable Base Rate for each future Interest Period.
- 19.3.3 The Adjustment Spread determined by the Independent Adviser in accordance with Clause 19.3.1 or 19.3.2, shall be the Adjustment Spread which:
- (a) is formally recommended in relation to the replacement of the Base Rate by any Relevant Nominating Body;

- (b) if paragraph (a) above does not apply, the Independent Adviser determines is customarily applied to the relevant Successor Base Rate or Alternative Base Rate (as applicable), in comparable debt capital markets transactions; or
- (c) if no determination may be made pursuant to paragraphs (a) or (b) above, the Independent Adviser in its discretion, determines to be appropriate to be applied to the applicable Successor Base Rate or the Alternative Base Rate.

19.3.4 The Independent Advisor shall also determine any technical, administrative or operational changes required to ensure the proper operation of such Successor Base Rate or Alternative Base Rate (“**Base Rate Amendments**”).

19.4 Interim measures

19.4.1 If a Base Rate Event has occurred but no Successor Base Rate or Alternative Base Rate and Adjustment Spread has been determined in accordance with Clause 19.3 (*Determination of Base Rate upon Base Rate Event Announcement or Base Rate Event*) prior to the relevant Base Rate Determination Date, the Interest Rate applicable to the next succeeding Interest Period shall be:

- (a) if the Base Rate is available, determined pursuant to the terms that would apply to the determination of the Base Rate as if no Base Rate Event had occurred; or
- (b) if the Base Rate is no longer available or cannot be used in accordance with applicable law or regulation, equal to the Interest Rate determined for the immediately preceding Interest Period.

19.4.2 For the avoidance of doubt, Clause 19.4.1 shall only apply to the relevant next succeeding Interest Period only and any subsequent Interest Periods are subject to the subsequent operation of, and to adjustments as provided in, this Clause 19.

19.5 Notices etc.

The Issuer shall promptly following the determination by the Independent Adviser of any Successor Base Rate, Alternative Base Rate and any Adjustment Spread give notice thereof to the Agent, the Issuing Agent and the Bondholders in accordance with Clause 25 (*Notices and press releases*) and the CSD.

19.6 Variation upon replacement of Base Rate

19.6.1 No later than giving the Agent notice pursuant to Clause 19.5, the Issuer shall deliver to the Agent a certificate signed by the Independent Adviser and the CEO, CFO or any other duly authorised signatory of the Issuer confirming that a Base Rate Event Announcement has been made or a Base Rate Event has occurred (as applicable), the relevant Successor Base Rate or Alternative Base Rate, the Adjustment Spread and any Base Rate Amendments, in each case as determined in accordance with the provisions of this Clause 19. The Successor Base Rate or Alternative Base Rate, the Adjustment Spread and any Base Rate Amendments (as applicable) specified in such certificate will, in the absence of manifest error or bad faith in any determination, be binding on the Issuer, the Agent, the Issuing Agent and the Bondholders.

19.6.2 The Issuer and the Agent shall, at the request and expense of the Issuer, but subject to receipt by the Agent of the certificate referred to in Clause 19.6.1, without the requirement for any consent or approval

of the Bondholders, without undue delay effect such amendments to the Finance Documents as may be required by the Issuer in order to give effect to this Clause 19.

19.7 Limitation of liability for the Independent Adviser

Any Independent Adviser appointed pursuant to Clause 19.3 shall not be liable whatsoever for damage or loss caused by any determination, action taken or omitted by it under or in connection with any Finance Document, unless directly caused by its gross negligence or wilful misconduct. The Independent Adviser shall never be responsible for indirect or consequential loss.

20 THE AGENT

20.1 Appointment of the Agent

- 20.1.1 By subscribing for Bonds, each initial Bondholder appoints the Agent to act as its agent in all matters relating to the Bonds and the Finance Documents, and authorises the Agent to act on its behalf (without first having to obtain its consent, unless such consent is specifically required by these Terms and Conditions) in any legal or arbitration proceedings relating to the Bonds held by such Bondholder, including the winding-up, dissolution, liquidation, company reorganisation (Sw. *företagsrekonstruktion*) or bankruptcy (Sw. *konkurs*) (or its equivalent in any other jurisdiction) of the Issuer. By acquiring Bonds, each subsequent Bondholder confirms such appointment and authorisation for the Agent to act on its behalf.
- 20.1.2 Each Bondholder shall immediately upon request provide the Agent with any such documents, including a written power of attorney (in form and substance satisfactory to the Agent), that the Agent deems necessary for the purpose of exercising its rights and/or carrying out its duties under the Finance Documents. The Agent is under no obligation to represent a Bondholder which does not comply with such request.
- 20.1.3 The Issuer shall promptly upon request provide the Agent with any documents and other assistance (in form and substance satisfactory to the Agent), that the Agent deems necessary for the purpose of exercising its rights and/or carrying out its duties under the Finance Documents.
- 20.1.4 The Agent is entitled to fees for all its work in such capacity and to be indemnified for costs, losses and liabilities on the terms set out in the Finance Documents and the Agency Agreement and the Agent's

obligations as Agent under the Finance Documents are conditioned upon the due payment of such fees and indemnifications.

20.1.5 The Agent may act as agent or trustee for several issues of securities issued by or relating to the Issuer and other Group Companies notwithstanding potential conflicts of interest.

20.2 Duties of the Agent

20.2.1 The Agent shall represent the Bondholders in accordance with the Finance Documents.

20.2.2 When acting pursuant to the Finance Documents, the Agent is always acting with binding effect on behalf of the Bondholders. The Agent is never acting as an advisor to the Bondholders or the Issuer. Any advice or opinion from the Agent does not bind the Bondholders or the Issuer.

20.2.3 When acting pursuant to the Finance Documents, the Agent shall carry out its duties with reasonable care and skill in a proficient and professional manner.

20.2.4 The Agent shall treat all Bondholders equally and, when acting pursuant to the Finance Documents, act with regard only to the interests of the Bondholders as a group and shall not be required to have regard to the interests or to act upon or comply with any direction or request of any other person, other than as explicitly stated in the Finance Documents.

20.2.5 The Agent is always entitled to delegate its duties to other professional parties and to engage external experts when carrying out its duties as agent, without having to first obtain any consent from the Bondholders or the Issuer. The Agent shall however remain liable for any actions of such parties if such parties are performing duties of the Agent under the Finance Documents.

20.2.6 The Issuer shall on demand by the Agent pay all costs for external experts engaged by it:

- (a) after the occurrence of an Event of Default;
- (b) for the purpose of investigating or considering:
 - (i) an event or circumstance which the Agent reasonably believes is or may lead to an Event of Default; or
 - (ii) a matter relating to the Issuer or the Finance Documents which the Agent reasonably believes may be detrimental to the interests of the Bondholders under the Finance Documents;
- (c) in connection with any Bondholders' Meeting or Written Procedure;
- (d) in connection with any amendment (whether contemplated by the Finance Documents or not) or waiver under the Finance Documents.

Any compensation for damages or other recoveries received by the Agent from external experts engaged by it for the purpose of carrying out its duties under the Finance Documents shall be distributed in accordance with Clause 16.11 (*Distribution of proceeds*).

- 20.2.7 The Agent shall, as applicable, enter into agreements with the CSD, and comply with such agreement and the CSD Regulations applicable to the Agent, as may be necessary in order for the Agent to carry out its duties under the Finance Documents.
- 20.2.8 Other than as specifically set out in the Finance Documents, the Agent shall not be obliged to monitor:
- (a) whether any Event of Default has occurred;
 - (b) the performance, default or any breach by the Issuer or any other party of its obligations under the Finance Documents; or
 - (c) whether any other event specified in any Finance Document has occurred.

Should the Agent not receive such information, the Agent is entitled to assume that no such event or circumstance exists or can be expected to occur, provided that the Agent does not have actual knowledge of such event or circumstance.

- 20.2.9 The Agent shall review each Compliance Certificate delivered to it to determine that it meets the requirements set out in Clause 13.3.2 and as otherwise agreed between the Issuer and the Agent. The Issuer shall promptly upon request provide the Agent with such information as the Agent reasonably considers necessary for the purpose of being able to comply with this Clause 20.2.9.
- 20.2.10 The Agent shall ensure that it receives evidence satisfactory to it that Finance Documents which are required to be delivered to the Agent are duly authorised and executed (as applicable). The Issuer shall promptly upon request provide the Agent with such documents and evidence as the Agent reasonably considers necessary for the purpose of being able to comply with this Clause 20.2.10. Other than as set out above, the Agent shall neither be liable to the Issuer or the Bondholders for damage due to any documents and information delivered to the Agent not being accurate, correct and complete, unless it has actual knowledge to the contrary, nor be liable for the content, validity, perfection or enforceability of such documents.
- 20.2.11 Notwithstanding any other provision of the Finance Documents to the contrary, the Agent is not obliged to do or omit to do anything if it would or might in its reasonable opinion constitute a breach of any regulation.
- 20.2.12 If in the Agent's reasonable opinion the cost, loss or liability which it may incur (including reasonable fees to the Agent) in complying with instructions of the Bondholders, or taking any action at its own initiative, will not be covered by the Issuer, the Agent may refrain from acting in accordance with such instructions, or taking such action, until it has received such funding or indemnities (or adequate security has been provided therefore) as it may reasonably require.
- 20.2.13 The Agent shall give a notice to the Bondholders before it ceases to perform its obligations under the Finance Documents by reason of the non-payment by the Issuer of any fee or indemnity due to the Agent under the Finance Documents or the Agency Agreement or if it refrains from acting for any reason described in Clause 20.2.12.
- 20.2.14 Upon the reasonable request by a Bondholder, the Agent shall promptly distribute to the Bondholders any information from such Bondholder which relates to the Bonds (at the discretion of the Agent). The Agent may require that the requesting Bondholder reimburses any costs or expenses incurred, or to be incurred, by the Agent in doing so (including a reasonable fee for the work of the Agent) before any

such information is distributed. The Agent shall upon request by a Bondholder disclose the identity of any other Bondholder who has consented to the Agent in doing so.

- 20.2.15 Subject to the restrictions of a non-disclosure agreement entered into by the Agent in connection with these Terms and Conditions, the Agent shall be entitled to disclose to the Bondholders any document, information, event or circumstance directly or indirectly relating to the Issuer or the Bonds. Notwithstanding the foregoing, the Agent may if it considers it to be beneficial to the interests of the Bondholders delay disclosure or refrain from disclosing certain information (save for that any delay in disclosing an Event of Default, which event shall be governed by Clause 16.10.3).

20.3 Liability for the Agent

- 20.3.1 The Agent will not be liable to the Bondholders for damage or loss caused by any action taken or omitted by it under or in connection with any Finance Document, unless directly caused by its negligence or wilful misconduct. The Agent shall never be responsible for indirect or consequential loss.
- 20.3.2 The Agent shall not be considered to have acted negligently if it has acted in accordance with advice from or opinions of reputable external experts provided to the Agent or if the Agent has acted with reasonable care in a situation when the Agent considers that it is detrimental to the interests of the Bondholders to delay the action in order to first obtain instructions from the Bondholders.
- 20.3.3 The Agent shall not be liable for any delay (or any related consequences) in crediting an account with an amount required pursuant to the Finance Documents to be paid by the Agent to the Bondholders, provided that the Agent has taken all necessary steps as soon as reasonably practicable to comply with the regulations or operating procedures of any recognised clearing or settlement system used by the Agent for that purpose.
- 20.3.4 The Agent shall have no liability to the Issuer or the Bondholders for damage caused by the Agent acting in accordance with instructions of the Bondholders given in accordance with the Finance Documents.
- 20.3.5 Any liability towards the Issuer which is incurred by the Agent in acting under, or in relation to, the Finance Documents shall not be subject to set-off against the obligations of the Issuer to the Bondholders under the Finance Documents.

20.4 Replacement of the Agent

- 20.4.1 Subject to Clause 20.4.6, the Agent may resign by giving notice to the Issuer and the Bondholders, in which case the Bondholders shall appoint a successor Agent at a Bondholders' Meeting convened by the retiring Agent or by way of Written Procedure initiated by the retiring Agent.
- 20.4.2 Subject to Clause 20.4.6, if the Agent is insolvent or becomes subject to bankruptcy proceedings, the Agent shall be deemed to resign as Agent and the Issuer shall within ten (10) Business Days appoint a successor Agent which shall be an independent financial institution or other reputable company which regularly acts as agent under debt issuances.
- 20.4.3 A Bondholder (or Bondholders) representing at least ten (10) per cent. of the Adjusted Nominal Amount may, by notice to the Issuer (such notice shall, if given by several Bondholders, be given by them jointly), require that a Bondholders' Meeting is held for the purpose of dismissing the Agent and appointing a new Agent. The Issuer may, at a Bondholders' Meeting convened by it or by way of Written

Procedure initiated by it, propose to the Bondholders that the Agent be dismissed and a new Agent appointed.

- 20.4.4 If the Bondholders have not appointed a successor Agent within ninety (90) days after:
- (a) the earlier of the notice of resignation was given or the resignation otherwise took place; or
 - (b) the Agent was dismissed through a decision by the Bondholders,
- the Issuer shall within thirty (30) days thereafter appoint a successor Agent which shall be an independent financial institution or other reputable company with the necessary resources to act as agent in respect of Market Loans.
- 20.4.5 The retiring Agent shall, at its own cost, make available to the successor Agent such documents and records and provide such assistance as the successor Agent may reasonably request for the purposes of performing its functions as Agent under the Finance Documents.
- 20.4.6 The Agent's resignation or dismissal shall only take effect upon the earlier of:
- (a) the appointment of a successor Agent and acceptance by such successor Agent of such appointment and the execution of all necessary documentation to effectively substitute the retiring Agent; and
 - (b) the period pursuant to paragraph (b) of Clause 20.4.4 having lapsed.
- 20.4.7 Upon the appointment of a successor, the retiring Agent shall be discharged from any further obligation in respect of the Finance Documents but shall remain entitled to the benefit of the Finance Documents and remain liable under the Finance Documents in respect of any action which it took or failed to take whilst acting as Agent. Its successor, the Issuer and each of the Bondholders shall have the same rights and obligations amongst themselves under the Finance Documents as they would have had if such successor had been the original Agent.
- 20.4.8 In the event that there is a change of the Agent in accordance with this Clause 20.4, the Issuer shall execute such documents and take such actions as the new Agent may reasonably require for the purpose of vesting in such new Agent the rights, powers and obligation of the Agent and releasing the retiring Agent from its further obligations under the Finance Documents and the Agency Agreement. Unless the Issuer and the new Agent agree otherwise, the new Agent shall be entitled to the same fees and the same indemnities as the retiring Agent.

21 THE ISSUING AGENT

- 21.1 The Issuer shall when necessary appoint an Issuing Agent to manage certain specified tasks under these Terms and Conditions and in accordance with the legislation, rules and regulations applicable to and/or

issued by the CSD and relating to the Bonds. The Issuing Agent shall be a commercial bank or securities institution approved by the CSD.

- 21.2 The Issuer shall ensure that the Issuing Agent enters into agreements with the CSD, and comply with such agreement and the CSD Regulations applicable to the Issuing Agent, as may be necessary in order for the Issuing Agent to carry out its duties relating to the Bonds.
- 21.3 The Issuing Agent will not be liable to the Bondholders for damage or loss caused by any action taken or omitted by it under or in connection with any Finance Document, unless directly caused by its gross negligence or wilful misconduct. The Issuing Agent shall never be responsible for indirect or consequential loss.

22 THE CSD

- 22.1 The Issuer has appointed the CSD to manage certain tasks under these Terms and Conditions and in accordance with the CSD Regulations and the other regulations applicable to the Bonds.
- 22.2 The CSD may retire from its assignment or be dismissed by the Issuer, provided that the Issuer has effectively appointed a replacement CSD that accedes as CSD at the same time as the old CSD retires or is dismissed and provided also that the replacement does not have a negative effect on any Bondholder or the admission to trading of the Bonds on the corporate bond list of Nasdaq Stockholm (or any other Regulated Market, as applicable). The replacing CSD must be authorised to professionally conduct clearing operations pursuant to the Swedish Securities Market Act (*Sw. lag (2007:528) om värdepappersmarknaden*) and be authorised as a central securities depository in accordance with the Financial Instruments Accounts Act.

23 NO DIRECT ACTIONS BY BONDHOLDERS

- 23.1 A Bondholder may not take any action or legal steps whatsoever against any Group Company to enforce or recover any amount due or owing to it pursuant to the Finance Documents, or to initiate, support or procure the winding-up, dissolution, liquidation, company reorganisation (*Sw. företagsrekonstruktion*) or bankruptcy (*Sw. konkurs*) (or their equivalents in any other jurisdiction) of any Group Company in relation to any of the obligations or liabilities of such Group Company under the Finance Documents. Such steps may only be taken by the Agent.
- 23.2 Clause 23.1 shall not apply if the Agent has been instructed by the Bondholders in accordance with the Finance Documents to take certain actions but fails for any reason to take, or is unable to take (for any reason other than a failure by a Bondholder to provide documents in accordance with Clause 20.1.2), such actions within a reasonable period of time and such failure or inability is continuing. However, if the failure to take certain actions is caused by the non-payment of any fee or indemnity due to the Agent under the Finance Documents or the Agency Agreement or by any reason described in Clause 20.2.12, such failure must continue for at least forty (40) Business Days after notice pursuant to Clause 20.2.13 before a Bondholder may take any action referred to in Clause 23.1.
- 23.3 The provisions of Clause 23.1 shall not in any way limit an individual Bondholder's right to claim and enforce payments which are due to it under Clause 11.5 (*Mandatory repurchase due to a Change*

of Control, De-listing, Listing Failure or Restricted Offentliga Hus Sale (put option)) or other payments which are due by the Issuer to some but not all Bondholders.

24 TIME-BAR

24.1 The right to receive repayment of the principal of the Bonds shall be time-barred and become void ten (10) years from the relevant Redemption Date. The right to receive payment of interest (excluding any capitalised interest) shall be time-barred and become void three (3) years from the relevant due date for payment. The Issuer is entitled to any funds set aside for payments in respect of which the Bondholders' right to receive payment has been time-barred and has become void.

24.2 If a limitation period is duly interrupted in accordance with the Swedish Act on Limitations (Sw. *preskriptionslag (1981:130)*), a new limitation period of ten (10) years with respect to the right to receive repayment of the principal of the Bonds, and of three (3) years with respect to the right to receive payment of interest (excluding capitalised interest) will commence, in both cases calculated from the date of interruption of the time-bar period, as such date is determined pursuant to the provisions of the Swedish Act on Limitations.

25 NOTICES AND PRESS RELEASES

25.1 Notices

25.1.1 Any notice or other communication to be made under or in connection with these Terms and Conditions:

- (a) if to the Agent, shall be given at the address registered with the Swedish Companies Registration Office (Sw. *Bolagsverket*) on the Business Day prior to dispatch or to such address as notified by the Agent to the Issuer from time to time or, if sent by e-mail by the Issuer, to such e-mail address notified by the Agent to the Issuer from time to time;
- (b) if to the Issuer, shall be given at the address registered with the Swedish Companies Registration Office on the Business Day prior to dispatch or to such address as notified by the Issuer to the Agent by not less than five (5) Business Days' notice from time to time, or, if sent by e-mail by the Agent, to such e-mail address as notified by the Issuer to the Agent from time to time; and
- (c) if to the Bondholders, shall be given at their addresses as registered with the CSD (or in relation to courier or personal delivery, if such address is a box address, the addressee reasonably assumed to be associated with such box address), on the Business Day prior to dispatch, and by either courier delivery or letter for all Bondholders. A notice to the Bondholders shall also be published on the websites of the Issuer and the Agent.

25.1.2 Any notice or other communication made by one Person to another under or in connection with the Finance Documents shall be sent by way of courier, personal delivery or letter (or, if between the Agent and the Issuer, by e-mail) and will only be effective:

- (a) in case of courier or personal delivery, when it has been left at the address specified in Clause 25.1.1;
- (b) in case of letter, three (3) Business Days after being deposited postage prepaid in an envelope addressed to the address specified in Clause 25.1.1; or

(c) in case of e-mail to the Agent or the Issuer, when received in legible form by the e-mail address specified in Clause 25.1.1.

25.1.3 Failure to send a notice or other communication to a Bondholder or any defect in it shall not affect its sufficiency with respect to other Bondholders.

25.2 Press releases

25.1 Any notice that the Issuer or the Agent shall send to the Bondholders pursuant to Clause 11.3 (*Early voluntary total redemption (call option)*), Clause 11.4 (*Early voluntary total redemption due to illegality (call option)*), paragraph (a)(i) of Clause 13.4 (*Information: miscellaneous*) or Clauses 12.2, 12.3.2, 16.10.3, 16.11.4, 17.4.13, 17.2.1, 17.3.1, 18.2, 19.6.1, 20.2.13 or 20.4.1 shall also be published by way of press release by the Issuer or the Agent, as applicable.

25.2 In addition to Clause 25.2.1, if any information relating to the Bonds, the Issuer or the Group contained in a notice that the Agent may send to the Bondholders under these Terms and Conditions has not already been made public by way of a press release, the Agent shall before it sends such information to the Bondholders give the Issuer the opportunity to issue a press release containing such information. If the Issuer does not promptly issue a press release and the Agent considers it necessary to issue a press release containing such information before it can lawfully send a notice containing such information to the Bondholders, the Agent shall be entitled to issue such press release.

26 FORCE MAJEURE

26.1 Neither the Agent nor the Issuing Agent shall be held responsible for any damage arising out of any legal enactment, or any measure taken by a public authority, or war, strike, lockout, boycott, blockade, natural disaster, insurrection, civil commotion, terrorism or any other similar circumstance (a “**Force Majeure Event**”). The reservation in respect of strikes, lockouts, boycotts and blockades applies even if the Agent or the Issuing Agent itself takes such measures, or is subject to such measures.

26.2 Should a Force Majeure Event arise which prevents the Agent or the Issuing Agent from taking any action required to comply with these Terms and Conditions, such action may be postponed until the obstacle has been removed.

26.3 The provisions in this Clause 26 apply unless they are inconsistent with the provisions of the Financial Instruments Accounts Act which provisions shall take precedence.

27 ADMISSION TO TRADING

The Issuer intends to have the Initial Bonds and any Subsequent Bonds admitted to trading on the corporate bond list of Nasdaq Stockholm (or, if such admission to trading is not possible to obtain or maintain, admitted to trading on any other Regulated Market) within thirty (30) calendar days from the relevant Issue Date. Furthermore, if the Initial Bonds or any Subsequent Bonds have not been admitted to trading on the corporate bond list of Nasdaq Stockholm (or any other Regulated Market) within sixty (60) calendar days after the relevant Issue Date, each Bondholder has a right of repurchase (put option) of all or some of its Bonds subject to and in accordance with Clause 11.5 (*Mandatory repurchase due to a Change of Control, De-listing, Listing Failure or Restricted Offentliga Hus Sale (put option)*). Lastly, the Issuer has in accordance with Clause 15.2 (*Admission to trading of Bonds*) undertaken to

have the Initial Bonds admitted to trading within six (6) months after the First Issue Date and any Subsequent Bonds admitted to trading on the relevant Regulated Market within the later of (i) six (6) months after the First Issue Date and (ii) the date falling sixty (60) calendar days after the issuance of the relevant Subsequent Bonds, in each case on the corporate bond list of Nasdaq Stockholm (or, if such admission to trading is not possible to obtain or maintain, on any other Regulated Market).

28 GOVERNING LAW AND JURISDICTION

- 28.1 These Terms and Conditions, and any non-contractual obligations arising out of or in connection therewith, shall be governed by and construed in accordance with the laws of Sweden.
- 28.2 Any dispute or claim arising in relation to these Terms and Conditions shall, subject to Clause 28.3, be determined by Swedish courts and the City Court of Stockholm (Sw. *Stockholms tingsrätt*) shall be the court of first instance.
- 28.3 The submission to the jurisdiction of the Swedish courts shall not limit the right of the Agent (or the Bondholders, as applicable) to take proceedings against the Issuer in any court which may otherwise exercise jurisdiction over the Issuer or any of its assets.
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SCHEDULE 1

CONDITIONS PRECEDENT

Part 1

Conditions Precedent for the settlement of the Initial Bond Issue

1. The Issuer

- (a) Copies of the certificate of registration (Sw. *registreringsbevis*) and articles of association (Sw. *bolagsordning*) of the Issuer.
- (b) A copy of a resolution of the board of directors of the Issuer:
 - (i) approving the terms of, and the transactions contemplated by, the documents set out in Section 2(a) to (c) below and resolving that it execute, deliver and perform such documents;
 - (ii) authorising a specified person or persons to execute the documents set out in Section 2(a) to (c) below on its behalf; and
 - (iii) authorising a specified person or persons, on its behalf, to sign and/or despatch all documents and notices to be signed and/or despatched by it under or in connection with the documents set out in Section 2(a) to (c) below.

2. Documents

- (c) A duly executed copy of the Terms and Conditions.
- (d) A duly executed copy of the Escrow Account Pledge Agreement and evidence that the Escrow Account Pledge has been duly perfected.
- (e) A duly executed copy of the Agency Agreement.

Part 2

Conditions Precedent disbursement of the Refinancing Amount

1. Documents

- (a) The documents set forth in Part 1 (Conditions precedent for the settlement of the Initial Bond Issue) of Schedule 1 (Conditions precedent).
- (b) A copy of duly issued irrevocable call notice for the redemption of the Existing Bonds in full, conditional only upon settlement of the Initial Bond Issue and the issue of the Pari Bonds, evidencing that the Existing Bonds will be redeemed in full without undue delay upon the release of the Refinancing Amount from the Escrow Account.
- (c) A duly executed release notice from the agent and security agent under the Existing Bonds confirming that any guarantee or security provided under the Existing Bonds will be released promptly upon such agents receiving a transcript from the CSD evidencing the redemption of the Existing Bonds in full.

Part 3

Conditions Precedent for a Subsequent Bond Issue

1. The Issuer

- (a) Copies of the certificate of registration (Sw. *registreringsbevis*) and articles of association (Sw. *bolagsordning*) of the Issuer.
- (b) A copy of a resolution from the board of directors of the Issuer approving the issue of the Subsequent Bonds and resolving to enter into any documents necessary in connection therewith.

Documents

- (a) A Compliance Certificate from the Issuer confirming that the Incurrence Test is met (if applicable) and that no Event of Default is continuing or would result from the expiry of a grace period, the giving of notice, the making of any determination or any combination of any of the foregoing or from the Subsequent Bond Issue.
- (b) Such other documents and evidence as is agreed between the Agent and the Issuer.

SCHEDULE 2

FORM OF COMPLIANCE CERTIFICATE

COMPLIANCE CERTIFICATE

To: [Nordic Trustee & Agency AB (publ)] as Agent

From: Aktiebolaget Fastator (publ) as Issuer

Date: [date]

Dear Sir or Madam,

Aktiebolaget Fastator (publ)
Maximum SEK 700,000,000 senior unsecured callable floating rate bonds 2020/2024
with ISIN: SE0014855284
(the “Bonds”)

(1) We refer to the terms and conditions for the Bonds (the “**Terms and Conditions**”). This is a Compliance Certificate. Terms defined in the Terms and Conditions have the same meaning when used in this Compliance Certificate unless given a different meaning in this Compliance Certificate.

(2) **[Maintenance Test**

We confirm that the Maintenance Test is met and that in respect of the Reference Date [date]:

- (a) *Equity Ratio*: Total Equity was SEK [●], Total Assets was SEK [●] and therefore the Equity Ratio was [●] (and should have been higher than 45.00 per cent.).
- (b) *Cash and Cash Equivalents*: Cash and Cash Equivalents of the Issuer was SEK [●], six (6) months’ coupon payments under all Market Loans issued by the Issuer amounted to SEK [●] and the remaining coupon payments under all Market Loans issued by the Issuer through and including the Final Redemption Date amounted to SEK [●] and therefore the Maintenance Test is [met]/[not met] (Cash and Cash Equivalents of the Issuer should be equal to or exceed the lower of (i) six (6) months’ coupon payments under all Market Loans issued by the Issuer and (ii) the remaining coupon payments under all Market Loans issued by the Issuer through and including the Final Redemption Date (assuming that the Interest Rate for the period from the relevant test date to the date falling six (6) months thereafter will be equal to the Interest Rate in effect on the test date), in each case excluding any coupon payable under any such securities held by the Issuer).

Computations as to compliance with the Maintenance Test are attached hereto.^{1]2}

¹ To include calculations of the Maintenance Test including any adjustments.

² This section to be used if the Compliance Certificate is delivered in connection with the delivery of a Financial Report.

(3) **[Incurrence Test**

This is a Incurrence Test in respect of [*describe relevant Restricted Payment, issuance of Subsequent Bonds or Market Loan*] (the “**Incurrence**”). We confirm that the Incurrence Test is met and that in respect of the Incurrence Test Date, being [*date*]:

- (a) *Equity Ratio*: Total Equity was SEK [●], Total Assets was SEK [●] and therefore the Equity Ratio was [●] (and should have been higher than 55.00 per cent.); and
- (b) no Event of Default is continuing or would result from the expiry of a grace period, the giving of a notice, the making of any determination (or any combination of the foregoing) or would occur upon the Incurrence,

in each case including the Incurrence on a *pro forma* basis and otherwise calculated in accordance with Clause 14.3 (*Calculation principles*).

Computations as to compliance with the Incurrence Test are attached hereto.^{3]4}

- (5) [We confirm that, so far as we are aware, no Event of Default is continuing.]⁵

Aktiebolaget Fastator (publ)

Name:
Authorised signatory

Name:
Authorised signatory

³ To include calculations of the Incurrence Test and any adjustments pursuant to Clause 14.2 (*Incurrence Test*).

⁴ This section to be used if the Compliance Certificate is delivered in connection with an Incurrence Test.

⁵ Should be included in each Compliance Certificate. If this statement cannot be made, the certificate should identify any Event of Default that is continuing and the steps, if any, being taken to remedy it.

We hereby certify that the above Terms and Conditions are binding upon ourselves.

Stockholm, __ September 2020

The

Aktiebolaget Fastator (publ)

Issuer

Name:

We hereby undertake to act in accordance with the above Terms and Conditions to the extent they refer to us.

Stockholm, __ September 2020

The

Nordic Trustee & Agency AB (publ)

Agent

Name:

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