Denna kallelse till obligationsinnehavarna är endast utformad på engelska.

Stockholm, 24 November 2026

To the bondholders in:

ISIN: SE0015556535 – Point Properties Portfolio 1 AB (publ) maximum SEK 800,000,000 senior secured callable fixed rate bonds 2021/2026

NOTICE OF WRITTEN PROCEDURE – REQUEST FOR AMENDMENT OF THE TERMS AND CONDITIONS

This voting request for procedure in writing has been sent on 24 November 2026 to bondholders directly registered as of 23 November 2026 in the debt register (Sw. *skuldbok*) kept by the CSD. If you are an authorised nominee under the Swedish Central Securities Depositories and Financial Instruments Accounts Act (Sw. *lag (1998:1479) om värdepapperscentraler och kontoföring av finansiella instrument*) or if you otherwise are holding Bonds on behalf of someone else on a Securities Account, please forward this notice to the bondholder you represent as soon as possible. For further information, please see below under Section 5.3 (*Voting rights and authorisation*).

Key information

Record Date for being eligible to vote:	26 November 2026
Deadline for voting:	15:00 CET on 11 December 2026
Quorum requirement:	At least twenty (20.00) per cent. of the Adjusted Nominal Amount
Majority requirement:	At least two thirds (2/3) of the Adjusted Nominal Amount for which Bondholders reply in this Written Procedure

Nordic Trustee & Agency AB (publ) acts as agent (the "**Agent**") for the bondholders of the bonds (the "**Bondholders**") in the above mentioned bond issue ISIN SE0015556535 with an aggregated amount outstanding of SEK 212,394,000 (the "**Bonds**") issued by Point Properties Portfolio 1 AB (publ) (the "**Issuer**"). In its capacity as Agent, and as requested by the Issuer, the Agent hereby initiates a procedure in writing (the "**Written Procedure**") as required by the Terms and Conditions (as defined below), whereby Bondholders can vote for or against the Issuer's requests.

All capitalised terms used herein and not otherwise defined in this notice (the "**Notice**") shall have the meanings assigned to them in the terms and conditions of the Bonds, as amended from time to time (the "**Terms and Conditions**").

The Request (as defined below) is presented to the Bondholders, without any evaluation, advice or recommendations from the Agent whatsoever. The Agent has not reviewed or assessed this Notice or the Request (and their effects, should they be adopted) from a legal or commercial perspective of the Bondholders, and the Agent expressly disclaims any liability whatsoever related to the content of this Notice and the Request (and their effects, should they be adopted). The Bondholders are recommended to seek legal advice in order to independently evaluate whether the Request (and its effects) is acceptable or not.

Bondholders participate by completing and sending to the Agent the voting form, attached hereto as Schedule 1 (the "**Voting Form**"), and, if applicable, the power of attorney/authorisation, attached hereto as Schedule 2 (the "**Power of Attorney**") or to the Agent other sufficient evidence if the Bonds are held in custody other than by the CSD. Please contact the securities firm you hold your Bonds through if you do not know how your Bonds are registered or if you need authorisation or other assistance to participate in the Written Procedure. The Issuer kindly asks the Bondholders to send their Voting Forms and, if applicable, any Power of Attorney by email to the Agent as soon as possible upon receipt of this Notice after the occurrence of the Record Date (as defined below).

The Agent must receive the Voting Form and, if applicable, any Power of Attorney no later than 15:00 CET on 11 December 2026 either by mail, courier or email to the Agent using the contact details set out in Section 5.7 (*Address for sending replies*) below. Votes received thereafter may be disregarded.

To be eligible to participate in the Written Procedure, a person must meet the criteria for being a Bondholder on 26 November 2026 (the "**Record Date**") as further set out in Section 5.3 (*Voting rights and authorisation*). This means that the person must be registered on a Securities Account with the CSD, as a direct registered owner (Sw. *direktregistrerad ägare*) or authorised nominee (Sw. *förvaltare*) with respect to one or several Bonds.

1. Background

Reference is made to written procedure initiated by the Issuer 25 September 2026 in which the Issuer requested an extension of the maturity date of the Bonds to 30 November 2026. The request was approved by the Bondholders on 14 October 2026. The extension was requested in order to allow time for allow sufficient time for the Issuer to discuss a solution with a committee of certain larger Bondholders (the "**Ad-Hoc Committee**"), including a longer extension to allow for the completion of a sales process in respect of its entire property portfolio (the "**Sales Process**").

While discussions are ongoing, the Issuer is requesting a further extension of the maturity date of the Bonds to 30 December 2026 (the "**Extension**"). The Extension is sought to avoid a situation in which the Issuer may be forced to file for bankruptcy and to provide additional time for the Issuer and the Ad-Hoc Committee to continue discussions with a view to agreeing on an arrangement that would enable the Issuer to continue its operations until completion of the Sales Process and redemption of the Bonds in full.

The proposed amendment to the Terms and Conditions to implement the Extension is described under Section 2 (*Proposed amendment to the Terms and Conditions*).

2. Proposed amendment to the Terms and Conditions

The Bondholders are requested to consent to amending and restating the Terms and Conditions as described below (the "**Amendment**" and the Terms and Conditions as amended and restated, the "**Amended and Restated Terms and Conditions**") (where blue and underlined text indicates additions (i.e., additions), whereas red and crossed out text indicate deletions (i.e., ~~deletions~~)).

The definition of "Final Redemption Date" shall be amended to read as follows:

*"**Final Redemption Date**" means ~~30 November~~ 30 December 2026.*

Interest shall continue to accrue during the current Interest Period in accordance with the Terms and conditions and be payable on the Final Redemption Date (as extended by the Amendment).

Please note that consequential adjustments to the Amended and Restated Terms and Conditions may be made as a result of the proposed Amendment to the extent required to implement the proposed Amendment. In addition, certain consequential technical amendments may be made to the Terms and Conditions, inter alia, due to the CSD Regulations.

3. Request

The Bondholders are asked to confirm that the Bondholders agree to the proposed Amended and Restated Terms and Conditions as set out in Section 2 (*Proposed amendment to the Terms and Conditions*) (the "**Request**").

4. Effective date

The Request shall be deemed approved immediately upon expiry of the voting period and satisfaction of the requisite quorum participation as set forth in Section 5.5 (*Quorum*) and receipt of the required majority as set forth in Section 5.6 (*Majority*) or if earlier, when a

requisite majority of consents of the Adjusted Nominal Amount having been received by the Agent.

The Issuer and the Agent shall, in order to implement and effectuate the Request, enter into the Amended and Restated Terms and Conditions for the Bonds, which shall become effective on the date on which the Agent is satisfied (acting reasonably) that it has received the following documents and evidences:

(a) a copy of a resolution of the board of directors of the Issuer (approving the entry into the Amended and Restated Terms and Conditions and confirming the continuing validity and enforceability of the Finance Documents and any Transaction Security granted in respect thereof);

(b) a copy of the duly executed Amended and Restated Terms and Conditions; and

(c) such other documents and evidence as are agreed between the Agent and the Issuer.

5. Written Procedure

The following instructions need to be adhered to in the Written Procedure.

5.1 Final date to participate in the Written Procedure

The Agent must have received the votes by mail, courier or email to the address indicated below no later than 15:00 CET on 11 December 2026. Votes received thereafter may be disregarded.

5.2 Decision procedure

The Agent will determine if received replies are eligible to participate in the Written Procedure as valid votes.

When a requisite majority of consents of the total Adjusted Nominal Amount have been received by the Agent, the Request shall be deemed to be adopted, even if the time period for replies in the Written Procedure has not yet expired.

Information about the decision taken in the Written Procedure will:

(a) be sent by notice to the Bondholders; and

(b) be published on the websites of the Issuer and the Agent.

A matter decided in the Written Procedure will be binding for all Bondholders, irrespective of them responding in the Written Procedure.

5.3 Voting rights and authorisation

Anyone who wishes to participate in the Written Procedure must on the Record Date (26 November 2026) in the debt register:

(a) be registered as a direct registered owner of a Securities Account;

(b) be registered as authorised nominee in a Securities Account, with respect to one or several Bonds; or

(c) be a beneficial owner of a Bond with proof of ownership of the Bonds acceptable to the Agent.

5.4 Bonds registered with a nominee

If you are not registered as a direct registered owner as set forth in Section 5.3(a), but your Bonds are held through a registered authorised nominee or another intermediary as set forth in Section 5.3(b), you may have two different options to influence the voting for the Bonds:

(a) you can ask the authorised nominee or other intermediary that holds the Bonds on your behalf to vote in its own name as instructed by you; or

(b) you can obtain a Power of Attorney (*Schedule 2*) from the authorised nominee or other intermediary and send in your own Voting Form based on the authorisation. If you hold your Bonds through several intermediaries, you need to obtain authorisation directly from the intermediary that is registered in the debt register as Bondholder of the Securities Account, or from each intermediary in the chain of Bondholders, starting with the intermediary that is registered in the debt register as a Bondholder of the Securities Account as authorised nominee or direct registered owner.

Whether one or both of these options are available to you depends on the agreement between you and the authorised nominee or other intermediary that holds the Bonds on your behalf (and the agreement between the intermediaries, if there are more than one).

The Agent recommends that you contact the securities firm that holds the Bonds on your behalf for assistance if you wish to participate in the Written Procedure and do not know how your Bonds are registered or need authorisation or other assistance to participate. Bonds owned by the Issuer, another Group Company or an Affiliate do not entitle to any voting rights.

5.5 Quorum

To approve the Request, Bondholders representing at least twenty (20) per cent. of the Adjusted Nominal Amount must reply to the Request in the Written Procedure in order to form a quorum.

If a quorum does not exist, the Agent shall initiate a second Written Procedure, provided that the Request has not been withdrawn by the Issuer. No quorum requirement will apply to such second Written Procedure. A vote cast in the Written Procedure shall, unless amended or withdrawn, constitute a vote also in a second Written Procedure (if any) pursuant to clause 17.9 of the Terms and Conditions with respect to the Request.

5.6 Majority

At least two thirds (2/3) of the Adjusted Nominal Amount for which Bondholders reply in the Written Procedure must consent to the Request in order for it to pass.

5.7 Address for sending replies

Return the Voting Form, *Schedule 1*, and, if applicable, the Power of Attorney/Authorisation in *Schedule 2* or other sufficient evidence, if the Bonds are held in custody other than Euroclear Nordics AB, by regular mail, scanned copy by e-mail, or by courier to:

By regular mail:

Nordic Trustee & Agency AB (publ)
Attn: Written Procedure Point Properties Portfolio 1 AB (publ)
Norrlandsgatan 16
SE-111 43 Stockholm

By courier:

Nordic Trustee & Agency AB (publ)
Attn: Written Procedure Point Properties Portfolio 1 AB (publ)
Norrlandsgatan 16
SE-111 43 Stockholm

By e-mail:

voting.sweden@nordictrustee.com

6. Further Information

For further questions to the Agent regarding the administration of the Written Procedure, please contact the Agent at voting.sweden@nordictrustee.com or +46 8 783 79 00.

Stockholm, 24 November 2026

NORDIC TRUSTEE & AGENCY AB (PUBL)
As Agent

Enclosed:

Schedule 1	Voting Form
Schedule 2	Power of Attorney/Authorisation

VOTING FORM

Schedule 1

For the Written Procedure in Point Properties Portfolio 1 AB (publ) Maximum SEK 800,000,000 Senior Secured Callable Fixed Rate Bonds 2021/2026 with ISIN SE0015556535.

The undersigned Bondholder or authorised person/entity (the "**Voting Person**"), votes either **For** or **Against** the Request by marking the applicable box below. If a quorum does not exist in the Written Procedure, the Agent shall initiate a second Written Procedure provided that the Request has not been withdrawn by the Issuer. No quorum requirement will apply to such second Written Procedure. The undersigned Bondholder hereby confirms that this voting form shall, unless amended or withdrawn, constitute a vote also in a second Written Procedure (if any) pursuant to clause 17.9 of the Terms and Conditions with respect to the Request.

***NOTE**: If the Voting Person is not registered as Bondholder (as defined in the Terms and Conditions), the Voting Person must enclose a Power of Attorney/Authorisation, see Schedule 2.*

Capitalised terms used and not otherwise defined herein shall have the meanings assigned to them in the Notice of Written Procedure dated 24 November 2026.

☐ **For** the Request

☐ **Against** the Request

Name of the Voting Person: _____

Capacity of the Voting Person: Bondholder: ☐ [1] authorised person: ☐ [2]

Voting Person's reg.no/id.no and country of incorporation/domicile: _____

Securities Account number at Euroclear Nordics AB: (*if applicable*) _____

Name and Securities Account number of custodian(s): (*if applicable*) _____

Nominal Amount voted for (in SEK): _____

Contact person, daytime telephone number and e-mail address: _____

_____ _____

Authorised signature and Name [3] Place, date:

[1] When voting in this capacity, no further evidence is required.

[2] When voting in this capacity, the person/entity voting must also enclose a Power of Attorney/Authorisation (Schedule 2) from the Bondholder or other proof of authorisation showing the number of votes held on the Record Date (as defined in the Notice of Written Procedure from Point Properties Portfolio 1 AB (publ)).

[3] If the undersigned is not a Bondholder as defined in the Terms and Condition and has marked the box "authorised person", the undersigned, by signing this document, confirms that the Bondholder has been instructed to refrain from voting for the number of votes cast with this Voting Form.

POWER OF ATTORNEY/AUTHORISATION

Schedule 2

For the Written Procedure in Point Properties Portfolio 1 AB (publ) Maximum SEK 800,000,000 Senior Secured Callable Fixed Rate Bonds 2021/2026 with ISIN SE0015556535.

NOTE: *This Power of Attorney/Authorisation document shall be filled out if the Voting Person is not registered as Bondholder on the Securities Account held with Euroclear Nordics AB. It must always be established a coherent chain of power of attorneys derived from the Bondholder, i.e. if the person/entity filling out this Power of Attorney/Authorisation in its capacity as "other intermediary", the person/entity must enclose its Power of Attorney/Authorisation from the Bondholder.*

Capitalised terms used and not otherwise defined herein shall have the meanings assigned to them in the Notice of Written Procedure dated 24 November 2026.

Name of person/entity that is given authorisation (Sw. *befullmäktigad*) to vote as per the Record Date:

_____

Nominal Amount (in SEK) the person/entity is authorised to vote for as per the Record Date:

_____

Name of Bondholder or other intermediary giving the authorisation (Sw. *fullmaktsgivaren*):

_____

We hereby confirm that the person/entity specified above (Sw. *befullmäktigad*) has the right to vote in the Written Procedure (and any second Written Procedure) for the Nominal Amount set out above.

We represent an aggregate Nominal Amount of SEK _____

We are:

☐ Registered as Bondholder on the Securities Account

☐ Other intermediary and holds the Bonds through (specify below):

_____

Place, date: _____

_____

Name:

Authorised signature of Bondholder/other intermediary (Sw. *fullmaktsgivaren*)