

Detta informationsblad till obligationsinnehavarna är endast utformat på engelska.

Stockholm, 12 March 2021

To the bondholders in:

ISIN: SE0013015997 – Point Properties Portfolio 1 AB (publ) SEK 375,000,000 senior secured bonds 2019/2021

NOTICE OF EARLY REDEMPTION

This conditional notice of early redemption (the “Notice”) has been sent on 12 March 2021 to Bondholders directly registered as of 11 March 2021 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 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.

Reference is made to the terms and conditions of the abovementioned bond issue (with an aggregate amount outstanding of SEK 375,000,000) (the “**Bonds**”) issued by Point Properties Portfolio 1 AB (publ) (the “**Issuer**”) initially on 6 September 2019 in accordance with the terms and conditions for the Bonds (the “**Terms and Conditions**”).

All capitalised terms used herein and not otherwise defined in this Notice shall have the meaning assigned to them in the Terms and Conditions.

The Issuer hereby gives notice to all Bondholders of the Issuer’s outstanding Bonds for early redemption of the Bonds in full in accordance with Clause 12.4 (*Early voluntary redemption by the Issuer (call option)*) in the Terms and Conditions (the “**Redemption**”). The Redemption Date is set to 9 April 2021 and the Record Date for the early redemption will be 31 March 2021, *i.e.* five (5) Business Days prior to the Redemption Date.

The Redemption is irrevocable and all outstanding Bonds will be redeemed at the redemption price of 101.00 per cent. of the total outstanding Nominal Amount (*i.e.*, SEK 101,000 per Bond).

Any accrued and unpaid interest will also be paid in respect of the Bonds in accordance with the Terms and Conditions. The redemption amount together with accrued and unpaid interest up to and including the Redemption Date will be paid to each person who is registered as owner of Bonds in the debt register maintained by Euroclear Sweden at end of business on the Record Date.

In connection with the Redemption, the Bonds will be delisted from Nasdaq Stockholm.

This Notice of early redemption is irrevocable and is governed by Swedish law. This Notice is for information purposes only and is not to be construed as an offer to purchase or sell or a solicitation of an offer to purchase or sell with respect to any securities of the Issuer.

For further information, please contact the Issuer at:

Magnus Åkesson, CEO, Point Properties Portfolio 1 AB (publ)
+46 70 301 81 83

Stockholm, 12 March 2021

Point Properties Portfolio 1 AB (publ)