

Detta informationsblad till obligationsinnehavarna är endast utformat på engelska.

Stockholm, 20 November 2023

To the bondholders in:

ISIN: SE0015556535 – Point Properties Portfolio 1 AB (publ) maximum SEK 800,000,000 senior secured callable fixed rate bonds 2021/2024

NOTICE OF VOLUNTARY PARTIAL PREPAYMENT

This notice of voluntary partial prepayment (the “Notice”) has been sent on 20 November 2023 to Bondholders directly registered as of 17 November 2023 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 600,000,000) (the “**Bonds**”) issued by Point Properties Portfolio 1 AB (publ) (the “**Issuer**”) initially on 22 March 2021 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 for a voluntary partial prepayment in accordance with Clause 12.7.3 in the Terms and Conditions (the “**Prepayment**”). The date for the prepayment (the “**Prepayment Date**”) is set to 7 December 2023 and the Record Date for the Prepayment will be 30 November 2023, *i.e.* five (5) Business Days prior to the Prepayment Date.

The Prepayment will be made in an amount equal to SEK 100,995,960 (the “**Prepayment Amount**”), at a price equal to 101.00 per cent. of the Nominal Amount, by way of reducing the Nominal Amount of each Bond *pro rata* in accordance with the rules and regulations of the CSD (including any necessary rounding of the Prepayment Amount).

Any accrued and unpaid interest will also be paid in respect of the Prepayment Amount in accordance with the Terms and Conditions. The Prepayment Amount together with accrued and unpaid interest on the Prepayment Amount up to and including the Prepayment 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.

This Notice of voluntary partial prepayment 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, magnus.akesson@pointproperties.se

Stockholm, 20 November 2023

Point Properties Portfolio 1 AB (publ)