

Stockholm, 26 April 2024

To the Bondholders in:

ISIN: SE0016275143 – Oscar Properties Holding AB (publ) (the “Issuer”) up to SEK 800,000,000 Senior Unsecured Floating Rate Bonds 2021/2024 (the “Bonds”)

NOTICE OF ACCELERATION AND APPLICATION FOR BANKRUPTCY

This notice has been sent on 26 April 2024 to Bondholders. If you are an authorised nominee under the CSD and Financial Instruments Accounts Act or if you otherwise hold 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 Bonds issued by the Issuer on 29 June 2021 and the terms and conditions of the Bonds (as amended and restated from time to time) (the “**Terms and Conditions**”). All capitalised terms used herein and not otherwise defined in this notice shall have the meanings assigned to them in the Terms and Conditions.

The Agent hereby gives notice to all Bondholders of the Issuer’s outstanding Bonds that a notice of acceleration has been sent to the Issuer on 17 April 2024 (the “**Acceleration Notice**”), whereby all of the outstanding Bonds have been declared due and payable in accordance with Clause 13.11(a) (*Acceleration of the Bonds*) of the Terms and Conditions. The Acceleration Notice follows a demand in writing from Bondholders representing approximately seventy-two (72) per. cent of the Adjusted Nominal Amount instructing the Agent to declare all Bonds immediately due for payment and to file for bankruptcy of the Issuer in case the Issuer does not pay within due time. No payment from the Issuer has been received as of the date of this notice.

In consideration of the above and at the request of Bondholders representing approximately seventy-two (72) per cent. of the Adjusted Nominal Amount, the Agent has on 25 April 2024 filed an application for bankruptcy of the Issuer with the district court of Stockholm (the “**Bankruptcy Application**”). The Agent will keep the Bondholders informed of the outcome of the Bankruptcy Application.

For questions in relation to this notice, please contact the Agent at trustee@intertrustgroup.com

Yours faithfully,

Intertrust (Sweden) AB, the Agent