



Stockholm, 23 September 2024

To the holders of the up to SEK 155,000,000 (or its equivalent in NOK and EUR) Senior Secured Callable Fixed Rate Bonds with ISIN SE0010101782 (SEK), NO0010808090 (NOK) and SE0010442269 (EUR) (the "Bonds") issued by CapRate Campus 4 AB (formerly Malmö Katrinelund 27 AB (publ)) (the "Issuer") on 15 December 2017.

This notice has been sent by Intertrust (Sweden) AB (the "Trustee") to the direct registered owners and registered authorised nominees (Sw. *förvaltare*) of the Bonds recorded as of 23 September 2024 on a Securities Account with Verdipapirsentralen ASA and in the debt ledger produced by Euroclear Sweden AB. If you are an authorised nominee under the Norwegian Securities Register Act of 2002 no.64 (NW. Verdipapirregisterloven) or the Swedish 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 holder that you represent as soon as possible.

#### NOTICE OF BANKRUPTCY

Reference is made to the Bonds issued by the Issuer on 15 December 2017 and the terms and conditions of the Bonds originally dated 12 December 2017 (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.

Intertrust (Sweden) AB, in its capacity as Trustee, hereby informs all Bondholders of the Issuer's outstanding Bonds that the Issuer has entered into bankruptcy proceedings.

Jimmy Pilo at Ackordcentralen has been appointed as the bankruptcy administrator (Sw. *konkursförvaltare*). The Trustee will collaborate with the bankruptcy administrator to protect the interest of the Bondholders and to work towards the best possible outcome.

For questions in relation to this notice, please contact the Trustee at [trustee@intertrustgroup.com](mailto:trustee@intertrustgroup.com).

Yours faithfully,

**Intertrust (Sweden) AB, as Trustee**