

Oslo, 2 December 2020

Notice of Early Redemption

To the bondholders in senior secured bonds with ISIN NO 001 081233.2 (NOK Bonds) (the "Bonds") issued by Oslo House Invest AS (the "Issuer") on 21 December 2017

A Norwegian translation will follow the English text. In case of any inconsistency between the Norwegian translation and the English text, the English text shall prevail.

This notice (the "Notice") will be sent by Intertrust (Norway) AS (the "Trustee") to the direct registered owners and registered authorised nominees of the Bonds. This notice has also been published on the website of the Trustee in accordance with the Terms and Conditions. If you are an authorised nominee under the Norwegian Securities Depository Act of 2019 no. 6 (*Nw. Verdipapirsentralloven*) or under 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 you represent as soon as possible.

Intertrust (Norway) AS (the "Trustee") is acting as Trustee on behalf of the Bondholders under the terms and conditions relating to the Bonds dated 21 December 2017 (the "Terms and Conditions"). Capitalised terms not defined herein shall have the same meaning as in the Terms and Conditions.

Notice of Early Redemption

The Issuer hereby gives notice that the Issuer will exercise its call option right in relation to the Bonds in accordance with Clause 12.3 (*Voluntary early redemption (call option)*) of the Terms and Conditions and as amended by the resolution resolved by the Bondholders 27 April 2020 by way of Written Procedure.

On 17 December 2020 (the "**Redemption Date**"), the Issuer will redeem all of the outstanding Bonds in full from of the Bondholders holding Bonds on the applicable Record Date being 10 December 2020.

The Redemption Notice from the Issuer is attached hereto as Schedule 1.

For further information, please contact:

For the Issuer:

Thomas Berg-Nielsen
Oslo House Invest AS
E-mail: Thomas.berg-nielsen@oslohouse.no
Phone: +47 90 68 72 67

For the Trustee:

Eleonore Foss
Intertrust (Norway) AS
E-mail: eleonore.foss@intertrustgroup.com
Phone: +47 958 14 513

Andreas W. Hennyng
Intertrust (Norway) AS
E-mail: andreas.w.hennyng@intertrustgroup.com
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Oslo, 2. desember 2020

Meddelelse om tidlig innløsning

Til obligasjonseierne av senior sikrede fast rente obligasjoner med ISIN NO 001 081233.2 (NOK Obligasjoner) ("Obligasjonene") utstedt av Oslo House Invest AS ("Utsteder") 21. desember 2017

Denne notisen ("Notisen") vil bli utstedt av Intertrust (Norway) AS ("Tillitsmannen") til direkte registrerte eiere av obligasjoner. Denne notisen har også blitt publisert på internett siden til tillitsmannen i henhold til obligasjonsvilkårene (*Terms and Conditions*). Hvis du er en autorisert holder av obligasjoner under Verdipapirsentralloven, nr. 6 av 2019 eller *Swedish Financial Instruments Accounts Act* eller hvis du på annen måte holder obligasjoner på vegne av noen andre på en verdipapirkonto, vennligst videreformidle Notisen til den respektive eier av obligasjonene.

Intertrust (Norway) AS (heretter «**Tillitsmannen**») opptre som Tillitsmann på vegne av Obligasjonseierne under obligasjonsvilkårene utferdiget i relasjon til Obligasjonene datert 21. desember 2017 (heretter «**Obligasjonsvilkårene**»).

Ord og uttrykk som ikke eksplisitt er definert i denne notisen skal ha samme mening som i Obligasjonsvilkårene.

Meddelelse om tidlig innløsning

Utsteder meddeler herved at Utsteder vil benytte sin adgang til å foreta en tidlig innløsning av obligasjonene i henhold til punkt 12.3 (*Frivillig tidlig innløsning (call option)*) i Obligasjonsvilkårene, og som endret ved vedtak fattet av Obligasjonseierne 27. april 2020 ved Skriftlig Prosedyre.

Den 17. desember 2020 («**Innløsningsdatoen**») vil Utsteder innløse alle Obligasjoner fullt ut til Obligasjonseiere som eier Obligasjoner på den gjeldende *Record Date*, 10. desember 2020.

Notis om meddelelse om tidlig innløsning fra Utsteder er vedlagt under [Schedule 1](#).

For ytterligere informasjon, vennligst kontakt:

For Utsteder:

Thomas Berg-Nielsen
Oslo House Invest AS
E-mail: Thomas.berg-nielsen@oslohouse.no
Telefon: +47 90 68 72 67

For Tillitsmannen:

Eleonore Foss
Intertrust (Norway) AS
E-mail: eleonore.foss@intertrustgroup.com
Telefon: +47 958 14 513

Andreas W. Hennyng
Intertrust (Norway) AS
E-mail: andreas.w.hennyng@intertrustgroup.com
Telefon: +47 971 87 15

Schedule 1

Notice of Early Redemption

From: Oslo House Invest AS (the "Issuer")
To: Holders of any of the Issuer's senior secured fixed rate bonds with ISIN NO 001 081233.2 (NOK Bonds) issued 21 December 2017 (the "Bonds")
Dated: 2 December 2020

Dear Sirs,

This is a notice of early redemption (the "Notice"). We refer to the terms and conditions of the Bonds originally dated 21 December 2017 (the "Terms and Conditions"). Terms defined in the Terms and Conditions have the same meaning in this Notice unless given a different meaning herein.

We hereby give you notice that the Issuer will exercise its call option right in relation to the Bonds in accordance with Clause 12.3 (*Voluntary early redemption (call option)*) of the Terms and Conditions, and as amended by the resolution resolved by the Bondholders 27 April 2020 by way of Written Procedure.

On 17 December 2020 (the "Redemption Date"), the Issuer will redeem all of the outstanding Bonds in full from the Bondholders holding Bonds on the applicable Record Date being 10 December 2020.

Pursuant to cl. 12.3.1 (b) the redemption amount for each Bond shall be 104,50 per cent of the Nominal Amount together with accrued but unpaid Interest.

This Notice is irrevocable and shall be governed by Norwegian Law.

Yours faithfully

Oslo House Invest AS

