

CAPRATE

RESPONSE. ABILITY.

To the Bondholders of Bonds issued by CapRate Campus 4 AB
(formerly Malmö Katrinelund 27 AB)
ISIN SE0010101782, NO0010808090 and SE0010442269

Berlin, 19.12.2022

ISIN: SE0010101782, NO0010808090 and SE0010442269

CapRate Campus 4 AB announces that the interest payments that were due for payment on 15 September and 15 December 2022 will be delayed but paid in early January 2023

Dear Bondholders,

as stated in a press release dated 21 September, CapRate Campus 4 AB (the "**Issuer**") has not fulfilled its obligation to pay interest due on 15 September 2022 (the "**September Interest Payment**") under the terms and conditions for its up to SEK 155,000,000 (or its equivalent in NOK and EUR) senior secured callable fixed rate bonds with ISIN SE0010101782, NO0010808090 and SE0010442269 (the "**Terms and Conditions**").

The Issuer announced with further press release dated 14 November 2022, that the September Interest Payment will be made together with the interest payment for Q1/2023 (together with the September Interest Payment the "**Interest Payments**") on 15 December 2022 at the latest, with the Bondholders receiving the Interest Payments approx. 3 - 5 banking days afterwards.

The Issuer has increased one of their corporate financings and signed the respective contracts this week. Unfortunately, Clearstream (equivalent to Euroclear) will need approx. 5 - 7 days until the new funding can be paid out to the Issuer, meaning that the Issuer must postpone the payment date for the Interest Payments by a few weeks. The Interest Payments will be made by the Issuer in 2022, with the Bondholders receiving their payments in the beginning of January 2023. The funds from the increased corporate financing will be used almost entirely to finance the Katrinelund project, including interest payments and project costs.

Default Interest will be calculated and paid to the Bondholders in accordance with clause 8. (f) of the Terms & Conditions. The Issuer continues in relation to this temporarily lack of liquidity to have ongoing discussions with certain Bondholders.

For further information, please contact: Thomas Demmel, Board Member CapRate Values AG
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Kind regards



Thomas Demmel
Board Member