

Detta informationsblad till obligationsinnehavarna är endast utformat på engelska.

Stockholm, 10 September 2020

To the bondholders in:

ISIN: SE0009779291 – Genova Property Group AB (publ) maximum SEK 750,000,000 Senior Unsecured Bonds 2017/2021

NOTICE OF EARLY REDEMPTION

This notice of early redemption has been sent on 10 September 2020 to Holders directly registered as of 9 September 2020 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 holder you represent as soon as possible.

Reference is made to the terms and conditions of the above mentioned issue of bonds (the “**Bonds**”) by Genova Property Group AB (publ) (the “**Issuer**”) initially on 7 April 2017, in accordance with the terms and conditions for the Bonds (the “**Terms and Conditions**”). As at the date of this notice, Bonds in an aggregate amount of SEK 500,000,000 are outstanding.

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 Issuer hereby gives notice to all Holders of the Issuer’s outstanding Bonds of exercise of its option for early redemption of the Bonds in full in accordance with Clause 10.3 of the Terms and Conditions. The early redemption date will fall on 7 January 2021 (the “**Early Redemption Date**”) and the Record Date for the early redemption will fall on 29 December 2020, *i.e.*, five (5) Business Days prior to the Early Redemption Date. As set out in the Terms and Conditions, all Bonds will be redeemed at 100.00 per cent. of the Nominal Amount (*i.e.* SEK 1,000,000 per Bond). Any accrued and unpaid interest will also be paid in respect of the Bonds in accordance with the Terms and Conditions.

All outstanding Bonds must be redeemed on the Early Redemption Date, which includes any Bonds held by the Issuer on the relevant Record Date. Hence, the Issuer intends to cancel Bonds held by it in connection with, but prior to, the relevant Record Date, *i.e.*, prior to 29 December 2020.

The redemption amount, together with accrued and unpaid interest, 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. In connection with the redemption, the Bonds will be delisted from the Corporate Bond List at Nasdaq Stockholm.

This notice of early redemption 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:
Michael Moschewitz, CEO, phone: +46 707 13 69 39, michael.moschewitz@genova.se

Genova Property Group AB (publ)