

From: Intertrust (Sweden) AB, org.nr 556625-5476 ("**Trustee**")

To: Authorised Nominees for CapRate Campus 4 AB (formerly Malmö Katrinelund 27 AB (publ)) with ISIN: SE0010101782, NO0010808090 and SE0010442269 (the "Bonds")

Subject: Notice of Event of Default

Date: 19 June 2023

Information about Event of Default

Intertrust Sweden AB ("Trustee") wish to inform you in your capacity as holders in Senior Secured Callable Fixed Rate Bonds 2017/2020 in CapRate Campus 4 AB, ISIN: SE0010101782, NO0010808090 and SE0010442269 (the "Bonds"). The Issuer has not redeemed the Bonds nor made any Interest payment on June 15th 2023 in accordance with the Terms and Conditions of the Bonds, and this constitutes an Event of Default.

The Trustee shall notify the Bondholders of an Event of Default within five (5) Business Days of the date on which the Trustee received actual knowledge of that an Event of Default has occurred and is continuing. The Trustee shall, within twenty (20) Business Days of the date on which the Trustee received actual knowledge of that an Event of Default has occurred and is continuing, decide if the Bonds shall be accelerated. If the Trustee decides not to accelerate the Bonds, the Trustee shall promptly inform the Bondholders of the reason for not accelerating or seek instructions from the Bondholders in accordance with Clause 14 of the Terms and Conditions.

As the Issuer has informed that they will initiate a written procedure within short the Trustee has decided not to accelerate the Bonds at this stage.

If you have any questions regarding your investment, please contact the Trustee.

Intertrust (Sweden) AB as Trustee
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