

NOTICE OF EXTENSION

To: Intertrust (Sweden) AB (the "**Agent**") and the bondholders in:
SEK: SE0010101782 (SEK Bond), NOK: NO0010808090 (NOK Bond), EUR: SE0010442269 (EUR Bond) – CapRate Campus 4 AB (reg. no 556934-3931), (former Malmö Katrinelund 27 AB), up to SEK 155,000,000 (or its equivalent in NOK and EUR) Senior Secured Callable Fixed Rate Bonds 2017/2021 (the "**Bonds**")

Malmö 30 November 2021

NOTICE OF EXTENSION

This notice of extension (the "Notice") has been sent on 30 November 2021 to the Agent and the Bondholders directly registered as of 29 November 2021 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 Bondholder you represent as soon as possible.

We refer to the up to SEK 155,000,000 (or its equivalent in NOK and EUR) Senior Secured Callable Fixed Rate Bonds 2017/2021 with ISIN SEK: SE0010101782 (SEK Bond), NOK: NO0010808090 (NOK Bond), EUR: SE0010442269 (EUR Bond) originally dated 12th December 2017, as amended and restated on 22nd December 2020 (the "**Terms and Conditions**") with CapRate Campus 4 AB as the issuer (the "**Issuer**"). Terms defined in the Terms and Conditions shall have the same meaning when used in this letter, unless otherwise defined herein.

The Final Maturity Date of the Bonds is on the 15th of December 2021. The Final Maturity Date can be extended with up to six (6) months in accordance with section 9.1 (b) of the Terms and Conditions.

Please be notified that the Final Maturity Date of the Bonds shall be extended with six (6) months which will make the 15th of June 2022 a new Final Maturity Date.

With reference to Clause 8 (e), of the Terms and Conditions the Issuer shall no later than on the original Final Maturity Date pay the Extension Interest. For the purpose of receiving the Extension Interest, Record Date shall be (i) 8 December 2021 regarding the SEK Bonds and EUR Bonds and (ii) 8 December 2021 regarding the NOK Bonds.

The Issuer shall redeem all, but not only some, of the outstanding Bonds in full on the extended Final Maturity Date with an amount per Bond equal to 103 per cent. the Nominal Amount together with accrued but unpaid Interest (if any).

This Notice is a Finance Document and shall be governed by, and construed in accordance with, Swedish law. The courts of Sweden shall have exclusive jurisdiction over matters arising out of or in connection with this Notice. The City Court of Stockholm shall be the court of first instance.

For further information, please contact the Issuer at:

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CapRate Campus 4 AB
