

Stockholm, 12 January 2024

To the Bondholders in:

ISIN: SE0017082779 – HL18 Property Portfolio AB (publ) (the “Issuer”) Maximum of SEK 550,000,000 Senior Secured Floating Rate Bonds 2021/2024 (the “Bonds”)

This notice of event of default has been sent on 12 January 2024 to Bondholders directly registered as of 20 October 2023 in the debt register kept by the CSD. If you are an authorised nominee under the CSD and Financial Instruments Accounts Act or if you otherwise hold Bonds on behalf of someone else on a securities account, please forward this notice to the Bondholder you represent as soon as possible.

NOTICE OF EVENT OF DEFAULT

Reference is made to the Bonds issued by the Issuer on 22 October 2021 and the terms and conditions of the Bonds (as amended and restated from time to time) (the “**Terms and Conditions**”). 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 Agent hereby gives notice to all Bondholders of the Issuer’s outstanding Bonds of the occurrence of an Event of Default pursuant to Clause 14.1 (*Non-Payment*) of the Terms and Conditions. Pursuant to Clause 14.12(c) (*Acceleration of the Bonds*), the Agent shall notify the Bondholders of an Event of Default within five (5) Business Days of the date on which the Agent received actual knowledge of that an Event of Default has occurred and is continuing.

On 10 January 2024 a press release was issued by the Issuer, whereby the Issuer announced that the Interest due on 7 January 2024 (the “**January Interest Payment**”) has been postponed. According to the Issuer, the January Interest Payment has been temporarily postponed due to late payments from tenants and unpaid rent guarantees from a third party. The January Interest Payment has not yet been paid as of the date of this notice, which pursuant to Clause 14.1 (*Non-Payment*) constitutes a continuing Event of Default.

Pursuant to Clause 14.12(c) (*Acceleration of the Bonds*) the Agent shall, within twenty (20) Business Days of the date on which the Agent received actual knowledge of that an Event of Default has occurred and is continuing, decide if the Bonds shall be so accelerated. The Agent will seek instructions from the Bondholders within or shortly after this timeframe.

For questions in relation to this notice, please contact the Agent at trustee@intertrustgroup.com.

Yours faithfully,
Intertrust (Sweden) AB