

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, 14.06.2023

ISIN: SE0010101782, NO0010808090 and SE0010442269

CapRate Campus 4 AB announces that redemption of outstanding Bonds will be delayed and that a notice of written procedure will be published

Dear Bondholders,

Reference is made to the the terms and conditions for CapRate Campus 4 AB's (the "**Issuer**") 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**"). Any capitalised term used but not defined herein shall have the meaning given to it in the Terms and Conditions.

In accordance with the Terms and Conditions, the Issuer shall redeem all of the outstanding Bonds in full on the Final Maturity Date, being 15 June 2023.

Due to unforeseen financial constraints, the Issuer has encountered difficulties in securing the necessary funds required for the redemption of Bonds, meaning that the Bonds will not be redeemed on the Final Maturity Date. The Issuer is actively exploring funding options to redeem the Bonds as soon as possible as stated in the attached Status Report, [Appendix 1](#), and discussions with certain major Bondholders are ongoing.

The Issuer will without any delay but no later than 30 June 2023 initiate a written procedure to, inter alia, extend the maturity and waive the ongoing event of default.

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

Thomas Demmel