

## Terms and Conditions

**Patriam Invest AB (publ)**

**Maximum of SEK 1,500,000,000 (or its equivalent in EUR)**

**Senior Secured Floating Rate Bonds 2022/2025**

SEK BONDS ISIN: SE0017769391

EUR BONDS ISIN: SE0017769409

[Originally dated, 25 May 2022, as amended on 25 October 2023.](#)

Other than the registration of the Bonds under Swedish law, no action is being taken in any jurisdiction that would or is intended to permit a public offering of the Bonds or the possession, circulation or distribution of this document or any other material relating to the Issuer or the Bonds in any jurisdiction where action for that purpose is required. Persons into whose possession this document comes are required by the Issuer to inform themselves about, and to observe, any applicable restrictions.

## PRIVACY NOTICE

The Issuer, the Security Agent and the Agent may collect and process personal data relating to the Bondholders, the Bondholders' representatives or agents, and other persons nominated to act on behalf of the Bondholders pursuant to the Finance Documents (name, contact details and, when relevant, holding of Bonds). The personal data relating to the Bondholders is primarily collected from the registry kept by the CSD. The personal data relating to other persons is primarily collected directly from such persons.

The personal data collected will be processed by the Issuer, the Security Agent and the Agent for the following purposes:

- (a) to exercise their respective rights and fulfil their respective obligations under the Finance Documents;
- (b) to manage the administration of the Bonds and payments under the Bonds;
- (c) to enable the Bondholders' to exercise their rights under the Finance Documents; and
- (d) to comply with their obligations under applicable laws and regulations.

The processing of personal data by the Issuer, the Security Agent and the Agent in relation to paragraphs (a) - (c) is based on their legitimate interest to exercise their respective rights and to fulfil their respective obligations under the Finance Documents. In relation to paragraph (d), the processing is based on the fact that such processing is necessary for compliance with a legal obligation incumbent on the Issuer, the Security Agent or the Agent. Unless otherwise required or permitted by law, the personal data collected will not be kept longer than necessary given the purpose of the processing.

Personal data collected may be shared with third parties, such as the CSD, when necessary to fulfil the purpose for which such data is processed.

Subject to any legal preconditions, the applicability of which have to be assessed in each individual case, data subjects have the rights as follows. Data subjects have right to get access to their personal data and may request the same in writing at the address of the Issuer, the Security Agent and the Agent, respectively. In addition, data subjects have the right to (i) request that personal data is rectified or erased, (ii) object to specific processing, (iii) request that the processing be restricted and (iv) receive personal data provided by themselves in machine-readable format. Data subjects are also entitled to lodge complaints with the relevant supervisory authority if dissatisfied with the processing carried out.

## Table of Contents

1.	Definitions and Construction .....	1
2.	Status of the Bonds.....	16
3.	Use of Proceeds .....	17
4.	Conditions Precedent for Disbursement and Conditions Subsequent .....	18
5.	Bonds in Book-Entry Form .....	20
6.	Right to Act on Behalf of a Bondholder .....	21
7.	Payments in Respect of the Bonds .....	21
8.	Interest.....	22
9.	Redemption and Repurchase of the Bonds .....	23
10.	Transaction Security .....	24
11.	Information to Bondholders .....	27
12.	Financial Undertakings .....	29
13.	General Undertakings.....	30
14.	Events of Default and Acceleration of the Bonds .....	33
15.	Distribution of Proceeds .....	36
16.	Decisions by Bondholders.....	37
17.	Bondholders' Meeting .....	40
18.	Written Procedure.....	40
19.	Amendments and Waivers.....	41
20.	Appointment and Replacement of the Agent and the Security Agent.....	42
21.	Appointment and Replacement of the CSD .....	46
22.	Appointment and Replacement of the Issuing Agent .....	47
23.	No Direct Actions by Bondholders .....	47
24.	Prescription .....	48
25.	Notices and Press Releases .....	48
26.	Force Majeure and Limitation of Liability.....	49
27.	Governing Law and Jurisdiction .....	50

## 1. Definitions and Construction

### 1.1 Definitions

In these terms and conditions (the "**Terms and Conditions**"):

"**Account Operator**" means a bank or other party duly authorised to operate as an account operator pursuant to the Financial Instruments Accounts Act and through which a Bondholder has opened a Securities Account in respect of its Bonds.

"**Accounting Principles**" means the generally accepted accounting principles, standards and practices in Sweden as applied by the Issuer in preparing its annual financial statements.

"**Acquisition Facility**" means any loan or other debt arrangement with the Issuer or any of its direct or indirect Subsidiaries as borrower, entered into for the purpose of partially financing acquisitions of properties.

"**Adjusted Nominal Amount**" means the Total Nominal Amount less the Nominal Amount of all Bonds owned by a Group Company or an Affiliate of any Group Company, irrespective of whether such Person is directly registered as owner of such Bonds.

"**Advance Purchase Agreements**" means (a) an advance or deferred purchase agreement if the agreement is in respect of the supply of assets or services in the normal course of business with credit periods which are normal for the relevant type of project contracts, or (b) any other trade credit incurred in the ordinary course of business.

"**Affiliate**" means any Person, directly or indirectly, controlling or controlled by or under direct or indirect common control with such specified Person. For the purpose of this definition, "**control**" when used with respect to any Person means the power to direct the management and policies of such Person, directly or indirectly, whether through the ownership of voting securities, by contract or otherwise; and the terms "**controlling**" and "**controlled**" have meanings correlative to the foregoing.

"**Agency Agreement**" means the fee agreement entered into between the Agent and the Issuer on or about the First Issue Date regarding, *inter alia*, the remuneration payable to the Agent for the work in connection with the Bond Issue.

"**Agent**" means Intertrust (Sweden) AB, Swedish Reg. No. 556625-5476, P.O. Box 16285, SE-103 25 Stockholm, Sweden or another party replacing it, as Agent, in accordance with these Terms and Conditions.

"**Arranger**" means SIP Nordic Fondkommission AB, Swedish Reg. No. 556708-6649, Kungsgatan 27, SE-111 56 Stockholm, Sweden.

"**Blocked Accounts**" means the bank accounts opened in the name of the Issuer, held with a reputable Swedish bank, which shall be blocked and pledged on a first priority basis in favour of the Security Agent, representing the Secured Parties.

"**Bond**" means a SEK Bond and/or a EUR Bond.

"**Bondholder**" means the Person who is registered on a Securities Account as direct registered owner (*Sw. ägare*) or nominee (*Sw. förvaltare*) with respect to a Bond.

"**Bondholders' Meeting**" means a meeting among the Bondholders held in accordance with Clause 17 (*Bondholders' Meeting*).

"**Bond Issue**" means the Initial Bond Issue and any Subsequent Bond Issue.

"**Business Day**" means a day in Sweden other than a Sunday or other public holiday and on which day the Swedish CSD settlement system is open. Saturdays, Midsummer Eve (*Sw. midsommarafton*), Christmas Eve (*Sw. julafton*) and New Year's Eve (*Sw. nyårsafton*) shall for the purpose of this definition be deemed to be public holidays.

"**Call Option Amount**" means the amount set out in paragraph (a)(ii) of Clause 9.4 (*Voluntary total redemption (call option)*), as applicable.

"**Change of Control Event**" means the occurrence of an event or series of events whereby the Parent ceases to own, directly or indirectly, (a) 100 per cent. of the shares of, and votes in, the Issuer, or (b) the right to, directly or indirectly, appoint or remove all or a majority of the directors of the board of directors of the Issuer.

"**Compliance Certificate**" means a certificate to the Agent, in the agreed form between the Agent and the Issuer, signed by the CFO, the CEO or an authorised signatory of the Issuer certifying (as applicable):

- (a) that so far as it is aware no Event of Default is continuing or, if it is aware that an Event of Default is continuing, specifying the event and steps, if any, being taken to remedy it; and
- (b) that the Incurrence Test is met (including figures in respect of the relevant financial tests and the basis on which they have been calculated).

"**Construction Facility**" means any construction facility (*Sw. byggkreditiv*) incurred by a Subsidiary to finance the development and construction of any properties owned by such Subsidiary, provided that it shall not be more than one provider of such construction facility in each Subsidiary.

"**Corporate Finance Advisor**" means JOOL Corporate Finance AB.

"**CSD**" means the Issuer's central securities depository and registrar in respect of the Bonds, from time to time, initially Euroclear Sweden AB, Swedish Reg. No. 556112-8074, P.O. Box 191, 101 23 Stockholm, Sweden.

"**Downstream Loans**" means any current or future downstream loans granted by the Issuer to any of its Subsidiaries.

"**Early Redemption Amount**" means an amount equal to the sum of:

- (a) the Nominal Amount of the redeemed Bonds; and

- (b) an amount equal to the Interest on the redeemed Bonds that would have accrued but is unpaid from and including the relevant Issue Date to, but excluding, the First Call Date.

"**Escrow Accounts**" means a SEK bank account and a EUR bank account opened by the Arranger with a reputable bank on which the proceeds from the Bond Issue will be held until the Conditions Precedent for Disbursement have been fulfilled.

"**EUR Bond**" means a debt instrument (*Sw. skuldförbindelse*) for the Nominal Amount, denominated in EUR, and of the type set forth in Chapter 1 Section 3 of the Financial Instruments Accounts Act and which is governed by and issued under these Terms and Conditions, including the Initial Bonds and any Subsequent Bonds, with ISIN SE0017769409.

"**Euro**" and "**EUR**" means the single currency of the participating member states in accordance with the legislation of the European Community relating to Economic and Monetary Union.

"**EURIBOR**" means:

- (a) the applicable percentage rate *per annum* displayed on Reuters screen EURIBOR01 (or through another system or website replacing it) as of or around 11.00 a.m. (Brussels time) on the Quotation Day for the offering of deposits in Euro and for a period comparable to the relevant Interest Period; or
- (b) if no screen rate is available for the relevant Interest Period, the arithmetic mean of the rates (rounded upwards to four decimal places), as supplied to the Issuing Agent at its request quoted by banks reasonably selected by the Issuing Agent, for deposits of EUR 10,000,000 for the relevant period; or
- (c) if no quotation is available pursuant to paragraph (b), the interest rate which according to the reasonable assessment of the Issuing Agent best reflects the interest rate for deposits in Euro offered for the relevant period; and

if any such rate is below zero, EURIBOR will be deemed to be zero.

"**Equity**" means, in accordance with the applicable Accounting Principles from time to time, the consolidated sum of (i) restricted equity of the Group, (ii) non-restricted equity of the Group and (iii) any Subordinated Loans.

"**Equity Ratio**" means the ratio of Equity to Total Assets.

"**Event of Default**" means an event or circumstance specified in any of Clause 14.1 (*Non-Payment*) to and including Clause 14.9 (*Continuation of the Business*).

"**Extension Option**" means the Issuer's discretionary option to extend the original Final Maturity Date in accordance with Clause 9.2 (*Extension option*).

"**Existing Debt**" means the ~~bonds issued by the Issuer with ISIN SE0017232002 and SE0017232010~~ under maximum of SEK 400,000,000 (or its equivalent in EUR) senior secured fixed rate bonds 2020/2023, with ISIN: SE0014855524 (SEK Bonds) and ISIN:

[SE0014855516, issued by the Issuer, under the](#) terms and conditions dated 23 November 2020.

**"Final Maturity Date"** means 25 May 2025 (the date falling three (3) years after the First Issue Date) subject to the Extension Option.

**"Finance Documents"** means:

- (a) these Terms and Conditions;
- (b) the Agency Agreement;
- (c) the Security Documents;
- (d) the Guarantee Agreement;
- (e) the Subordination Agreement; and
- (f) any other document designated by the Issuer and the Agent or the Security Agent as a Finance Document.

**"Financial Indebtedness"** means any indebtedness in respect of:

- (a) monies borrowed or raised, including Market Loans;
- (b) the amount of any liability in respect of any lease or hire purchase contract (which, in accordance with the applicable Accounting Principles from time to time, is treated as a balance sheet liability);
- (c) receivables sold or discounted (other than any receivables to the extent they are sold on a non-recourse basis);
- (d) any amount raised under any other transaction (including any forward sale or purchase agreement) having the commercial effect of a borrowing;
- (e) any derivative transaction entered into in connection with protection against or benefit from fluctuation in any rate or price (and, when calculating the value of any derivative transaction, only the mark to market value shall be taken into account, provided that if any actual amount is due as a result of a termination or a close-out, such amount shall be used instead);
- (f) any counter indemnity obligation in respect of a guarantee, indemnity, bond, standby or documentary letter of credit or any other instrument issued by a bank or financial institution; and
- (g) (without double counting) any guarantee or other assurance against financial loss in respect of a type referred to in the above paragraphs (a)-(f).

**"Financial Instruments Accounts Act"** means the Swedish Financial Instruments Accounts Act (*lag (1998:1479) om värdepapperscentraler och kontoföring av finansiella instrument*).

"**First Call Date**" means the date falling eighteen (18) months after the First Issue Date.

"**First Issue Date**" means 25 May 2022.

"**Floating Rate Margin**" means 9.50 per cent. *per annum*.

"**Force Majeure Event**" has the meaning set forth in Clause 26(a).

"**Group**" means the Issuer and each of its Subsidiaries from time to time and a "**Group Company**" means any of them. For the avoidance of doubt, the definition "**Subsidiary**" shall refer to a company which is (or which assets are) subject to Transaction Security.

"**Guarantee Agreement**" means the guarantee agreement to be entered into between the Limited Guarantor and the Security Agent pursuant to which the Limited Guarantor guarantees the punctual performance by the Issuer of the Issuer's obligations with respect to the payment of Interest (including default interest) under the Bonds.

"**Incurrence Test**" means the incurrence test set out in Clause 12.1 (*Incurrence Test*).

"**Initial Bond Issue**" means the issuance of the Initial Bonds.

"**Initial Bonds**" means the Bonds issued on the First Issue Date.

"**Initial Exchange Ratio**" means the SEK/EUR exchange rate quoted on the Swedish Central Bank's website ([www.riksbank.se](http://www.riksbank.se)) at 12:00 Swedish time on the First Issue Date.

"**Insolvent**" means, in respect of a relevant Person, that it is deemed to be insolvent, within the meaning of Chapter 2, Sections 7-9 of the Swedish Bankruptcy Act (*Sw. konkurslagen (1987:672)*) (or its equivalent in any other jurisdiction), admits inability to pay its debts as they fall due, suspends making payments on any of its debts or by reason of actual financial difficulties commences negotiations with its creditors with a view to rescheduling any of its indebtedness (including company reorganisation under the Swedish Company Reorganisation Act (*Sw. lag (1996:764) om företagsrekonstruktion*) (or its equivalent in any other jurisdiction)) or is subject to involuntary winding-up, dissolution or liquidation.

"**Interest**" means the interest on the Bonds calculated in accordance with Clauses 8(a) to 8(d).

"**Interest Payment Date**" means 25 February, 25 May, 25 August, and 25 November each year. The first Interest Payment Date shall be 25 August 2022. The last Interest Payment Date shall be the Final Maturity Date (or such earlier date on which the Bonds are redeemed in full). To the extent any of the above dates is not a Business Day, interest shall be paid on the first following day that is a Business Day.

"**Interest Period**" means (i) in respect of the first Interest Period, the period from (but excluding) the First Issue Date to (and including) the first Interest Payment Date, and (ii) in respect of subsequent Interest Periods, the period from (but excluding) an Interest Payment Date to (and including) the next succeeding Interest Payment Date (or a shorter period if relevant).

**"Interest Rate"** means

- (a) for the EUR Bonds, EURIBOR (3 months) plus the Applicable Floating Rate Margin; and
- (b) for the SEK Bonds, STIBOR (3 months) plus the Applicable Floating Rate Margin.

**"Interest Retention Account"** means a bank account in the name of the Issuer held with a reputable Swedish bank, which shall be blocked and pledged on a first priority basis in favour of the Security Agent, representing the Bondholders.

**"Listing Failure Event"** means:

- (a) that the Initial Bonds have not been admitted to listing on First North Stockholm (or another MTF) within sixty (60) days after the First Issue Date (provided that the Issuer shall use its best efforts to list the Initial Bonds within thirty (30) days after the First Issue Date);
- (b) any Subsequent Bonds have not been admitted to listing on First North Stockholm (or another MTF) within sixty (60) days after the issuance of such Subsequent Bonds (provided that the Issuer shall use its best efforts to list any Subsequent Bonds within thirty (30) days after the issuance of such Subsequent Bonds), unless the Subsequent Bonds are issued before the date when the Initial Bonds are listed in which case such Subsequent Bonds shall be listed together with the Initial Bonds;
- (c) in the case of a successful admission to listing, that the Bonds cease to be admitted to listing on First North Stockholm (or another MTF) without being admitted to trading on another MTF (however taking into account the rules and regulations of the relevant MTF and the CSD (as amended from time to time) preventing trading in the Bonds in close connection to the redemption of the Bonds.

**"Issue Date"** means the First Issue Date and any subsequent date when a Subsequent Bond Issue takes place.

**"Issuer"** means Patriam Invest AB (publ), a public limited liability company incorporated in Sweden with Swedish Reg. No. 559201-2206.

**"Issuing Agent"** means the party appointed as issuing agent by the Issuer in connection with the First Issue Date, or another party replacing it, as Issuing Agent, in accordance with these Terms and Conditions.

**"Limited Guarantor"** means the Parent.

**"Loan to Value"** means the Net Interest Bearing Debt to the aggregate Value of the Properties (in accordance with the most recent Valuation).

**"Management Fee"** means any professional fees and administration costs incurred by the Parent in its role as a holding company of the Group.

**"Market Loan"** means any loan or other indebtedness where an entity issues commercial paper, certificates, subordinated debentures, bonds or any other debt securities (including, for the avoidance of doubt, medium term note programmes and other market funding programmes), provided in each case that such instruments and

securities are or can be subject to trade on Nasdaq Stockholm or any other regulated or unregulated recognised market place.

**"Material Adverse Effect"** means a material adverse effect on:

- (a) the business, financial condition or operations of the Group taken as a whole;
- (b) the ability of the Issuer and/or the Limited Guarantor to comply with their payment obligations under the Finance Documents; or
- (c) the validity or enforceability of the Finance Documents.

**"Net Interest-Bearing Debt"** means the aggregate interest-bearing Financial Indebtedness less cash deposited on the Blocked Account in accordance with the applicable Accounting Principles from time to time (for the avoidance of doubt, excluding guarantees, bank guarantees, Subordinated Loans, any claims subordinated pursuant to a Subordination Agreement and interest bearing debt borrowed from any Group Company).

**"Net Proceeds"** means the proceeds from a Bond Issue after deduction has been made for the Transaction Costs payable by the Issuer to the Arranger, the Agent, the Corporate Finance Advisor and the Issuing Agent for the services provided in relation to the placement and issuance of the Bonds.

**"Nominal Amount"** has the meaning set forth in Clause 2(c).

**"Parent"** means Rotunda Fastigheter AB, a limited liability company incorporated in Sweden with reg. no. 556839-3937.

**"Permitted Debt"** means any Financial Indebtedness:

- (a) incurred under the Bonds (other than Subsequent Bonds);
- (b) incurred under the Existing Debt;
- (c) incurred under any Acquisition Facility and Construction Facility;
- (d) of the Group under any guarantee issued by a Group Company in the ordinary course of business;
- (e) incurred by a Group Company from another Group Company (including any cash pool arrangements);
- (f) incurred under any Subordinated Loans;
- (g) incurred by the Issuer if such Financial Indebtedness meets the Incurrence Test tested *pro forma* including such incurrence, and
  - (i) is incurred as a result of a Subsequent Bond Issue; or

- (ii) is subordinated to the obligations of the Issuer under the Finance Documents and has a final maturity date or, when applicable, early redemption dates or instalment dates which occur after the Final Maturity Date;
- (h) incurred under Advance Purchase Agreements;
- (i) incurred under any pension and tax liabilities in the ordinary course of business by any Group Company;
- (j) incurred in connection with the redemption of the Bonds in order to fully refinance the Bonds and provided further that such Financial Indebtedness is subject to an escrow arrangement up until the redemption of the Bonds (taking into account the rules and regulations of the CSD), for the purpose of securing, *inter alia*, the redemption of the Bonds; and
- (k) not covered under paragraphs (a)-(j) above in an aggregate maximum amount of SEK 2,000,000.

**"Permitted Security"** means any Security:

- (a) provided under the Finance Documents;
- (b) provided in accordance with Clause 10.2 (*Junior Ranking Transaction Security*);
- (c) arising by operation of law or in the ordinary course of business (including collateral or retention of title arrangements in connection with Advance Purchase Agreements but, for the avoidance of doubt, not including guarantees or security in respect of any monies borrowed or raised);
- (d) arising under any netting or set off arrangements under financial derivatives transactions or bank account arrangements, including any group cash pool arrangements;
- (e) provided in relation to any lease agreement entered into by a Group Company in the ordinary course of business and on normal commercial terms;
- (f) created for the benefit of the financing providers in relation to any Financial Indebtedness incurred in connection with a refinancing of the Bonds in full, however provided always that any perfection requirements in relation thereto are satisfied after repayment of the Bonds in full (other than with respect to an escrow account (if applicable) which may be perfected in connection with the incurrence of such debt);
- (g) provided for any Acquisition Facility and any Construction Facility;
- (h) provided for any guarantees issued by a Group Company in the ordinary course of business;
- (i) not covered under (a)-(i) above securing an aggregate maximum amount of SEK 2,000,000.

"**Person**" means any individual, corporation, partnership, limited liability company, joint venture, association, joint-stock company, trust, unincorporated organisation, government, or any agency or political subdivision thereof or any other entity, whether or not having a separate legal personality.

"**Properties**" means the properties acquired and owned by the Group from time to time (each a "**Property**").

"**Record Date**" means the fifth (5) Business Day prior to (i) an Interest Payment Date, (ii) a Redemption Date, (iii) a date on which a payment to the Bondholders is to be made under Clause 15 (*Distribution of Proceeds*), (iv) the date of a Bondholders' Meeting, or (v) another relevant date, or in each case such other Business Day falling prior to a relevant date if generally applicable on the Swedish bond market.

"**Redemption Date**" means the date on which the relevant Bonds are to be redeemed or repurchased in accordance with Clause 9 (*Redemption and Repurchase of the Bonds*).

"**Restricted Payment**" has the meaning set forth in Clause 13.2(a).

"**Secured Obligations**" means all present and future, actual or contingent, liabilities and obligations at any time due, owing or incurred by the Issuer towards the Secured Parties outstanding from time to time under the Finance Documents.

"**Secured Parties**" means the Bondholders and the Agent (including in its capacity as Agent under the Agency Agreement and its capacity as Security Agent).

"**Securities Account**" means the account for dematerialised securities maintained by the CSD pursuant to the Financial Instruments Accounts Act in which (i) an owner of such security is directly registered or (ii) an owner's holding of securities is registered in the name of a nominee.

"**Security**" means a mortgage, charge, pledge, lien, security assignment or other security interest securing any obligation of any Person, or any other agreement or arrangement having a similar effect.

"**Security Agent**" means the security agent holding the Transaction Security on behalf of the Secured Parties, being Intertrust (Sweden) AB, Swedish Reg. No. 556625-5476 on the First Issue Date.

"**Security Documents**" means the security documents pursuant to which the Transaction Security is created and any other document designated as a Security Document by the Issuer and the Security Agent.

"**SEK Bond**" means a debt instrument (*Sw. skuldförbindelse*) for the Nominal Amount, denominated in SEK, and of the type set forth in Chapter 1 Section 3 of the Financial Instruments Accounts Act and which is governed by and issued under these Terms and Conditions, including the Initial Bonds and any Subsequent Bonds, with ISIN SE0017769391.

"**STIBOR**" means:

- (a) the applicable percentage rate per annum of the Stockholm interbank offered rate for STIBOR fixing administered and calculated by the Swedish Financial Benchmark Facility (or any other person which takes over the administration of that rate) and displayed on the appropriate Reuters screen (or through such other system or on such other page as replaces the said system or page) as of or around 11.00 a.m. on the Quotation Day for the offering of deposits in Swedish Kronor and for a period comparable to the relevant Interest Period; or
- (b) if no rate is available for the relevant Interest Period, the arithmetic mean of the rates (rounded upwards to four decimal places) as supplied to the Issuing Agent at its request quoted by leading banks in the Stockholm interbank market reasonably selected by the Issuing Agent, for deposits of SEK 100,000,000 for the relevant period; or
- (c) if no quotation is available pursuant to paragraph (b), the interest rate which according to the reasonable assessment of the Issuing Agent best reflects the interest rate for deposits in Swedish Kronor offered in the Stockholm interbank market for the relevant period; and

if any such rate is below zero, STIBOR will be deemed to be zero.

**"Subordinated Loans"** means:

- (a) the following subordinated loans which are subject to the Subordination Agreement:
  - (i) the loan incurred by the Issuer from the Parent in the approximate amount of SEK 65,120,000;
  - (ii) the loan incurred by the Issuer from Patriam AB in the approximate amount of SEK 16,700,000 (of which SEK 7,000,000 shall constitute the "**Nacka Loan**");
  - (iii) the loan incurred by the Issuer from Patriam AB in the approximate amount of SEK 33,800,000;
  - (iv) the loan incurred by the Issuer from Patriam AB in the approximate amount of SEK 20,700,00; and
- (b) any loan made to the Issuer as debtor, if such loan:
  - (i) according to a Subordination Agreement is subordinated to the obligations of the Issuer under the Finance Documents;
  - (ii) according to its terms has a final redemption date or, when applicable, early redemption dates or instalment dates which occur after the Final Maturity Date; and
  - (iii) according to its terms yield only payment-in-kind interest and/or cash interest that is payable after the Final Maturity Date.

**"Subordination Agreement"** means the subordination agreement to be entered into between, *inter alios*, the Parent and the Agent and any other subordination agreement entered into between, *inter alios*, the Issuer, the Agent and any creditor providing a Subordinated Loan.

**"Subsequent Bond Issue"** has the meaning set forth in Clause 2(e).

**"Subsequent Bonds"** means any Bonds issued after the First Issue Date on one or more occasions.

**"Subsidiary"** means each of:

- (a) Patriam II Holding AB (reg. no. 559106-4869);
- (b) Enebytorget Bostadsutveckling AB (reg. no. 556985-9118);
- (c) Fastigheten Danderyd Snödroppen 10 och 12 AB (reg. no. 559003-7155);
- (d) Patriam Enebytorget 1 AB (reg. no. 559100-2869);
- (e) Patriam Enebytorget 2 AB (reg. no. 559100-2851);
- (f) Patriam Enebytorget 3 AB (reg. no. 559100-2786);
- (g) Patriam Enebytorget 4 AB (reg. no. 559103-7238);
- (h) Patriam Enebytorget 5 AB (reg. no. 559103-7253);
- (i) Patriam Enebytorget 6 AB (reg. no. 559103-7287);
- (j) Patriam Enebytorget 7 AB (reg. no. 559104-0489);
- (k) Patriam Enebytorget 8 AB (reg. no. 559104-0453);
- (l) Patriam III Holding AB (reg. no. 559119-0763);
- (m) Patriam Torsvik AB (reg. no. 559275-0474);
- (n) Patriam Nacka Strand AB (reg. no. 559119-0151);
- (o) Nacka 7 AB (reg. no. 559006-0942);
- (p) Patriam Lilla Essingen AB (reg. no. 559355-3562);
- (q) OP NYAB 6 AB (reg. no. 559334-3865);
- (r) OP NYAB 7 AB (reg. no. 559334-3899);
- (s) OP NYAB 1 AB (reg. no. 559334-3881);
- (t) OP NYAB 10 AB (reg. no. 559334-3873);; and

- (u) any company that provides Transaction Security in accordance with Clause 10.2 (*Replacement of Transaction Security*).

"**Swedish Kronor**" and "**SEK**" means the lawful currency of Sweden.

"**Target**" means OP NYAB 6 AB, reg. no. 559334-3865.

"**Target Debt**" means the existing debt in the Target on the date of the completion of the Transaction.

"**Total Assets**" means the consolidated book value of all assets of the Group calculated in accordance with the applicable Accounting Principles from time to time.

"**Total Nominal Amount**" means the total aggregate Nominal Amount of the Bonds outstanding at the relevant time.

"**Transaction**" means the Subsidiary Patriam Lilla Essingen AB's (reg. no. 559355-3562) contemplated acquisition of 100 per cent. of the shares in the Target, including refinancing of any Target Debt.

"**Transaction Costs**" means all fees, costs and expenses, stamp, registration and other taxes incurred by the Issuer or any other member of the Group in connection with a Bond Issue.

"**Transaction Security**" means the Security provided for the Secured Obligations pursuant to the Security Documents, initially being:

- (a) a pledge over all the shares in the Issuer granted by the Parent;
- (a) a pledge over all the shares in Patriam II Holding AB (reg. no. 559106-4869) granted by the Issuer;
- (b) a pledge over 98 per cent. of the shares in Enebyborg Bostadsutveckling AB (reg. no. 556985-9118) granted by Patriam II Holding AB;
- (c) a pledge over the shares in Fastigheten Danderyd Snödroppen 10 och 12 AB (reg. no. 559003-7155) granted by Enebyborg Bostadsutveckling AB;
- (d) a pledge over the shares in Patriam Enebyborg 1 AB (reg. no. 559100-2869) granted by Enebyborg Bostadsutveckling AB;
- (e) a pledge over the shares in Patriam Enebyborg 2 AB (reg. no. 559100-2851) granted by Enebyborg Bostadsutveckling AB;
- (f) a pledge over the shares in Patriam Enebyborg 3 AB (reg. no. 559100-2786) granted by Patriam Enebyborg 1 AB;
- (g) a pledge over the shares in Patriam Enebyborg 4 AB (reg. no. 559103-7238) granted by Patriam Enebyborg 1 AB;

- (h) a pledge over the shares in Patriam Enebyorg 5 AB (reg. no. 559103-7253) granted by Patriam Enebyorg 1 AB;
- (i) a pledge over the shares in Patriam Enebyorg 6 AB (reg. no. 559103-7287) granted by Patriam Enebyorg 2 AB;
- (j) a pledge over the shares in Patriam Enebyorg 7 AB (reg. no. 559104-0489) granted by Patriam Enebyorg 2 AB;
- (k) a pledge over the shares in Patriam Enebyorg 8 AB (reg. no. 559104-0453) granted by Patriam Enebyorg 2 AB;
- (l) a pledge over all the shares in Patriam III Holding AB (reg. no. 559119-0763) granted by the Issuer;
- (m) a pledge over 98 per cent. of the shares in Patriam Nacka Strand AB (reg. no. 559119-0151) granted by Patriam III Holding AB;
- (n) a pledge over the shares in Nacka 7 AB (reg. no. 559006-0942) granted by Patriam Nacka Strand AB;
- (o) a pledge over 97 per cent. of the shares in Patriam Torsvik AB (reg. no. 559275-0474) granted by Patriam III Holding AB;
- (p) a pledge over the shares in Nedlesrot Fastighets AB (reg. no. 559090-3638) granted by Patriam Torsvik AB (reg. no. 559275-0474);
- (q) if there is any Acquisition Facility, a second ranking pledge and otherwise a first ranking pledge over 98 per cent. of the shares in Patriam Lilla Essingen AB (reg. no. 559355-3562) granted by Patriam III Holding AB;
- (r) if there is any Acquisition Facility, a second ranking pledge and otherwise a first ranking pledge over 100 per cent. of the shares in OP NYAB 6 AB (reg. no. 559334-3865) granted by Patriam Lilla Essingen AB (upon completion of the contemplated Transaction and subject to customary legal limitations);
- (s) if there is any Acquisition Facility, a second ranking pledge and otherwise a first ranking pledge over the shares in the OP NYAB 7 AB (reg. no. 559334-3899) granted by OP NYAB 6 AV AB (upon completion of the contemplated Transaction and subject to customary legal limitations);
- (t) if there is any Acquisition Facility, a second ranking pledge and otherwise a first ranking pledge over the shares in the OP NYAB 1 AB (reg. no. 559334-3881) granted by OP NYAB 7 AV AB (upon completion of the contemplated Transaction and subject to customary legal limitations);
- (u) if there is any Acquisition Facility, a second ranking pledge and otherwise a first ranking pledge over the shares in the OP NYAB 10 AB (reg. no. 559334-3873) granted by OP NYAB 1 AV AB (upon completion of the contemplated Transaction and subject to customary legal limitations);

- (v) a pledge over the receivables issued by Bostadsrättsföreningen Ontario (reg. no. 769632-9114) to Nedlesrot Fastighet AB (reg. no. 559090-3638) granted by Nedlesrot Fastighet AB;
- (w) a pledge over the receivables issued by Bostadsrättsföreningen Östra Enebytorget 2 i Danderyd (reg. no. 769634-1762) to Fastigheten Danderyd Snödroppen 10 och 12 AB granted by Fastigheten Danderyd Snödroppen 10 och 12 AB;
- (x) a pledge over the receivables issued by Bostadsrättsföreningen Östra Enebytorget 1 i Danderyd (reg. no. 769634-1754) to Fastigheten Danderyd Snödroppen 10 och 12 AB granted by Fastigheten Danderyd Snödroppen 10 och 12 AB;
- (y) a pledge over the receivables issued by Bostadsrättsföreningen Östra Enebytorget 2 i Danderyd (reg. no. 769634-1762) to each of Patriam Enebytorget 6 AB, Patriam Enebytorget 7 AB and Patriam Enebytorget 8 AB granted by Patriam Enebytorget 6 AB, Patriam Enebytorget 7 AB and Patriam Enebytorget 8 AB;
- (z) a pledge over the receivables issued by Bostadsrättsföreningen Östra Enebytorget 1 i Danderyd (reg. no. 769634-1754) to each of Patriam Enebytorget 6 AB, Patriam Enebytorget 7 AB and Patriam Enebytorget 8 AB granted by Patriam Enebytorget 6 AB, Patriam Enebytorget 7 AB and Patriam Enebytorget 8 AB;
- (aa) a pledge over the receivables issued by Bostadsrättsföreningen Snödroppen i Danderyd (reg. no. 769634-1770) to each of Patriam Enebytorget 6 AB, Patriam Enebytorget 7 AB and Patriam Enebytorget 8 AB granted by Patriam Enebytorget 6 AB, Patriam Enebytorget 7 AB and Patriam Enebytorget 8 AB;
- (bb) a pledge over the receivables issued by Bostadsrättsföreningen Snödroppen i Danderyd (reg. no. 769634-1770) to Fastigheten Danderyd Snödroppen 10 och 12 AB granted by Fastigheten Danderyd Snödroppen 10 och 12 AB;
- (cc) a pledge over the receivables issued by Bostadsrättsföreningen Havsblicken (reg. no. 769638-0877) to Nacka 7 AB;
- (dd) a pledge over any Downstream Loan granted by Patriam Invest AB to Patriam Lilla Essingen AB;
- (ee) a pledge over any Downstream Loans existing on the first disbursement date;
- (ff) a pledge over intragroup loans granted by the Target to any of its direct or indirect Subsidiaries (upon completion of the contemplated Transaction and subject to customary legal limitations);
- (gg) if there is any Acquisition Facility, a second ranking pledge and otherwise a first ranking pledge a pledge over intragroup loans if and when granted by the Issuer or any of its direct or indirect Subsidiaries to BRF Primus 1 (reg. no. 769634-5201) and/or to BRF Primus 5 (reg. no. 769634-4956) (upon completion of the contemplated Transaction and subject to customary legal limitations);
- (hh) a pledge over the Blocked Accounts granted by the Issuer;

- (ii) a pledge over the Interest Retention Account; and
- (jj) any security over loans and/or shares pursuant to Clauses 10.3 (*Additional Transaction Security*), 10.4 (*Additional Security over new Downstream Loans*), 4.3 (*Condition Subsequent*) and 10.2 (*Replacement of Transaction Security*).

"**Valuation**" means a valuation of the Properties prepared and issued by either of Newsec AB, Forum Fastighetsekonomi AB, Cushman & Wakefield, Savills Sweden AB, JLL or Colliers International specifying the Value of the Properties.

"**Value**" means the market value of the Properties pursuant to the most recent Valuation.

"**Written Procedure**" means the written or electronic procedure for decision making among the Bondholders in accordance with Clause 18 (*Written Procedure*).

## 1.2 Construction

- (a) Unless a contrary indication appears, any reference in these Terms and Conditions to:
  - (i) "assets" includes present and future properties, revenues and rights of every description;
  - (ii) any agreement or instrument is a reference to that agreement or instrument as supplemented, amended, novated, extended, restated or replaced from time to time;
  - (iii) a "regulation" includes any regulation, rule or official directive, request or guideline (whether or not having the force of law) of any governmental, intergovernmental or supranational body, agency, department or regulatory, self-regulatory or other authority or organisation;
  - (iv) an Event of Default is continuing if it has not been remedied or waived;
  - (v) a provision of law is a reference to that provision as amended or re-enacted; and
  - (vi) a time of day is a reference to Stockholm time.
- (b) Subject to paragraph (d) below, when ascertaining whether a limit or threshold specified in Swedish Kronor has been attained or broken, an amount in another currency shall be counted on the basis of the rate of exchange for such currency against Swedish Kronor for the previous Business Day, as published by the Swedish Central Bank (Sw. *Riksbanken*) on its website ([www.riksbank.se](http://www.riksbank.se)). If no such rate is available, the most recently published rate shall be used instead.
- (c) A notice shall be deemed to be sent by way of press release if it is made available to the public within Sweden promptly and in a non-discriminatory manner.

- (d) Notwithstanding paragraph (b) above, at a Bondholders' Meeting or by way of a Written Procedure, the calculations of whether a quorum exists and if the relevant consent has been obtained, shall be made in SEK. Each Bond shall always entitle to one vote at a Bondholders' Meeting or by way of a Written Procedure. The value of the vote of each SEK Bond shall be the Nominal Amount and the value of the vote of each EUR Bond shall be the Nominal Amount of the EUR Bond converted into SEK at the Initial Exchange Ratio. For the avoidance of doubt the Adjusted Nominal Amount shall at all times be calculated based on the Initial Exchange Ratio.
- (e) No delay or omission of the Agent, the Security Agent or of any Bondholder to exercise any right or remedy under the Finance Documents shall impair or operate as a waiver of any such right or remedy.

## 2. Status of the Bonds

- (a) The SEK Bonds are denominated in Swedish Kronor and the EUR Bonds are denominated in Euro and each Bond is constituted by these Terms and Conditions. The Issuer undertakes to make payments in relation to the Bonds and to comply with these Terms and Conditions.
- (b) By subscribing for Bonds, each initial Bondholder agrees that the Bonds shall benefit from and be subject to the Finance Documents and by acquiring Bonds, each subsequent Bondholder confirms such agreement.
- (c) The nominal amount of each SEK Bond is SEK 10,000 and of each EUR Bond is EUR 1,000 (the "**Nominal Amount**"). The total Nominal Amount of the Initial Bonds is SEK 149,000,000 and EUR 24,000,000. All Initial Bonds are issued on a fully paid basis at an issue price one hundred (100) per cent. of the Nominal Amount, provided that Bonds may also be sold at a price below one hundred (100) per cent. of the Nominal Amount to larger investors, in which case any difference shall be reduced from the Arranger's arrangement fee.
- (d) The minimum permissible investment amount in the Initial Bond Issue is SEK 1,100,000 and EUR 100,000, respectively.
- (e) Provided that the Incurrence Test is met (calculated on a *pro forma* basis including the relevant Subsequent Bond Issue), the Issuer may, at one or several occasions, issue Subsequent Bonds (each such issue, a "**Subsequent Bond Issue**"). Subsequent Bonds shall benefit from and be subject to the Finance Documents, and, for the avoidance of doubt, the ISIN, the Interest Rate, the Nominal Amount and the Final Maturity Date applicable to the Initial Bonds shall apply to Subsequent Bonds. The price of the Subsequent Bonds may be set at the Nominal Amount or at a discount or at a premium compared to the Nominal Amount. The Total Nominal Amount of the Bonds (the Initial Bonds and all Subsequent Bonds) may not exceed SEK 1,500,000,000 (or its equivalent in EUR) unless a consent from the Bondholders is obtained in accordance with Clause 16(e)(i). Each Subsequent Bond shall entitle its holder to Interest in accordance with Clause 8(a), and otherwise have the same rights as the Initial Bonds.

- (f) The Bonds constitute direct, unconditional, unsubordinated and secured obligations of the Issuer and shall at all times rank (i) without any preference among them and (ii) at least *pari passu* with all direct, unconditional, unsubordinated and unsecured obligations of the Issuer, except those obligations which are mandatorily preferred by law.
- (g) The Bonds are freely transferable but the Bondholders may be subject to purchase or transfer restrictions with regard to the Bonds, as applicable, under local laws to which a Bondholder may be subject. Each Bondholder must ensure compliance with such restrictions at its own cost and expense.
- (h) No action is being taken in any jurisdiction that would or is intended to permit a public offering of the Bonds or the possession, circulation or distribution of any document or other material relating to the Issuer or the Bonds in any jurisdiction other than Sweden, where action for that purpose is required. Each Bondholder must inform itself about, and observe, any applicable restrictions to the transfer of material relating to the Issuer or the Bonds.

### 3. Use of Proceeds

- (a) The proceeds from the Initial Bond Issue shall be used to:
  - (i) refinance the Existing Debt;
  - (ii) granting of a Downstream Loan to finance the Transaction;
  - (iii) fund the Interest Retention Account with an amount equal to interest payments for one year calculated on the Nominal Amount outstanding on the First Issue Date;
  - (iv) finance real estate development costs on the Properties;
  - (v) finance Transaction Costs; and
  - (vi) finance general corporate purposes of the Group.
- (b) The proceeds from any Subsequent Bond Issue shall be used to any of the following purposes:
  - (i) fund the Blocked Accounts for the purpose of financing the Group's acquisition and development of new Properties (including refinancing of existing debt pertaining to such Properties or the company owning such Property);
  - (ii) if the Issuer elects to do so, fund the Interest Retention Account with an amount equal to interest payments for one year calculated on the Nominal Amount outstanding on the relevant subsequent Issue Date;
  - (iii) finance Transaction Costs; and
  - (iv) finance general corporate purposes of the Group.

## **4. Conditions Precedent for Disbursement and Conditions Subsequent**

### **4.1 The Escrow Accounts**

The Net Proceeds from a Bond Issue shall be held by the Arranger on the Escrow Accounts and shall be released to the Issuer when the conditions precedent for disbursement of the Net Proceeds of the Bonds have been fulfilled pursuant to Clause 4.2 (*Conditions Precedent for Disbursement of the Net Proceeds from the Initial Bond Issue*) or 4.4 (*Conditions Precedent for Disbursement in connection with Subsequent Bond Issues*) below, as applicable.

### **4.2 Conditions Precedent for Disbursement of the Net Proceeds from the Initial Bond Issue**

- (a) The Agent's approval of the disbursement from the Escrow Accounts of the Net Proceeds from the Initial Bond Issue is subject to the following documents being received by the Agent, in form and substance satisfactory to it (acting reasonably), and that the following actions have been taken or will occur on the disbursement date:
- (i) constitutional documents and corporate resolutions (approving the relevant Finance Documents and authorising a signatory/-ies to execute the Finance Documents) for the Issuer and each other party to a Finance Document (other than the Agent), together constituting evidence that the Finance Documents have been duly executed;
  - (ii) copies of executed acquisition documents relating to the Transaction and confirmation that the closing conditions for the acquisition of the Target (except for the payment of the purchase price) have been satisfied or waived and that the Transaction will be consummated immediately upon disbursement of funds from the Escrow Accounts;
  - (iii) evidence by way of a release letter that the security existing in favour of the Target Debt (if any and as applicable) will be released and discharged upon repayment of the Target Debt;
  - (iv) evidence that the Interest Retention Account will be funded upon release of Bond Proceeds from the Escrow Accounts;
  - (v) copies of the Finance Documents, duly executed; and
  - (vi) evidence that the Transaction Security either has been or will be perfected in accordance with the terms of the Finance Documents.
- (b) When the conditions precedent for disbursement set out in paragraph (a) above have been received to the satisfaction of the Agent (acting reasonably) or waived by the Agent, the Agent shall notify the Arranger that the Net Proceeds shall be released from the Escrow Accounts, to be applied as set out in Clause 3 (*Use of Proceeds*) and in accordance with the instructions of the Arranger.

- (c) If the conditions precedent for disbursement set out in paragraph (a) above have not been fulfilled to the satisfaction of the Agent (acting reasonably) or waived by the Agent within sixty (60) Business Days from the First Issue Date, the Issuer shall repurchase all Bonds at a price equal to 100 per cent. of the Nominal Amount together with any accrued Interest. The funds on the Escrow Accounts shall in such case be applied to redeem the Bonds on behalf of the Issuer. Any shortfall shall be covered by the Issuer.
- (d) The Agent may assume that the documentation and evidence delivered to it pursuant to paragraph (a) above is accurate, legally valid, enforceable, correct, true and complete unless it has actual knowledge to the contrary and the Agent does not have to verify or assess the contents of any such documentation. The Agent does not have any obligation to review the documentation and evidence referred to in paragraph (a) above from a legal or commercial perspective of the Bondholders.

#### 4.3 Condition Subsequent

- (a) The Issuer shall, within 90 days following closing (Sw. *tillträde*) of the Transaction (the "**Condition Subsequent Period**"), procure that the security provided by the Target and its Subsidiaries in favour of the Security Agent (representing the Secured Parties) is extended to secure all amounts outstanding under the Finance Documents.
- (b) If the condition subsequent in paragraph (a) above has not been fulfilled to the satisfaction of the Agent (acting reasonably) or waived by the Agent within ten (10) Business Days following the end of the Condition Subsequent Period, the Issuer shall redeem all Bonds at an amount per Bond equal to the Early Redemption Amount.

#### 4.4 Conditions Precedent for Disbursement in connection with Subsequent Bond Issues

- (a) The Agent's approval of the disbursement of the Net Proceeds from a Subsequent Bond Issue from the Escrow Accounts is subject to the following documents being received by the Agent, in form and substance satisfactory to it (acting reasonably), and that the following actions have been taken or will occur on the disbursement date:
  - (i) constitutional documents and corporate resolutions (approving the Subsequent Bond Issue and any Finance Documents to be entered into and authorising a signatory/-ies to execute the Finance Documents) for the Issuer and each other party to a Finance Document (other than the Agent), together constituting evidence that the relevant Finance Documents (if any) have been duly executed;
  - (ii) if the Net Proceeds shall be used to finance any acquisition of a new Property or shares in a property-owning company, evidence that any Additional Transaction Security either has or will be perfected on or about the relevant disbursement date; and

- (iii) a Compliance Certificate evidencing that the Incurrence Test is met in connection with the Subsequent Bond Issue.
- (b) When the conditions precedent for disbursement set out in paragraph (a) above have been received to the satisfaction of the Agent (acting reasonably) or waived by the Agent, the Agent shall notify the Arranger that the Net Proceeds shall be released from the Escrow Accounts, to be applied as set out in Clause 3 (*Use of Proceeds*) and in accordance with the instructions of the Arranger.
- (c) The Agent may assume that the documentation and evidence delivered to it pursuant to paragraph (a) above is accurate, legally valid, enforceable, correct, true and complete unless it has actual knowledge to the contrary and the Agent does not have to verify or assess the contents of any such documentation. The Agent does not have any obligation to review the documentation and evidence referred to in paragraph (a) above from a legal or commercial perspective of the Bondholders.

#### **4.5 Disbursement from Blocked Accounts**

The Issuer may request that all or parts of the funds deposited on the Blocked Accounts are disbursed by requesting such disbursement from the Agent, accompanied with reasonable evidence and in reasonable detail showing that the disbursed funds will be used to pay costs relating to general corporate purposes of the Group, the Management Fee (in amount not exceeding SEK 1,000,000 per month), costs for acquisitions of new Properties or Property-owning companies (including any down payment for such acquisitions) and/or development costs for third party suppliers and entrepreneurs for the Properties and payment of Interest under the Bonds. The Agent may thereafter in its sole discretion release such funds if it is satisfied that the funds will be used for the purposes set out above. The Agent is under no further obligation to monitor the use of funds once released from the Blocked Account.

#### **4.6 Disbursement from Interest Retention Account**

The Issuer may at any time request that all or parts of the funds deposited on the Interest Retention Account are disbursed by requesting such disbursement from the Agent, accompanied with reasonable evidence showing that the disbursed funds will be used to pay Interest under the Bonds. The Agent may thereafter in its sole discretion release such funds if is satisfied that the funds will be used for the purposes set out above.

### **5. Bonds in Book-Entry Form**

- (a) The Bonds will be registered for the Bondholders on their respective Securities Accounts and no physical notes will be issued. Accordingly, the Bonds will be registered in accordance with the Financial Instruments Accounts Act. Registration requests relating to the Bonds shall be directed to an Account Operator.
- (b) Those who according to assignment, Security, the provisions of the Swedish Children and Parents Code (*Sw. föräldrabalken (1949:381)*), conditions of will or

deed of gift or otherwise have acquired a right to receive payments in respect of a Bond shall register their entitlements to receive payment in accordance with the Financial Instruments Accounts Act.

- (c) The Issuer (and the Agent when permitted under the CSD's applicable regulations) shall be entitled to obtain information from the debt register (*Sw. skuldbok*) kept by the CSD in respect of the Bonds. At the request of the Agent, the Issuer shall promptly obtain such information and provide it to the Agent.
- (d) For the purpose of or in connection with any Bondholders' Meeting or any Written Procedure, the Issuing Agent and the Agent shall be entitled to obtain information from the debt register kept by the CSD in respect of the Bonds.
- (e) The Issuer shall issue any necessary power of attorney to such Persons employed by the Agent, as notified by the Agent, in order for such individuals to independently obtain information directly from the debt register kept by the CSD in respect of the Bonds. The Issuer may not revoke any such power of attorney unless directed by the Agent or unless consent thereto is given by the Bondholders.

## **6. Right to Act on Behalf of a Bondholder**

- (a) If any Person other than a Bondholder wishes to exercise any rights under the Finance Documents, it must obtain a power of attorney or other proof of authorisation from the Bondholder or a successive, coherent chain of powers of attorney or proofs of authorisation starting with the Bondholder and authorising such Person.
- (b) A Bondholder may issue one or several powers of attorney or other authorisation to third parties to represent it in relation to some or all of the Bonds held by it. Any such representative may act independently under the Finance Documents in relation to the Bonds for which such representative is entitled to represent the Bondholder and may further delegate its right to represent the Bondholder by way of a further power of attorney.
- (c) The Agent shall only have to examine the face of a power of attorney or other proof of authorisation that has been provided to it pursuant to Clause 6(b) and may assume that it has been duly authorised, is valid, has not been revoked or superseded and that it is in full force and effect, unless otherwise is apparent from its face.

## **7. Payments in Respect of the Bonds**

- (a) Any payment or repayment under the Finance Documents, or any amount due in respect of a repurchase of any Bonds, shall be made to such Person who is registered as a Bondholder on the Record Date prior to an Interest Payment Date or other relevant due date, or to such other Person who is registered with the CSD on such date as being entitled to receive the relevant payment, repayment or repurchase amount.

- (b) If a Bondholder has registered, through an Account Operator, that principal, interest or any other payment shall be deposited in a certain bank account, such deposits will be effected by the CSD on the relevant payment date. In other cases, payments will be transferred by the CSD to the Bondholder at the address registered with the CSD on the Record Date. Should the CSD, due to a delay on behalf of the Issuer or some other obstacle, not be able to effect payments as aforesaid, the Issuer shall procure that such amounts are paid to the Persons who are registered as Bondholders on the relevant Record Date as soon as possible after such obstacle has been removed.
- (c) If, due to any obstacle for the CSD, the Issuer cannot make a payment or repayment, such payment or repayment may be postponed until the obstacle has been removed. Interest shall accrue without any default interest in accordance with Clause 8(e) during such postponement.
- (d) If payment or repayment is made in accordance with this Clause 7, the Issuer and the CSD shall be deemed to have fulfilled their obligation to pay, irrespective of whether such payment was made to a Person not entitled to receive such amount.
- (e) The Issuer is not liable to gross-up any payments under the Finance Documents by virtue of any withholding tax, public levy or the similar.

## **8. Interest**

- (a) Each Initial Bond carries Interest at the Interest Rate from (but excluding) the First Issue Date up to (and including) the relevant Redemption Date. Any Subsequent Bond will carry Interest at the Interest Rate from (but excluding) the Interest Payment Date falling immediately prior to its issuance (or the First Issue Date if there is no such Interest Payment Date) up to (and including) the relevant Redemption Date.
- (b) Interest accrues during an Interest Period. Payment of Interest in respect of the Bonds shall be made to the Bondholders on each Interest Payment Date for the preceding Interest Period.
- (c) Following the Issuer's exercise of the Extension Option, payment of Interest accrued from, but excluding the original Final Maturity Date, to the new Final Maturity Date (or such earlier date on which the Bonds are redeemed in full) shall be made to the Bondholders on the new Final Maturity Date (or such earlier date on which the Bonds are redeemed in full), or to the extent such day is not a Business Day, the first following day that is a Business Day. For the avoidance of doubt, accrued but unpaid Interest shall not be capitalized.
- (d) Interest shall be calculated on the basis of the actual number of days in the interest period in respect of which payment is being made divided by 360 (actual/360).
- (e) If the Issuer fails to pay any amount payable by it on its due date, default interest shall accrue on the overdue amount from (but excluding) the due date up to

(and including) the date of actual payment at a rate which is five (5) per cent. higher than the Interest Rate. Accrued default interest shall not be capitalised. No default interest shall accrue where the failure to pay was solely attributable to the Agent or the CSD, in which case the Interest Rate shall apply instead.

## **9. Redemption and Repurchase of the Bonds**

### **9.1 Redemption at maturity**

The Issuer shall redeem all, but not only some, of the outstanding Bonds in full on the Final Maturity Date (subject to the Extension Option) with an amount per Bond equal to the Nominal Amount together with accrued but unpaid Interest. If the Final Maturity Date is not a Business Day, then the redemption shall occur on the first following Business Day.

### **9.2 Extension option**

- (a) Provided that no Event of Default is continuing, the Issuer shall have a discretionary option to extend the original Final Maturity Date with twelve (12) months by giving notice to the Agent and the Bondholders at least 20 Business Days prior to the original Final Maturity Date.
- (b) If the Extension Option is exercised by the Issuer, the Issuer shall redeem the Bonds on the date falling twelve (12) months after the original Final Maturity Date with an amount per Bond equal to the Nominal Amount together with accrued but unpaid Interest.

### **9.3 Issuer's purchase of Bonds**

The Issuer may, subject to applicable law, at any time and at any price purchase Bonds on the market or in any other way. The Bonds held by the Issuer may at the Issuer's discretion be retained, sold or cancelled.

### **9.4 Voluntary total redemption (call option)**

- (a) The Issuer may redeem all, but not only some, of the outstanding Bonds in full:
  - (i) any time from and including the First Issue Date to, but excluding, the First Call Date at an amount per Bond equal to the Early Redemption Amount; and
  - (ii) any time from and including the First Call Date, to, but excluding, the Final Maturity Date at an amount per Bond equal to 100 per cent. of the Nominal Amount (plus accrued but unpaid Interest).
- (b) Redemption in accordance with Clause 9.4(a) shall be made by the Issuer giving not less than fifteen (15) Business Days' notice to the Bondholders and the Agent. The notice from the Issuer shall specify the redemption date and also the Record Date on which a person shall be registered as a Bondholder to receive the amounts due on such Redemption Date. Any such notice is irrevocable but

may, at the Issuer's discretion, contain one or more conditions precedent. Upon expiry of such notice and the fulfillment of the conditions precedent (if any), the Issuer is bound to redeem the Bonds in full at the applicable amounts.

### **9.5 Mandatory repurchase due to a Change of Control Event or a Listing Failure Event (put option)**

- (a) Upon the occurrence of a Change of Control Event or a Listing Failure Event each Bondholder shall have the right to request that all, or some only, of its Bonds be repurchased at a price per Bond equal to 101 per cent. of the Nominal Amount together with accrued but unpaid Interest, during a period of twenty (20) Business Days following a notice from the Issuer of the Change of Control Event or a Listing Failure Event pursuant to Clause 11.1(d) (after which time period such rights lapse). However, such period may not start earlier than upon the occurrence of the Change of Control Event or a Listing Failure Event.
- (b) The notice from the Issuer pursuant to Clause 11.1(d) shall specify the repurchase date and include instructions about the actions that a Bondholder needs to take if it wants Bonds held by it to be repurchased. If a Bondholder has so requested, and acted in accordance with the instructions in the notice from the Issuer, the Issuer shall repurchase the relevant Bonds and the repurchase amount shall fall due on the repurchase date specified in the notice given by the Issuer pursuant to Clause 11.1(d). The repurchase date must fall no later than forty (40) Business Days after the end of the period referred to in Clause 9.5(a).
- (c) The Issuer shall comply with the requirements of any applicable securities laws or regulations in connection with the repurchase of Bonds. To the extent that the provisions of such laws and regulations conflict with the provisions in this Clause 9.5, the Issuer shall comply with the applicable securities laws and regulations and will not be deemed to have breached its obligations under this Clause 9.5 by virtue of the conflict.
- (d) Any Bonds repurchased by the Issuer pursuant to this Clause 9.5 may at the Issuer's discretion be retained, sold or cancelled.

### **9.6 Early redemption due to illegality (call option)**

The Issuer may redeem all, but not only some, of the outstanding Bonds at an amount per Bond equal to the Nominal Amount together with accrued but unpaid Interest on a Redemption Date determined by the Issuer if it is or becomes unlawful for the Issuer to perform its obligations under the Finance Documents.

## **10. Transaction Security**

### **10.1 General**

- (a) As continuing Security for the due and punctual fulfilment of the Secured Obligations, the Issuer, each Group Company party to any Security Document and the Parent grants the Transaction Security (subject to the legal limitations

set out therein) to the Secured Parties as represented by the Security Agent on the terms set out in the Security Documents.

- (b) The Limited Guarantor will irrevocably and unconditionally, as principal obligor, pursuant to the Guarantee Agreement, guarantee to the Bondholders and the Agent, the punctual performance by the Issuer of the Issuer's obligations with respect to the payment of Interest (including default interest) under the Bonds (to the fullest extent permitted under applicable laws).
- (c) The Security Agent shall hold the Transaction Security and the guarantee pursuant to the Guarantee Agreement on behalf of the Secured Parties in accordance with the Security Documents and the Guarantee Agreement. The Issuer shall, and shall procure that each Group Company (and any other Person) party to any Security Document will, enter into the Security Documents and perfect the Transaction Security in accordance with the Security Documents.
- (d) Unless and until the Security Agent has received instructions from the Bondholders in accordance with Clause 16 (*Decisions by Bondholders*), the Security Agent shall (without first having to obtain the Bondholders' consent) be entitled to enter into agreements with the Issuer or a third party or take any other actions, if it is, in the Security Agent's opinion, necessary for the purpose of maintaining, altering, releasing or enforcing the Transaction Security, creating further Security for the benefit of the Secured Parties or for the purpose of settling the Bondholders' or the Issuer's rights to the Transaction Security, in each case in accordance with the terms of the Finance Documents and provided that such agreements or actions are not detrimental to the interest of the Bondholders.

## 10.2 Junior Ranking Transaction Security

- (a) If required by a lender under any Acquisition Facility, the Issuer is entitled to grant senior ranking security over all shares in the relevant direct or indirect Subsidiaries that are being acquired with funds from such Acquisition Facility, including over the shares in the borrower thereof, in which case the Bondholders are obliged (without any further approval processes) to relinquish its first priority pledge over the relevant shares and instead accept a junior ranking pledge over such shares.
- (b) The Issuer shall inform the Bondholders if any first priority share pledge is to be converted into junior ranking security and shall procure that the relevant documentation and perfection are executed and performed.

## 10.3 Replacement of Transaction Security

- (a) Subject to Clause 10.2 above and paragraph (b) below, in the event of a sale, in whole or in part, of shares in a Property-owning company or a holding company of a Property-owning company which are subject to current or future Transaction Security, the Issuer shall procure that the sold part of the Transaction Security is immediately replaced (Sw. *såsom surrogatsäkerhet*):

- (i) if the net proceeds from such sale are used for financing an acquisition of shares in a company, with a pledge over the acquired shares in such company; and/or
  - (ii) by depositing the net proceeds from such sale on the Blocked Accounts.
- (b) Any disposal of shares which are subject to Transaction Security may only be made if (i) the Agent in its sole discretion has given its approval of such disposal and (ii) such disposal is made for cash only at fair market value and on arm's length terms.
- (c) Subject to paragraph (d) below, in an event of a repayment, in full or in part, of the principal amount of any Downstream Loan which is subject to current or future Transaction Security, the Issuer shall procure that the Transaction Security over the repaid principal amount is immediately replaced (Sw. *såsom surrogatsäkerhet*):
  - (i) if the proceeds from such repayment are used for financing an acquisition of shares in a company, with a pledge over the acquired shares in such company; and/or
  - (ii) by depositing the proceeds from such repayment on the Blocked Accounts.
- (d) Any repayment of Downstream Loans may only be made if (i) the Agent in its sole discretion has given its approval of such repayment and (ii) such repayment is made in cash only in an amount no less than the principal amount being repaid.

#### 10.4 Additional Transaction Security

In connection with:

- (a) the disbursement of the Net Proceeds from Subsequent Bonds; or
- (b) the disbursement of proceeds from the Blocked Accounts for the purpose of financing acquisitions of Properties or shares in Property-owning companies; or
- (c) otherwise when a Group Company has acquired a property or a company owning one or several properties wholly or partly financed by funds disbursed from the Blocked Accounts,

the Issuer shall, subject to Clause 10.2 above and any legal obstacles, ensure that Transaction Security is provided over the acquired assets (other than any real property) substantially based on the principles for the Transaction Security provided for the Initial Bond Issue, meaning that security shall be provided over acquired property owning-companies and holding companies as well as over downstream loans (if any) to such companies or over pledged receivables issued by condominium associations which have acquired the relevant properties from the Group. The Issuer shall, simultaneously therewith, deliver to the Agent, constitutional documents and corporate resolutions (approving the relevant Security Documents and authorising a signatory/-ies to execute

the Security Documents) for each party to a Security Document (other than the Agent), together constituting evidence that the relevant Security Documents have been duly executed.

## 10.5 Additional Security over new Downstream Loans

- (a) Upon the granting of any new Downstream Loan, the Issuer shall pledge such Downstream Loan as security for all amounts outstanding under the Finance Documents in favour of the Security Agent (representing the Secured Parties) and simultaneously therewith deliver to the Agent constitutional documents and corporate resolutions (approving the relevant Security Document and authorising a signatory/-ies to execute the relevant Security Document) for the Issuer.
- (b) Upon the granting of a Downstream Loan, the Issuer undertakes to notify the Security Agent of such Downstream Loan and deliver a copy of the intercompany loan agreement relating thereto.
- (c) Provided that no Event of Default has occurred and is continuing, payment of interest under Downstream Loans shall be permitted for the purpose of serving the Issuer's payment obligations under the Bonds.
- (d) Upon the occurrence of an Event of Default which is continuing, payment of interest under the Downstream Loans shall be made to the Blocked Accounts.

## 11. Information to Bondholders

### 11.1 Information from the Issuer

- (a) The Issuer shall make the following information available in the English language by publication on the website of the Group:
  - (i) as soon as the same become available, but in any event within five (5) months after the end of each financial year, the annual audited consolidated financial statements of the Group, including a profit and loss account, a balance sheet and a management commentary or report from the Issuer's board of directors;
  - (ii) as soon as the same become available, but in any event within two months after the end of the second and fourth quarter (as applicable) of its financial year, the half-year unaudited consolidated report or the year-end report (Sw. *bokslutskommuniké*) (as applicable) including a profit and loss account, a balance sheet, a cash flow statement and management commentary or report from the Issuer's board of directors; and
  - (iii) as soon as the same become available, but in any event within twenty (20) Business Days after the end of each quarter of its financial year, prepare a progress report setting out the progress and status of the development of the Properties and including a update of the liquidity

situation of the Group. The Issuer shall provide copies of the progress report to the Agent, the Arranger and the Corporate Finance Advisor.

- (b) Any other information required by the Swedish Securities Markets Act (*Sw. lag (2007:528) om värdepappersmarknaden*).
- (c) When the financial statements and other information are made available to the Bondholders pursuant to Clause 11.1(a), the Issuer shall send copies of such financial statements and other information to the Agent.
- (d) The Issuer shall promptly notify the Agent and the Bondholders upon becoming aware of the occurrence of a Change of Control Event or a Listing Failure Event and shall provide the Agent with such further information as the Agent may request (acting reasonably) following receipt of such notice. A notice regarding a Change of Control Event or a Listing Failure Event may be given in advance of the occurrence of a Change of Control Event or a Listing Failure Event, conditioned upon the occurrence of such Change of Control Event or a Listing Failure Event, if a definitive agreement is in place providing for a Change of Control Event or a Listing Failure Event.
- (e) The Issuer shall promptly notify the Agent (with full particulars) upon becoming aware of the occurrence of any event or circumstance which constitutes an Event of Default, or any event or circumstance which would (with the expiry of a grace period, the giving of notice, the making of any determination or any combination of any of the foregoing) constitute an Event of Default, and shall provide the Agent with such further information as it may reasonably request in writing following receipt of such notice. Should the Agent not receive such information, the Agent is entitled to assume that no such event or circumstance exists or can be expected to occur, provided that the Agent does not have actual knowledge of such event or circumstance.
- (f) The Issuer shall submit a duly executed Compliance Certificate to the Agent in connection with the testing of the Incurrence Test.
- (g) The Agent may assume that any information provided by the Issuer in the Compliance Certificate delivered pursuant to paragraph (f) above is correct, and the Agent shall not be responsible or liable for the adequacy, accuracy or completeness of such information.
- (h) The Issuer is only obliged to inform the Agent according to this Clause 11.1 if informing the Agent would not conflict with any applicable laws.

## **11.2 Information from the Agent**

- (a) Subject to applicable laws, regulations and the restrictions of a non-disclosure agreement entered into by the Agent in accordance with Clause 11.2(b), the Agent is entitled to disclose to the Bondholders any event or circumstance directly or indirectly relating to the Issuer or the Bonds. Notwithstanding the foregoing, the Agent may if it considers it to be beneficial to the interests of the

Bondholders delay disclosure or refrain from disclosing certain information other than in respect of an Event of Default that has occurred and is continuing.

- (b) If a committee representing the Bondholders' interests under the Finance Documents has been appointed by the Bondholders in accordance with Clause 16 (*Decisions by Bondholders*), the members of such committee may agree with the Issuer not to disclose information received from the Issuer, provided that it, in the reasonable opinion of such members, is beneficial to the interests of the Bondholders. The Agent shall be a party to such agreement and receive the same information from the Issuer as the members of the committee.

### **11.3 Publication of Finance Documents**

- (a) The latest version of these Terms and Conditions (including any document amending these Terms and Conditions) shall be available on the websites of the Group and the Agent.
- (b) The latest version of the Finance Documents (other than the Agency Agreement) shall be available to the Bondholders at the office of the Agent during the Agent's normal business hours.

## **12. Financial Undertakings**

### **12.1 Incurrence Test**

The Incurrence Test is met if:

- (a) the Equity Ratio is at least 25 per cent. provided that when the Issuer has Equity of not less than SEK 300,000,000 according to the latest adopted balance sheet, the Equity Ratio shall not be less than 20 per cent.;
- (b) the Loan to Value is not higher than 85 per cent.; and
- (c) no Event of Default is continuing or would occur upon the incurrence of Financial Indebtedness or distribution (as applicable).

### **12.2 Testing of the Incurrence Test**

- (a) The calculation of the Equity Ratio for the purpose of the Incurrence Test shall be made as per a testing date determined by the Issuer, falling no more than one (1) month prior to the incurrence of the new Financial Indebtedness or the Restricted Payment (as applicable) and include the contemplated incurrence of new Financial Indebtedness or the Restricted Payment and drawings from the Blocked Account, adjusted for any events affecting such ratio after such testing date and include the contemplated new Financial Indebtedness or the Restricted Payment (as applicable).
- (b) The calculation of the Loan to Value for the purpose of the Incurrence Test shall be calculated as follows:

- (i) the calculation shall be made as per a testing date determined by the Issuer, falling no more than one month prior to the incurrence of the new Financial Indebtedness or the Restricted Payment (as applicable);
- (ii) the amount of Net Interest-Bearing Debt shall be measured on the relevant testing date so determined, and include any new Financial Indebtedness, but exclude any Financial Indebtedness to the extent refinanced with the new Financial Indebtedness incurred (however, any cash balance resulting from the incurrence of any new Financial Indebtedness shall not reduce the Net Interest Bearing Debt); and
- (iii) the calculation of Value shall be calculated based on the most recent Valuation less any Property/ies sold by the Group prior to the applicable test date.

### 12.3 Equity Injections

- (a) The Issuer may prior to any Incurrence Test (made solely for the purpose of incurring Financial Indebtedness) receive equity injections in form of unconditional shareholder contributions (Sw. *ovillkorade aktieägartillskott*) or Subordinated Loans in an amount sufficient to meet the relevant Incurrence Test prior to such test being made (the "**Cure Amount**"). For the avoidance of doubt, the Cure Amount may not be considered for any other purpose than for an Incurrence Test made for incurring Financial Indebtedness.
- (b) The calculation of Equity Ratio shall be adjusted so that the Equity and the Total Assets are both increased with an amount equal to the Cure Amount (however, any cash balance resulting from the Cure Amount shall not increase the Total Assets).
- (c) The calculation of Loan to Value shall be adjusted so that the Net Interest Bearing Debt is reduced with an amount equal to the Cure Amount (however, any cash balance resulting from the Cure Amount shall not reduce the Net Interest Bearing Debt).

## 13. General Undertakings

### 13.1 General

The Issuer undertakes to (and shall, where applicable, procure that each other Group Company will) comply with the undertakings set out in this Clause 13 for as long as any Bonds remain outstanding.

### 13.2 Restricted Payments

- (a) The Issuer shall not, and shall procure that none of its Subsidiaries will:
  - (i) pay any dividend in respect of its shares;
  - (ii) repurchase or redeem any of its own shares;

- (iii) redeem or reduce its share capital or other restricted or unrestricted equity with repayment to its shareholders;
  - (iv) repay any Subordinated Loans or pay any interest thereon;
  - (v) make any prepayments or repayments under any long-term debt ranking junior or *pari passu* with the Bonds;
  - (vi) grant any loans except in the ordinary course of business; or
  - (vii) make any other similar distribution or transfers of value to any Person,
- (paragraphs (i)-(vii) above are together and individually referred to as a "**Restricted Payment**").
- (b) Notwithstanding paragraph (a) above, a Restricted Payment may be made if made to the Issuer or a wholly-owned Subsidiary of the Issuer or, if made by a Subsidiary which is not directly or indirectly wholly-owned by the Issuer, is made on a *pro rata* basis.
  - (c) Notwithstanding paragraph (a) above, the Group may repay the Nacka Loan (in accordance with the terms set out therein) provided that the Incurrence Test is met (calculated on a *pro forma* basis including the amount of the Nacka Loan).
  - (d) Notwithstanding paragraph (a) above, the Issuer may pay dividend in respect to its shares (a "**Permitted Dividend Payment**") if:
    - (i) the Incurrence Test is met (calculated on a *pro forma* basis including the relevant Permitted Dividend Payment); and
    - (ii) at the time of the Permitted Dividend Payment, the aggregate amount of all Permitted Dividend Payments of the Issuer in any fiscal year (including the Permitted Dividend Payment in question) does not exceed the lower of (A) 25 per cent. of the Issuer's consolidated net profit (after deducting the amount of any gain arising from an upward revaluation of any Property or other asset) for the previous financial year. or (B) SEK 8,000,000.

### 13.3 Listing

The Issuer shall ensure that:

- (a) the initial Bonds are listed on First North Stockholm or, if such admission to trading is not possible to obtain or maintain or if the Issuer determines in its reasonable discretion that a different MTF should be preferred, admitted to trading on another within 60 days after the First Issue Date (provided that the Issuer shall use its best efforts to list the Bonds within thirty (30) days after the First Issue Date);
- (b) any Subsequent Bonds are listed on First North Stockholm or if such admission to trading is not possible to obtain or maintain, or if the Issuer determines in its reasonable discretion that a different MTF should be preferred admitted to trading on another, within 60 days after the issuance of such Subsequent Bonds and with

an intention to complete such listing within 30 days after the issuance of such Subsequent Bonds (unless the Subsequent Bonds are issued before the date falling 60 days after the First Issue Date in which case such Subsequent Bonds shall be listed within 60 days after the First Issue Date); and

- (c) the Bonds, once admitted to trading on the corporate bond list of the relevant MTF, continue to be listed thereon for as long as any Bond is outstanding (however, taking into account the rules and regulations of the relevant MTF and the CSD (as amended from time to time) preventing trading in the Bonds in close connection to the redemption of the Bonds),

a breach of this undertaking shall trigger a put option in accordance with Clause 9.5 (*Mandatory repurchase due to a Change of Control Event or a Listing Failure Event (put option)*) and not result in an Event of Default.

#### **13.4 Nature of Business**

The Issuer shall procure that no substantial change is made to the general nature of the business carried on by the Group as of the First Issue Date.

#### **13.5 Financial Indebtedness**

The Issuer shall not, and shall procure that none of its Subsidiaries will, incur any Financial Indebtedness, other than Permitted Debt.

#### **13.6 Disposal of Assets**

- (a) The Issuer shall not, and shall procure that no Subsidiary, sell or otherwise dispose of shares in any Subsidiary or of all or substantially all of its or that Subsidiary's assets, or operations to any Person not being the Issuer or any of its wholly-owned Subsidiaries, unless the transaction (i) is carried out at fair market value and on arm's length terms and (ii) does not have a Material Adverse Effect.
- (b) No asset that is subject to Transaction Security may be disposed of, other than as permitted pursuant to Clause 10.2 (*Replacement of Transaction Security*).

#### **13.7 Negative Pledge**

The Issuer shall not, and shall procure that none of its Subsidiaries will, provide, prolong or renew any security over any of its/their assets (present or future), other than any Permitted Security.

#### **13.8 Loans out**

The Issuer shall not and shall procure that none of its Subsidiaries will, extend any loans in any form to any other party other than (i) loans existing on the First Issue Date, (ii) Downstream Loans and, (iii) loans from a Group Company to another Group Company.

### **13.9 Mergers and demergers**

The Issuer shall procure that none of its Subsidiaries will enter into a merger or demerger.

### **13.10 Dealings at arm's length terms**

The Issuer shall, and shall procure that its Subsidiaries, conduct all dealings with any Person (other than Group Companies which are wholly owned by the Issuer) at arm's length terms.

### **13.11 Compliance with laws and authorisations**

The Issuer shall, and shall make sure that its Subsidiaries will, (i) comply with all laws and regulations applicable from time to time and (ii), obtain, maintain, and comply with, the terms and conditions of any authorisation, approval, licence or other permit required for the business carried out by a Group Company, in each case, if failure to do so has or is reasonably likely to have a Material Adverse Effect.

### **13.12 Insurance**

The Issuer shall, and shall procure that its Subsidiaries will maintain insurances with one or more reputable insurers on and in relation to its business and assets against those risks and to the extent as is usual for companies carrying on the same or substantially similar business.

### **13.13 Environmental**

The Issuer shall, and shall ensure that its Subsidiaries will, comply with all environmental laws and obtain, maintain and ensure compliance with all requisite environmental permits, if failure to do so has or is reasonably likely to have a Material Adverse Effect.

### **13.14 Property specific undertakings**

The Issuer shall ensure that:

- (a) the Properties are managed properly and maintained in good condition; and
- (b) the Properties are not demolished or altered in a way that would have a Material Adverse Effect.

## **14. Events of Default and Acceleration of the Bonds**

Each of the events or circumstances set out in this Clause 14 (other than Clause 14.10 (*Acceleration of the Bonds*)) is an Event of Default.

### **14.1 Non-Payment**

The Issuer or the Limited Guarantor fails to pay an amount on the date it is due in accordance with the Finance Documents unless:

- (a) its failure to pay is caused by administrative or technical error and
- (b) payment is made within five (5) Business Days of the due date.

## 14.2 Other Obligations

A party (other than the Agent) fails to comply with the Finance Documents, in any other way than as set out in Clause 14.1 (*Non-Payment*), provided that the Agent has requested the Issuer in writing to remedy such failure and the Issuer has not remedied the failure within fifteen (15) Business Days from such request (if the failure or violation is not capable of being remedied, the Agent may declare the Bonds payable without such prior written request). A breach of Clause 13.3 (*Listing*) shall not result in an Event of Default.

## 14.3 Cross-acceleration

Any Financial Indebtedness of a Group Company is declared to be due and payable prior to its specified maturity as a result of an event of default (however described), provided that no Event of Default will occur under this Clause 14.3 if (i) the aggregate amount of Financial Indebtedness that has fallen due is less than SEK 2,000,000 or (ii) it is owed to a Group Company.

## 14.4 Insolvency

- (a) Any Group Company or the Limited Guarantor is unable or admits inability to pay its debts as they fall due or is declared to be unable to pay its debts under applicable law, suspends making payments on its debts generally or, by reason of actual or anticipated financial difficulties, commences negotiations with its creditors (except for Bondholders) with a view to rescheduling its Financial Indebtedness.
- (b) A moratorium is declared in respect of the Financial Indebtedness of any Group Company.

## 14.5 Insolvency Proceedings

Any corporate action, legal proceedings or other procedures are taken (other than (i) proceedings or petitions which are being disputed in good faith and are discharged, stayed or dismissed within sixty (60) days of commencement or, if earlier, the date on which it is advertised and (ii), in relation to Subsidiaries, solvent liquidations) in relation to:

- (a) the suspension of payments, winding-up, dissolution, administration or reorganisation (*Sw. företagsrekonstruktion*) (by way of voluntary agreement, scheme of arrangement or otherwise) of any Group Company; and
- (b) the appointment of a liquidator, receiver, administrator, administrative receiver, compulsory manager or other similar officer in respect of any Group Company or any of its assets or any analogous procedure or step is taken in any jurisdiction.

#### **14.6 Creditors' Process**

Any expropriation, attachment, sequestration, distress or execution or any analogous process in any jurisdiction affects any asset or assets of any Group Company having an aggregate value of an amount equal to or exceeding SEK 2,000,000 and is not discharged within sixty (60) days.

#### **14.7 Mergers and demergers**

A decision is made that the Issuer shall enter into a merger where it is not the surviving entity or that it shall enter into a demerger.

#### **14.8 Impossibility or Illegality**

Subject to the legal limitations set out in the relevant Security Documents, it is or becomes impossible or unlawful for the Issuer to fulfill or perform any of the provisions of the Finance Documents or if the obligations under the Finance Documents are not, or cease to be, legal, valid, binding and enforceable.

#### **14.9 Continuation of the Business**

The Issuer or any other Group Company ceases to carry on its business if such discontinuation is likely to have a Material Adverse Effect.

#### **14.10 Acceleration of the Bonds**

- (a) Upon the occurrence of an Event of Default which is continuing, the Agent is entitled to, and shall following an instruction given pursuant to Clause 14.10(d), on behalf of the Bondholders (i) by notice to the Issuer, declare all, but not some only, of the outstanding Bonds due and payable together with any other amounts payable under the Finance Documents, immediately or at such later date as the Agent determines, and (ii) exercise any or all of its rights, remedies, powers and discretions under the Finance Documents.
- (b) The Agent may not accelerate the Bonds in accordance with Clause 14.10(a) by reference to a specific Event of Default if it is no longer continuing or if it has been decided, on a Bondholders Meeting or by way of a Written Procedure, to waive such Event of Default (temporarily or permanently).
- (c) 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. 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. If the Agent decides not to accelerate the Bonds, the Agent shall promptly seek instructions from the Bondholders in accordance with Clause 16 (*Decisions by Bondholders*). The Agent shall always be entitled to take the time necessary to consider whether an occurred event constitutes an Event of Default.

- (d) If the Bondholders (in accordance with these Terms and Conditions) instruct the Agent to accelerate the Bonds, the Agent shall promptly declare the Bonds due and payable and take such actions as may, in the opinion of the Agent, be necessary or desirable to enforce the rights of the Bondholders under the Finance Documents, unless the relevant Event of Default is no longer continuing.
- (e) If the right to accelerate the Bonds is based upon a decision of a court of law or a government authority, it is not necessary that the decision has become enforceable under law or that the period of appeal has expired in order for cause of acceleration to be deemed to exist.
- (f) In the event of an acceleration of the Bonds in accordance with this Clause 14.10, the Issuer shall up to, but excluding the First Call Date, redeem all Bonds at an amount per Bond equal to the Early Redemption Amount and thereafter, from and including the First Call Date, redeem all Bonds with an amount per Bond equal to the Call Option Amount together with accrued but unpaid Interest.

## 15. Distribution of Proceeds

- (a) All payments by the Issuer relating to the Bonds and the Finance Documents following an acceleration of the Bonds in accordance with Clause 14 (*Events of Default and Acceleration of the Bonds*) and any proceeds received from an enforcement of the Transaction Security shall (in the case of the Guarantee, to the extent proceeds from the Guarantee can be applied towards satisfaction of the below) be distributed in the following order of priority:
  - (i) *first*, in or towards payment *pro rata* of (i) all unpaid fees, costs, expenses and indemnities payable by the Issuer to the Agent in accordance with the Agency Agreement (other than any indemnity given for liability against the Bondholders) and the Security Agent, (ii) other costs, expenses and indemnities relating to the acceleration of the Bonds, the enforcement of the Transaction Security or the protection of the Bondholders' rights as may have been incurred by the Agent the Security Agent, (iii) any costs incurred by the Agent for external experts that have not been reimbursed by the Issuer in accordance with Clause 20.2(g), and (iv) any costs and expenses incurred by the Agent in relation to a Bondholders' Meeting or a Written Procedure that have not been reimbursed by the Issuer in accordance with Clause 16(m);
  - (ii) *secondly*, in or towards payment *pro rata* of accrued but unpaid Interest under the Bonds (Interest due on an earlier Interest Payment Date to be paid before any Interest due on a later Interest Payment Date);
  - (iii) *thirdly*, in or towards payment *pro rata* of any unpaid principal under the Bonds; and
  - (iv) *fourthly*, in or towards payment *pro rata* of any other costs or outstanding amounts unpaid under the Finance Documents.

Any excess funds after the application of proceeds in accordance with paragraphs (i) to (iv) above shall be paid to the Issuer (or the Limited Guarantor, as applicable).

## 16. Decisions by Bondholders

- (a) A request by the Agent for a decision by the Bondholders on a matter relating to the Finance Documents shall (at the option of the Agent) be dealt with at a Bondholders' Meeting or by way of a Written Procedure.
- (b) Any request from the Issuer or a Bondholder (or Bondholders) representing at least ten (10) per cent. of the Adjusted Nominal Amount (such request may only be validly made by a Person who is a Bondholder on the Business Day immediately following the day on which the request is received by the Agent and shall, if made by several Bondholders, be made by them jointly) for a decision by the Bondholders on a matter relating to the Finance Documents shall be directed to the Agent and dealt with at a Bondholders' Meeting or by way of a Written Procedure, as determined by the Agent. The Person requesting the decision may suggest the form for decision making, but if it is in the Agent's opinion more appropriate that a matter is dealt with at a Bondholders' Meeting than by way of a Written Procedure, it shall be dealt with at a Bondholders' Meeting.
- (c) The Agent may refrain from convening a Bondholders' Meeting or instigating a Written Procedure if (i) the suggested decision must be approved by any Person in addition to the Bondholders and such Person has informed the Agent that an approval will not be given, or (ii) the suggested decision is not in accordance with applicable laws.
- (d) Only a Person who is, or who has been provided with a power of attorney or other authorisation pursuant to Clause 6 (*Right to Act on Behalf of a Bondholder*) from a Person who is, registered as a Bondholder:
  - (i) on the Record Date prior to the date of the Bondholders' Meeting, in respect of a Bondholders' Meeting, or
  - (ii) on the Business Day specified in the communication pursuant to Clause 18(c), in respect of a Written Procedure,

may exercise voting rights as a Bondholder at such Bondholders' Meeting or in such Written Procedure, provided that the relevant Bonds are included in the definition of Adjusted Nominal Amount.
- (e) The following matters shall require the consent of Bondholders representing at least sixty-six and two thirds ( $66 \frac{2}{3}$ ) per cent. of the Adjusted Nominal Amount for which Bondholders are voting at a Bondholders' Meeting or for which Bondholders reply in a Written Procedure in accordance with the instructions given pursuant to Clause 18(c):

- (i) the issue of any Subsequent Bonds, if the total nominal amount of the Bonds exceeds, or if such issue would cause the Total Nominal Amount of the Bonds to exceed, SEK 1,500,000,000 (or its equivalent in EUR) (for the avoidance of doubt, for which consent shall be required at each occasion such Subsequent Bonds are issued);
  - (ii) a change to the terms of any of Clause 2(a), and Clauses 2(f) to 2(h);
  - (iii) a reduction of the premium payable upon the redemption or repurchase of any Bond pursuant to Clause 9 (*Redemption and Repurchase of the Bonds*);
  - (iv) a change to the Interest Rate or the Nominal Amount;
  - (v) waive a breach of or amend an undertaking set out in Clause 13 (*General Undertakings*);
  - (vi) a change to the terms for the distribution of proceeds set out in Clause 15 (*Distribution of Proceeds*);
  - (vii) a change to the terms dealing with the requirements for Bondholders' consent set out in this Clause 16;
  - (viii) a change of issuer, an extension of the tenor of the Bonds or any delay of the due date for payment of any principal or interest on the Bonds;
  - (ix) a release of the Transaction Security, except in accordance with the terms of the Security Documents or Clause 10.2 (*Replacement of Transaction Security*);
  - (x) a mandatory exchange of the Bonds for other securities; and
  - (xi) early redemption of the Bonds, other than upon an acceleration of the Bonds pursuant to Clause 14 (*Events of Default and Acceleration of the Bonds*) or as otherwise permitted or required by these Terms and Conditions.
- (f) Any matter not covered by Clause 16(e) shall require the consent of Bondholders representing more than fifty (50) per cent. of the Adjusted Nominal Amount for which Bondholders are voting at a Bondholders' Meeting or for which Bondholders reply in a Written Procedure in accordance with the instructions given pursuant to Clause 18(c). This includes, but is not limited to, any amendment to, or waiver of, the terms of any Finance Document that does not require a higher majority (other than an amendment permitted pursuant to Clause 19(a)(i) or 19(a)(ii)), an acceleration of the Bonds, or the enforcement of any Transaction Security.
- (g) Quorum at a Bondholders' Meeting or in respect of a Written Procedure only exists if a Bondholder (or Bondholders) representing at least fifty (50) per cent. of the Adjusted Nominal Amount in case of a matter pursuant to Clause 16(e), and otherwise twenty (20) per cent. of the Adjusted Nominal Amount:

- (i) if at a Bondholders' Meeting, attend the meeting in person or by telephone conference (or appear through duly authorised representatives); or
- (ii) if in respect of a Written Procedure, reply to the request.

If a quorum exists for some, but not all, of the matters to be dealt with at a Bondholders' Meeting or by a Written Procedure, decisions may be taken in the matters for which a quorum exists.

- (h) If a quorum does not exist at a Bondholders' Meeting or in respect of a Written Procedure, the Agent or the Issuer shall convene a second Bondholders' Meeting (in accordance with Clause 17(a)) or instigate a second Written Procedure (in accordance with Clause 18(a)), as the case may be, provided that the relevant proposal has not been withdrawn by the Person(s) who initiated the procedure for Bondholders' consent. The quorum requirement in Clause 16(g) shall not apply to such second Bondholders' Meeting or Written Procedure.
- (i) Any decision which extends or increases the obligations of the Issuer or the Agent, or limits, reduces or extinguishes the rights or benefits of the Issuer or the Agent, under the Finance Documents shall be subject to the Issuer's or the Agent's consent, as appropriate.
- (j) A Bondholder holding more than one Bond need not use all its votes or cast all the votes to which it is entitled in the same way and may in its discretion use or cast some of its votes only.
- (k) The Issuer may not, directly or indirectly, pay or cause to be paid any consideration to or for the benefit of any Bondholder for or as inducement to any consent under these Terms and Conditions, unless such consideration is offered to all Bondholders that consent at the relevant Bondholders' Meeting or in a Written Procedure within the time period stipulated for the consideration to be payable or the time period for replies in the Written Procedure, as the case may be.
- (l) A matter decided at a duly convened and held Bondholders' Meeting or by way of Written Procedure is binding on all Bondholders, irrespective of them being present or represented at the Bondholders' Meeting or responding in the Written Procedure. The Bondholders that have not adopted or voted for a decision shall not be liable for any damages that this may cause other Bondholders.
- (m) All costs and expenses incurred by the Issuer or the Agent for the purpose of convening a Bondholders' Meeting or for the purpose of carrying out a Written Procedure, including reasonable fees to the Agent, shall be paid by the Issuer.
- (n) If a decision shall be taken by the Bondholders on a matter relating to the Finance Documents, the Issuer shall promptly at the request of the Agent provide the Agent with a certificate specifying the number of Bonds owned by Group Companies or (to the knowledge of the Issuer) Affiliates of any Group

Company, irrespective of whether such Person is directly registered as owner of such Bonds. The Agent shall not be responsible for the accuracy of such certificate or otherwise be responsible to determine whether a Bond is owned by a Group Company or an Affiliate of any Group Company.

- (o) Information about decisions taken at a Bondholders' Meeting or by way of a Written Procedure shall promptly be sent by notice to the Bondholders and published on the websites of the Group and the Agent, provided that a failure to do so shall not invalidate any decision made or voting result achieved. The minutes from the relevant Bondholders' Meeting or Written Procedure shall at the request of a Bondholder be sent to it by the Issuer or the Agent, as applicable.

## **17. Bondholders' Meeting**

- (a) The Agent shall convene a Bondholders' Meeting by sending a notice thereof to each Bondholder no later than five (5) Business Days after receipt of a request from the Issuer or the Bondholder(s) (or such later date as may be necessary for technical or administrative reasons).
- (b) Should the Issuer want to replace the Agent, it may convene a Bondholders' Meeting in accordance with Clause 17(a) with a copy to the Agent. After a request from the Bondholders pursuant to Clause 20.4(c), the Issuer shall no later than five (5) Business Days after receipt of such request (or such later date as may be necessary for technical or administrative reasons) convene a Bondholders' Meeting in accordance with Clause 17(a).
- (c) The notice pursuant to Clause 17(a) shall include (i) time for the meeting, (ii) place for the meeting, (iii) agenda for the meeting (including each request for a decision by the Bondholders) and (iv) a form of power of attorney. Only matters that have been included in the notice may be resolved upon at the Bondholders' Meeting. Should prior notification by the Bondholders be required in order to attend the Bondholders' Meeting, such requirement shall be included in the notice.
- (d) The Bondholders' Meeting shall be held no earlier than fifteen (15) Business Days and no later than thirty (30) Business Days from the notice.
- (e) Without amending or varying these Terms and Conditions, the Agent may prescribe such further regulations regarding the convening and holding of a Bondholders' Meeting as the Agent may deem appropriate. Such regulations may include a possibility for Bondholders to vote without attending the meeting in person.

## **18. Written Procedure**

- (a) The Agent shall instigate a Written Procedure (which may be conducted electronically in a manner determined by the Agent) no later than five (5) Business Days after receipt of a request from the Issuer or the Bondholder(s) (or such later date as may be necessary for technical or administrative reasons) by

sending a communication to each such Person who is registered as a Bondholder on the Business Day prior to the date on which the communication is sent.

- (b) Should the Issuer want to replace the Agent, it may send a communication in accordance with Clause 18(a) to each Bondholder with a copy to the Agent.
- (c) A communication pursuant to Clause 18(a) shall include (i) each request for a decision by the Bondholders, (ii) a description of the reasons for each request, (iii) a specification of the Business Day on which a Person must be registered as a Bondholder in order to be entitled to exercise voting rights, (iv) instructions and directions on where to receive a form for replying to the request (such form to include an option to vote yes or no for each request) as well as a form of power of attorney, and (v) the stipulated time period within which the Bondholder must reply to the request (such time period to last at least fifteen (15) Business Days from the communication pursuant to Clause 18(a)). If the voting shall be made electronically, instructions for such voting shall be included in the communication.
- (d) When the requisite majority consents of the total Adjusted Nominal Amount pursuant to Clauses 16(e) and 16(f) have been received in a Written Procedure, the relevant decision shall be deemed to be adopted pursuant to Clause 16(e) or 16(f), as the case may be, even if the time period for replies in the Written Procedure has not yet expired.

## 19. Amendments and Waivers

- (a) The Issuer and the Agent and/or the Security Agent (as applicable) (in each case acting on behalf of the Bondholders) may agree to amend the Finance Documents or waive any provision in a Finance Document, provided that:
  - (i) such amendment or waiver is not detrimental to the interest of the Bondholders, or is made solely for the purpose of rectifying obvious errors and mistakes;
  - (ii) such amendment or waiver is required by applicable law, a court ruling or a decision by a relevant authority; or
  - (iii) such amendment or waiver has been duly approved by the Bondholders in accordance with Clause 16 (*Decisions by Bondholders*).
- (b) The consent of the Bondholders is not necessary to approve the particular form of any amendment to the Finance Documents. It is sufficient if such consent approves the substance of the amendment or waiver.
- (c) The Agent shall promptly notify the Bondholders of any amendments or waivers made in accordance with Clause 19(a), setting out the date from which the amendment or waiver will be effective, and ensure that any amendments to the Finance Documents are published in the manner stipulated in Clause 11.3 (*Publication of Finance Documents*). The Issuer shall ensure that any amendments to the Finance Documents are duly registered with the CSD and

each other relevant organisation or authority, to the extent such registration is possible with the rules of the relevant CSD.

- (d) An amendment to the Finance Documents shall take effect on the date determined by the Bondholders Meeting, in the Written Procedure or by the Agent, as the case may be.

## **20. Appointment and Replacement of the Agent and the Security Agent**

### **20.1 Appointment of Agent and the Security Agent**

- (a) By subscribing for Bonds, each initial Bondholder appoints the Agent and the Security Agent to act as its agent and security agent (as applicable) in all matters relating to the Bonds and the Finance Documents, and authorises each of the Agent and the Security Agent to act on its behalf (without first having to obtain its consent, unless such consent is specifically required by these Terms and Conditions) in any legal or arbitration proceedings relating to the Bonds held by such Bondholder including any legal or arbitration proceeding relating to the perfection, preservation, protection or enforcement of the Transaction Security.
- (b) By acquiring Bonds, each subsequent Bondholder confirms the appointment and authorisation for the Agent and the Security Agent to act on its behalf, as set forth in Clause 20.1(a).
- (c) Each Bondholder shall immediately upon request provide the Agent and the Security Agent with any such documents, including a written power of attorney (in form and substance satisfactory to the Agent or the Security Agent, as applicable), that the Agent or the Security Agent (as applicable) deems necessary for the purpose of exercising its rights and/or carrying out its duties under the Finance Documents. Neither the Agent nor the Security Agent is under any obligation to represent a Bondholder which does not comply with such request.
- (d) The Issuer shall promptly upon request provide the Agent and the Security Agent with any documents and other assistance (in form and substance satisfactory to the Agent or the Security Agent, as applicable), that the Agent or the Security Agent (as applicable) deems necessary for the purpose of exercising its rights and/or carrying out its duties under the Finance Documents.
- (e) Each of the Agent and the Security Agent is entitled to fees for its respective work and to be indemnified for costs, losses and liabilities on the terms set out in the Finance Documents and the Agent's and the Security Agent's respective obligations as Agent and Security Agent (as applicable) under the Finance Documents are conditioned upon the due payment of such fees and indemnifications.
- (f) Each of the Agent and the Security Agent may act as agent or trustee for several issues of securities issued by or relating to the Issuer and other Group Companies notwithstanding potential conflicts of interest.

## 20.2 Duties of the Agent and the Security Agent

- (a) Each of the Agent and the Security Agent shall represent the Bondholders subject to and in accordance with the Finance Documents, including, *inter alia*, holding the Transaction Security pursuant to the Security Documents on behalf of the Bondholders and, where relevant, enforcing the Transaction Security on behalf of the Bondholders. Neither the Agent nor the Security Agent is responsible for the content, valid execution, legal validity or enforceability of the Finance Documents or the perfection of the Transaction Security.
- (b) When acting in accordance with the Finance Documents, each of the Agent and the Security Agent is always acting with binding effect on behalf of the Bondholders. Each of the Agent and the Security Agent shall carry out its duties under the Finance Documents in a reasonable, proficient and professional manner, with reasonable care and skill.
- (c) Each of the Agent's and the Security Agent's duties under the Finance Documents are solely mechanical and administrative in nature and the Agent and the Security Agent only acts in accordance with the Finance Documents and upon instructions from the Bondholders, unless otherwise set out in the Finance Documents. In particular, neither the Agent nor the Security Agent is acting as an advisor (whether legal, financial or otherwise) to the Bondholders or any other Person.
- (d) Neither the Agent nor the Security Agent is obligated to assess or monitor the financial condition of the Issuer or compliance by the Issuer of the terms of the Finance Documents unless to the extent expressly set out in the Finance Documents, or to take any steps to ascertain whether any Event of Default (or any event that may lead to an Event of Default) has occurred. Until it has actual knowledge to the contrary, each of the Agent and the Security Agent is entitled to assume that no Event of Default (or any event that may lead to an Event of Default) has occurred.
- (e) Each of the Agent and the Security Agent is entitled to delegate its duties to other professional parties, but each of them shall remain liable for the actions of such parties under the Finance Documents.
- (f) Each of the Agent and the Security Agent shall treat all Bondholders equally and, when acting pursuant to the Finance Documents, act with regard only to the interests of the Bondholders and shall not be required to have regard to the interests or to act upon or comply with any direction or request of any other Person, other than as explicitly stated in the Finance Documents.
- (g) Each of the Agent and the Security Agent is entitled to engage external experts when carrying out its duties under the Finance Documents. The Issuer shall on demand by the Agent and/or the Security Agent pay all costs for external experts engaged (i) after the occurrence of an Event of Default, (ii) for the purpose of investigating or considering (A) an event which the Agent reasonably believes is or may lead to an Event of Default or (B) a matter relating to the Issuer or the Finance Documents which the Agent and/or the Security Agent reasonably

believes may be detrimental to the interests of the Bondholders under the Finance Documents, (iii) in connection with any Bondholders' Meeting or Written Procedure, (iv) in connection with any amendment (whether contemplated by the Finance Documents or not) or waiver under the Finance Documents, or (v) as otherwise agreed between the Agent and/or the Security Agent and the Issuer. Any compensation for damages or other recoveries received by the Agent and/or the Security Agent from external experts engaged by it for the purpose of carrying out its duties under the Finance Documents shall be distributed in accordance with Clause 15 (*Distribution of Proceeds*).

- (h) Notwithstanding any other provision of the Finance Documents to the contrary, neither the Agent nor the Security Agent is obliged to do or omit to do anything if it would or might in its reasonable opinion constitute a breach of any law or regulation.
- (i) If in the Agent's or Security Agent's (as applicable) reasonable opinion the cost, loss or liability which it may incur (including its respective reasonable fees) in complying with instructions of the Bondholders, or taking any action at its own initiative, will not be covered by the Issuer, or the Bondholders (as applicable), the Agent or the Security Agent (as applicable) may refrain from acting in accordance with such instructions, or taking such action, until it has received such funding or indemnities (or adequate Security has been provided therefore) as it may reasonably require.
- (j) Unless it has actual knowledge to the contrary, each of the Agent and the Security Agent may assume that all information provided by or on behalf of the Issuer (including by its advisors) is correct, true and complete in all aspects.
- (k) Each of the Agent and the Security Agent shall give a notice to the Bondholders (i) before it ceases to perform its obligations under the Finance Documents by reason of the non-payment by the Issuer of any fee or indemnity due to the Agent or the Security Agent under the Finance Documents or (ii) if it refrains from acting for any reason described in Clause 20.2(i).

### **20.3 Limited liability for the Agent and the Security Agent**

- (a) Neither the Agent nor the Security Agent will be liable to the Bondholders for damage or loss caused by any action taken or omitted by it under or in connection with any Finance Document, unless directly caused by its negligence or wilful misconduct. Neither the Agent nor the Security Agent shall be responsible for indirect loss.
- (b) Neither the Agent nor the Security Agent shall be considered to have acted negligently if it has acted in accordance with advice addressed to it from or opinions of reputable external experts or if it has acted with reasonable care in a situation when it considers that it is detrimental to the interests of the Bondholders to delay the action in order to first obtain instructions from the Bondholders.

- (c) Neither the Agent nor the Security Agent shall be liable for any delay (or any related consequences) in crediting an account with an amount required pursuant to the Finance Documents to be paid by it to the Bondholders, provided that it has taken all necessary steps as soon as reasonably practicable to comply with the regulations or operating procedures of any recognised clearing or settlement system used by it for that purpose.
- (d) Neither the Agent nor the Security Agent shall have any liability to the Bondholders for damage caused by it acting in accordance with instructions of the Bondholders given in accordance with the Finance Documents.
- (e) Any liability towards the Issuer which is incurred by the Agent or the Security Agent in acting under, or in relation to, the Finance Documents shall not be subject to set-off against the obligations of the Issuer to the Bondholders under the Finance Documents.
- (f) The Agent is not liable for information provided to the Bondholders by or on behalf of the Issuer or any other Person.

#### **20.4 Replacement of the Agent and the Security Agent**

- (a) Subject to Clause 20.4(f), each of the Agent and the Security Agent may resign by giving notice to the Issuer and the Bondholders, in which case the Bondholders shall appoint a successor Agent and/or the Security Agent at a Bondholders' Meeting convened by the retiring Agent or by way of Written Procedure instigated by the retiring Agent.
- (b) Subject to Clause 20.4(f), if the Agent and/or the Security Agent is Insolvent, the Agent and/or the Security Agent (as applicable) shall be deemed to resign as Agent and/or the Security Agent (as applicable) and the Issuer shall within ten (10) Business Days appoint a successor Agent and/or a successor Security Agent (as applicable) which shall be an independent financial institution or other reputable company which regularly acts as agent under debt issuances.
- (c) A Bondholder (or Bondholders) representing at least ten (10) per cent. of the Adjusted Nominal Amount may, by notice to the Issuer (such notice may only be validly given by a Person who is a Bondholder on the Business Day immediately following the day on which the notice is received by the Issuer and shall, if given by several Bondholders, be given by them jointly), require that a Bondholders' Meeting is held for the purpose of dismissing the Agent and/or the Security Agent and appointing a new Agent and/or the new Security Agent (as applicable). The Issuer may, at a Bondholders' Meeting convened by it or by way of Written Procedure instigated by it, propose to the Bondholders that the Agent and/or the Security Agent be dismissed and a new Agent and/or a new Security Agent (as applicable) be appointed.
- (d) If the Bondholders have not appointed a successor Agent and/or successor Security Agent within ninety (90) days after (i) the earlier of the notice of resignation was given or the resignation otherwise took place or (ii) the Agent and/or the Security Agent was dismissed through a decision by the Bondholders,

the Issuer shall appoint a successor Agent and/or successor Security Agent (as applicable) which shall be an independent financial institution or other reputable company which regularly acts as agent under debt issuances.

- (e) The retiring Agent and/or the retiring Security Agent (as applicable) shall, at its own cost, make available to the successor Agent and/or the successor Security Agent (as applicable) such documents and records and provide such assistance as the successor Agent and/or successor Security Agent may reasonably request for the purposes of performing its functions as Agent and/or the Security Agent (as applicable) under the Finance Documents.
- (f) The Agent's and the Security Agent's resignation or dismissal shall only take effect upon the appointment of a successor Agent and/or the successor Security Agent (as applicable) and acceptance by such successor Agent and/or the successor Security Agent (as applicable) of such appointment and the execution of all necessary documentation to effectively substitute the retiring Agent and/or the retiring Security Agent (as applicable).
- (g) Upon the appointment of a successor, the retiring Agent and/or the retiring Security Agent shall be discharged from any further obligation in respect of the Finance Documents but shall remain entitled to the benefit of the Finance Documents and remain liable under the Finance Documents in respect of any action which it took or failed to take whilst acting as Agent and/or the Security Agent (as applicable). Its successor, the Issuer and each of the Bondholders shall have the same rights and obligations amongst themselves under the Finance Documents as they would have had if such successor had been the original Agent and/or the Security Agent.
- (h) In the event that there is a change of the Agent and/or the Security Agent in accordance with this Clause 20.4, the Issuer shall execute such documents and take such actions as the new Agent and/or the new Security Agent may reasonably require for the purpose of vesting in such new Agent and/or the new Security Agent (as applicable) the rights, powers and obligation of the Agent and/or the Security Agent and releasing the retiring Agent and/or the retiring Security Agent (as applicable) from its respective further obligations under the Finance Documents. Unless the Issuer and the new Agent and/or the new Security Agent agrees otherwise, the new Agent and/or the new Security Agent shall be entitled to the same fees and the same indemnities as the retiring Agent and/or the retiring Security Agent (as applicable).

## **21. Appointment and Replacement of the CSD**

- (a) The Issuer has appointed the CSD to manage certain tasks under these Terms and Conditions and in accordance with the CSD regulations and the other regulations applicable to the Bonds.
- (b) The CSD may retire from its assignment or be dismissed by the Issuer provided that the Issuer has effectively appointed a replacement CSD that accedes as CSD at the same time as the old CSD retires or is dismissed and provided also that the replacement does not have a negative effect on any Bondholder. The

replacing CSD must be authorised to professionally conduct clearing operations pursuant to the Swedish Securities Markets Act (*Sw. lag (2007:528) om värdepappersmarknaden*) and be authorised as a central securities depository in accordance with the Financial Instruments Accounts Act.

## 22. Appointment and Replacement of the Issuing Agent

- (a) The Issuer appoints the Issuing Agent to manage certain specified tasks under these Terms and Conditions and in accordance with the legislation, rules and regulations applicable to and/or issued by the CSD and relating to the Bonds.
- (b) The Issuing Agent may retire from its assignment or be dismissed by the Issuer, provided that the Issuer has approved that a commercial bank or securities institution approved by the CSD accedes as new Issuing Agent at the same time as the old Issuing Agent retires or is dismissed. If the Issuing Agent is Insolvent, the Issuer shall immediately appoint a new Issuing Agent, which shall replace the old Issuing Agent as issuing agent in accordance with these Terms and Conditions.

## 23. No Direct Actions by Bondholders

- (a) A Bondholder may not take any steps whatsoever against the Issuer or with respect to the Transaction Security or the guarantee pursuant to the Guarantee Agreement to enforce or recover any amount due or owing to it pursuant to the Finance Documents, or to initiate, support or procure the winding-up, dissolution, liquidation, company reorganisation (*Sw. företagsrekonstruktion*) or bankruptcy (*Sw. konkurs*) (or its equivalent in any other jurisdiction) of the Issuer in relation to any of the liabilities of the Issuer under the Finance Documents.
- (b) Clause 23(a) shall not apply if the Agent has been instructed by the Bondholders in accordance with the Finance Documents to take certain actions but fails for any reason to take, or is unable to take (for any reason other than a failure by a Bondholder to provide documents in accordance with Clause 20.1(c)), such actions within a reasonable period of time and such failure or inability is continuing. However, if the failure to take certain actions is caused by the non-payment by the Issuer of any fee or indemnity due to the Agent under the Finance Documents or by any reason described in Clause 20.2(i), such failure must continue for at least forty (40) Business Days after notice pursuant to Clause 20.2(k) before a Bondholder may take any action referred to in Clause 23(a).
- (c) The provisions of Clause 23(a) shall not in any way limit an individual Bondholder's right to claim and enforce payments which are due to it under Clause 9.5 (*Mandatory repurchase due to a Change of Control Event (put option)*) or other payments which are due by the Issuer to some but not all Bondholders.

## 24. Prescription

- (a) The right to receive repayment of the principal of the Bonds shall be prescribed and become void ten (10) years from the Redemption Date. The right to receive payment of interest (excluding any capitalised interest) shall be prescribed and become void three (3) years from the relevant due date for payment. The Issuer is entitled to any funds set aside for payments in respect of which the Bondholders' right to receive payment has been prescribed and has become void.
- (b) If a limitation period is duly interrupted in accordance with the Swedish Act on Limitations (*Sw. preskriptionslag (1981:130)*), a new limitation period of ten (10) years with respect to the right to receive repayment of the principal of the Bonds, and of three (3) years with respect to receive payment of interest (excluding capitalised interest) will commence, in both cases calculated from the date of interruption of the limitation period, as such date is determined pursuant to the provisions of the Swedish Act on Limitations.

## 25. Notices and Press Releases

### 25.1 Notices

- (a) Any notice or other communication to be made under or in connection with the Finance Documents:
  - (i) if to the Agent, shall be given at the address registered with the Swedish Companies Registration Office (*Sw. Bolagsverket*) on the Business Day prior to dispatch or, if sent by email by the Issuer, to the email address notified by the Agent from time to time;
  - (ii) if to the Issuer, shall be given at the address registered with the Swedish Companies Registration Office on the Business Day prior to dispatch or if sent by email by the Agent, to the email address notified by the Issuer to the Agent from time to time; and
  - (iii) if to the Bondholders, shall be given at their addresses as registered with the CSD, on the Business Day prior to dispatch, and by either courier delivery (if practically possible) or letter for all Bondholders. A notice to the Bondholders shall also be published on the websites of the Group and the Agent.
- (b) Any notice or other communication made by one Person to another under or in connection with the Finance Documents shall be sent by way of courier, personal delivery or letter, or if between the Issuer and the Agent, by email, and will only be effective:
  - (i) in case of courier or personal delivery, when it has been left at the address specified in Clause 25.1(a);

- (ii) in case of letter, three (3) Business Days after being deposited postage prepaid in an envelope addressed to the address specified in Clause 25.1(a); or
  - (iii) in case of email, on the day of dispatch (unless a delivery failure message was received by the sender), save that any notice or other communication sent by email that is sent after 5.00 pm in the place of receipt shall be deemed only to become effective on the following day.
- (c) Failure to send a notice or other communication to a Bondholder or any defect in it shall not affect its sufficiency with respect to other Bondholders.

## 25.2 Press releases

- (a) Any notice that the Issuer or the Agent shall send to the Bondholders pursuant to Clauses 9.4 (*Voluntary total redemption (call option)*), 9.4 (*Mandatory repurchase due to a Change of Control Event (put option)*), 9.5 (*Early redemption due to illegality (call option)*), 11.1(d), 14.10(c), 16(o), 17(a), 18(a) and 19(c) shall also be published by way of press release by the Issuer or the Agent, as applicable.
- (b) In addition to Clause 25.2(a), if any information relating to the Bonds or the Issuer contained in a notice the Agent may send to the Bondholders under these Terms and Conditions has not already been made public by way of a press release, the Agent shall before it sends such information to the Bondholders give the Issuer the opportunity to issue a press release containing such information. If the Issuer does not promptly issue a press release and the Agent considers it necessary to issue a press release containing such information before it can lawfully send a notice containing such information to the Bondholders, the Agent shall be entitled to issue such press release.

## 26. Force Majeure and Limitation of Liability

- (a) None of the Agent, the Security Agent or the Issuing Agent shall be held responsible for any damage arising out of any legal enactment, or any measure taken by a public authority, or war, strike, lockout, boycott, blockade or any other similar circumstance (a "**Force Majeure Event**"). The reservation in respect of strikes, lockouts, boycotts and blockades applies even if the Agent, the Security Agent or the Issuing Agent itself takes such measures, or is subject to such measures.
- (b) The Issuing Agent shall have no liability to the Bondholders if it has observed reasonable care. The Issuing Agent shall never be responsible for indirect damage with exception of gross negligence and wilful misconduct.
- (c) Should a Force Majeure Event arise which prevents the Agent, the Security Agent or the Issuing Agent from taking any action required to comply with these Terms and Conditions, such action may be postponed until the obstacle has been removed.

- (d) The provisions in this Clause 26 apply unless they are inconsistent with the provisions of the Financial Instruments Accounts Act which provisions shall take precedence.

## **27. Governing Law and Jurisdiction**

- (a) These Terms and Conditions, and any non-contractual obligations arising out of or in connection therewith, shall be governed by and construed in accordance with the laws of Sweden.
- (b) The Issuer submits to the non-exclusive jurisdiction of the City Court of Stockholm (Sw. *Stockholms tingsrätt*).

We hereby certify that the above terms and conditions are binding upon ourselves.

**Patriam Invest AB (publ)**

as Issuer

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Name:

We hereby undertake to act in accordance with the above terms and conditions to the extent they refer to us.

**Intertrust (Sweden) AB**

as Agent and Security Agent

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Name: