



Stockholm, 9 May 2025

To the Agent and Bondholders in:

ISIN: SE0021627361 – Sehlhall Fastigheter AB's (publ) SEK 200,000,000 senior secured floating rate sustainability bonds

NOTICE OF CHANGE OF CONTROL

Reference is made to the terms and conditions of the SEK 200,000,000 Senior Secured Floating Rate Sustainability Bonds (the "**Bonds**"), issued by Sehlhall Fastigheter AB (publ) (the "**Issuer**") on 13 March 2024 in accordance with the terms and conditions for the Bonds (the "**Terms and Conditions**"). All capitalised terms used herein and not otherwise defined in this notice shall have the meaning assigned to them in the Terms and Conditions.

As announced by the Issuer on 6 May 2025, NSF V Sweden Holding 60 AB, part of Nordic Real Estate Partners ("**NREP**"), has become a shareholder and strategic partner in the Issuer (the "**Transaction**"). Existing shareholders in the Issuer have entered into an agreement with NREP that provides NREP with a majority control of the Issuer, which constitutes a Change of Control Event in accordance with the Terms and Conditions.

For more information, please see the press release relating to the Transaction published by the Issuer on 6 May 2025.

As a result of the Change of Control Event, each Bondholder may during the Exercise Period (as defined below) exercise its right to repurchase all, or only some, of its Bonds at a price equal to 101.00 per cent. of the outstanding Nominal Amount together with accrued interest (as defined below), pursuant to Clause 10.5 (*Mandatory repurchase due to a Change of Control Event, Listing Failure Event and/or Delisting (put option)*) in the Terms and Conditions.

A Bondholder who wants to exercise its right to repurchase all, or only some, of its Bonds shall sign and send a repurchase instruction form to the Issuer no later than 17:00 CEST on 30 June 2025 (the period from the date of this Notice up until and including such date and time being the "**Exercise Period**"). The repurchase instruction form may be obtained by contacting the Issuer on the following email address: ir@sehlhall.se. Submissions received after the end of the Exercise Period will be deemed invalid and will not be accepted.

The repurchase date applicable to those Bondholders who have submitted a valid repurchase instruction in accordance with the repurchase instruction form within the Exercise Period will be 28 July 2025.

This notice of Change of Control has been sent on 9 May 2025 to the Agent and the Bondholders directly registered as of 9 May 2025 in the debt register (Sw. *skuldbok*) kept by the CSD. If you are an authorised nominee under the Swedish Central Securities Depositories and Financial Instruments Accounts Act or if you otherwise are holding Bonds on behalf of someone else on a securities account, please forward this notice to the Bondholder you represent as soon as possible.

The Issuer has received undertakings from all Bondholders that they will not exercise the repurchase right as described above, which is why no repurchase of the Bonds as a result of the Change of Control Event is expected.

For further information, please contact the Issuer at:

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