

Call Option Notice

Stockholm, 10 September 2018

From: IB Bostad 18 AB (publ) (the "Issuer")
To: Nordic Trustee ASA (the "Agent"); and
The Bondholders in:

ISIN: NO0010777162- IB BOSTAD 18 AB (PUBL) FRN SENIOR SECURED NOK 185 MILLION BONDS 2016/2018

Reference is made to the above mentioned bonds (the "**Bonds**") issued by IB Bostad 18 AB (publ) as issuer (the "**Issuer**") pursuant to the Bond Terms dated 21 October 2016.

Capitalized terms used herein shall have the meaning assigned to them in the Bond Terms.

We hereby give you notice that the Issuer will exercise its right to redeem all outstanding Bonds in full on the Call Option Repayment Date, being 24 September 2018, in accordance with Clause 10.2 (*Voluntary early redemption – Call Option*) of the Terms and Conditions.

The redemption amount for each Bond shall be the applicable Make Whole Amount as set out below together with accrued and unpaid interest up to but excluding the Call Option Repayment Date and the redemption amount will be paid to the Bondholders holding Bonds on the Relevant Record Date, being 20 September 2018.

The applicable Make Whole Amount is calculated at the present value on the Call Option Redemption Date of:

- (i) 100 per cent. of the Nominal Amount; and
- (ii) remaining interest payments of the redeemed Bonds, less any accrued but unpaid interest on the redeemed Bonds as at the Call Option Repayment Date, to the Maturity Date.

The total Make Whole Amount will as of 24 September 2018 be NOK 185 953 821.

This notice is irrevocable and shall be governed by Swedish law.

Yours faithfully

IB Bostad 18 AB (publ)



Ilija Batljan

For further questions to the Issuer, regarding the call option notice, please contact the Issuer at ilija@sbbnorden.se or + 46 70 518 39 67.

For further questions to the Agent, regarding the call option notice, please contact the Agent at Andersen@nordictrustee.com or +47 22 87 94 21.