

NP13 FÖRVALTNING AB (PUBL) (PREVIOUSLY SVEAVALVET AB (PUBL)) HEREBY GIVES IRREVOCABLE NOTICE OF CONDITIONAL REDEMPTION OF ITS SEK SENIOR UNSECURED FLOATING RATE BONDS 2016/2019 ("**NOTICE OF CONDITIONAL REDEMPTION**")

To: **The Bondholders and the Agent under the Terms and Conditions (each as defined below)**

Date: **2 September 2019**

We refer to the SEK 250,000,000 senior unsecured floating rate bonds 2016/2019 with ISIN SE0009320369 (the "**Bonds**") issued by NP13 Förvaltning AB (publ) (previously Sveavalvet AB (publ)) (the "**Issuer**"), of which the Issuer is itself the holder of SEK 93,000,000, and to the terms and conditions of the maximum SEK 400,000,000 senior unsecured floating rate bonds, originally dated 9 December 2016 as amended on 13 March 2018 (the "**Terms and Conditions**").

Subject to the satisfaction of the Financing Condition (as defined below), notice is hereby given pursuant to clause 9.3 (*Voluntary Total Redemption*) of the Terms and Conditions, that the Issuer is exercising its option to redeem in full all outstanding Bonds on 26 September 2019 (the "**Redemption Date**"), at a redemption price of 100.00 per cent. of the Nominal Amount (as defined in the Terms and Conditions), together with accrued but unpaid interest (the "**Redemption Price**") (the "**Conditional Redemption**").

The record date on which any holder must hold any Bond to be entitled to the Redemption Price is 19 September 2019.

In connection with the Conditional Redemption, the holder of the Bonds (the "**Bondholders**") may apply to invest in a new senior unsecured bond issued by the Issuer's parent company NP3 Fastigheter AB (publ) in a maximum amount of SEK 800,000,000 and with maturity date in March 2023 (the "**New Bonds**"), subject to market conditions.

Pricing of the New Bonds is expected to occur on 6 September 2019 but may occur on an earlier or later date depending on the market conditions.

Bondholders having indicated an interest in subscribing for New Bonds by submitting an email to Syndicate@swedbank.se or DCMsyndicate@seb.se no later than 12.00 CEST on 6 September 2019 will be eligible to receive a priority in the allocation of the New Bonds if such order in the New Bonds is an integral multiple of the minimum denomination of the New Bonds, being SEK 1,250,000 and provided that the Bondholder is an eligible buyer of the New Bonds given the target market for the New Bonds in accordance with Directive 2014/65/EU (MiFID II) and the applicable selling restrictions. Such priority in allocation may however not match in size the nominal volume held by such Bondholder under the current Bonds.

The Conditional Redemption is conditional upon a successful issue of the New Bonds (the "**Financing Condition**"). The redemption of the Bonds and the giving of this Notice of Conditional Redemption, is subject to and conditioned upon the satisfaction of the Financing Condition, and the Issuer shall not, and shall have no obligation to, redeem any of the Bonds pursuant this Notice of Conditional Redemption unless the Financing Condition has been satisfied or waived on or prior to the Redemption Date.

The Issuer shall inform Nordic Trustee & Agency AB (publ) (the “**Agent**”) and Bondholders by way of a press release at least one (1) business day prior to the Redemption Date if the Financing Condition is met or will not be satisfied or waived.

If the Financing Condition is not satisfied or waived on or prior to the Redemption Date, the Bonds will remain outstanding and interest will continue to accrue in accordance with the Terms and Conditions.

NP13 Förvaltning AB (publ)

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