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Stockholm, 16 April 2025

To the Bondholders in:

ISIN: SE0017132442 – Företagsparken Norden Holding AB (publ) Maximum SEK 1,000,000,000 Senior Unsecured Callable Floating Rate Bonds 2022/2025

NOTICE TO BONDHOLDERS – ADDITIONAL REQUEST TO AMEND THE TERMS AND CONDITIONS IN OUTSTANDING WRITTEN PROCEDURE

This notice has been sent on 16 April 2025 to holders directly registered as of 15 April 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 (Sw. *lag (1998:1479) om värdepapperscentraler och kontoföring av finansiella instrument*) or if you otherwise are holding bonds on behalf of someone else on a Securities Account, please forward this notice to the holder you represent as soon as possible.

Nordic Trustee & Agency AB (publ) acts as agent (the “**Agent**”) for the holders of the bonds (the “**Bondholders**”) in the above mentioned bond issue SE0017132442 with an aggregated amount outstanding of SEK 500,000,000 (the “**Bonds**”) issued by Företagsparken Norden Holding AB (publ) (the “**Issuer**”). This notice (the “**Notice**”) is sent by the Agent upon request from the Issuer. The Agent hereby informs the Bondholders of the following.

All capitalised terms used herein and not otherwise defined in this Notice shall have the meanings assigned to them in the terms and conditions of the Bonds as amended and/or restated from time to time (the “**Terms and Conditions**”).

1. Background

Reference is made to the written procedure initiated by the Agent upon the Issuer’s request on 9 April 2024 (the “**Written Procedure**”) pursuant to the notice of Written Procedure which was sent to all Bondholders directly registered as of 8 April 2025 in the debt register kept by the CSD (the “**Notice of Written Procedure**”), whereby the Issuer requested that the Bondholders shall approve an extension of the Final Redemption Date by up to twelve (12) months (the “**Extension**”) and restrict the Issuer’s ability to make dividends and other value transfers to its shareholders (together with the Extension, the “**Amendments**”).

Following feedback from certain larger Bondholders and in order to further incentivise participation and support for the Amendments, the Issuer has resolved to update the proposal and the terms of the Written Procedure. In addition to the Amendments and subject to the Issuer’s proposal in the Written Procedure being approved by Bondholders and becoming effective, the Terms and Conditions shall also be amended as set out under Clause 2 (*Proposed additional amendments to the Terms and Conditions*) below.

2. Proposed additional amendments to the Terms and Conditions

The Issuer proposes that the Bondholders approve the following additional amendments to the Terms and Conditions (the “**Additional Amendments**”) which are in addition to the Amendments as set out in the Notice of Written Procedure. The Additional Amendments are

described below (where blue and underlined text indicates additions (i.e., additions), whereas red and crossed out text indicate deletions (i.e., ~~deletions~~). Please note that consequential adjustments as a result of the Additional Amendments have been left out if not deemed material for the Bondholders.

The Issuer proposes to amend the definition of Interest Rate as follows¹:

““**Interest Rate**” means the Base Rate plus ~~6.00~~7.50 per cent. *per annum* as adjusted by any application of Clause 18 (*Replacement of Base Rate*).”

The Issuer proposes to amend Clause 13.1.2 as follows:

“The Maintenance Test is met if:

- (a) the Loan to Value does not exceed ~~seventy (70.00)~~fourth-five (45.00) per cent.; and
- (b) the Interest Coverage Ratio is equal to or higher than 1.75:1.00.”

3. Extension of maturity

The Issuer has previously undertaken to determine the exact length of the Extension, provided that the Extension shall not exceed twelve (12) months from 9 May 2025, no later than in connection with the conclusion of the Written Procedure.

The Issuer hereby confirms that the Extension of the Final Redemption Date of the Bonds has been determined to eight (8) months. The new Final Redemption Date will therefore be on 9 January 2026 if the Issuer’s proposal in the Written Procedure is approved by Bondholders.

4. Voting and further Information

The deadline for voting remains at 15:00 CEST on 30 April 2025 and the Record Date for being eligible to vote remains on 17 April 2025, as set out in the Notice of Written Procedure. Bondholders who have already submitted a valid Voting Form may submit a new Voting Form should they wish to change their vote. Only the most recent valid Voting Form received before the deadline for voting will be counted. Bondholders who have already voted do not need to take any action unless they wish to change their vote, as previously submitted Voting Forms will remain valid and will be applied to the Written Procedure, as updated and amended by this Notice.

Please refer to Section 6 (*Written Procedure*) of the Notice of Written Procedure for further details on the voting procedure.

For further questions, please contact the Issuer with the following contact information: Att. Angeelica Holm, acting CEO, email: angeelica.holm@foretagsparken.se.

For further questions to the Agent regarding the administration of the Written Procedure, please contact the Agent at voting.sweden@nordictrustee.com or +46 8 783 79 00.

Stockholm, 16 April 2025

NORDIC TRUSTEE & AGENCY AB (PUBL)
As Agent

¹ The increased Interest Rate will be effective from and including the Interest Period beginning on 9 May 2025.