

**CONDITIONAL NOTICE OF MANDATORY PREPAYMENT
DUE TO A PERMITTED PARTIAL DIVESTMENT**

To: Nordic Trustee and Agency AB (the “**Agent**”) and the bondholders in:
ISIN: SE0013486057 – Host Property AB (publ) SEK 500,000,000 senior secured and
guaranteed floating rate bonds (the “**Bonds**”)

Stockholm 8 November 2021

**CONDITIONAL NOTICE OF MANDATORY PREPAYMENT DUE TO A PERMITTED PARTIAL
DIVESTMENT**

This notice of mandatory prepayment (the “Notice”) has been sent on 8 November 2021 to Agent and the Bondholders directly registered as of 5 November 2021 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.

We refer to the SEK 500,000,000 senior secured and guaranteed floating rate bonds with ISIN SE0013486057 originally dated 26 November 2019, as amended and restated on 26 March 2021 (the “**Terms and Conditions**”) with Host Property AB (publ) as the issuer (the “**Issuer**”). Terms defined in the Terms and Conditions shall have the same meaning when used in this letter, unless otherwise defined herein.

On 6 November 2021, the Issuer entered into a share purchase agreement regarding the divestment of the Property Company Host Billinge hus i Skövde AB (“**Host Billinge hus**”) (the “**Transaction**”). If the Transaction is completed, it will constitute a Permitted Partial Divestment in accordance with Clause 14.6.2 in the Terms and Conditions. In accordance with Clause 10.7 (*Mandatory Prepayment due to Permitted Partial Divestment or a Permitted Land Parcel Divestment*) in the Terms and Conditions, the Issuer hereby gives conditional notice to all Bondholders that it will prepay the Bonds with the Prepayment Amount, being calculated to SEK 93,750,000, at a price of 102.00 per cent. of the Nominal Amount if the Conditions (as defined below) is fulfilled (the “**Mandatory Prepayment**”).

The Mandatory Prepayment is conditional upon the Agent being notified in writing by the Account Bank that the Prepayment Amount has been received on the Escrow Account (the “**Condition**”), i.e. no later than on 26 November 2021 which is the date of closing of the Transaction (the “**Closing Date**”).

Subject to the Condition being fulfilled, the prepayment date is 29 November 2021 (the “**Prepayment Date**”) (being the first Interest Payment Date following the applicable notice period and following an application of the Business Day Convention) and the Record Date for the Mandatory Prepayment will be 22 November 2021, i.e. five (5) Business Days prior to the Prepayment Date.

The fulfilment of the Condition will be confirmed to the Bondholders through a press release. Should the Conditions not be fulfilled by the Closing Date, the Mandatory Prepayment will not occur which will, in such case, be confirmed to the Bondholders through a press release.

If the Conditions are satisfied, the Mandatory Prepayment will be irrevocable and all outstanding Bonds will be prepaid at the Prepayment Amount of 102.00 per cent. of the total outstanding Nominal Amount (i.e., SEK 45,937 per Bond) and the total outstanding Nominal Amount following the Mandatory Prepayment will amount to SEK 343,125,000. The Prepayment Amount will be paid to each person who is registered as owner of Bonds in the debt register maintained by Euroclear Sweden at end of business on the Record Date.

This Notice is a Finance Document and shall be governed by, and construed in accordance with, Swedish law. The courts of Sweden shall have exclusive jurisdiction over matters arising out of or in connection with this Notice. The City Court of Stockholm shall be the court of first instance.

For further information, please contact the Issuer at:

Christian Fuhr, Investor Relations, mob: +47 98 22 85 16, email: christian.fuhr@host.no
Host Property AB (publ)
