

CONDITIONAL NOTICE OF VOLUNTARY TOTAL REDEMPTION

To: The bondholders in:
ISIN: SE0013486057 – Host Property AB (publ) SEK 331,808,000 senior secured and guaranteed floating rate bonds (the “**Bonds**”)

Stockholm, 21 November 2023

CONDITIONAL NOTICE OF VOLUNTARY TOTAL REDEMPTION

This conditional notice of voluntary total redemption (the “Notice”) has been sent on 21 November 2023 to Agent and the Bondholders directly registered as of 20 November 2023 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

We refer to the SEK 331,808,000 senior secured and guaranteed floating rate bonds with ISIN SE0013486057 originally dated 26 November 2019, as amended and restated on 26 March 2021 and on 28 November 2022 (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.

In accordance with a press release published by the Issuer on 20 November 2023, the Issuer’s parent company Host AB has entered into a share purchase agreement regarding the divestment of 51 per cent of the shares in the Issuer (the “**Transaction**”). The Issuer hereby gives conditional notice to all Bondholders that it will redeem all of the outstanding Bonds in accordance with Clause 10.6 in the Terms and Conditions if the Condition (as defined below) is fulfilled (the “**Redemption**”).

The Redemption is conditional upon completion of the Transaction taking place no later than 18 December 2023 (the “**Condition**”). The fulfilment of the Condition will be confirmed to the Bondholders through a press release on the Redemption Date (as defined below). Should the Condition not occur, the Redemption will not occur (unless the Condition has been waived by the Issuer at its sole discretion) which will, in such case, be confirmed to the Bondholders through a press release on the Redemption Date.

Subject to the Condition being fulfilled or waived, the Redemption will be made on 18 December 2023 (the “**Redemption Date**”) and the Record Date for the Redemption will be 11 December 2023, i.e. five (5) Business Days prior to the Redemption Date (the “**Record Date**”). The Redemption will be irrevocable and all outstanding Bonds will be redeemed in full at a redemption price equal to 104.50 per cent. of the total outstanding Nominal Amount (i.e., a prepayment of each Bond considering of (i)

a full prepayment of the Nominal Amount of SEK 165,904 per Bond and (ii) a premium of SEK 7,466 per Bond, in aggregate SEK 173,370 per Bond) together with accrued but unpaid interest in accordance with the Terms and Conditions. All Bonds will be redeemed in full after the Redemption. The payment will be made 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.

In connection with the Redemption, the Bonds will be delisted from Nasdaq First North Bond Market.

This Notice shall be governed by, and construed in accordance with, Swedish law.

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)
