

To: 1. Nordic Trustee & Agency AB (publ) in its capacity as agent under the Terms and Conditions for the Bonds (each as defined below) (the "**Agent**"); and  
2. the Bondholders (as defined in the Terms and Conditions).

From: Adapta Fastigheter AB (publ) (the "**Issuer**")

Date: 2 April 2019

## REDEMPTION AND CALL OPTION NOTICE

Dear Sir or Madame,

1. We refer to the terms and conditions (the "**Terms and Conditions**") of the up to SEK 625,000,000 senior secured callable floating rate bonds ISIN: SE0009161334 (the "**Bonds**") as governed by the terms and conditions originally dated 31 October 2016 (as amended and restated from time to time).
2. This is a call option and redemption notice regarding the voluntary total redemption (call option) of all of the Bonds, made in accordance with Clause 9.3 of the Terms and Conditions.
3. Capitalised terms used and otherwise not defined herein shall have the meaning given to them in the Terms and Conditions.
4. Subject to fulfilment of the condition precedents set out in item 5 below (the "**Conditions Precedents**"), we hereby notify each Bondholder and the Agent that we, on 3 May 2019 (the "**Redemption Date**"), will redeem early all of the Bonds at a Call Option Amount of 101.63 per cent. of the Nominal Amount, together with accrued but unpaid interest on each of the Bonds.
5. The Issuer's obligation to redeem all of the Bonds on the Redemption Date is subject to the following Conditions Precedent:
  - (a) Receipt by the Issuer no later than on 15 April 2019 of a duly executed release letter from the Agent in a form agreed between the Issuer and the Agent, containing a confirmation from the Agent that any and all Security under the Security Documents will upon the payment of the specified amount be released;
  - (b) Release on the Redemption Date to the Issuer or to a person designated by the Issuer of any and all Security under the Security Documents; and
  - (c) That the Issuer, at a date no later than on the Redemption Date, has received the funds necessary to redeem the Bonds in full and to pay all related expenses.

6. If the Conditions Precedents have not been satisfied prior to the dates specified therein, the Bonds will remain outstanding and interest will continue to accrue in accordance with the Terms and Conditions.
7. Please contact the Agent or the Issuer for any queries regarding the redemption to be made in accordance with this redemption and call option notice.
8. Clause 26 (*Governing Law and Jurisdiction*) of the Terms and Conditions shall apply, *mutatis mutandis*, to this notice of redemption.

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For information please contact any of:

Erik Fischer, Chief Executive Officer on [erik@adaptafast.se](mailto:erik@adaptafast.se) or +46 70-220 23 10

Per Thörnqvist, Finance and Business Development Officer on [per@adaptafast.se](mailto:per@adaptafast.se) or +46 76-555 83 61

Yours faithfully,

**ADAPTA FASTIGHETER AB (PUBL)**