

To the noteholders (the “Noteholders”) in:

ISIN: SE0013104791– SEK 400,000,000 Notes with Note Series number 102 issued under K2A Knaust & Andersson Fastigheter AB (publ)’s MTN Programme

NOTICE OF EARLY REDEMPTION

This notice of early redemption (the “Notice”) has been sent on 25 February 2025 to Noteholders directly registered as of 24 February 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 (*lag (1998:1479) om värdepapperscentraler och kontoföring av finansiella instrument*) or if you otherwise are holding Notes on behalf of someone else on a Securities Account, please forward this notice to the Noteholder you represent as soon as possible.

Reference is made to the terms and conditions of the above mentioned note issue (the “**Notes**”) issued by K2A Knaust & Andersson Fastigheter AB (publ) (the “**Issuer**”) in accordance with the general terms and conditions for the Issuer’s MTN Programme dated 21 May 2021 (the “**General Terms and Conditions**”) and the final terms and conditions for the Notes dated 27 September 2021 (the “**Final Terms**”, and together with the General Terms and Conditions the “**Terms and Conditions**”), both as amended and restated on 30 May 2024.

Reference is also made to the partial repayments of the Notes made by the Issuer in accordance with the notices sent by the Issuer on 3 October 2024 and 14 October 2024. Following the partial repayments and as of the date of this Notice, the aggregate nominal amount outstanding of all Notes is equal to SEK 200,000,000 (i.e. SEK 625,000 per Note).

All capitalised terms used herein and not otherwise defined in this Notice shall have the meaning assigned to them in the Terms and Conditions.

The Issuer hereby gives notice to all Noteholders of a voluntary total redemption of the Notes in full in accordance with Clause 8.2 (*Voluntary total redemption (call option)*) in the General Terms and Conditions and Clause 18 in the Final Terms (the “**Redemption**”). The Redemption Date is set to 21 March 2025 and the Record Date for the Redemption will be 14 March 2025, i.e. five (5) Business Days prior to the Redemption Date.

All outstanding Notes will be redeemed at the redemption price of 104.50 per cent. of the Nominal Amount (i.e. SEK 653,125 per Note). Any accrued and unpaid interest will also be paid in respect of the Notes in accordance with the Terms and Conditions. The redemption amount together with accrued but unpaid interest up to and including the Redemption Date will be paid to each person who is registered as owner of Notes in the debt register maintained by Euroclear Sweden at end of business on the Record Date.

In connection with the Redemption, the Notes will be delisted from Nasdaq Stockholm.

This Notice shall be governed by, and construed in accordance with, Swedish law. The Notice is for information purposes only and is not to be construed as an offer to purchase or sell or a solicitation of an offer to purchase or sell with respect to any securities of the Issuer.

For further information, please contact the Issuer at:

johan.knaust@k2a.se or +46 70 740 04 50

Stockholm, 25 February 2025

K2A KNAUST & ANDERSSON FASTIGHETER AB (publ)