

From: SBT Properties AB (publ)

To: To the holders of the SEK 67,000,000 (or its equivalent in NOK and EUR) bonds issued by SBT Properties AB (publ) (the "**Issuer**") with ISIN SE0011256296, NO0010823628 and SE0011256304 (the "**Bonds**")

Subject: Information to the Bondholders

Date: 24 May 2021

Information from the Issuer regarding an upcoming Written Procedure

The Issuer intends to announce a written procedure, through Intertrust (Sweden) AB, (the "**Written Procedure**") on or about the final maturity of the Bonds (falling on 29 May 2021). The Issuer will in the Written Procedure propose that the Bonds are set-off against preference shares to be issued in the Issuer (the "**Preference Shares**") and allotted to the Bondholders *pro rata* in relation to their holdings of Bonds as of the relevant record date for the purpose of restoring the Issuer's share capital and avoiding an involuntarily liquidation of the Issuer (the "**Proposal**"). The Preference Shares will entitle the bondholders to an amount equal to 90 % of the net proceeds received from a divestment of either the shares in the Issuer's wholly owned subsidiary, Danaplatsen Fastighets AB ("**Danaplatsen**"), or the divestment of the property Göteborg Sannegården 26:1 by Danaplatsen.

The Issuer believes that the Proposal will create the best outcome for the bondholders and hence ask for the bondholders' patience and understanding.

More information and details of the Proposal will be set out in the Written Procedure.

Humbly thanking you for your patience in these circumstances.

For further information, please contact:

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