

Call Option Notice

From: Oscar Properties Holding AB (publ) ("**OP**")

To: Intertrust (Sweden) AB (the "**Agent**")

Holders of OP's senior callable floating rate bonds with ISIN SE0005936390 (the "**Bonds**")

Dated: 21 June 2021

Dear Sirs and Madams,

We refer to the terms and conditions of the Bonds with first issue date 3 September 2014 (as amended on 6 May 2019 and on 2 November 2020) (the "**Terms and Conditions**"). Terms defined in the Terms and Conditions have the same meaning in this notice unless given a different meaning herein.

We hereby give you notice that OP will, subject to the Financing Condition (as defined below), exercise its right to redeem all outstanding Bonds in full on 19 July 2021 (the "**Redemption Date**"), in accordance with Clause 11.3 (*Early voluntary redemption by the Issuer (call option)*) of the Terms and Conditions.

The redemption amount for each Bond shall be the applicable call option amount (being 102.00 per cent. of the Nominal Amount together with accrued but unpaid interest in accordance with Clause 11.3.3 of the Terms and Conditions). The redemption amount will be paid to the Bondholders holding Bonds on the applicable Record Date (being 12 July 2021).

OP's obligation to redeem any of the Bonds on the Redemption Date is conditional upon the completion of the successful new issue of senior unsecured bonds and the fulfillment of conditions precedent for disbursement of the net proceeds from such new bonds issue, which are, among other things, to be applied towards financing the redemption of the Bonds (the "**Financing Condition**"). The redemption of the Bonds as described herein, and the giving of this notice, is subject to and conditional upon the satisfaction of the Financing Condition, and OP shall not, and shall have no obligation to, redeem the Bonds pursuant to this notice unless the Financing Condition has been satisfied on or prior to the Redemption Date.

OP shall inform the Agent and the Bondholders by way of press release at least one (1) Business Day prior to the Record Date if the Financing Condition is, or will not be, satisfied or waived by OP. If the Financing Condition is not satisfied or waived by OP on or prior to the Redemption Date, the Bonds will remain outstanding and interest will continue to accrue in accordance with the Terms and Conditions.

Subject to the above, the Bonds will be de-listed from the corporate bond list of Nasdaq Stockholm in connection with the Redemption Date and the last day of trading will occur on or about 9 July 2021.

This notice is irrevocable (but is for the avoidance of doubt conditional upon the Financing Condition being met) and shall be governed by Swedish law.

Yours faithfully

Oscar Properties Holding AB (publ)