

# CAPRATE

RESPONSE. ABILITY.

To the Bondholders of Bonds issued by CapRate Campus 4 AB  
(formerly Malmö Katrinelund 27 AB), ISIN SE0010101782, NO0010808090 and SE0010442269

Berlin, 23.12.2022

**ISIN: SE0010101782, NO0010808090 and SE0010442269**

**CapRate Campus 4 AB announces that the interest payments that were due for payment on 15 September and 15 December 2022 will be delayed until spring 2023**

Dear Bondholders,

As stated in a press release dated 21 September, CapRate Campus 4 AB (the "Issuer") has not fulfilled its obligation to pay interest due on 15 September 2022 (the "September Interest Payment") under the terms and conditions for its up to SEK 155,000,000 (or its equivalent in NOK and EUR) senior secured callable fixed rate bonds with ISIN SE0010101782, NO0010808090 and SE0010442269 (the "Terms and Conditions").

The Issuer announced with further press release dated 14 November 2022, that the September Interest Payment will be made together with the interest payment for Q1/2023 (together with the September Interest Payment the "Interest Payments") on 15 December 2022 at the latest, with the Bondholders receiving the Interest Payments approx. 3 - 5 banking days afterwards.

With further press release dated 19 December 2022 the Issuer announced that it has signed contracts for an increase of its capitalization and that Interest Payments will be made by the Issuer in 2022, with the Bondholders receiving their payments in the beginning of January 2023.

Unfortunately, the increase of the capitalization has been called off by the relevant investor due to unexpected outflow, cautious economic prospects, and a standstill in new customer acquisition. The Issuer therefore is currently unable to provide the budgeted liquidity to the project and thus the Interest Payments to be made in December 2022. Further, Christmas holidays makes it almost impossible for the Issuer to present alternative capitalization structure at short notice.

The Issuer will therefore invite all bondholders for an investors' call early January 2023 and will present a detailed status for the project, the refinancing activities, and opportunities how to raise short term liquidity for the Interest Payments.

As soon as a solution for all bondholders can be found, default Interest will be calculated and paid to the Bondholders in accordance with clause 8. (f) of the Terms & Conditions.

For further information, please contact: Thomas Demmel, Board Member CapRate Values AG  
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Kind regards



[Thomas Demmel \(Dec 23, 2022 11:38 GMT+1\)](#)

Thomas Demmel  
Board Member