



Prospectus for admission to trading  
on the Corporate Bond List of  
Nasdaq Stockholm  
of SEK 1,250,000,000  
**SENIOR UNSECURED BONDS**  
2020/2023 series no 10

Corem Property Group AB (publ)

**ISIN: SE0013877008**

*The validity of this Prospectus will expire after 12 months after the date of approval. The Issuer's obligation to supplement this Prospectus in the event of significant new factors, material mistakes or material inaccuracies does not apply when this Prospectus is no longer valid.*

## IMPORTANT INFORMATION

This prospectus (the “**Prospectus**”) has been prepared by Corem Property Group AB (publ) (reg. no. 556463-9440) (“**Corem**”, “**Corem Group**” or “**Company**”, together with its direct and indirect subsidiaries depending on the context) in relation to the application for admission to trading of bonds issued under the Company’s maximum SEK 2,000,000,000 senior unsecured bonds 2020/2023 with ISIN SE0013877008 (the “**Bonds**”), of which SEK 1,000,000,000 was issued on 27 February 2020 (the “**Initial Bond Issue**”) and an additional SEK 250,000,000 was issued on the same day (the “**First Subsequent Bond Issue**”), in accordance with the terms and conditions for the Bonds (the “**Terms and Conditions**”), on the Corporate Bond List at Nasdaq Stockholm AB (“**Nasdaq Stockholm**”). The Company may at one or more occasions after the Initial Bond Issue and the First Subsequent Bond Issue issue subsequent bonds (“**Subsequent Bond Issue**”) under the Terms and Conditions, until the total amount under any Subsequent Bond Issue(s) and the Initial Bond Issue (including the First Subsequent Bond Issue) equals SEK 2,000,000,000. For the avoidance of doubt, this Prospectus has not been prepared for the purpose of any Subsequent Bond Issue other than the First Subsequent Bond Issue. Nordea Bank Abp (reg. no. 2858395-9), and Swedbank AB (publ) (reg. no. 502017-7753) have acted as joint bookrunners (together the “**Joint Bookrunners**”) and Swedbank AB (publ) has acted as issuing agent (the “**Issuing Agent**”).

This Prospectus has been approved by the Swedish Financial Supervisory Authority (Sw. Finansinspektionen) (the “**SFSA**”) as competent authority under Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017. The SFSA only approves this Prospectus as meeting the standards of completeness, comprehensibility and consistency imposed by Regulation (EU) 2017/1129. Such approval should not be considered as an endorsement of the issuer that is the subject of this Prospectus.

The Prospectus has been prepared for admission of the loan constituted by the Bonds for trading at Nasdaq Stockholm and does not constitute at any part an offer by Corem for subscription or purchase of the Bonds.

The Prospectus is governed by Swedish law. Disputes concerning, or related to, the contents of this Prospectus shall be subject to the exclusive jurisdiction of the courts of Sweden. The District Court of Stockholm (Sw. *Stockholms tingsrätt*) shall be the court of first instance. The Prospectus may not be distributed in any jurisdiction where such distribution or sale would require any additional prospectus, registration or other measures than those required by Swedish law or otherwise would conflict with regulations in such jurisdiction. Holders of the Prospectus or Bondholders must therefore inform themselves about, and observe any such restrictions. The Bonds have not been and will not be registered under the U.S. Securities Act of 1933 as amended at any time (the “**Securities Act**”), or under any U.S. state securities legislation. The Bonds may not be offered, sold or delivered within the United States of America or to, or for the account or benefit of, U.S. persons (as defined in Rule 902 of Regulation S under the Securities Act). Furthermore, Corem has not registered the Bonds under the securities legislation of any other country. The Bondholder may be subject to purchase or transfer restrictions with regard to the Bonds, as applicable, under local laws to which a Bondholder may be subject.

The Prospectus, including the documents incorporated by reference (see Section 6 “*Documents incorporated by reference*” below) as well as any supplements to the Prospectus, may contain statements regarding the prospects of Corem made by the board of directors. Such statements are based on the board of directors’ knowledge of current circumstances regarding Corem’s business, the market conditions, the current global environment in which Corem operates and other prevailing external factors. The reader should observe that forward-looking statements always are associated with uncertainty. An investment in the Bonds is associated with risks and risk taking. Anyone considering investing in the Bonds is therefore encouraged to carefully study the Prospectus, in particular Section 1 “*Risk factors*”. Each potential investor in the Bonds must decide upon the suitability of an investment in the light of their own circumstances.

Solely for the purposes of each Joint Bookrunner’s (for the purposes of this paragraph, the “manufacturers”) product approval process, the target market assessment in respect of the Bonds has led to the conclusion that: (i) the target market for the Bonds is eligible counterparties, professional clients and retail clients, each as defined in Directive 2014/65/EU (as amended, “**MiFID II**”); and (ii) all channels for distribution of the Bonds to eligible counterparties, professional clients and retail clients are appropriate. Any person subsequently offering, selling or recommending the Bonds (a “distributor”) should take into consideration the manufacturers’ target assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Bonds (by either adopting or refining the manufacturers’ target market assessment) and determining appropriate distribution channels.

The Bonds may not be a suitable investment for all investors and each potential investor in the Bonds must determine the suitability of that investment in light of its own circumstances. In particular, each potential investor should (i) have sufficient knowledge and experience to make a meaningful evaluation of the Bonds, the merits and risks of investing in the Bonds and the information contained or incorporated by reference in this Prospectus or any applicable supplement, (ii) have access to, and knowledge of, appropriate analytical tools to evaluate, in the context of its particular financial situation, an investment in the Bonds and the impact other Bonds will have on its overall investment portfolio, (iii) have sufficient financial resources and liquidity to bear all of the risks of an investment in the Bonds; (iv) understand thoroughly the Terms and Conditions, and (v) be able to evaluate (either alone or with the help of a financial advisor) possible scenarios for economic, interest rate and other factors that may affect its investment and its ability to bear the applicable risks.

The Prospectus will be available via the websites of the SFSA (<https://www.fi.se/sv/vara-register/prospektregistret/>) and Corem (<http://www.corem.se/sv/prospekt>). Paper copies may be obtained from Corem. The information on the website does not form part of the prospectus unless that information is incorporated by reference into the prospectus.

The figures in this Prospectus do not always sum up correctly due to being rounded off in order to facilitate the reading of the Prospectus. Disputes regarding this Prospectus shall be exclusively governed by Swedish law and settled by the Swedish courts exclusively.

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### Definitions

Corem, Corem Group or the Company	Corem Property Group AB (publ), registration number 556463-9440, with or without subsidiaries depending on the context.
The Bonds	Refers to the bonds issued within bond loan No. 10, 2020/2023, up to SEK 2,000,000,000, ISIN: SE0013877008.
Nasdaq Stockholm	Nasdaq Stockholm AB or such other regulated market conducted by Nasdaq Stockholm.
The Prospectus	This prospectus prepared in relation to Corem's admission to trading of the Bonds on the Corporate Bond List on Nasdaq Stockholm.
SEK	Refers to Swedish kronor.
Terms and Conditions	Refers to the terms and conditions for the Bonds.

Definitions and terms used in this Prospectus have the same meaning as in Section 7 "*Terms and Conditions for the Bonds*" unless otherwise expressly stated above or elsewhere in this Prospectus.

## 1 RISK FACTORS

A number of risk factors affects and may come to affect Corem, the Group and the Bonds. Some risk factors are outside the Group's control. Below is a description of risk factors which Corem considers to be the most material risks relating to the Group and the Bonds.

The risk factors are presented in categories and where a risk factor may be categorised in more than one category, such risk factor appears only once and in the most relevant category. The most material risk factor in each category is presented first. Subsequent risk factors in the same category are not ranked in order of materiality or probability of occurrence. The assessment of the materiality of each risk factor has been determined on the basis of a qualitative ordinal scale (low/medium/high) based on the probability of their occurrence and the expected magnitude of their negative impact on the Group.

### Risk factors specific and material to Corem and the Group

#### 1.1.1 Market risks

##### *Inflation and interest risk*

The Group operates in the real estate market, which to a large extent is affected by macroeconomic factors such as the level of production of new premises, changes in infrastructure and population growth. Economic growth in turn affects the employment rate, which is an essential basis for supply and demand on the rental market and consequently impacts vacancy rates and rental levels of the Group's properties. The Group mainly operates in Stockholm, Gothenburg, Malmö, Jönköping, Copenhagen and Borås and is therefore exposed to macroeconomic development on those geographic markets.

Furthermore, inflation expectations have an impact on the interest rate and thus affect the net interest income for the Group and from its investments in listed real estate companies ("**Financial Holdings**"). The Group's business is mainly financed, in excess of equity, by borrowings from credit institutions and the bond market. Interest expenses are therefore one of the Group's main cost items and the Group's total interest costs for the financial year of 2019 amounted to SEK 283 million. Interest expenses are mainly affected by, besides the extent of interest-bearing debt, the level of current market interest rates, the Group's strategy regarding length of debt maturity and credit institutions' margins, the Group's strategy regarding interest rate hedging and fixation periods. Adverse changes of interest rates would result in increased expenses for the Group and negatively affect the Group's earnings and cash flow.

Corem deems the probability of unexpected increases in inflation expectations and rising interest rates materialising to be *medium*. If the risk were to materialise, Corem considers the potential negative impact that would follow an increase in Group financing costs and decrease in rental income to be *medium*.

#### 1.1.2 Business risks

##### *Rental income and rental development*

The Group's operations mainly include commercial properties and property development as well as investments in the Financial Holdings. The Group's rental income depends on the vacancies of the properties, the rent level stipulated in the rental agreements and the tenants paying their rents on time.

The risks of fluctuations in vacancies and increases in rental losses are higher the more single large tenants a real-estate company has, as the risk for termination of a single large or multiple rental agreements and possible rental losses due to insolvency or other reasons, increase with a larger tenant. As of 31 December 2019 the Group's total number of tenants were 674. The three largest tenants, with an average remaining contract period of 8.4 years, accounted for 11 per cent. of contracted rent per 31 December 2019. There is a risk that the Group will not be able to renew all its rental agreements immediately upon expiry or that new agreements will not be met on terms as favorable for the Group as previous agreements. Furthermore, a general decrease in market occupancy rates and market rental rates would negatively affect the Group's possibilities to sustain current earnings and cash flow levels over a long period of time, which would have a negative impact on the Group's earnings. Corem deems that the probability of large fluctuations and increases in vacancies, decreases in market rental rates or any other loss of rental income or dividend from the Financial Holdings is *low*. If the risks would materialize, Corem considers the potential impact to be *high*.

#### *Changes in value of properties*

The Group's real estate investments are recorded in the balance sheet at actual value and value changes are recorded in the income statement. Total market value for the Group's property portfolio amounted to SEK 12 114 million as of 31 December 2019 and the total assets amounted to SEK 17 131 million. The Group performs a valuation of the entire property holdings quarterly. Valuations are performed according to schedule where both external and internal valuations are carried out by authorized real estate valuers. This means that normally each property in the portfolio is valued externally over a rolling 12-month period. The Financial Holdings are listed on regulated markets in the Nordic countries and are recorded in the balance sheet at actual value as value changes are recorded in the income statement. The Group's properties' loan-to-value ratio was 46 per cent. and the Group's total loan-to-value ratio was 22 per cent as of 31 December 2019.

The value of the Group's properties is affected by a number of factors, partly by property specific factors such as renting levels, rental rates and operating costs and partly by market specific factors such as yield demands and cost of capital that are derived from comparable transactions on the real estate market. Property related deteriorations such as lower rental income and increased vacancies, as well as market specific factors such as demand for higher return on investments can cause the Group to write down the actual value of its investment properties, which could have a negative impact on the Group's financial position and earnings. Furthermore a deterioration in the value of properties could cause a breach of the financial undertakings in the Group's various financial obligations which could lead to loans being accelerated, leading to immediate repayment or result in the creditor's enforcement of the pledged assets.

Corem deems the probability of such risks materializing to be *medium*. If the risks would materialize, Corem considers the potential impact to be *medium*.

#### *Projects and developments*

The operations of the Group also comprise property development projects. As per 31 December 2019 the Group had five on-going larger property development projects of minimum SEK 25 million and with

an approximated total investment volume of SEK 779 million. In addition hereto the Group had several projects of less than SEK 25 million, which on an aggregated level amounted to approximately SEK 200 million. When developing property, certain risks arise. Larger projects may entail major investments which may lead to an increased credit risk should tenants be unable to fulfil their obligations towards the Group, and the Group in turn would be unable to find other tenants for the premises in question, or should the demand or the price for the property decrease during the project. When planning and budgeting for a construction project it is essential that the basis for calculation is complete and correct. Assumptions are made in relation to costs and revenues, as well as the ability of partners to perform in accordance with contracts. Projects may be delayed or may entail higher costs than foreseen which may lead to increased costs or decreased earnings for the Group.

Corem deems the probability of such risks materializing to be *medium*. If the risks would materialize, Corem considers the potential impact to be *low*.

#### *Transactions*

To acquire and sell properties is part of the Group's ordinary business and, especially acquisitions, involve certain risks. All investments are associated with uncertainties, such as future loss of tenants, environmental circumstances and technical problems, which may have a negative impact on the property value or result in unexpected and increased costs. Further, there is a risk that a seller, in connection with an acquisition, may not fulfil its obligations due to financial difficulties, which may affect the Group's possibility to bring forward claims on compensation according to contracted indemnities or warranties (which may also be subject to limitations in amount and time).

Selling properties involves uncertainties regarding, *inter alia*, price and the ability to get provision for the properties including the willingness and ability of potential buyers to pay for the properties. Further, the Group may be subject to claims due to the sale or the condition of the sold properties. If the Group is unable to get provision at favorable terms or if claims are directed at the Group, this may lead to delays in projects as well as increased and unexpected costs for the properties and transactions.

Corem deems the probability of such risks materializing to be *low*. If the risks would materialize, Corem considers the potential impact on the Group's result and the value of the relevant properties to be *medium*.

#### *Securities trading*

The Group's Financial Holdings consists of shares in Klöver AB (publ) and some other listed real estate companies, and trading in such securities is carried out within the Group. The Financial Holdings are recorded in the balance sheet at actual value. The trading entails calculated risks in order to receive a high return. Such investments and trading activities are carried out by a limited number of people within the Group and are exposed to price fluctuations in the markets. There is a risk that the individuals responsible for the trading commit errors, or that the Group's financial holdings is affected by unforeseen price fluctuations in the stock market. Errors or unforeseen price fluctuations may have a negative effect on the value of Corem's assets and a negative effect on Corem's key ratios, and thus indirectly affect the value and the credit-worthiness of the Group. Corem deems the probability of such risks materializing to be *medium*. If the risks would materialize, Corem considers

the potential impact to be *high*.

#### *Employees*

The Group has a relatively small organization (57 employees as of 2019-12-31). The Group's employees' knowledge, experience and commitment are important for the Group's future development. The Group would be affected negatively if a number of its employees would leave the Group at the same time, or if a number of key employees would leave. Corem deems the probability of such risks materializing to be *medium*. If the risks would materialize, Corem considers the potential impact to be *medium*.

#### *Technical risks*

Property investments are associated with technical risks. Technical risk is defined as the risk associated with the technical management of the property, such as the risk for construction errors, other latent defects and deficiencies, damages (for example by fire or other force of nature) and pollution. There are regulatory requirements regarding properties that may entail that deficiencies must be remedied. There is a risk that, if such technical problems would occur, they may cause increased costs for the Group, which would have a negative impact on the Group's earnings. Corem deems the probability of such risks materializing to be *high*. If the risks would materialize, Corem considers the potential impact to be *low*.

### **1.1.3 Financial risks**

#### *Financial obligations, guarantees and refinancing risks*

The Group has obtained financing through bank loans as well as bonds from the capital market. As of 31 December 2019 18 per cent. of the Group's liabilities were attributable to bond loan financing and 82 per cent. were attributable to bank loans. The Group's loan-to-value ratio amounted to 22 per cent. and the equity / total asset ratio amounted to 48 per cent. The bank loans are secured by, *inter alia*, the Group's properties and shares in Corem's subsidiaries and Financial Holdings, and Corem has issued guarantees for some loans. There is a risk that future refinancing is not possible at all, or is not possible on terms that are attractive for Corem. Some of the Group's credit agreements contains provisions regarding, for example, ownership of the companies being parties to such credit agreements (change of control provisions), or financial covenants such as loan to value ratio and equity ratio. If such provisions are breached by the Group, it could lead to the loans being accelerated, leading to immediate repayment or result in the creditor's enforcement of the pledged assets. Should loans be accelerated, it could also result in other loan agreements (through cross default provisions) being cancelled for immediate repayment or in the collateral being taken over by the credit institution/s concerned. If such events were to materialize there is a risk that the Group will not be able to obtain necessary financing, or that such financing could only be obtained at significantly increased costs, which in turn would have a negative impact on the Group's ability to fulfil its payment obligations and materially affect the Group's ability to continue its operations. Corem deems the probability of such risks materializing to be *low*. If the risks would materialize, Corem considers the potential impact on the Groups liquidity and financial position to be *high*.

#### 1.1.4 Legal and environmental risks

##### *Holding Company risks*

Corem is the parent company of the Group and the Group's operations are mainly run through its subsidiaries. Thus, Corem is dependent on its subsidiaries and the Financial Holdings in order to receive dividend income. Corem's ability to make required payments of interest on its debts and funding is affected by the ability of its subsidiaries to transfer available funds to it, and hence Corem is dependent on its subsidiaries to fulfil its obligations under the Bonds. The transfer of funds to Corem from its subsidiaries may be restricted or prohibited by legal and contractual requirements applicable to the respective subsidiary. Additionally, the Group companies are separate legal entities and have no obligations to fulfil Corem's obligations towards its creditors. If the subsidiaries or the Financial Holdings do not provide dividend income, or due to other circumstances, conditions, laws or other regulations are prevented from providing liquidity to Corem, there is a risk that Corem will not be able to fulfil its obligations under the Bonds. Corem deems the probability of such risks materializing to be *low*. If the risks would materialize, Corem considers the potential impact to be *high*.

##### *Legal risks*

The Group's business is regulated by and must be conducted in accordance with several laws and regulations, (*inter alia* the Swedish Companies Act (Sw. *aktiebolagslagen (2005:551)*), the Swedish Land Code (Sw. *Jordabalken 1970:994*), the Swedish Environmental Code (Sw. *Miljöbalken (1998:808)*) and the Swedish Planning and Building Act (Sw. *plan- och bygglagen (2010:900)*), detailed development plans, building standards, security regulations, etcetera. There is a risk that the Group's interpretation of applicable laws and regulations may be incorrect or may change in the future. The Group may also be required to apply for various permits and registrations with municipalities and authorities in order to pursue property development. There is a risk that the Group will not be granted necessary permits or other decisions for its business activities or that such permits or decisions are appealed. In the event of the abovementioned risks are materialized, it could result in increased costs and delay in planned development of properties or otherwise have negative impact on the conduct and development of its business. Corem deems the probability of such risks materializing to be *low*. If the risks would materialize, Corem considers the potential impact to be *medium*.

##### *Taxation risks*

The Group's operations are affected by the tax rules in force, from time to time, in Sweden. Since these rules have historically been subject to frequent changes, further changes are expected in the future (potentially with retroactive effect). Such changes could have a significant negative impact on the Group's financial position and earnings.

For example, new Swedish interest deduction limitation rules entered into force on 1 January 2019. The new rules are based on the EU Directive 2016/1164 that lays down rules against tax avoidance practices that directly affect the functioning of the internal market. Under the new Swedish rules, a general limitation for interest deductions in the corporate sector was introduced by way of an EBITDA-rule. Under the EBITDA-rule, net interest expenses, i.e. the difference between the taxpayer's interest income and deductible interest expenses, are only deductible up to 30 per cent of the taxpayer's



EBITDA for tax purposes. Since the Group's operations are capital intensive and financing costs such as interest expenses constitute the largest current cost in the Group's operations, the new rules may have future negative impact on the Group's earnings. Initially however, Corem is affected mainly through a higher consumption rate of loss carryforwards as well as some minor tax-lock up's in individual subsidiaries. Corem deems the probability of risks related to new fiscal legislation entering into force affecting the Groups tax expenditures materializing to be *medium*. If the risks would materialize, Corem considers the potential impact to be *medium*.

#### *Environmental impact*

Property management and property development includes environmental risks. The Swedish Environmental Code (Sw. *Miljöbalken (1998:808)*) states that everyone who has conducted a business operation that has contributed to pollution, also has a responsibility for after-treatment of the property. If the responsible person cannot carry out or pay for the after-treatment of a polluted property, the person who has acquired the property is liable for after-treatment provided that the buyer at the time of the acquisition knew of or should have discovered the pollution. This means that claims, under certain conditions, may be raised against the Group for soil remediation or for remediation concerning presence or suspicion of pollution in soil, water areas or ground water, in order to put the property in a condition pursuant to the Swedish Environmental Code. If any of the Group's properties prove to be contaminated, it may result in a limitation of the Group's planned use of the property, lead to significant costs for after-treatment and/or adversely affect the value of the property. Corem deems the probability of such risks materializing to be *medium*. If the risks would materialize, Corem considers the potential impact to be *low*.

### **Risks related to the Bonds**

#### **1.1.5 Financial risks**

##### *Credit risk*

Investors who invest in the Bonds become exposed to a credit risk in relation to Corem, including the risk of losing the value of the entire investment. The investor's right to receive payment under the Terms and Conditions is dependent on the Group's ability to fulfil its payment obligations, which in its turn is dependent on the development of the Group's business activities and its financial position. A general downturn in the Group's financial position could increase the credit risk with subsequent higher risk premium for the Bonds on the market and could negatively affect the Group's ability to refinance the Bonds at maturity, which ultimately could decrease the market price of the Bonds. Corem deems the probability of such risk materializing to be *low*. If the risks would materialize, Corem considers the potential impact on Corem's ability to fulfil its payment obligations to be *high*.

##### *Interest rate risk*

The Bonds' value depends on several factors, one of the most significant over time being the level of market interest. The interest rate of the Bonds are calculated as 3 months STIBOR plus 2.50 per cent. As market interest rates in Sweden are relatively low compared historically, there is a risk that market rates increase in the future. Investments in the Bonds involve a risk that the market value of the Bonds

may be negatively affected by increases in market interest rates, as Bonds or notes issued in a higher interest environment may yield a higher total return than the Bonds, which may make it difficult for the Bondholders to sell the Bonds on a time and at a price acceptable to the Bondholder. Corem deems the probability of such risk materializing to be *medium*. If the risks would materialize, Corem considers the potential impact to be *medium*.

In order to ensure the reliability of reference rates (such as STIBOR), legislative action at EU level has been taken. Hence, the so-called Benchmark Regulation (Regulation (EU) 2016/1011 of the European Parliament and of the Council of 8 June 2016 on indexes used as reference values for financial instruments and financial agreements or for measuring investment fund results and amending Directives 2008/48/EC and 2014/1 TEU and Regulation (EU) No 596/2014) were added and entered into force on 1 January 2018. The Benchmark Regulation regulates the provision of reference values, reporting of data bases for reference values and use of reference values within the EU. Since the benchmark regulation has only been applied for a short period of time, the effects of it so far are difficult to assess. However, there are future risks that the benchmark regulation affects how certain reference rates are determined and how they are developed. This in conjunction with increased administrative requirements can lead to a reduced number of entities involved in the determination of reference rates, which, in such case, would lead to a certain reference interest ceasing to be published. As the interest rate of the Bonds are calculated as 3 months STIBOR plus 2.50 per cent, an investor in the Bonds may be adversely affected if STIBOR ceases to be calculated or administered, or if revisions are made to the way STIBOR is determined in the future, an investor in the Bonds may be adversely affected. Corem deems the probability of such risk materializing to be *low*. If the risks would materialize, Corem considers the potential impact to be *low*.

#### *Risks related to admission to trading*

Corem has undertaken to ensure that the Bonds and any Subsequent Bonds are admitted to trading on the corporate bond list of Nasdaq Stockholm or on another Regulated Market within certain stipulated time periods, as defined in the Terms and Conditions. There is a risk that the Bonds will not be admitted to trading on the relevant market place within the intended time frames or at all, which may entail that the market value of the Bonds decrease and it may be difficult to sell the Bonds. In addition, if the Bonds are not admitted to trading within 60 days after the First Issue Date, the Bonds will cease to qualify as an investment asset (Sw. *investeringstillgång*) as stipulated in the Swedish Income Tax Act (Sw. *inkomstskattelagen (1999:1229)*) and must be discharged from any investment savings account (Sw. *investeringssparkonto*), which may have a material adverse effect on a Bondholder's tax position with respect to the Bonds. Failure to obtain listing in time would provide each Bondholder with a right of prepayment (put option) of its Bonds.

Even if the Bonds are admitted to trading on a Regulated Market, the liquidity and trading price of the Bonds may vary as a result of numerous factors, including general market movements and irrespective of Corem's performance. This may entail that a Bondholder cannot sell his or her Bonds at the desired time or at a yield which is comparable to similar investments that have an existing and functioning secondary market. A lack of liquidity in the market may have a negative impact on the market value of the Bonds. There is a risk that a demand for and trading with the Bonds does not occur or is not maintained.

Corem deems the probability of the secondary trading in the Bonds being impacted as described above as *medium*. If the risks would materialize, Corem considers the potential impact to be *low*.

#### *Priority rights and structural subordination*

The Bonds constitute direct, unconditional, unsubordinated and unsecured obligations of Corem and shall rank at least *pari passu* with other direct, unconditional, unsubordinated and unsecured obligations of Corem. The Bonds are not guaranteed by any of Corem's subsidiaries or any other company or person. This means that the Bonds are structurally subordinated to any indebtedness raised in any of the property owning subsidiaries, and so the creditors of such indebtedness have priority over the Bondholders to the assets and revenue generated in the subsidiaries. In the event of Corem's liquidation, company reconstruction or bankruptcy, a Bondholder would normally receive payment after any prioritized creditors (e.g. lenders or investors that have the benefit of security) have received payment. The Terms and Conditions do not include any restriction on the ability of the Group to incur additional indebtedness (other than indirectly, by financial undertakings relating to interest cover ratio and the equity ratio) and hence Corem may post security to other lenders which would not secure the Bonds. In the event a subsidiary becomes subject of liquidation, company reconstruction or bankruptcy the subsidiary's creditors have priority over Corem as well as the Bondholders. Each investor should be aware of the risk that a Bondholder may lose the whole, or part of, his or her investment in the event of Corem's liquidation, bankruptcy or company reconstruction. Corem deems the probability of such risk materializing to be *low*. If the risks would materialize, Corem considers the potential impact to be *high*.

#### *Risks related to acceleration of the Bonds and put options*

Corem is required to comply with the Terms and Conditions, *inter alia*, to pay interest under the Bonds. Upon the occurrence of an Event of Default (as specified in the Terms and Conditions), the Bonds may be accelerated at the terms and price set out in the Terms and Conditions. Furthermore, upon the occurrence of a Change of Control Event, a Bond De-listing Event or a Listing Failure Event (as defined in the Terms and Conditions), each Bondholder will have a right to request (put option) that all, or only some, of its Bonds be repurchased at the terms and price set out in the Terms and Conditions. Following any of the above mentioned events, there is a risk that Corem will not have sufficient funds at the time of such acceleration or repurchase to make the required redemption of, or payment in respect of, the Bonds. This could in turn adversely affect Corem's ability to meet its financial obligations and consequently affect all Bondholders, including those who did not exercise the option. Corem deems the probability of such risk materializing to be *low*. If the risks would materialize, Corem considers the potential impact to be *high*.

## 2 RESPONSIBILITY FOR THE PROSPECTUS

Corem has obtained all necessary resolutions, authorisations and approvals required in conjunction with the Bond Issue and the performance of its obligations relating hereto. The issuance of the Initial Bond Issue and the First Subsequent Bonds Issue on 27 February 2020 was authorised by resolutions taken by the board of directors of Corem on 18 February 2020.

The board of directors is responsible for the information contained in this Prospectus. The board of directors confirms that, to the best of their knowledge and having taken reasonable care to ensure that such is the case, the information contained in the Prospectus is in accordance with the facts and that the Prospectus makes no omission likely to affect its import. The board of directors of Corem is responsible for the information given in this Prospectus only under the conditions and to the extent set forth in Swedish law.

The information in this Prospectus and in the documents incorporated by reference which derive from third parties has been accurately reproduced and, as far as Corem is aware and is able to ascertain from information published by that third party, no facts have been omitted which would render the reproduced information inaccurate or misleading.

The Prospectus has been prepared in relation to the Company's admission to trading of the Bonds on the corporate bond list on the Regulated Market Nasdaq Stockholm, in accordance with the Regulation (EU) 2017/1129.

This Prospectus has been approved by the Swedish Financial Supervisory Authority (the "SFSA") as competent authority under Regulation (EU) 2017/1129. The SFSA only approves this Prospectus as meeting the standards of completeness, comprehensibility and consistency imposed by Regulation (EU) 2017/1129. The SFSA's approval should not be considered as an endorsement of the issuer that is the subject of this Prospectus, nor should it be considered as an endorsement of the quality of the securities that are the subject of this Prospectus. Investors should make their own assessment as to the suitability of investing in the securities.

Stockholm on 21 April 2020

**Corem Property Group AB (publ)**

*The Board of Directors*

### **3 SUMMARY OF THE BOND LOAN**

*This section provides a general and broad description of the Bonds. It does not claim to be comprehensive or cover all details of the Bonds. Potential investors should therefore carefully consider this Prospectus as a whole, including the documents incorporated by reference (see below section 6) and the full Terms and Conditions for the Bonds, which can be found in the section 7 “Terms and Conditions for the Bonds”, before a decision is made to invest in the Bonds.*

#### **The Bonds**

The aggregate nominal amount of the Bonds is maximum SEK 2,000,000,000 represented by Bonds denominated in SEK, each Bond with a Nominal Amount of SEK 1,250,000. As of the date of the Prospectus SEK 1,250,000,000 of the bond loan has been issued. The Company may at one or more occasions issue Subsequent Bonds in accordance with Clause 2.4 of the Terms and Conditions, until the total amount of the Subsequent Bond Issue(s) and the Bond Issue equals SEK 2,000,000,000. For the avoidance of doubt, this Prospectus has not been prepared for the purpose of any Subsequent Bond Issue other than the First Subsequent Bond Issue. The Bonds ISIN-code is SE0013877008. The Bonds FISN-code is COREM/FRN DEBT 20230227 and the Bonds CFI-code is DBVNDR.

The Bonds have been issued in accordance with Swedish law and are affiliated to the account-based system of Euroclear AB (P.O. Box 191, SE-101 23 Stockholm, Sweden). Holding of the Bonds is recorded at each Bondholder's Securities Account. No physical notes have been or will be issued. Payment of principal, interest and, if applicable, withholding of preliminary tax will be made through Euroclear's book-entry system. The Bonds constitute direct, unconditional, unsubordinated and unsecured obligations of the Company and shall at all times rank *pari passu* and without any preference among them, and at least *pari passu* with all other direct, unconditional, unsubordinated and unsecured obligations of the Company except obligations which are preferred by mandatory regulation.

#### **Use of proceeds**

Corem shall use the Net Proceeds (gross proceeds from the issue of the Bonds, less the costs and expenses incurred by the Issuer in connection with the issue of the Bonds) for general corporate purposes of the Group, including acquisitions and refinancing (including refinancing of existing bond debt).

#### **Admission to trading**

Corem shall ensure that the Bonds issued on the First Issue Date are admitted to trading on the Corporate Bond List of Nasdaq Stockholm or on another Regulated Market within six (6) months after issuance, and that it remains admitted and that, upon any Subsequent Bond Issue, when the Bonds issued on the First Issue Date have been listed, such Subsequent Bonds are listed not later than sixty (60) Business Days after the relevant Issue Date, and the volume of listed Bonds is increased accordingly. The estimated total expenses related to the admission to trading of the Bonds amount to SEK 200,000.

The Bonds will be listed on Corporate Bond List of Nasdaq Stockholm, which is a Regulated Market.

### **Status of the Bonds**

The Bonds are in the form of debt instruments intended for public sale. A Bond confirms that the Bondholder has a claim against Corem. The Bonds constitute direct, unconditional, unsubordinated and unsecured obligations of Corem. The Bonds are freely transferable and trading with the Bonds between investors may occur from the date the Bonds were issued. The Bondholders may be subject to purchase or transfer restrictions with regard to the Bonds under local laws to which a Bondholder may be subject. The Bonds have not been, and will not be, registered under the Securities Act or the securities laws of any other jurisdiction.

### **Issuance and maturity**

The Bonds were issued on 27 February 2020. Corem shall redeem all, but not some only, of the outstanding Bonds in full on the Final Maturity Date with an amount per Bond equal to the Nominal Amount together with accrued but unpaid Interest, unless and to the extent not previously redeemed or repurchased in accordance with the Terms and Conditions. The Final Maturity Date shall take place on the first business day occurring three years after the First Issue Date on 27 February 2020, *i.e.* 27 February 2023. Payment of the Nominal Amount and accrued but unpaid Interest shall be made to the person who is registered on a Securities Account as Bondholder, or to the person who is otherwise entitled to receive payment under a Bond on the Record Date prior to the Redemption Date. The right to receive repayment of the principal of the Bonds shall be prescribed and void ten (10) years from the Redemption Date.

### **Issuer's purchase of the Bonds**

Corem may, subject to applicable regulations, at any time and at any price purchase Bonds on the market or in any other way. The Bonds held by Corem may at Corem's discretion be retained or sold, but not cancelled, except in connection with a redemption of the Bonds in full.

### **Issuer's Call Option**

Corem has the right to redeem the Bonds in whole, but not in part, (i) at any time from and including the first Business Day falling three (3) months prior to the Final Maturity Date to, but excluding, the Final Maturity Date, at a price per Bond equal to 100.25 per cent. of the Nominal Amount together with accrued but unpaid Interest. Further, Corem may redeem all, but not some only, of the outstanding Bonds at a price per Bond equal to the Nominal Amount together with accrued but unpaid Interest on a date determined by Corem if it is or becomes unlawful for Corem to perform its obligations under the Finance Documents, in accordance with Section 9.4 (*Early redemption due to illegality (call option)*) of the Terms and Conditions.

### **Put Option**

Each holder of the Bonds shall have right to request that all, or only some, of its Bonds be repurchased at a price per Bond equal to 101 per cent of the Nominal Amount together with accrued

but unpaid Interest if a Change of Control Event occurs, if the Bonds cease to be listed on Nasdaq Stockholm or another Regulated Market (Delisting Event) or if the Bonds are not listed on Nasdaq Stockholm or another Regulated Market within 60 days from 27 January 2020 (Listing Failure Event).

### **Acceleration of the Bonds**

Under certain conditions specified under Section 13 (*Acceleration of the Bonds*) of the Terms and Conditions, the Bondholders are entitled to request that Corem redeems the Bonds at an amount equal to 100 per cent. of the Nominal Amount together with accrued but unpaid Interest.

### **Interest**

Each Initial Bond carries an interest at three months STIBOR plus 2.50 percentage units *per annum* from 27 February 2020 (the First Issue Date) up to the relevant Redemption Date. Interest is paid quarterly in arrears on each Interest Payment Date and is calculated on the basis of the actual number of days in the Interest Period in respect of which payment is being made divided by 360 days (Day-count fraction is Act/360-days basis). Interest shall under the Terms and Conditions never be calculated as being an amount less than zero (0). Interest Payment Date means 27 February, 27 May, 27 August and 27 November of each year. The right to payment of Interest becomes prescribed and void three (3) years after each Interest Payment Date. Interest calculation is performed by Euroclear.

### **Representation of the holders**

Nordic Trustee & Agency AB (publ) is acting as agent for the holders in relation to the Bonds, and if relevant, any other matter within its authority or duty in accordance with the Terms and Conditions. By acquiring Bonds, each holder of the Bonds confirms such appointment and authorisation for the agent to act on its behalf in any legal or arbitration proceedings relating to the Bonds held by such holder of the Bonds. An agency agreement was entered into between the agent and the Company on or about the First Issue Date regarding, among others, the remuneration payable to the agent and indemnification. The agency agreement is available at the agent's office address (Norrandsgatan 23, SE-111 43 Stockholm, Sweden) during normal business hours and at Corems website <http://www.corem.se/sv/prospekt> (the information on the website does not form part of the prospectus unless that information is incorporated by reference into the Prospectus). The agent may, at any time, convene a Bondholders' meeting or instigate a Written Procedure among Bondholders, which may lead to a majority decision in order to bind all Bondholders, see Section 15 (*Decisions by Bondholders*) in the Terms and Conditions. The rights and obligations of the agent are further set forth in the Terms and Conditions.

### **Benchmark Regulation**

The interest payable under the Bonds is calculated by reference to the benchmark STIBOR, as defined in the Terms and Conditions. As at the date of this Prospectus, STIBOR is provided by Financial Benchmarks Sweden AB (a wholly owned subsidiary of the Swedish Banker's Association). Financial Benchmarks Sweden AB assumes overall responsibility and is the principal for STIBOR. As of the date of this Prospectus, the Swedish Banker's Association/Financial Benchmarks Sweden AB is not included in the register referred to in article 36 in Regulation (EU) 2016/1011 of the European

Parliament and of the Council of 8 June 2016 on indices used as benchmarks in financial instruments and financial contracts or to measure the performance of investment funds and amending Directives 2008/48/EC and 2014/17/EU and Regulation (EU) No 596/2014 (“**BMR**”). As far as Corem is aware, the transitional provisions in Article 51 of the BMR apply, such that the Swedish Banker’s Association is not currently required to obtain authorisation or registration.

## **Advisers**

Swedbank AB (publ) and Nordea Bank Abp have acted as Joint Bookrunners and Swedbank AB (publ) has acted as the Issuing Agent in connection with the Bonds issue. Walthon Advokater has acted as the legal advisor to Corem in connection with the Bonds issue.

## **4 DESCRIPTION OF THE COMPANY AND THE GROUP**

### **Company Description**

Corem is a real estate company with common and preferential shares admitted to trading on Nasdaq Stockholm, Mid Cap. Corem Group owns, manages and develops industrial, warehouse, logistics and retail properties in central and southern Sweden and in Denmark.

In order to maintain a good knowledge of the relevant markets, Corem has a decentralized organization with proximity to many of its tenants. The Company’s headquarters are located in Stockholm. Corem Group intends to create long-term growth and increase in value by managing, acquiring, building and improving properties in industrial, warehouse, logistics and retail areas.

Corem’s overall goal is to become the leading real estate company in its sector in certain selected regions and to provide Corem’s shareholders with a stable return on equity in the long-term. This will be achieved by continuous efforts to promote sustainable development.

Environmental work is a natural and important aspect of Corem Group’s business. The environmental work will contribute to creating a sustainable society, more effective use of resources and consistent profitability.

### **Information about the issuer**

<i>Legal form</i>	Public limited liability Company.
<i>Corporate registration number</i>	556463-9440.
<i>Regulative legislation</i>	Swedish Companies Act (Sw. aktiebolagslagen (2005:551)).
<i>LEI-code</i>	213800CHXQQD7TSS1T59.
<i>Incorporated (year)</i>	1993.
<i>Head office</i>	Municipality of Stockholm.



<i>Address</i>	Box 56085, SE-102 17, Stockholm, Sweden.
<i>Phone number</i>	+46 10 503 853 33.
<i>Website</i>	<a href="http://www.corem.se">www.corem.se</a> (the information on the website does not form part of the prospectus unless that information is incorporated by reference into the Prospectus).
<i>Legal/commercial company name</i>	Corem Property Group AB (publ).
<i>Operational objective</i>	Corem's principal objectives is to own and manage properties and securities, to provide administrative and management services and to conduct other related business thereto.
<i>Organisational structure</i>	Corem Property Group AB (publ) is the parent company of the Corem Group. Please refer to " <i>Organisational structure</i> " below for information regarding the main subsidiaries of Corem.

## **Business overview and long term financial goal**

Corem's real estate portfolio as of 31 December 2019 consists of 162 properties with a leasable area of 959,495 square meters. The portfolio is divided into four geographical areas; Stockholm, South, West and Småland. The total property value amounted to approximately SEK 12,114 million, the total asset value amounted to SEK 17,131 million and the total rental value amounted to approximately SEK 912 million as of 31 December 2019.

Corem's long-term financial goals

- To generate an average return on equity of at least the risk-free interest rate (defined as the average Swedish five-year government bond rate) plus ten percentage points;
- The Company's long-term equity / assets ratio shall amount to at least 30 percent. It is of the utmost importance that equity be utilized optimally to ensure long-term success and enable future investments;
- The Company's interest coverage ratio shall amount to at least 2.0x over time, which means that Corem's earnings after financial income should at least exceed interest expenses by 100 percent;
- To pay a dividend of at least 35 per cent of the profit from property management less the preference shares' right to dividend.

## **Organisational structure**

The Corem Group consists of real estate owning companies and the holding companies to the real

estate owning companies. Corem Property Group AB is the parent company of the Group. Corem Property AB's operations are focused on business functions related to the real estate owning companies such as administration, transaction, management, project development, law, marketing and financing. The costs for administration are invoiced to the relevant subsidiaries quarterly. The revenue of Corem Property Group AB are mainly due to internal group invoicing. Corem is dependent upon other entities within the group as interest receivables and dividends from the subsidiaries are Corem Property Group AB's main source of income.

Corem AB and Meroc Asset Management AB is directly owned by Corem Property Group AB. All other Group companies are owned, directly or indirectly, by Corem AB.

The total Group consists of 116 limited companies (Sw. *aktiebolag*) and 21 limited partnerships and trading companies (Sw. *kommandit- och handelsbolag*). The main subsidiaries of Corem are:

Subsidiaries/Org.no/Domicile	Number of shares	Share in % <sup>1)</sup>
Meroc Kapitalförvaltning AB, 556855-7598, Stockholm	100 000	100
Corem AB, 556731-4231, Stockholm	1 000	100
Corem Logistik Holding AB, 556789-7110, Stockholm	5 000 <sup>2)</sup>	100 <sup>2)</sup>
Corem Göteborg Holding AB, 556736-6819, Stockholm	100 000 <sup>2)</sup>	100 <sup>2)</sup>
Corem Mälardalen Holding AB, 556736-6876, Stockholm	100 000 <sup>2)</sup>	100 <sup>2)</sup>
Corem Småland Holding AB, 556736-6892, Stockholm	100 000 <sup>2)</sup>	100 <sup>2)</sup>
Corem Stockholm Holding AB, 556736-6264, Stockholm	100 000 <sup>2)</sup>	100 <sup>2)</sup>
Corem Öresund Holding AB, 556736-6751, Stockholm	100 000 <sup>2)</sup>	100 <sup>2)</sup>
Corem Svea Holding AB, 556754-1098, Stockholm	1 000 <sup>2)</sup>	100 <sup>2)</sup>

<sup>1)</sup> The ownership of capital, which also corresponds to the percentage of votes of the total number of shares.

<sup>2)</sup> Shares owned by Corem AB, 556731-4231.

## Ownership and shareholder's agreements

The table below lists the major shareholders in Corem as of 31 March 2020 and states the ownership structure of Corem. As far as Corem is aware of, there are no direct or indirect significant ownership or control over Corem in addition to the table below. In order to prevent shareholders abusing power due to the ownership structure and control of the company, Corem has inter alia adopted policies regarding closely related party transactions.

Shareholder	Ordinary Class A	Ordinary Class B	Preference shares	Share of equity, %	Share of votes, %
Rutger Arnhult via companies <sup>2</sup>	14 360 671	143 606 710	512 652	41,78%	46,92%
Gårdarike <sup>2</sup>	5 787 959	49 456 479	47 355	14,58%	17,51%
Citi Switz (as agent for clients)	1 570 374	15 705 740	0	4,55%	5,12%
Länsförsäkringar fondförvaltning	837 387	14 892 298	0	4,15%	3,79%
Swedbank Robur fonder	951 000	8 000 000	0	2,36%	2,86%
Pomona Gruppen AB	749 999	7 499 990	0	2,17%	2,45%
UBS SWITZERLAND AG, W8IMY	435 057	9 424 695	0	2,60%	2,25%
Fjärde AP-Fonden	606 532	6 283 031	99 478	1,84%	2,03%
Patrik Tillman private and via companies	571 441	5 714 410	40 000	1,67%	1,87%

Livförsäkrings AB Skandia	699 252	4 239 768	0	1,30%	1,83%
Prior & Nilsson	205 772	7 740 659	0	2,09%	1,60%
CBNY - Norges bank	692 364	2 697 665	0	0,89%	1,57%
VERDIPAPIRFOND ODIN EJENDOM	0	6 351 016	0	1,67%	1,04%
Handelsbanken fonder	0	6 000 000	0	1,58%	0,98%
Alfred Berg	144 599	1 735 618	0	0,50%	0,52%
Other shareholders	<b>1 984 364</b>	<b>24 249 655</b>	<b>2 900 515</b>	<b>7,68%</b>	<b>7,66%</b>
<b>Total number of outstanding shares</b>	<b>29 596 771</b>	<b>313 597 734</b>	<b>3 600 000</b>	<b>91,42%</b>	<b>100,0%</b>
Repurchased shares <sup>1</sup>	2 913 825	29 630 550	0	8,58%	0
<b>Total number of shares</b>	<b>32 510 596</b>	<b>343 228 284</b>	<b>3 600 000</b>	<b>100,0%</b>	<b>100,0%</b>

<sup>1</sup> Repurchased shares do not have voting rights, and receive no dividends.

<sup>2</sup> Holdings managed by the Ålandsbanken are at present reported in Euroclear as "Ålandsbanken in place of the owner" at the aggregate total amount instead of showing the underlying owner. The information about these holdings has been adjusted to better reflect the underlying ownership.

## The Board of Directors, Senior Management and Auditors

Corem's Board of Directors consists of six members and no deputy. The Board and management can be reached via Corem's address Box 56085, SE-102 17 Stockholm, telephone +468-503 85 333.

### The Board of Directors

<b>Patrik Essehorn</b>	<b>Jan Sundling</b>	<b>Rutger Arnhult</b>
<i>Chairman of the Board since 2010, Board member since 2008.</i>	<i>Board member since 2007.</i>	<i>Board member since 2007.</i>
<i>Patrik Essehorn is Partner and Chairman of the Board of Walthon Advokater AB, Chairman of the Board of Tobin Properties AB (publ) and Board Member of Patrik Essehorn Advokat AB and EssehornNorrman AB, for which the latter he is also CEO.</i>	<i>Jan Sundling is Chairman of the Board of Green Cargo AB, SIQ Excellence Center AB and Jan Sundling i Ytterkvarn AB. Board Member of Adrito Logistics Holding AB.</i>	<i>Rutger Arnhult is CEO and Board member of Klöver AB (publ), Chairman of the Board of M2 Asset Management AB (publ), and Board member of Tobin Properites AB.</i>
<i>Dependent in relation to Corem. Dependent in relation to major shareholders.</i>	<i>Independent in relation to Corem. Independent in relation to major shareholders.</i>	<i>Dependent in relation to Corem. Dependent in relation to major shareholders.</i>

<b>Christina Tillman</b>	<b>Carina Axelsson</b>	<b>Fredrik Rapp</b>
<i>Board member since 2010.</i>	<i>Board member since 2017.</i>	<i>Board member since 2018</i>
<i>Christina Tillman is Board member of Volati AB, Coop Sverige AB, Tobin Properties AB and Dirty Linen AB.</i>	<i>Carina Axelsson is CCO at Huawei Technologies Sweden AB. Board Member of Ideella Föreningen Företagsekonomiska Institutet 1888.</i>	<i>CEO and Board Member of Pomona-gruppen AB. Chairman of the Board of Xano Industri AB, Argynnis Industrier AB and the Swedish Handball Association. Board Member of Itab Shop Concept AB, Ages Industri AB, Primekey Solutions AB and Segulah AB.</i>
<i>Independent in relation to Corem. Independent in relation to major shareholders.</i>	<i>Independent in relation to Corem. Independent in relation to major shareholders.</i>	<i>Independent in relation to Corem. Independent in relation to major shareholders.</i>

*Board Members Rutger Arnhult, Patrik Essehorn, Jan Sundling, Christina Tillman and Fredrik Rapp own common and/or preferential shares in Corem, directly, through related parties or through one or several companies.*

## **Senior Management**

Eva Landén, CEO.

*Eva Landén is also Chariman of the Board of Specialfastigheter Sverige AB and Board Member of Klöver AB (publ).*

Jesper Carlsöö, Head of Leasing.

*Jesper Carlsöö is also Board Member of Otologica Aktiebolag, Nilocom Holding AB, Puppeeter Stockholm AB and Carlsöö & Co Communications AB.*

Anna-Karin Hag, CFO.

*Anna-Karin Hag is also Board Member of Innuce Management Consulting AB.*

Anna Lidhagen Ohlsén, Head of Properties.

Jerker Holmgren, Head of Project Development.

*Eva Landén, Anna-Karin Hag, Jerker Holmgren, Jesper Carlsöö and Anna Lidhagen Ohlsén own common and/or preferential shares in Corem, directly, through related parties or through one or several companies.*

## **Auditors**

The auditor of Corem is Ernst & Young AB. Katrine Söderberg is the Company's responsible auditor at Ernst & Young AB. Katrine Söderberg is a Certified Public Accountant, member of FAR and partner at Ernst & Young AB. For the financial year 2018 and 2017 the responsible auditor was Mikael Ikonen, Certified Public Accountant, member of FAR and partner at Ernst & Young AB. The auditor(s) can be

contacted at the address Ernst & Young AB, Box 7850, 103 99 Stockholm, Sweden.

### **Directors' and Managers' possible conflicts of interests**

Save for what is mentioned in this clause, there are no conflicts of interest between the private interests of the Board Members or the Senior Management and Corem's interests.

Board Member Patrik Essehorn is partner at Walthon Advokatbyrå AB, which regularly performs legal services for the Corem Group.

Corem has entered into a contractual agreement, which was signed in June 2017 with Wästbygg AB, which via a company is controlled by the board member Rutger Arnhult, regarding construction of Pro Stop Borås stages 1 and 2. The project was concluded during the first quarter 2019. During 2019, an agreement was entered into with Wästbygg AB regarding construction of Pro Stop Backa, Gothenburg, and regarding construction of Pro Stop Borås stage 3A. Transactions with Wästbygg AB in 2019 amounted to SEK 200 million. All transactions are priced based on market conditions.

### **Material agreements**

Corem has not entered into any material contracts outside of Company's ordinary course of business which could result in any Group company being under an obligation or entitlement that is material to the Corem's ability to meet its obligations to the bondholders.

### **Conflicts of interest**

The Joint Bookrunners, Swedbank AB (publ) and Nordea Bank Abp, have engaged in, and may in the future engage in, investment banking and/or commercial banking or other services for the Corem Group in the ordinary course of business. In particular, it should be noted that a Joint Bookrunner might be a lender under certain credit facilities with a company within the Corem Group as borrower. Therefore, conflicts of interest may exist or may arise as a result of a Joint Bookrunner having previously engaged, or will in the future engage, in transactions with other parties, having multiple roles or carrying out other transactions for third parties with conflicting interests.

### **Disputes and litigation**

Due to the nature of Corem Group's business, Corem is from time to time involved in disputes with tenants or suppliers. None of the disputes to date are deemed to be significant for Corem.

Corem is not and has not been party to any governmental, legal or arbitration proceedings (including any such proceedings which are pending or threatening which Corem is aware of) during the previous

12 months which may have, or have had in the recent past, significant effects on Corem's financial position or profitability.

### **Recent events**

In the second quarter of 2019 Corem entered into an agreement to divest a portfolio of 30 properties to the Blackstone Group International Partners LLP. The properties were resigned on July 5, 2019. The properties were mainly warehouse / logistics facilities located in 10 different locations in Sweden (Tranås, Falun, Gävle, Västerås, Halmstad, Helsingborg, Hudiksvall, Uppsala, Katrineholm and Kumla). The objects' total lettable area was approximately 500,000 sqm with an annual rental value of approximately SEK 309 million. The underlying property value was approximately SEK 4,218 million before deduction for deferred tax, with an estimated profit after tax of approximately SEK 630 million.

There has been no significant change in the financial performance or the financial position of the Corem Group since the end of the last audited financial report.

### **Significant adverse changes**

There has not been any significant change in the financial position or the prospects of the Corem Group since the publication of the last audited financial report.

However, the spread of the novel corona virus, Covid-19, is a great concern to the world, not only due to its impact on people's lives and habits but also in terms of the impact on society as well as the future economic development. The economic impact of the virus is not yet known and is difficult to estimate due to the high degree of uncertainty surrounding the situation.

### **Costs relating to the listing of the Bonds**

Corem expects total costs in connection with the admission to trading of the Bonds to amount to no more than SEK 200,000.

#### **4.1 Legal structure**

Corem is a public limited liability company under the commercial name Corem Property Group AB (publ), registration number 556463-9440, with domicile in Stockholm. Corem was incorporated on and registered in 1993. Corem's operations are regulated by the Swedish Companies Act (Sw. *aktiebolagslagen (2005:551)*) and Corem is affiliated with Euroclear Sweden AB.

Corem's business objectives are to, directly or indirectly through subsidiaries, acquire, own, manage, develop and sell properties and conduct other related business thereto. Corem Property Group AB (publ) is a parent company to Corem Group's property owning companies. Please be referred to page 17, under the heading "Organisational structure", for information regarding the main subsidiaries of Corem. All listed subsidiaries are wholly-owned by Corem and incorporated in Sweden.

## 4.2 Environmental activities

Property management, construction and property development have environmental impact. The Swedish Environmental Code (Sw. miljöbalken) states that everyone who has conducted a business operation that has contributed to pollution also has a responsibility for after-treatment of the property. If the responsible person cannot carry out or pay for the after-treatment of a polluted property, the person who has acquired the property is liable for after-treatment provided that the buyer at the time of the acquisition knew of or should have discovered the pollution. This means that claims, under certain conditions, may be raised against Corem for soil remediation or for remediation concerning presence or suspicion of pollution in soil, water areas or ground water, in order to put the property in a condition pursuant to the Swedish Environmental Code. Legislation and environmental standards constitute the basis for Corem's environmental work and Corem complies with the laws and regulatory requirements that exist for properties.

## 5 DOCUMENTS AVAILABLE FOR INSPECTION

Copies of the following documents are available during the validity period of this Prospectus at Corem's office, Riddargatan 13C, Stockholm, during regular office hours, and at Corem's website, <http://www.corem.se/sv/prospekt>. Information on the Company's website that has not been referenced in this Prospectus does not constitute a part of the Prospectus.

- Corem's Articles of Association;
- Corem's Certificate of Registration,
- Corem's audited annual report (including the subsidiaries) for the financial year 2019;
- Corem's audited annual report (including the subsidiaries) for the financial years 2018;
- The Terms and Conditions of the Bond Loan.
- The Agency Agreement.

## 6 DOCUMENTS INCORPORATED BY REFERENCE

The Prospectus consists of, in addition to this document, the following documents which are incorporated by reference. The annual reports for the financial year 2019 and 2018 have been audited. No other information in this Prospectus is either audited or reviewed. The documents incorporated by reference are available at Corem's website, <https://www.corem.se/sv/rapporter> (the information on the website does not form part of the prospectus unless that information is incorporated by reference into the Prospectus).

- Extract from Corem's annual report of the financial year 2019, including
  - the income statement, page 64-65 and 70,

- the balance sheet, page 66-67 and 71,
  - the cash flow analysis, page 68 and 72,
  - the statement of change in equity, page 69 and 73,
  - accounting policies and notes, page 74-92
  - the auditor's report, page 100-103
- Extract from Corem's annual report of the financial year 2018, including
    - the income statement, page 62-63 and 68,
    - the balance sheet, page 64-65 and 69,
    - the cash flow analysis, page 66 and 70,
    - the statement of change in equity, page 67 and 71,
    - accounting policies and notes, page 73-88
    - the auditor's report, page 90-92

The annual reports for the financial year 2019 and 2018 have been prepared in accordance with International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB) and have been audited.

Investors should read all information which is incorporated by reference as part of this Prospectus. It should be noted that the non-incorporated parts of the annual reports for 2019 and 2018 are either not relevant for the investor or are covered elsewhere in the Prospectus.



**TERMS AND CONDITIONS FOR  
COREM PROPERTY GROUP AB (PUBL)  
UP TO SEK 2,000,000,000  
SENIOR UNSECURED BONDS  
February 2020/February 2023 series no 10  
ISIN: SE0013877008**

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*No action is being taken that would or is intended to permit a public offering of the Bonds or the possession, circulation or distribution of this document or any other material relating to the Issuer or the Bonds in any jurisdiction other than Sweden, where action for that purpose is required. Persons into whose possession this document comes are required by the Issuer to inform themselves about, and to observe, any applicable restrictions.*

*The Bonds have not been and will not be registered under the U.S. Securities Act of 1933, as amended, and are subject to U.S. tax law requirements. The Bonds may not be offered, sold or delivered within the United States of America or to, or for the account or benefit of, U.S. persons.*

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## PRIVACY NOTICE

Each of the Issuer, the Agent and the Issuing Agent may collect and process personal data relating to the Bondholders, the Bondholders' representatives or agents, and other persons nominated to act on behalf of the Bondholders pursuant to the Finance Documents (name, contact details and, when relevant, holding of Bonds). The personal data relating to the Bondholders is primarily collected from the registry kept by the CSD. The personal data relating to other persons is primarily collected directly from such persons.

The personal data collected will be processed by the Issuer, the Agent and the Issuing Agent for the following purposes:

- (a) to exercise their respective rights and fulfil their respective obligations under the Finance Documents;
- (b) to manage the administration of the Bonds and payments under the Bonds;
- (c) to enable the Bondholders' to exercise their rights under the Finance Documents; and
- (d) to comply with their obligations under applicable laws and regulations.

The processing of personal data by the Issuer, the Agent and the Issuing Agent in relation to items (a) - (c) is based on their legitimate interest to exercise their respective rights and to fulfil their respective obligations under the Finance Documents. In relation to item (d), the processing is based on the fact that such processing is necessary for compliance with a legal obligation incumbent on the Issuer, the Agent or the Issuing Agent (as applicable). Unless otherwise required or permitted by law, the personal data collected will not be kept longer than necessary given the purpose of the processing.

Personal data collected may be shared with third parties, such as the CSD, when necessary to fulfil the purpose for which such data is processed.

Subject to any legal preconditions, the applicability of which have to be assessed in each individual case, data subjects have the rights as follows. Data subjects have right to get access to their personal data and may request the same in writing at the address of the Issuer, the Agent or the Issuing Agent (as applicable). In addition, data subjects have the right to (i) request that personal data is rectified or erased, (ii) object to specific processing, (iii) request that the processing be restricted and (iv) receive personal data provided by themselves in machine-readable format. Data subjects are also entitled to lodge complaints with the relevant supervisory authority if dissatisfied with the processing carried out.

The Issuer's, the Agent's and the Issuing Agent's addresses, and the contact details for their respective Data Protection Officers (if applicable), are found on their websites [www.corem.se](http://www.corem.se), [www.nordictrustee.com](http://www.nordictrustee.com) and [www.swedbank.se](http://www.swedbank.se).

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## 1. DEFINITIONS AND CONSTRUCTION

### 1.1 Definitions

In these terms and conditions (the “**Terms and Conditions**”):

“**Account Operator**” means a bank or other party duly authorised to operate as an account operator pursuant to the Central Securities Depositories and Financial Instruments Accounts Act and through which a Bondholder has opened a Securities Account in respect of its Bonds.

“**Accounting Principles**” means the international financial reporting standards (IFRS) within the meaning of Regulation 1606/2002/EC (or as otherwise adopted or amended from time to time).

“**Adjusted Nominal Amount**” means the Total Nominal Amount less the Nominal Amount of all Bonds owned by a Group Company or by an owner of more than 50 per cent of the votes in the Issuer, irrespective of whether such person is directly registered as owner of such Bonds.

“**Agency Agreement**” means the agency agreement entered into on or before the First Issue Date, between the Issuer and the Agent, or any replacement agency agreement entered into after the First Issue Date between the Issuer and an agent.

“**Agent**” means Nordic Trustee & Agency AB (publ), Swedish Reg. No. 556882-1879, or another party replacing it, as Agent, in accordance with these Terms and Conditions.

“**Bond**” means a debt instrument (Sw: *skuldförbindelse*) for the Nominal Amount and of the type set forth in Chapter 1 Section 3 of the Central Securities Depositories and Financial Instruments Accounts Act and which are governed by and issued under these Terms and Conditions, including the Initial Bonds and any Subsequent Bonds.

“**Bondholder**” means the person who is registered on a Securities Account as direct registered owner (Sw: *direktregistrerad ägare*) or nominee (Sw: *förvaltare*) with respect to a Bond.

“**Bondholders’ Meeting**” means a meeting among the Bondholders held in accordance with Clause 15.1 (*Request for a decision*), 15.2 (*Convening of a Bondholders’ Meeting*) and 15.4 (*Majority, quorum and other provisions*).

“**Business Day**” means a day in Sweden other than a Sunday or other public holiday. Saturdays, Midsummer Eve (Sw: *midsommarafton*), Christmas Eve (Sw: *julafton*) and New Year’s Eve (Sw: *nyårsafton*) shall for the purpose of this definition be deemed to be public holidays.

“**Business Day Convention**” means the first following day that is a Business Day unless that day falls in the next calendar month, in which case that date will be the first preceding day that is a Business Day.

“**Central Securities Depositories and Financial Instruments Accounts Act**” means the Swedish Central Securities Depositories and Financial Instruments Accounts Act (*lag (1998:1479) om värdepapperscentraler och kontoföring av finansiella instrument*).

**“Change of Control Event”** occurs if any person or persons, acting collectively, acquires or takes Control over the Issuer. However the aforementioned shall not apply should Control be acquired or taken by a company (i) that is a real estate company incorporated under the laws of Sweden and (ii) whose shares are listed on Nasdaq’s Nordic Mid Cap or Nasdaq’s Nordic Large Cap. Should Control have been acquired or taken by a company (i) that is a real estate company incorporated under the laws of Sweden and (ii) whose shares are listed on Nasdaq’s Nordic Mid Cap or Nasdaq’s Nordic Large Cap, this Change of Control Event provision shall apply *mutatis mutandis* to subsequent changes of Control in the new listed owner.

**“Compliance Certificate”** means a certificate, satisfactory to the Agent (in its reasonable opinion) and substantially in a form attached to these Terms and Conditions as Appendix 1, signed by the CEO or the CFO or any authorised signatory of the Issuer certifying that (i) no Event of Default has occurred or is continuing and if it is aware that such event is continuing, specifying the event and steps, if any, being taken to remedy it, and (ii) the financial undertakings set out in Clause 12 (*Financial Undertakings*) as applicable are met.

**“Control”** means (i) acquire or otherwise obtain control over, directly or indirectly, more than 50 per cent. of the total outstanding voting rights in the Issuer or (ii) the right to, directly or indirectly, appoint or discharge all or a majority of the members of the board of directors in the Issuer.

**“CSD”** means the Issuer’s central securities depository and registrar in respect of the Bonds, from time to time, initially Euroclear Sweden AB, Swedish Reg. No. 556112-8074, P.O. Box 191, 101 23 Stockholm, Sweden, or another party replacing it, as CSD, in accordance with these Terms and Conditions.

**“CSD Regulations”** means the CSD’s rules and regulations applicable to the Issuer, the Agent and the Bonds from time to time.

**“Debt Register”** means the debt register (*Sw: skuldbok*) kept by the CSD in respect of the Bonds in which (i) an owner of Bonds is directly registered or (ii) an owner’s holding of Bonds is registered in the name of a nominee.

**“Delisting Event”** occurs if at any time: (i) the Issuer’s Class A and B ordinary shares are not listed on Nasdaq Stockholm or any other Regulated Market, or (ii) trading with the Issuer’s Class A and B ordinary shares on Nasdaq Stockholm is suspended during a period of more than 15 trading days when Nasdaq Stockholm is at the same time open for trading. However (i) and (ii) shall not apply should the de-listing or trading suspension occur as a result of a public offer for the shares in the Issuer by a company (i) that is a real estate company incorporated under the laws of Sweden and (ii) whose shares are listed on Nasdaq’s Nordic Mid Cap or Nasdaq’s Nordic Large Cap, in which case (i) and (ii) above shall apply *mutatis mutandis* to a de-listing or trading suspension relating to the shares in the new listed owner.

**“Event of Default”** means an event or circumstance specified in Clause 13.1.

**“Equity”** means the total consolidated equity of the Group in accordance with the latest financial statements and in accordance with the Accounting Principles.

**“Equity Ratio”** means Equity divided by Total Assets excluding financial assets and cash equivalents according to the Accounting Principles.

**“Final Maturity Date”** means the date falling three (3) years after the First Issue Date.

**“Finance Documents”** means these Terms and Conditions and any other document designated by the Issuer and the Agent (on behalf of itself and the Bondholders) as a Finance Document.

**“Financial Indebtedness”** means indebtedness for or in respect of:

- (a) monies borrowed or raised;
- (b) the amount of any liability in respect of any lease or hire purchase contract, a liability under which would, in accordance with the Accounting Principles, be treated as a balance sheet liability
- (c) transferred claims, unless such claims have been transferred without a right for the acquirer to raise claims against the transferor;
- (d) derivative transactions, however, when calculating the value of any derivative transaction, only the current market value shall be considered;
- (e) counter-indemnities or other payment obligations relating to guarantees, letters of credit or other similar instruments or documents issued by a bank or other financial institution;
- (f) other transactions, including futures contracts, that have the commercial effect of a borrowing or being classified as borrowing under the Accounting Principles; and
- (g) without double-counting, liabilities under guarantees or indemnities for any of the obligations referred to in paragraphs (a) to (f) above.

**“First Issue Date”** means 27 February 2020 or such other date as is agreed between the Issuing Agent and the Issuer.

**“Force Majeure Event”** has the meaning set forth in Clause 23.1.

**“Group”** means the Issuer and its Subsidiaries from time to time (each a **“Group Company”**).

**“Initial Bonds”** means the Bonds issued on the First Issue Date.

**“Insolvent”** means, in respect of a relevant person, that it is deemed to be insolvent, or admits inability to pay its debts as they fall due, in each case within the meaning of Chapter 2, Sections 7-9 of the Swedish Bankruptcy Act (*konkurslagen (1987:672)*) (or its equivalent in any other jurisdiction), suspends making payments on any of its debts or by reason of actual financial difficulties commences negotiations with its creditors (other than the Bondholders) with a view to rescheduling any of its indebtedness (including company reorganisation under the Swedish Company Reorganisation Act (*lag (1996:764) om företagsrekonstruktion*) or its equivalent in any other jurisdiction) or is subject to involuntary winding-up, dissolution or liquidation.

**“Interest”** means the interest on the Bonds calculated in accordance with Clauses 8.1 to 8.3.

**“Interest Coverage Ratio”** means profit from property management (Sw: *förvaltningsresultat*), including received dividends, plus financial expenses divided with financial expenses, of the Group according to the Accounting Principles.

**“Interest Payment Date”** means 27 February, 27 May, 27 August and 27 November of each year or, to the extent such day is not a Business Day, the Business Day following from an application of the Business Day Convention (adjusted modified following). The first Interest Payment Date for the Bonds shall be 27 May 2020 (3 months after the First Issue Date) and the last Interest Payment Date shall be the relevant Redemption Date.

**“Interest Period”** means (i) in respect of the first Interest Period, the period from (but excluding) the First Issue Date to (and including) the first Interest Payment Date, and (ii) in respect of subsequent Interest Periods, the period from (but excluding) an Interest Payment Date to (and including) the next succeeding Interest Payment Date (or a shorter period if relevant).

**“Interest Rate”** means 3 months STIBOR plus 2.5 percentage units *per annum*.

**“Issue Date”** means the First Issue Date and each other date on which Bonds are to be issued pursuant to these Terms and Conditions.

**“Issuer”** means Corem Property Group AB (publ), a public limited liability company incorporated under the laws of Sweden with Reg. No. 556463-9440.

**“Issuing Agent”** means Swedbank AB (publ) with Reg. No. 502017-7753, or another party replacing it, as Issuing Agent, in accordance with these Terms and Conditions.

**“Listing Failure Event”** means the situation where (i) the Bonds issued on the First Issue Date are not listed on the corporate bond list of Nasdaq Stockholm or on another Regulated Market within sixty (60) days from the First Issue Date; (ii) any Subsequent Bonds are not listed on the corporate bond list of Nasdaq Stockholm or on another Regulated Market within sixty (60) days from the Issue Date of such Subsequent Bonds; or (iii) at any time after such listing, the Bonds cease to be listed on the corporate bond list of Nasdaq Stockholm or on another Regulated Market (as applicable).

**“Material Adverse Effect”** means a material adverse effect in respect of (i) the Issuer’s business or financial position, (ii) the Issuer’s ability to meet its payment obligations under the Terms and Conditions, or (iii) the validity or enforceability of rights under the Terms and Conditions.

**“Nasdaq Stockholm”** means the Regulated Market of Nasdaq Stockholm AB (reg. no. 556420-8394, SE-105 78 Stockholm, Sweden).

**“Net Proceeds”** means the gross proceeds from the offering of the relevant Bonds, minus the costs incurred by the Issuer in conjunction with the issuance thereof.

**“Nominal Amount”** has the meaning set forth in Clause 2.3.

**“Quotation Day”** means, in relation to (i) an Interest Period for which an interest rate is to be determined, two (2) Business Days before the immediately preceding Interest Payment Date (or in respect of the first Interest Period, two (2) Business Days before the First Issue Date), or (ii) any other period for which an interest rate is to be determined, two (2) Business Days before the first day of that period.

“**Record Date**” means the fifth (5) Business Day prior to (i) an Interest Payment Date, (ii) a Redemption Date, (iii) a date on which a payment to the Bondholders is to be made under Clause 14 (*Distribution of proceeds*), (iv) the date of a Bondholders’ Meeting, or (v) another relevant date, or in each case such other Business Day falling prior to a relevant date if generally applicable on the Swedish bond market.

“**Redemption Date**” means the date on which the relevant Bonds are to be redeemed or repurchased in accordance with Clause 9 (*Redemption and repurchase of the Bonds*).

“**Regulated Market**” means any regulated market, as defined in Directive 2014/65/EU on markets in financial instruments.

“**Securities Account**” means the account for dematerialised securities (Sw: *avstämningsregister*) maintained by the CSD pursuant to the Central Securities Depositories and Financial Instruments Accounts Act in which (i) an owner of such security is directly registered or (ii) an owner’s holding of securities is registered in the name of a nominee.

“**Security**” means a mortgage, charge, pledge, lien, security assignment or other security interest securing any obligation of any person, or any other agreement or arrangement having a similar effect.

“**STIBOR**” means:

- (a) the applicable percentage rate *per annum* displayed on Nasdaq Stockholm’s website for STIBOR fixing (or through another website replacing it) as of or around 11.00 a.m. on the Quotation Day for the offering of deposits in Swedish Kronor and for a period comparable to the relevant Interest Period; or
- (b) if no rate as described in (a) is available for the relevant Interest Period, the rate determined by the Issuing Agent by interpolation between the two closest rates displayed on Nasdaq Stockholm’s website for STIBOR fixing (or through another website replacing it) as of or around 11.00 a.m. on the Quotation Day for the offering of deposits in Swedish Kronor; or
- (c) if no rate as described in (b) is available for the relevant Interest Period, the arithmetic mean of the rates (rounded upwards to four decimal places) as supplied to the Issuing Agent at its request quoted by Nordea Bank Abp, Filial i Sverige, Skandinaviska Enskilda Banken AB (publ), Svenska Handelsbanken AB (publ) and Swedbank AB (publ), for deposits of SEK 100,000,000 for the relevant period; or
- (d) if no quotation is available pursuant to paragraph (c), the interest rate which according to the reasonable assessment of the Issuing Agent best reflects the interest rate for deposits in Swedish Kronor offered in the Stockholm interbank market for the relevant period.

“**Subsequent Bonds**” means any Bonds issued after the First Issue Date on one or more occasions until the total amount under such issue(s) of Subsequent Bonds and the initial issue of the Bonds equals maximum SEK 2,000,000,000.

“**Subsidiary**” means, in relation to any person, any Swedish or foreign legal entity (whether incorporated or not), which at the time is a subsidiary (Sw: *dotterföretag*) to such person,



directly or indirectly, as defined in the Swedish Companies Act (*aktiebolagslagen* (2005:551)).

“**Swedish Kronor**” and “**SEK**” means the lawful currency of Sweden.

“**Total Assets**” means the total assets of the Group calculated on a consolidated basis, in each case according to the latest financial statements and in accordance with the Accounting Principles.

“**Total Nominal Amount**” means the total aggregate Nominal Amount of the Bonds outstanding at the relevant time.

“**Written Procedure**” means the written or electronic procedure for decision making among the Bondholders in accordance with Clause 15.1 (*Request for a decision*), 15.3 (*Instigation of Written Procedure*) and 15.4 (*Majority, quorum and other provisions*).

## 1.2 Construction

1.2.1 Unless a contrary indication appears, any reference in these Terms and Conditions to:

- (a) “**assets**” includes present and future properties, revenues and rights of every description;
- (b) any agreement or instrument is a reference to that agreement or instrument as supplemented, amended, novated, extended, restated or replaced from time to time;
- (c) a “**regulation**” includes any law, regulation, rule or official directive, request or guideline (whether or not having the force of law) of any governmental, intergovernmental or supranational body, agency, department or regulatory, self-regulatory or other authority or organisation;
- (d) a provision of regulation is a reference to that provision as amended or re-enacted; and
- (e) a time of day is a reference to Stockholm time.

1.2.2 An Event of Default is continuing if it has not been remedied or waived.

1.2.3 When ascertaining whether a limit or threshold specified in Swedish Kronor has been attained or broken, an amount in another currency shall be counted on the basis of the rate of exchange for such currency against Swedish Kronor for the previous Business Day, as published by the Swedish Central Bank (Sw: *Riksbanken*) on its website ([www.riksbank.se](http://www.riksbank.se)). If no such rate is available, the most recently published rate shall be used instead.

1.2.4 A notice shall be deemed to be sent by way of press release if it is made available to the public within Sweden promptly and in a non-discriminatory manner.

1.2.5 No delay or omission of the Agent or of any Bondholder to exercise any right or remedy under the Finance Documents shall impair or operate as a waiver of any such right or remedy.

- 1.2.6 The selling and distribution restrictions, the privacy notice and any other information contained in this document before the table of contents section do not form part of these Terms and Conditions and may be updated without the consent of the Bondholders and the Agent.

## **2. STATUS OF THE BONDS**

- 2.1 The Bonds are denominated in Swedish Kronor and each Bond is constituted by these Terms and Conditions. The Issuer undertakes to make payments in relation to the Bonds and to comply with these Terms and Conditions.
- 2.2 By subscribing for Bonds, each initial Bondholder agrees that the Bonds shall benefit from and be subject to the Finance Documents and by acquiring Bonds, each subsequent Bondholder confirms such agreement.
- 2.3 The nominal amount of each Bond is SEK 1,250,000 (the “**Nominal Amount**”). The Total Nominal Amount of the Initial Bonds as at the First Issue date is SEK 1,000,000,000. All Initial Bonds are issued on a fully paid basis at an issue price of hundred per cent. of the Nominal Amount.
- 2.4 Provided that no Event of Default is continuing or would result following the expiry of a grace period, the giving of notice, the making of any determination (or any combination of the foregoing) or from such issue, the Issuer may, at one or several occasions, issue Subsequent Bonds. Subsequent Bonds shall benefit from and be subject to the Finance Documents, and, for the avoidance of doubt, the ISIN, the interest rate, the Nominal Amount and the Final Maturity Date applicable to the Initial Bonds shall apply to Subsequent Bonds. The price of the Subsequent Bonds may be set at the Nominal Amount, at a discount or at a premium compared to the Nominal Amount. Each Subsequent Bond shall entitle its holder to Interest in accordance with Clause 8.1, and otherwise have the same rights as the Initial Bonds.
- 2.5 The Bonds constitute direct, unconditional, unsubordinated and unsecured obligations of the Issuer and shall at all times rank *pari passu* and without any preference among them, and at least *pari passu* with all other direct, unconditional, unsubordinated and unsecured obligations of the Issuer except obligations which are preferred by mandatory regulation.
- 2.6 The Bonds are freely transferable but the Bondholders may be subject to purchase or transfer restrictions with regard to the Bonds, as applicable, under local regulations to which a Bondholder may be subject. Each Bondholder must ensure compliance with such restrictions at its own cost and expense.
- 2.7 No action is being taken in any jurisdiction that would or is intended to permit a public offering of the Bonds or the possession, circulation or distribution of any document or other material relating to the Issuer or the Bonds in any jurisdiction other than Sweden, where action for that purpose is required. Each Bondholder must inform itself about, and observe, any applicable restrictions to the transfer of material relating to the Issuer or the Bonds.

## **3. USE OF PROCEEDS**

The Issuer shall use the Net Proceeds from the issue of the Bonds for general corporate purposes of the Group, including acquisitions and refinancing (including refinancing of existing bond debt).

#### **4. CONDITIONS FOR DISBURSEMENT**

4.1 The Issuer shall provide to the Agent, as soon as possible but no later than 10.00 a.m. three (3) Business Days prior to the First Issue Date (or such later time as agreed by the Agent) the following:

- (a) the Finance Documents and the Agency Agreement duly executed by the Issuer and the Agent;
- (b) a copy of a resolution from the board of directors of the Issuer approving the issue of the Initial Bonds, the terms of the Finance Documents, and resolving to authorise the relevant person(s) to enter into such documents and any other documents necessary in connection therewith; and
- (c) the articles of association and certificate of incorporation of the Issuer.

4.2 The Issuer shall provide to the Agent, as soon as possible but no later than 10.00 a.m. three (3) Business Days prior to the Issue Date of any Subsequent Bonds (or such later time as agreed by the Agent) the following:

- (a) a copy of a resolution from the board of directors of the Issuer approving the issue of the Subsequent Bonds and resolving to enter into documents necessary in connection therewith;
- (b) the articles of association and certificate of incorporation of the Issuer; and
- (c) a certificate from the Issuer confirming that no Event of Default is continuing or would result from the issue of the Subsequent Bonds and that no such issuance would cause a breach of any undertaking of the Issuer in accordance with Clause 12 (*Financial Undertakings*).

4.3 The Agent may assume that the documentation and evidence delivered to it pursuant to Clause 4.1 or 4.2 is accurate, legally valid, enforceable, correct, true and complete unless it has actual knowledge to the contrary, and the Agent does not have to verify or assess the contents of any such documentation. The documentation and evidence delivered to the Agent pursuant to Clause 4.1 or 4.2 are not reviewed by the Agent from a legal or commercial perspective of the Bondholders.

4.4 The Agent shall promptly confirm to the Issuing Agent when it is satisfied that the conditions precedent in Clause 4.1 or 4.2, as the case may be, have been fulfilled (or amended or waived in accordance with Clause 16 (*Amendments and waivers*)). The relevant Issue Date shall not occur (i) unless the Agent makes such confirmation to the Issuing Agent no later than 10.00 a.m. two (2) Business Days prior to the relevant Issue Date, or (ii) if the Issuing Agent and the Issuer agree to postpone the relevant Issue Date.

4.5 Following receipt by the Issuing Agent of the confirmation in accordance with Clause 4.4, the Issuing Agent shall settle the issuance of Bonds and pay the Net Proceeds of the Initial Bonds or the Subsequent Bonds (as applicable) to the Issuer on the relevant Issue Date.

#### **5. BONDS IN BOOK-ENTRY FORM**

5.1 The Bonds will be registered for the Bondholders on their respective Securities Accounts and no physical bonds will be issued. Accordingly, the Bonds will be registered in

accordance with the Central Securities Depositories and Financial Instruments Accounts Act. Registration requests relating to the Bonds shall be directed to an Account Operator.

- 5.2 Those who according to assignment, Security, the provisions of the Swedish Children and Parents Code (*föräldrabalken (1949:381)*), conditions of will or deed of gift or otherwise have acquired a right to receive payments in respect of a Bond shall register their entitlements to receive payment in accordance with the Central Securities Depositories and Financial Instruments Accounts Act.
- 5.3 The Issuer (and the Agent when permitted under the CSD Regulations) shall at all times be entitled to obtain information from the Debt Register. At the request of the Agent, the Issuer shall promptly obtain such information and provide it to the Agent. For the purpose of carrying out any administrative procedure that arises out of the Finance Documents, the Issuing Agent shall be entitled to obtain information from the Debt Register.
- 5.4 The Issuer, the Agent and the Issuing Agent may use the information referred to in Clause 5.3 only for the purposes of carrying out their duties and exercising their rights in accordance with the Finance Documents and the Agency Agreement and shall not disclose such information to any Bondholder or third party unless necessary for such purposes.
- 5.5 The Issuer shall issue any necessary power of attorney to such persons employed by the Agent, as notified by the Agent, in order for such individuals to independently obtain information directly from the debt register kept by the CSD in respect of the Bonds. The Issuer may not revoke any such power of attorney unless directed by the Agent or unless consent thereto is given by the Bondholders.

## **6. RIGHT TO ACT ON BEHALF OF A BONDHOLDER**

- 6.1 If any person other than a Bondholder wishes to exercise any rights under the Finance Documents, it must obtain a power of attorney or other proof of authorisation from the Bondholder or a successive, coherent chain of powers of attorney or proofs of authorisation starting with the Bondholder and authorising such person.
- 6.2 A Bondholder may issue one or several powers of attorney or other authorisations to third parties to represent it in relation to some or all of the Bonds held by it. Any such representative may act independently under the Finance Documents in relation to the Bonds for which such representative is entitled to represent the Bondholder.
- 6.3 The Agent shall only have to examine the face of a power of attorney or other proof of authorisation that has been provided to it pursuant to Clause 6.2 and may assume that it has been duly authorised, is valid, has not been revoked or superseded and that it is in full force and effect, unless otherwise is apparent from its face.
- 6.4 These Terms and Conditions shall not affect the relationship between a Bondholder who is the nominee (*Sw: förvaltare*) with respect to a Bond and the owner of such Bond, and it is the responsibility of such nominee to observe and comply with any restrictions that may apply to it in this capacity.

## **7. PAYMENTS IN RESPECT OF THE BONDS**

- 7.1 Any payment or repayment under the Finance Documents, or any amount due in respect of a repurchase of any Bonds, shall be made to such person who is registered as a Bondholder on the Record Date prior to an Interest Payment Date or other relevant

payment date, or to such other person who is registered with the CSD on such Record Date as being entitled to receive the relevant payment, repayment or repurchase amount.

- 7.2 If a Bondholder has registered, through an Account Operator, that principal, interest or any other payment shall be deposited in a certain bank account, such deposits will be effected by the CSD on the relevant payment date. Should the CSD, due to a delay on behalf of the Issuer or some other obstacle, not be able to effect payments as aforesaid, the Issuer shall procure that such amounts are paid to the persons who are registered as Bondholders on the relevant Record Date as soon as possible after such obstacle has been removed.
- 7.3 If, due to any obstacle for the CSD, the Issuer cannot make a payment or repayment, such payment or repayment may be postponed until the obstacle has been removed. Interest shall accrue in accordance with Clause 8.4 during such postponement.
- 7.4 If payment or repayment is made in accordance with this Clause 7, the Issuer and the CSD shall be deemed to have fulfilled their obligation to pay, irrespective of whether such payment was made to a person not entitled to receive such amount.
- 7.5 The Issuer is not liable to gross-up any payments under the Finance Documents by virtue of any withholding tax, public levy or the similar.

## **8. INTEREST**

- 8.1 Each Initial Bond carries Interest at the Interest Rate applied to the Nominal Amount from (but excluding) the First Issue Date up to (and including) the relevant Redemption Date. Any Subsequent Bond will carry Interest at the Interest Rate applied to on the Nominal Amount from (but excluding) the Interest Payment Date falling immediately prior to its issuance up to (and including) the relevant Redemption Date. For the avoidance of doubt, interest under these Terms and Conditions shall never be calculated as being an amount less than zero (0).
- 8.2 Interest accrues during an Interest Period. Payment of Interest in respect of the Bonds shall be made to the Bondholders on each Interest Payment Date for the preceding Interest Period.
- 8.3 Interest shall be calculated on the basis of the actual number of days in the Interest Period in respect of which payment is being made divided by 360 (actual/360-days basis).
- 8.4 If the Issuer fails to pay any amount payable by it under the Finance Documents on its due date, default interest shall accrue on the overdue amount from (but excluding) the due date up to (and including) the date of actual payment at a rate which is 200 basis points higher than the Interest Rate. The default interest shall not be capitalised but be payable to each person who was a Bondholder on the Record Date for the original due date. No default interest shall accrue where the failure to pay was solely attributable to the Agent or the CSD, in which case the Interest Rate shall apply instead.

## **9. REDEMPTION AND REPURCHASE OF THE BONDS**

### **9.1 Redemption at maturity**

The Issuer shall redeem all, but not some only, of the outstanding Bonds in full on the Final Maturity Date with an amount per Bond equal to the Nominal Amount together with

accrued but unpaid Interest. If the Final Maturity Date is not a Business Day, then the redemption shall occur on the first following Business Day.

## **9.2 Issuer's purchase of Bonds**

The Issuer may, subject to applicable regulations, at any time and at any price purchase Bonds on the market or in any other way. The Bonds held by the Issuer may at the Issuer's discretion be retained or sold, but not cancelled, except in connection with a redemption of the Bonds in full.

## **9.3 Voluntary total redemption (call option)**

9.3.1 The Issuer may redeem all, but not some only, of the outstanding Bonds in full any time from and including the first Business Day falling three (3) months prior to the Final Maturity Date to, but excluding, the Final Maturity Date, at a price equal to 100.25 per cent. of the Nominal Amount together with accrued but unpaid Interest.

9.3.2 Redemption in accordance with Clause 9.3.1 shall be made by the Issuer giving not less than ten (10) Business Days' notice to the Bondholders and the Agent, in each case calculated from the effective date of the notice. The notice from the Issuer shall specify the Redemption Date and also the Record Date on which a person shall be registered as a Bondholder to receive the amounts due on such Redemption Date. The notice is irrevocable but may, at the Issuer's discretion, contain one or more conditions precedent that shall be satisfied prior to the Record Date. Upon expiry of such notice and the fulfilment of the conditions precedent (if any), the Issuer shall redeem the Bonds in full at the applicable amount on the specified Redemption Date.

## **9.4 Early redemption due to illegality (call option)**

9.4.1 The Issuer may redeem all, but not some only, of the outstanding Bonds at an amount per Bond equal to the Nominal Amount together with accrued but unpaid Interest on a Redemption Date determined by the Issuer if it is or becomes unlawful for the Issuer to perform its obligations under the Finance Documents.

9.4.2 The Issuer shall give notice of redemption pursuant to Clause 0 no later than twenty (20) Business Days after having received actual knowledge of any event specified therein (after which time period such right shall lapse).

9.4.3 A notice of redemption in accordance with Clause 0 is irrevocable and shall specify the Redemption Date and the Record Date on which a person shall be registered as a Bondholder to receive the amounts due on such Redemption Date. The Issuer shall redeem the Bonds in full at the applicable amount on the specified Redemption Date.

## **9.5 Mandatory repurchase due to a Change of Control Event, Delisting Event or a Listing Failure Event (put option)**

9.5.1 Upon the occurrence of a Change of Control Event, a Delisting Event, or a Listing Failure Event, each Bondholder shall have the right to request that all, or some only, of its Bonds be repurchased at a price per Bond equal to 101 per cent. of the Nominal Amount together with accrued but unpaid Interest, during a period of twenty (20) Business Days following a notice from the Issuer of the Change of Control Event, the Delisting Event or the Listing Failure Event pursuant to Clause 10.1.2 (after which time period such right shall lapse).

However, such period may not start earlier than upon the occurrence of the Change of Control Event, the Delisting Event or the Listing Failure Event, as the case may be.

- 9.5.2 The notice from the Issuer pursuant to Clause 10.1.2 shall specify the period during which the right pursuant to Clause 9.5.1 may be exercised, the Redemption Date and include instructions about the actions that a Bondholder needs to take if it wants Bonds held by it to be repurchased.
- 9.5.3 If a Bondholder has so requested, and acted in accordance with the instructions in the notice from the Issuer, the Issuer shall repurchase the relevant Bonds and the repurchase amount shall fall due on the Redemption Date specified in the notice given by the Issuer pursuant to Clause 10.1.2. The Redemption Date must fall no later than forty (40) Business Days after the end of the period referred to in Clause 9.5.1.
- 9.5.4 The Issuer shall comply with the requirements of any applicable securities regulations in connection with the repurchase of Bonds. To the extent that the provisions of such laws and regulations conflict with the provisions in this Clause 9.5, the Issuer shall comply with the applicable securities regulations and will not be deemed to have breached its obligations under this Clause 9.5 by virtue of the conflict.
- 9.5.5 Any Bonds repurchased by the Issuer pursuant to this Clause 9.5 may at the Issuer's discretion be retained, sold or cancelled in accordance with Clause 9.2.
- 9.5.6 The Issuer shall not be required to repurchase any Bonds pursuant to this Clause 9.5, if a third party in connection with the occurrence of a Change of Control Event offers to purchase the Bonds in the manner and on the terms set out in this Clause 9.5 (or on terms more favourable to the Bondholders) and purchases all Bonds validly tendered in accordance with such offer. If Bonds tendered are not purchased within the time limits stipulated in this Clause 9.5, the Issuer shall repurchase any such Bonds within five (5) Business Days after the expiry of the time limit.

## **10. INFORMATION TO BONDHOLDERS**

### **10.1 Information from the Issuer**

- 10.1.1 The Issuer shall make the following information available to the Bondholders by way of press release and by publication on the website of the Group:
- (a) as soon as the same become available, but in any event within four (4) months after the end of each financial year, the audited consolidated financial statements of the Group and the annual audited unconsolidated financial statements of the Issuer, for that financial year prepared in accordance with the Accounting Principles;
  - (b) as soon as the same become available, but in any event within two (2) months after the end of each quarter of each financial year, the unaudited consolidated financial statements of the Group and the unconsolidated financial statements of the Issuer or the year-end report (*Sw: bokslutskommuniké*) (as applicable) for such period prepared in accordance with the Accounting Principles; and
  - (c) any other information required by the Swedish Securities Markets Act (*lag (2007:528) om värdepappersmarknaden*) and the rules and regulations of the Regulated Market on which the Bonds are admitted to trading;

- (d) as soon as practicable following a cancellation of Bonds by the Issuer, the Total Nominal Amount.
- 10.1.2 The Issuer shall immediately notify the Bondholders and the Agent upon becoming aware of the occurrence of a Change of Control Event, a Delisting Event or a Listing Failure Event. A notice may be given in advance of the occurrence of a Change of Control Event, conditioned upon the occurrence of such Change of Control Event, if a definitive agreement is in place providing for a Change of Control Event.
- 10.1.3 When the financial statements are made available to the Bondholders pursuant to Clause 10.1.1, the Issuer shall submit to the Agent a Compliance Certificate. The Compliance Certificate shall for the purpose of confirming that the financial undertakings set out in Clause 12 (*Financial Undertakings*) have been met, include figures and the basis on which the Equity Ratio and the Interest Coverage Ratio have been calculated.
- 10.1.4 The Issuer shall immediately notify the Agent (with full particulars) upon becoming aware of the occurrence of any event or circumstance which constitutes an Event of Default, or any event or circumstance which would (with the expiry of a grace period, the giving of notice, the making of any determination or any combination of any of the foregoing) constitute an Event of Default, and shall provide the Agent with such further information as it may reasonably request in writing following receipt of such notice. Should the Agent not receive such information, the Agent is entitled to assume that no such event or circumstance exists or can be expected to occur, provided that the Agent does not have actual knowledge of such event or circumstance.

## **10.2 Information from the Agent**

The Agent is entitled to disclose to the Bondholders any event or circumstance directly or indirectly relating to the Issuer or the Bonds. Notwithstanding the foregoing, the Agent may if it considers it to be beneficial to the interests of the Bondholders delay disclosure or refrain from disclosing certain information other than in respect of an Event of Default that has occurred and is continuing, which shall be dealt with in accordance with Clauses 13.4 and 13.5.

## **10.3 Information among the Bondholders**

Subject to applicable regulations, the Agent shall promptly upon request by a Bondholder forward by post any information from such Bondholder to the Bondholders which relates to the Bonds (at the discretion of the Agent). The Agent may require that the requesting Bondholder reimburses any costs or expenses incurred, or to be incurred, by the Agent in doing so (including a reasonable fee for the work of the Agent) before any such information is distributed.

## **10.4 Availability of Finance Documents**

The latest version of these Terms and Conditions (including any document amending these Terms and Conditions) shall be available on the websites of the Group and the Agent.



## **11. GENERAL UNDERTAKINGS**

### **11.1 Compliance with laws**

The Issuer shall, and shall procure that the Group Companies will, comply in all material respects with all regulations to which it may be subject and its articles of association and other constitutional documents.

### **11.2 Nature of business**

The Issuer shall procure that no substantial change is made to the general nature of the business of the Group as at the First Issue Date.

### **11.3 Disposal of assets**

The Issuer shall not, and shall ensure that none of the Group Companies, sell or otherwise dispose of shares in any Group Company or of all or substantially all of its or any Group Company's assets or operations to any person not being the Issuer or any of the wholly-owned Subsidiaries, unless the transaction is carried out at fair market value and on terms and conditions customary for such transaction and provided that it does not have a Material Adverse Effect.

### **11.4 Dealings with related parties**

The Issuer shall, and shall ensure that the Subsidiaries, conduct all dealings with the direct and indirect shareholders of the Group Companies (excluding when such shareholder is another Group Company) and/or any affiliates of such direct and indirect shareholders, at arm's length terms.

### **11.5 Admission to trading**

11.5.1 The Issuer shall ensure that the Initial Bonds are admitted to trading on the Regulated Market of Nasdaq Stockholm or on another Regulated Market within six (6) months after issuance.

11.5.2 The Issuer shall ensure that any Subsequent Bonds are admitted to trading on the Regulated Market of Nasdaq Stockholm or on another Regulated Market within 60 Days after the issuance of such Subsequent Bonds. However, if such date would fall prior to listing of the Initial Bonds, the Subsequent Bonds shall be listed together with the Initial Bonds.

11.5.3 Following an admission to trading, the Issuer shall take all actions on its part to maintain the admission as long as any Bonds are outstanding, but not longer than up to and including the last day on which the admission to trading reasonably can, pursuant to the then applicable regulations of the Regulated Market and the CSD, subsist.

11.5.4 It is the Issuer's intention that the Initial Bonds are admitted to trading on the Regulated Market of Nasdaq Stockholm or on another Regulated Market within 30 calendar days after the First Issue Date. The absence of admission within 30 calendar days shall not constitute a Listing Failure Event nor an Event of Default under these Terms and Conditions.

## **11.6 Undertakings relating to the Agency Agreement**

11.6.1 The Issuer shall, in accordance with the Agency Agreement:

- (a) pay fees to the Agent;
- (b) indemnify the Agent for costs, losses and liabilities;
- (c) furnish to the Agent all information requested by or otherwise required to be delivered to the Agent; and
- (d) not act in a way which would give the Agent a legal or contractual right to terminate the Agency Agreement.

11.6.2 The Issuer and the Agent shall not agree to amend any provisions of the Agency Agreement without the prior consent of the Bondholders if the amendment would be detrimental to the interests of the Bondholders.

## **11.7 CSD related undertakings**

The Issuer shall keep the Bonds affiliated with a CSD and comply with all applicable CSD Regulations.

## **12. FINANCIAL UNDERTAKINGS**

The Issuer undertakes for so long as any amount is outstanding under the Bonds to comply or, as relevant, procure the compliance with the financial covenants set out in this Clause 12.

### **12.1 Equity Ratio**

The Equity Ratio of the Group shall at any time not be less than twenty (20) per cent.

### **12.2 Interest Coverage Ratio**

The Interest Coverage Ratio of the Group shall at any time not be less than 1.25 on a rolling twelve-month basis, calculated in accordance with the latest Financial Report.

## **13. ACCELERATION OF THE BONDS**

13.1 The Agent is entitled to, and shall following a demand in writing from a Bondholder (or Bondholders) representing at least fifty (50) per cent. of the Adjusted Nominal Amount (such demand shall, if made by several Bondholders, be made by them jointly) or following an instruction given pursuant to Clause 13.5, on behalf of the Bondholders (i) by notice to the Issuer, declare all, but not some only, of the outstanding Bonds due and payable together with any other amounts payable under the Finance Documents, immediately or at such later date as the Agent determines, and (ii) exercise any or all of its rights, remedies, powers and discretions under the Finance Documents, if:

- (a) the Issuer does not pay on the due date any amount payable by it under the Finance Documents, unless the non-payment:
  - (i) is caused by technical or administrative error; and

- (ii) is remedied within five (5) Business Days from the due date;
- (b) the Issuer does not comply with any of the financial undertakings set out in Clause 12 (*Financial undertakings*);
- (c) the Issuer does not comply with any terms or conditions of the Finance Documents to which it is a party (other than those terms referred to in paragraph (a) or (b) above), unless the non-compliance:
  - (i) is capable of remedy; and
  - (ii) is remedied within twenty (20) Business Days of the earlier of the Agent giving notice and the Issuer becoming aware of the non-compliance;
- (d) any Finance Document becomes invalid, ineffective or varied (other than in accordance with the provisions of the Finance Documents), and such invalidity, ineffectiveness or variation has a detrimental effect on the interests of the Bondholders;
- (e) the Issuer is, or is deemed for the purpose of any applicable law to be, Insolvent;
- (f) it is resolved that (i) the Issuer shall enter into liquidation or (ii) a Group Company shall enter into liquidation which results in a Material Adverse Effect;
- (g) any attachment, sequestration, distress or execution, or any analogous process in any jurisdiction, affects any fixed asset of a Group Company provided that the market value of such assets exceeds SEK twenty million (20,000,000) and is not discharged within thirty (30) Business Days (unless and for as long as contested in good faith);
- (h) (i) any Financial Indebtedness of a Group Company is not paid when due nor within any originally applicable grace period, or is declared to be or otherwise becomes due and payable prior to its specified maturity as a result of an event of default (however described) or (ii) any commitment for any Financial Indebtedness of a Group Company is cancelled by a creditor as a result of an event of default (however described), provided that no Event of Default will occur under this paragraph (h) if the aggregate amount of Financial Indebtedness or commitment for Financial Indebtedness referred to herein is less than SEK fifty million (50,000,000);
- (i) the Issuer suspends its payments;
- (j) the Issuer or a Group Company applies for or admits an application for financial reorganization according to the Company Reorganization Act (*Lag om företagsrekonstruktion (1996:764)*);
- (k) the board of directors of the Issuer prepares a merger plan under which the Issuer shall merge into a new or existing company, with the effect that the Issuer is not the surviving entity provided that a consent from the Bondholders' Meeting has not been obtained before the merger is initiated;
- (l) the board of directors of the Issuer prepares a merger plan under which the Issuer shall be merged with a company, with the effect that the Issuer is the surviving

entity, provided that such merger would constitute a Material Adverse Effect and consent from the Bondholders' Meeting is not obtained; and

- (m) the board of directors of a Group Company (other than the Issuer) establishes a merger plan under which the Group Company shall merge into a new or existing company (other than a Group Company), with the effect that the Group Company is not the surviving entity, provided that the merger will entail a Material Adverse Effect.
- 13.2 In the event that IFRS changes, and no longer recognizes or requires fair value adjustments in the calculation of the book value of properties, the equity and total assets shall (for the calculation of Equity Ratio above) nevertheless be adjusted with reference to such market values as if IFRS, as applied on the First Issue Date, would remain applicable.
- 13.3 The Agent may not accelerate the Bonds in accordance with Clause 13.1 by reference to a specific Event of Default if it is no longer continuing or if it has been decided on a Bondholders' Meeting or by way of a Written Procedure, to waive such Event of Default (temporarily or permanently).
- 13.4 The Agent shall notify the Bondholders of an Event of Default within five (5) Business Days of the date on which the Agent received actual knowledge of that an Event of Default has occurred and is continuing. The Agent shall, within twenty (20) Business Days of the date on which the Agent received actual knowledge of that an Event of Default has occurred and is continuing, decide if the Bonds shall be so accelerated. If the Agent decides not to accelerate the Bonds, the Agent shall promptly seek instructions from the Bondholders in accordance with Clause 15 (*Decisions by Bondholders*). The Agent shall always be entitled to take the time necessary to consider whether an occurred event constitutes an Event of Default.
- 13.5 If the Bondholders instruct the Agent to accelerate the Bonds, the Agent shall promptly declare the Bonds due and payable and take such actions as may, in the opinion of the Agent, be necessary or desirable to enforce the rights of the Bondholders under the Finance Documents, unless the relevant Event of Default is no longer continuing.
- 13.6 If the right to accelerate the Bonds is based upon a decision of a court of law, an arbitral tribunal or a government authority, it is not necessary that the decision has become enforceable under any applicable regulation or that the period of appeal has expired in order for cause of acceleration to be deemed to exist.
- 13.7 In the event of an acceleration of the Bonds in accordance with this Clause 13, the Issuer shall redeem all Bonds at an amount per Bond equal to 100 per cent. of the Nominal Amount together with accrued but unpaid Interest.

#### **14. DISTRIBUTION OF PROCEEDS**

- 14.1 All payments by the Issuer relating to the Bonds and the Finance Documents following an acceleration of the Bonds in accordance with Clause 13 (*Acceleration of the Bonds*) shall be distributed in the following order of priority, in accordance with the instructions of the Agent:
- (a) *first*, in or towards payment *pro rata* of (i) all unpaid fees, costs, expenses and indemnities payable by the Issuer to the Agent in accordance with the Agency Agreement (other than any indemnity given for liability against the Bondholders),

(ii) other costs, expenses and indemnities relating to the acceleration of the Bonds, or the protection of the Bondholders' rights as may have been incurred by the Agent, (iii) any costs incurred by the Agent for external experts that have not been reimbursed by the Issuer in accordance with Clause 17.2.5, and (iv) any costs and expenses incurred by the Agent in relation to a Bondholders' Meeting or a Written Procedure that have not been reimbursed by the Issuer in accordance with Clause 15.4.11, together with default interest in accordance with Clause 8.4 on any such amount calculated from the date it was due to be paid or reimbursed by the Issuer;

- (b) *secondly*, in or towards payment *pro rata* of accrued but unpaid Interest under the Bonds (Interest due on an earlier Interest Payment Date to be paid before any Interest due on a later Interest Payment Date);
- (c) *thirdly*, in or towards payment *pro rata* of any unpaid principal under the Bonds; and
- (d) *fourthly*, in or towards payment *pro rata* of any other costs or outstanding amounts unpaid under the Finance Documents, including default interest in accordance with Clause 8.4 on delayed payments of Interest and repayments of principal under the Bonds.

Any excess funds after the application of proceeds in accordance with paragraphs (a) to (d) above shall be paid to the Issuer.

14.2 If a Bondholder or another party has paid any fees, costs, expenses or indemnities referred to in Clause 14.1(a), such Bondholder or other party shall be entitled to reimbursement by way of a corresponding distribution in accordance with Clause 14.1(a).

14.3 Funds that the Agent receives (directly or indirectly) in connection with the acceleration of the Bonds constitute escrow funds (*Sw: redovisningsmedel*) and must be held on a separate bank account on behalf of the Bondholders and the other interested parties. The Agent shall arrange for payments of such funds in accordance with this Clause 14 as soon as reasonably practicable.

14.4 If the Issuer or the Agent shall make any payment under this Clause 14, the Issuer or the Agent, as applicable, shall notify the Bondholders of any such payment at least fifteen (15) Business Days before the payment is made. The notice from the Issuer shall specify the Redemption Date and also the Record Date on which a person shall be registered as a Bondholder to receive the amounts due on such Redemption Date. Notwithstanding the foregoing, for any Interest due but unpaid the Record Date specified in Clause 7.1 shall apply.

## **15. DECISIONS BY BONDHOLDERS**

### **15.1 Request for a decision**

15.1.1 A request by the Agent for a decision by the Bondholders on a matter relating to the Finance Documents shall (at the option of the Agent) be dealt with at a Bondholders' Meeting or by way of a Written Procedure.

15.1.2 Any request from the Issuer or a Bondholder (or Bondholders) representing at least ten (10) per cent. of the Adjusted Nominal Amount (such request shall, if made by several

Bondholders, be made by them jointly) for a decision by the Bondholders on a matter relating to the Finance Documents shall be directed to the Agent and dealt with at a Bondholders' Meeting or by way of a Written Procedure, as determined by the Agent. The person requesting the decision may suggest the form for decision making, but if it is in the Agent's opinion more appropriate that a matter is dealt with at a Bondholders' Meeting than by way of a Written Procedure, it shall be dealt with at a Bondholders' Meeting.

15.1.3 The Agent may refrain from convening a Bondholders' Meeting or instigating a Written Procedure if (i) the suggested decision must be approved by any person in addition to the Bondholders and such person has informed the Agent that an approval will not be given, or (ii) the suggested decision is not in accordance with applicable regulation.

15.1.4 The Agent shall not be responsible for the content of a notice for a Bondholders' Meeting or a communication regarding a Written Procedure unless and to the extent it contains information provided by the Agent.

15.1.5 Should the Agent not convene a Bondholders' Meeting or instigate a Written Procedure in accordance with these Terms and Conditions, without Clause 15.1.3 being applicable, the Issuer or the Bondholder(s) requesting a decision by the Bondholders may convene such Bondholders' Meeting or instigate such Written Procedure, as the case may be, instead. The Issuer shall upon request provide the convening Bondholder(s) with the information available in the Debt Register in order to convene and hold the Bondholders' Meeting or instigate and carry out the Written Procedure, as the case may be. The Issuer or Bondholder(s), as applicable, shall supply to the Agent a copy of the dispatched notice or communication.

15.1.6 Should the Issuer want to replace the Agent, it may (i) convene a Bondholders' Meeting in accordance with Clause 15.2 (*Convening of Bondholders' Meeting*) or (ii) instigate a Written Procedure by sending communication in accordance with Clause 15.3 (*Instigation of Written Procedure*). After a request from the Bondholders pursuant to Clause 17.4.3, the Issuer shall no later than ten (10) Business Days after receipt of such request (or such later date as may be necessary for technical or administrative reasons) convene a Bondholders' Meeting in accordance with Clause 15.2. The Issuer shall inform the Agent before a notice for a Bondholders' Meeting or communication relating to a Written Procedure where the Agent is proposed to be replaced is sent and supply to the Agent a copy of the dispatched notice or communication.

15.1.7 Should the Issuer or any Bondholder(s) convene a Bondholders' Meeting or instigate a Written Procedure pursuant to Clause 15.1.5 or 15.1.6, then the Agent shall no later than five (5) Business Days' prior to dispatch of such notice or communication be provided with a draft thereof. The Agent may further append information from it together with the notice or communication, provided that the Agent supplies such information to the Issuer or the Bondholder(s), as the case may be, no later than one (1) Business Day prior to the dispatch of such notice or communication.

## 15.2 **Convening a Bondholders' Meeting**

15.2.1 The Agent shall convene a Bondholders' Meeting by way of notice to the Bondholders as soon as practicable and in any event no later than five (5) Business Days after receipt of a complete notice from the Issuer or the Bondholder(s) (or such later date as may be necessary for technical or administrative reasons).

15.2.2 The notice pursuant to Clause 15.2.1 shall include (i) time for the meeting, (ii) place for the meeting, (iii) a specification of the Record Date on which a person must be registered as a Bondholder in order to be entitled to exercise voting rights, (iv) a form of power of attorney, and (v) the agenda for the meeting. The reasons for, and contents of, each proposal as well as any applicable conditions and conditions precedent shall be specified in the notice. If a proposal concerns an amendment to any Finance Document, such proposed amendment must always be set out in detail. Should prior notification by the Bondholders be required in order to attend the Bondholders' Meeting, such requirement shall be included in the notice.

15.2.3 The Bondholders' Meeting shall be held no earlier than ten (10) Business Days and no later than thirty (30) Business Days after the effective date of the notice.

15.2.4 Without amending or varying these Terms and Conditions, the Agent may prescribe such further regulations regarding the convening and holding of a Bondholders' Meeting as the Agent may deem appropriate. Such regulations may include a possibility for Bondholders to vote without attending the meeting in person.

### 15.3 **Instigation of Written Procedure**

15.3.1 The Agent shall instigate a Written Procedure by way of sending a communication to the Bondholders as soon as practicable and in any event no later than five (5) Business Days after receipt of a complete communication from the Issuer or the Bondholder(s) (or such later date as may be necessary for technical or administrative reasons).

15.3.2 A communication pursuant to Clause 15.3.1 shall include (i) a specification of the Record Date on which a person must be registered as a Bondholder in order to be entitled to exercise voting rights, (ii) instructions and directions on where to receive a form for replying to the request (such form to include an option to vote yes or no for each request) as well as a form of power of attorney, and (iii) the stipulated time period within which the Bondholder must reply to the request (such time period to last at least ten (10) Business Days and not longer than thirty (30) Business Days from the effective date of the communication pursuant to Clause 15.3.1). The reasons for, and contents of, each proposal as well as any applicable conditions and conditions precedent shall be specified in the notice. If a proposal concerns an amendment to any Finance Document, such proposed amendment must always be set out in detail. If the voting is to be made electronically, instructions for such voting shall be included in the communication.

15.3.3 If so elected by the person requesting the Written Procedure and provided that it is also disclosed in the communication pursuant to Clause 15.3.1, when consents from Bondholders representing the requisite majority of the total Adjusted Nominal Amount pursuant to Clauses 15.4.2 and 15.4.3 have been received in a Written Procedure, the relevant decision shall be deemed to be adopted pursuant to Clause 15.4.2 or 15.4.3, as the case may be, even if the time period for replies in the Written Procedure has not yet expired.

### 15.4 **Majority, quorum and other provisions**

15.4.1 Only a Bondholder or a person who has been provided with a power of attorney or other authorisation pursuant to Clause 6 (*Right to act on behalf of a Bondholder*) from a Bondholder:

- (a) on the Record Date specified in the notice pursuant to Clause 15.2.2, in respect of a Bondholders' Meeting, or
- (b) on the Record Date specified in the communication pursuant to Clause 15.3.2, in respect of a Written Procedure,

may exercise voting rights as a Bondholder at such Bondholders' Meeting or in such Written Procedure, provided that the relevant Bonds are included in the Adjusted Nominal Amount. Each whole Bond entitles to one vote and any fraction of a Bond voted for by a person shall be disregarded. Such Record Date specified pursuant to paragraph (a) or (b) above must fall no earlier than one (1) Business Day after the effective date of the notice or communication, as the case may be.

15.4.2 The following matters shall require the consent of Bondholders representing at least two thirds (2/3) of the Adjusted Nominal Amount for which Bondholders are voting at a Bondholders' Meeting or for which Bondholders reply in a Written Procedure in accordance with the instructions given pursuant to Clause 15.3.2:

- (a) the issue of any Subsequent Bonds, if the total nominal amount of the Bonds exceeds, or if such issue would cause the total nominal amount of the Bonds to at any time exceed, SEK 2,000,000,000 (for the avoidance of doubt, for which consent shall be required at each occasion such Subsequent Bonds are issued);
- (b) a change to the terms of any of Clause 2.1, and Clauses 2.5 to 2.7;
- (c) a change to the Interest Rate or the Nominal Amount;
- (d) a change to the terms for the distribution of proceeds set out in Clause 14 (*Distribution of proceeds*);
- (e) a change to the terms dealing with the requirements for Bondholders' consent set out in this Clause 15.4 (*Majority, quorum and other provisions*);
- (f) a change of issuer, an extension of the tenor of the Bonds or any delay of the due date for payment of any principal or interest on the Bonds;
- (g) a mandatory exchange of the Bonds for other securities; and
- (h) early redemption of the Bonds, other than upon an acceleration of the Bonds pursuant to Clause 13 (*Acceleration of the Bonds*) or as otherwise permitted or required by these Terms and Conditions.

15.4.3 Any matter not covered by Clause 15.4.2 shall require the consent of Bondholders representing more than 50 per cent. of the Adjusted Nominal Amount for which Bondholders are voting at a Bondholders' Meeting or for which Bondholders reply in a Written Procedure in accordance with the instructions given pursuant to Clause 15.3.2. This includes, but is not limited to, any amendment to, or waiver of, the terms of any Finance Document that does not require a higher majority (other than an amendment permitted pursuant to Clause 16.1(a) or (c)), and acceleration of the Bonds.

15.4.4 Quorum at a Bondholders' Meeting or in respect of a Written Procedure only exists if a Bondholder (or Bondholders) representing at least fifty (50) per cent. of the Adjusted



Nominal Amount in case of a matter pursuant to Clause 15.4.2, and otherwise twenty (20) per cent. of the Adjusted Nominal Amount:

- (a) if at a Bondholders' Meeting, attend the meeting in person or by other means prescribed by the Agent pursuant to Clause 15.4.2 (or appear through duly authorised representatives); or
- (b) if in respect of a Written Procedure, reply to the request.

- 15.4.5 If a quorum exists for some but not all of the matters to be dealt with at a Bondholders' Meeting or by a Written Procedure, decisions may be taken in the matters for which a quorum exists.
- 15.4.6 If a quorum does not exist at a Bondholders' Meeting or in respect of a Written Procedure, the Agent or the Issuer shall convene a second Bondholders' Meeting (in accordance with Clause 15.2.1) or initiate a second Written Procedure (in accordance with Clause 15.3.1), as the case may be, provided that the person(s) who initiated the procedure for Bondholders' consent has confirmed that the relevant proposal is not withdrawn. For the purposes of a second Bondholders' Meeting or second Written Procedure pursuant to this Clause 15.4.6, the date of request of the second Bondholders' Meeting pursuant to Clause 15.2.1 or second Written Procedure pursuant to Clause 15.3.1, as the case may be, shall be deemed to be the relevant date when the quorum did not exist. The quorum requirement in Clause 15.4.4 shall not apply to such second Bondholders' Meeting or Written Procedure.
- 15.4.7 Any decision which extends or increases the obligations of the Issuer or the Agent, or limits, reduces or extinguishes the rights or benefits of the Issuer or the Agent, under the Finance Documents shall be subject to the Issuer's or the Agent's consent, as applicable.
- 15.4.8 A Bondholder holding more than one Bond need not use all its votes or cast all the votes to which it is entitled in the same way and may in its discretion use or cast some of its votes only.
- 15.4.9 The Issuer may not, directly or indirectly, pay or cause to be paid any consideration to or for the benefit of any owner of Bonds (irrespective of whether such person is a Bondholder) for or as inducement to any consent under these Terms and Conditions, unless such consideration is offered to all Bondholders that consent at the relevant Bondholders' Meeting or in a Written Procedure within the time period stipulated for the consideration to be payable or the time period for replies in the Written Procedure, as the case may be.
- 15.4.10 A matter decided at a duly convened and held Bondholders' Meeting or by way of Written Procedure is binding on all Bondholders, irrespective of them being present or represented at the Bondholders' Meeting or responding in the Written Procedure. The Bondholders that have not adopted or voted for a decision shall not be liable for any damages that this may cause other Bondholders.
- 15.4.11 All costs and expenses incurred by the Issuer or the Agent for the purpose of convening a Bondholders' Meeting or for the purpose of carrying out a Written Procedure, including reasonable fees to the Agent, shall be paid by the Issuer.
- 15.4.12 If a decision is to be taken by the Bondholders on a matter relating to the Finance Documents, the Issuer shall promptly at the request of the Agent provide the Agent with a certificate specifying the number of Bonds owned by Group Companies as per the Record Date for voting, irrespective of whether such person is directly registered as owner of such

Bonds. The Agent shall not be responsible for the accuracy of such certificate or other or otherwise be responsible for determining whether a Bond is owned by a Group Company.

- 15.4.13 Information about decisions taken at a Bondholders' Meeting or by way of a Written Procedure shall promptly be sent by notice to each person registered as a Bondholder on the date referred to in Clause 15.4.1(a) or 15.4.1(b), as the case may be and also be published on the websites of the Group and the Agent, provided that a failure to do so shall not invalidate any decision made or voting result achieved. The minutes from the relevant Bondholders' Meeting or Written Procedure shall at the request of a Bondholder be sent to it by the Issuer or the Agent, as applicable.

## **16. AMENDMENTS AND WAIVERS**

- 16.1 The Issuer and the Agent (acting on behalf of the Bondholders) may agree in writing to amend the Finance Documents or waive any provision in a Finance Document or any other document relating to the Bonds, provided that:

- (a) in the opinion of the Agent and/or as confirmed by a reputable external expert engaged by the Agent, such amendment or waiver is not detrimental to the interest of the Bondholders as a group ; or
- (b) such amendment or waiver is made solely for the purpose of rectifying obvious errors and mistakes; or
- (c) such amendment or waiver is required by any applicable regulation, a court ruling or a decision by a relevant authority; or
- (d) such amendment or waiver has been duly approved by the Bondholders in accordance with Clause 15 (*Decisions by Bondholders*).

- 16.2 The consent of the Bondholders is not necessary to approve the particular form of any amendment to the Finance Documents. It is sufficient if such consent approves the substance of the amendment.

- 16.3 The Agent shall promptly notify the Bondholders of any amendments or waivers made in accordance with Clause 16.1, setting out the date from which the amendment or waiver will be effective, and ensure that any amendments to the Finance Documents are published in the manner stipulated in Clause 10.4 (*Availability of Finance Documents*), and shall ensure that any amendments to the Finance Documents are duly registered with the CSD and each other relevant organisation or authority.

- 16.4 An amendment to the Finance Documents shall take effect on the date determined by the Bondholders' Meeting, in the Written Procedure or by the Agent, as the case may be.

## **17. APPOINTMENT AND REPLACEMENT OF THE AGENT**

### **17.1 Appointment of the Agent**

- 17.1.1 By subscribing for Bonds, each initial Bondholder appoints the Agent to act as its agent in all matters relating to the Bonds and the Finance Documents, and authorises the Agent to act on its behalf (without first having to obtain its consent, unless such consent is

specifically required by these Terms and Conditions) in any legal or arbitration proceedings relating to the Bonds held by such Bondholder, including the winding-up, dissolution, liquidation, company reorganisation (Sw: *företagsrekonstruktion*) or bankruptcy (Sw: *konkurs*). By acquiring Bonds, each subsequent Bondholder confirms such appointment and authorisation for the Agent to act on its behalf.

- 17.1.2 Each Bondholder shall immediately upon request provide the Agent with any such documents, including a written power of attorney (in form and substance satisfactory to the Agent), that the Agent deems necessary for the purpose of exercising its rights and/or carrying out its duties under the Finance Documents. The Agent is under no obligation to represent a Bondholder which does not comply with such request.
- 17.1.3 The Issuer shall promptly upon request provide the Agent with any documents and other assistance (in form and substance satisfactory to the Agent), that the Agent deems necessary for the purpose of exercising its rights and/or carrying out its duties under the Finance Documents.
- 17.1.4 The Agent is entitled to fees for its work and to be indemnified for costs, losses and liabilities on the terms set out in the Finance Documents and the Agency Agreement and the Agent's obligations as Agent under the Finance Documents are conditioned upon the due payment of such fees and indemnifications.
- 17.1.5 The Agent may act as agent or trustee for several issues of securities issued by or relating to the Issuer and other Group Companies notwithstanding potential conflicts of interest.

## **17.2 Duties of the Agent**

- 17.2.1 The Agent shall represent the Bondholders in accordance with the Finance Documents. However, the Agent is not responsible for the content, due execution, legal validity or enforceability of the Finance Documents.
- 17.2.2 When acting in accordance with the Finance Documents, the Agent is always acting with binding effect on behalf of the Bondholders. The Agent shall carry out its duties under the Finance Documents in a reasonable, proficient and professional manner, with reasonable care and skill.
- 17.2.3 The Agent is entitled to delegate its duties to other professional parties, but the Agent shall remain liable for the actions of such parties under the Finance Documents.
- 17.2.4 The Agent shall treat all Bondholders equally and, when acting pursuant to the Finance Documents, act with regard only to the interests of the Bondholders as a group and shall not be required to have regard to the interests or to act upon or comply with any direction or request of any other person, other than as explicitly stated in the Finance Documents.
- 17.2.5 The Agent is entitled to engage external experts when carrying out its duties under the Finance Documents. The Issuer shall on demand by the Agent pay all costs for external experts engaged after the occurrence of an Event of Default, or for the purpose of investigating or considering (i) an event which the Agent reasonably believes is or may lead to an Event of Default, or (ii) a matter relating to the Issuer which the Agent reasonably believes may be detrimental to the interests of the Bondholders under the Finance Documents, or (iii) as otherwise agreed between the Agent and the Issuer. Any compensation for damages or other recoveries received by the Agent from external experts

engaged by it for the purpose of carrying out its duties under the Finance Documents shall be distributed in accordance with Clause 14 (*Distribution of proceeds*).

- 17.2.6 The Agent shall enter into agreements with the CSD, and comply with such agreement and the CSD regulations applicable to the Agent, as may be necessary in order for the Agent to carry out its duties under the Finance Documents.
- 17.2.7 Notwithstanding any other provision of the Finance Documents to the contrary, the Agent is not obliged to do or omit to do anything if it would or might in its reasonable opinion constitute a breach of any law or regulation.
- 17.2.8 If in the Agent's reasonable opinion the cost, loss or liability which it may incur (including reasonable fees to the Agent) in complying with instructions of the Bondholders, or taking any action at its own initiative, will not be covered by the Issuer, the Agent may refrain from acting in accordance with such instructions, or taking such action, until it has received such funding or indemnities (or adequate Security has been provided therefore) as it may reasonably require.
- 17.2.9 The Agent shall give a notice to the Bondholders (i) before it ceases to perform its obligations under the Finance Documents by reason of the non-payment by the Issuer of any fee or indemnity due to the Agent under the Finance Documents or the Agency Agreement or (ii) if it refrains from acting for any reason described in Clause 17.2.8.
- 17.2.10 The Agent's duties under these Terms and Conditions are solely mechanical and administrative in nature and the Agent only acts in accordance with these Terms and Conditions and upon instructions from the Bondholders, unless otherwise set out in these Terms and Conditions. In particular, the Agent is not acting as an advisor (whether legal, financial or otherwise) to the Bondholders or any other person.
- 17.2.11 The Agent is not obligated to assess or monitor the financial condition of the Issuer or compliance by the Issuer of the terms of the Finance Documents unless to the extent expressly set out in the Terms and Conditions and the other Finance Documents, or to take any steps to ascertain whether any Event of Default has occurred. Until it has actual knowledge to the contrary, the Agent is entitled to assume that no Event of Default has occurred.
- 17.2.12 Unless it has actual knowledge to the contrary, the Agent may assume that all information provided by or on behalf of the Issuer (including by its advisors) is correct, true and complete in all aspects.

### **17.3 Liability for the Agent**

- 17.3.1 The Agent will not be liable to the Bondholders for damage or loss caused by any action taken or omitted by it under or in connection with any Finance Document, unless directly caused by its negligence or wilful misconduct. The Agent shall never be responsible for indirect loss.
- 17.3.2 The Agent shall not be considered to have acted negligently if it has acted in accordance with advice from or opinions of reputable external experts addressed to the Agent or if the Agent has acted with reasonable care in a situation when the Agent considers that it is detrimental to the interests of the Bondholders to delay the action in order to first obtain instructions from the Bondholders.

- 17.3.3 The Agent shall not be liable for any delay (or any related consequences) in crediting an account with an amount required pursuant to the Finance Documents to be paid by the Agent to the Bondholders, provided that the Agent has taken all necessary steps as soon as reasonably practicable to comply with the regulations or operating procedures of any recognised clearing or settlement system used by the Agent for that purpose.
- 17.3.4 The Agent shall have no liability to the Bondholders or to the Issuer for damage caused by the Agent acting in accordance with instructions of the Bondholders given to the Agent in accordance with the Finance Documents.
- 17.3.5 Any liability towards the Issuer which is incurred by the Agent in acting under, or in relation to, the Finance Documents shall not be subject to set-off against the obligations of the Issuer to the Bondholders under the Finance Documents.
- 17.3.6 The Agent is not liable for information provided to the Bondholders by or on behalf of the Issuer or by any other person.

#### **17.4 Replacement of the Agent**

- 17.4.1 Subject to Clause 17.4.6, the Agent may resign by giving notice to the Issuer and the Bondholders, in which case the Bondholders shall appoint a successor Agent at a Bondholders' Meeting convened by the retiring Agent or by way of Written Procedure initiated by the retiring Agent.
- 17.4.2 Subject to Clause 17.4.6, if the Agent is Insolvent, the Agent shall be deemed to resign as Agent and the Issuer shall within ten (10) Business Days appoint a successor Agent which shall be an independent financial institution or other reputable company which regularly acts as agent under debt issuances.
- 17.4.3 A Bondholder (or Bondholders) representing at least ten (10) per cent. of the Adjusted Nominal Amount may, by notice to the Issuer (such notice shall, if given by several Bondholders, be given by them jointly), require that a Bondholders' Meeting is held for the purpose of dismissing the Agent and appointing a new Agent. The Issuer may, at a Bondholders' Meeting convened by it or by way of Written Procedure initiated by it, propose to the Bondholders that the Agent be dismissed and a new Agent appointed.
- 17.4.4 If the Bondholders have not appointed a successor Agent within ninety (90) days after (i) the earlier of the notice of resignation was given or the resignation otherwise took place or (ii) the Agent was dismissed through a decision by the Bondholders, the Issuer shall appoint a successor Agent which shall be an independent financial institution or other reputable company with the necessary resources to act as agent in respect of debt issuances.
- 17.4.5 The retiring Agent shall, at its own cost, make available to the successor Agent such documents and records and provide such assistance as the successor Agent may reasonably request for the purposes of performing its functions as Agent under the Finance Documents.
- 17.4.6 The Agent's resignation or dismissal shall only take effect upon the appointment of a successor Agent and acceptance by such successor Agent of such appointment and the execution of all necessary documentation to effectively substitute the retiring Agent.
- 17.4.7 Upon the appointment of a successor, the retiring Agent shall be discharged from any further obligation in respect of the Finance Documents but shall remain entitled to the

benefit of the Finance Documents and remain liable under the Finance Documents in respect of any action which it took or failed to take whilst acting as Agent. Its successor, the Issuer and each of the Bondholders shall have the same rights and obligations amongst themselves under the Finance Documents as they would have had if such successor had been the original Agent.

- 17.4.8 In the event that there is a change of the Agent in accordance with this Clause 17.4, the Issuer shall execute such documents and take such actions as the new Agent may reasonably require for the purpose of vesting in such new Agent the rights, powers and obligation of the Agent and releasing the retiring Agent from its further obligations under the Finance Documents and the Agency Agreement. Unless the Issuer and the new Agent agree otherwise, the new Agent shall be entitled to the same fees and the same indemnities as the retiring Agent.

## **18. THE ISSUING AGENT**

- 18.1 The Issuer appoints the Issuing Agent to manage certain specified tasks under these Terms and Conditions and in accordance with the legislation, rules and regulations applicable to and/or issued by the CSD and relating to the Bonds.
- 18.2 The Issuing Agent may retire from its assignment or be dismissed by the Issuer, provided that the Issuer has approved that a commercial bank or securities institution approved by the CSD accedes as new Issuing Agent at the same time as the old Issuing Agent retires or is dismissed. If the Issuing Agent is Insolvent, the Issuer shall immediately appoint a new Issuing Agent, which shall replace the old Issuing Agent as issuing agent in accordance with these Terms and Conditions.
- 18.3 The Issuing Agent will not be liable to the Bondholders for damage or loss caused by any action taken or omitted by it under or in connection with any Finance Document, unless directly caused by its gross negligence or wilful misconduct. The Issuing Agent shall never be responsible for indirect or consequential loss.

## **19. THE CSD**

- 19.1 The Issuer has appointed the CSD to manage certain tasks under these Terms and Conditions and in accordance with the CSD Regulations and the other regulations applicable to the Bonds.
- 19.2 The CSD may retire from its assignment or be dismissed by the Issuer, provided that the Issuer has effectively appointed a replacement CSD that accedes as CSD at the same time as the old CSD retires or is dismissed and provided also that the replacement does not have a negative effect on any Bondholder. The replacing CSD must be authorised to professionally conduct clearing operations pursuant to the Swedish Securities Markets Act (lag (2007:528) om värdepappersmarknaden) and be authorised as a central securities depository in accordance with the Financial Instruments Accounts Act.

## **20. NO DIRECT ACTIONS BY BONDHOLDERS**

- 20.1 A Bondholder may not take any steps whatsoever against the Issuer to enforce or recover any amount due or owing to it pursuant to the Finance Documents, or to initiate, support or procure the winding-up, dissolution, liquidation, company reorganisation (Sw: *företagsrekonstruktion*) or bankruptcy (Sw: *konkurs*) (or its equivalent in any other

jurisdiction) of the Issuer in relation to any of the obligations and liabilities of the Issuer under the Finance Documents.

20.2 Clause 20.1 shall not apply if the Agent has been instructed by the Bondholders in accordance with the Finance Documents to take certain actions but fails for any reason to take, or is unable to take (for any reason other than a failure by a Bondholder to provide documents in accordance with Clause 17.1.2), such actions within a reasonable period of time and such failure or inability is continuing. However, if the failure to take certain actions is caused by the non-payment by the Issuer of any fee or indemnity due to the Agent under the Finance Documents or the Agency Agreement or by any reason described in Clause 17.2.8, such failure must continue for at least forty (40) Business Days after notice pursuant to Clause 17.2.9 before a Bondholder may take any action referred to in Clause 20.1.

20.3 The provisions of Clause 20.1 shall not in any way limit an individual Bondholder's right to claim and enforce payments which are due to it under Clause 9.5 (*Mandatory repurchase due to a Change of Control Event, Delisting Event or a Listing Failure Event*) or other payments which are due by the Issuer to some but not all Bondholders.

## **21. PRESCRIPTION**

21.1 The right to receive repayment of the principal of the Bonds shall be prescribed and become void ten (10) years from the Redemption Date. The right to receive payment of interest (excluding any capitalised interest) shall be prescribed and become void three (3) years from the relevant due date for payment. The Issuer is entitled to any funds set aside for payments in respect of which the Bondholders' right to receive payment has been prescribed and has become void.

21.2 If a limitation period is duly interrupted in accordance with the Swedish Act on Limitations (*preskriptionslag (1981:130)*), a new limitation period of ten (10) years with respect to the right to receive repayment of the principal of the Bonds, and of three (3) years with respect to receive payment of interest (excluding capitalised interest) will commence, in both cases calculated from the date of interruption of the limitation period, as such date is determined pursuant to the provisions of the Swedish Act on Limitations.

## **22. NOTICES AND PRESS RELEASES**

### **22.1 Notices**

22.1.1 Any notice or other communication to be made under or in connection with the Finance Documents:

- (a) if to the Agent, shall be given at the address registered with the Swedish Companies Registration Office (Sw: *Bolagsverket*) on the Business Day prior to dispatch or, if sent by email by the Issuer, to the email address notified by the Agent to the Issuer from time to time;
- (b) if to the Issuer, shall be given at the address registered with the Swedish Companies Registration Office on the Business Day prior to dispatch or, if sent by email by the Agent, to the email address notified by the Issuer to the Agent from time to time; and

- (c) if to the Bondholders, shall be given at their addresses as registered with the CSD, on a date selected by the sending person which falls no more than five (5) Business Days prior to the date on which the notice or communication is sent, and by either courier or personal delivery (if practically possible), or by letter for all Bondholders. A notice to the Bondholders shall also be published on the websites of the Issuer and the Agent.
- 22.1.2 Any notice or other communication made by one person to another under or in connection with the Finance Documents shall be sent by way of courier, personal delivery or letter, or, if between the Issuer and the Agent, by email, and will only be effective, in case of courier or personal delivery, when it has been left at the address specified in Clause 22.1.1 or, in case of letter, three (3) Business Days after being deposited postage prepaid in an envelope addressed to the address specified in Clause 22.1.1, or, in case of email, when received in readable form by the email recipient.
- 22.1.3 Failure to send a notice or other communication to a Bondholder or any defect in it shall not affect its sufficiency with respect to other Bondholders.

## **22.2 Press releases**

- 22.2.1 Any notice that the Issuer or the Agent shall send to the Bondholders pursuant to Clauses 9.3.2 (*Voluntary total redemption*), 9.4.2 (*Early redemption due to illegality*), 10.1.2 (*Change of Control Event, Delisting Event or Listing Failure Event*), 13.4 (*Event of Default*), 15.2.1 (*Convening a Bondholders' Meeting*), and 15.3.1 (*Instigation of Written Procedure*) shall also be published by way of press release by the Issuer or the Agent, as applicable.
- 22.2.2 In addition to Clause 22.2.1, if any information relating to the Bonds or the Group contained in a notice the Agent may send to the Bondholders under these Terms and Conditions has not already been made public by way of a press release, the Agent shall before it sends such information to the Bondholders give the Issuer the opportunity to issue a press release containing such information. If the Issuer does not promptly issue a press release and the Agent considers it necessary to issue a press release containing such information before it can lawfully send a notice containing such information to the Bondholders, the Agent shall be entitled to issue such press release.

## **23. FORCE MAJEURE AND LIMITATION OF LIABILITY**

- 23.1 Neither the Agent nor the Issuing Agent shall be held responsible for any damage arising out of any legal enactment, or any measure taken by a public authority, or war, strike, lockout, boycott, blockade or any other similar circumstance (a "**Force Majeure Event**"). The reservation in respect of strikes, lockouts, boycotts and blockades applies even if the Agent or the Issuing Agent itself takes such measures, or is subject to such measures.
- 23.2 Should a Force Majeure Event arise which prevents the Agent or the Issuing Agent from taking any action required to comply with these Terms and Conditions, such action may be postponed until the obstacle has been removed.
- 23.3 The provisions in this Clause 23 apply unless they are inconsistent with the provisions of the Central Securities Depositories and Financial Instruments Accounts Act which provisions shall take precedence.



**24. GOVERNING LAW AND JURISDICTION**

- 24.1 These Terms and Conditions, and any non-contractual obligations arising out of or in connection therewith, shall be governed by and construed in accordance with the laws of Sweden.
- 24.2 The Issuer submits to the non-exclusive jurisdiction of the City Court of Stockholm (Sw: *Stockholms tingsrätt*).

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We hereby certify that the above terms and conditions are binding upon ourselves.

Place: Stockholm

Date: 19 February 2020

COREM PROPERTY GROUP AB (PUBL)  
as Issuer

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We hereby undertake to act in accordance with the above terms and conditions to the extent they refer to us.

Place: Stockholm

Date: 19 February 2020

NORDIC TRUSTEE & AGENCY AB (PUBL)  
as Agent

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APPENDIX 1

COMPLIANCE CERTIFICATE

To: Nordic Trustee & Agency AB (publ)

From: Corem Property Group AB (publ)

Dated: [\*\*]

**SEK 2,000,000,000 Senior Unsecured Bonds 2020/2023 issued pursuant the terms and conditions dated 19 February 2020 (the “Terms and Conditions”)**

We refer to the Terms and Conditions. This is a Compliance Certificate. Terms defined in the Terms and Conditions have the same meaning when used in this compliance certificate.

We confirm that no Event of Default has occurred or is continuing.

This Compliance Certificate relates to:

[DATE]

[PERIOD]

The calculations are based on the following figures:

- (a) Total Assets [•]
- (b) Equity [•]

We confirm that as of [\*\*]:

- (i) the Equity Ratio is [•]; and that
- (ii) the Interest Coverage Ratio of the Group is [•]

Corem Property Group AB (publ)

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Name:

## **8 ADDRESSES**

### **Corem Property Group AB (publ)**

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### **Nordea Bank Abp**

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### **Nordic Trustee & Agency AB (publ)**

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### **Ernst & Young AB**

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### **Euroclear Sweden AB**

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