

**Notice of written procedure for senior bonds issued by  
Koggbro Projekt AB (publ)**

To the holders of the up to SEK 350,000,000 (or its equivalent in NOK and USD) Senior Secured Callable Fixed Rate Bonds due 2019 with ISIN: NO0010787617 and NO0010787625 (the "Senior Bonds") issued by Koggbro Projekt AB (publ) (the "Issuer") on 24 March 2017.

*Capitalized terms not otherwise defined in this notice shall have the meaning given to them in the terms and conditions relating to the Senior Bonds (the "Terms and Conditions").*

This notice will be sent by Intertrust (Sweden) AB (the "Trustee") on 13 February 2018 to direct registered owners and registered authorized nominees of the Bonds. This voting request has also been published on the websites of the Issuer and the Trustee, in accordance with the Terms and Conditions. If you are an authorized nominee under the Norwegian Securities Register Act of 2002 no. 64 (NW. Verdiveripapirregisterloven) or if you otherwise are holding Bonds on behalf of someone else on a Securities Account, please forward this notice to the holder you represent as soon as possible. See "Voting rights" in section B. (Decision procedure) for further information.

The Trustee, acting in its capacity as Trustee for the Bondholders under the Terms and Conditions, hereby initiates a written procedure (the "**Written Procedure**") whereby the Bondholders can approve or reject a proposal from the Trustee to amend and restate the Terms and Conditions and provide certain consents and waivers under the Terms and Conditions. The Request (as defined below) and the background thereto is described in section A. (*Request*) below.

**NO DUE DILIGENCE CARRIED OUT IN CONNECTION WITH THIS WRITTEN PROCEDURE**

Please note that no due diligence whatsoever (legal, financial, tax, environment or otherwise) has been carried out for the purposes of the Written Procedure or with respect to the Issuer or the Karlholm Strand Project (as defined below), why this notice does not contain any risk factors or other disclosures with respect to the Issuer or the Karlholm Strand Project. There may thus be risks related to the Request set out below which could have a material negative impact on the Bondholders' prospects of recovery under the Senior Bonds and each Bondholder is solely responsible for making its own assessment of the Request before participating in the Written Procedure.

**LIMITATION OF LIABILITY OF THE TRUSTEE**

The proposal set out in this Written Procedure is being presented based on the Trustee's best judgement of the current situation without having evaluated all possibilities and factors affecting the situation, the Issuer or its assets/liabilities or the Bondholders. Consequently, no assessment has been made by the Trustee or any of its advisors of the relative merits of accepting the proposal set out herein or the rejection of it. The Trustee can further not guarantee any satisfactory outcome of the proposal set out herein, e.g. that the assets can be sold during the extended tenure of the Senior Bonds or to a satisfactory price or that the sale proceeds can be used to amortize the Senior Bonds within a sufficient time frame. The full responsibility for the sales process will thus remain with the Issuer, however with a new owner. The Trustee assumes no liability whatsoever for any loss arising directly or indirectly from the implementation of the Request (as defined below).

**ALL BONDHOLDERS ARE STRONGLY ENCOURAGED TO REVIEW AND CONSIDER THE REQUEST**

Before making a decision, each Bondholder is advised to carefully review the content of this document and the proposed resolutions set out in sections 2 and 3 below and the limitation of liability provision set out above. If a Bondholder is uncertain as to the content and significance of this document and the measures the Bondholder should take, the Bondholder is advised to consult its own legal, tax or financial adviser for this purpose. The Trustee will not, and is under no obligation to, update this document.

### **INVESTOR PRESENTATION**

In connection with this Written Procedure, a high-level investor presentation (the "**Investor Presentation**") has been prepared for information purposes only. The Investor Presentation contains more detailed information about the current state of the Karlholm Strand Project, including pictures and videos of the work in progress. Bondholders are encouraged to review the Investor Presentation for a more comprehensive picture of the Karlholm Strand Project.

### **PARTICIPATION IN THE WRITTEN PROCEDURE**

Bondholders may participate in the Written Procedure by completing and sending the voting form attached below to the Trustee. The Trustee must **receive the voting form no later than by 12.00 (CET) on 5 March 2019** by mail, via courier or e-mail to the addresses indicated below. Votes received thereafter will be disregarded. Please note that the Written Procedure may expire early if the requisite majority consents of the total Adjusted Nominal Amount have been received before 5 March 2019.

**To be eligible to participate in the Written Procedure a person must fulfil the formal criteria for being a Bondholder on 13 February 2019 (the "Record Date").** This means that the person must be registered on a Securities Account as a direct registered owner or authorised nominee with respect to one or several Senior Bonds.

If you have an interest in a Senior Bond but are not registered as a direct registered owner or authorised nominee on a Securities Account, you need to obtain a power of attorney or other proof of authorisation from the person who fulfils the formal criteria for being a Bondholder on the Record Date, to be able to participate. An alternative may be to ask the person that is registered as a Bondholder and holds the Senior Bonds on your behalf to vote in its own name as instructed by you. For further information on voting, please see under *Voting rights* in section B. (*Decision procedure*).

Please contact the securities firm you hold your Senior Bonds through if you do not know how your Senior Bonds are registered or if you need authorisation or other assistance to participate.

### **Important Dates**

*Record Date (for voting): 13 February 2019*

*Last time and day to vote: 12.00 CET on 5 March 2019*

## A. Request

### 1. Background

The Issuer is the owner of (i) the project development company Karlholm Strand AB which owns, through subsidiaries, the main property Tierp Karlholm 1:53 and certain other subdivided properties on which the Karlholm Strand project is contemplated to be developed (the "**Karlholm Strand Project**"), and (ii) through its subsidiary MI Andersson Fastigheter AB, the properties Helsingborg Sanden 4, Helsingborg Sanden 5, Helsingborg Sanden 12, Helsingborg Sanden 13 and Helsingborg Sanden 14 (the "**Sanden Properties**") and Järfälla Skälby 3:533 (the "**Järfälla Property**").

The Issuer has issued two bond loans consisting of (i) the Senior Bonds in the approximate nominal amount of SEK 350,000,000 (or its equivalent in NOK and USD), with a fixed interest rate of 11.50 per cent. *per annum*, and (ii) second lien bonds in the approximate nominal amount of SEK 75,000,000 (or its equivalent in NOK and USD), with a fixed interest rate of 18.00 per cent. *per annum* (the "**Second Lien Bonds**").

The Koggebron group, to which the Issuer belongs, has during the last year undergone severe financial difficulties and have defaulted on several of their debt obligations, including under the Senior Bonds and the Second Lien Bonds. Due to the financial turmoil and lack of liquidity in the Koggebron group, the Issuer has not been able to finalize the Karlholm Strand Project according to the plan presented to the Bondholders in connection with the issuance of the Senior Bonds. As a result, the construction work and initiation of the sales process have been substantially delayed and there are currently no prospects for the current management and owner of the Issuer to complete the Karlholm Strand Project and thereby repay the Bondholders. The status of the properties, on which the Karlholm Strand Project is contemplated to be developed, is currently not in a state allowing them to be sold for a sufficient price and further work need to be carried out by a new owner in order to bring the assets to a marketable form.

In 2018, the Issuer tried to sell the Sanden Properties and the Järfälla Property for the purpose of applying the sale proceeds towards partial amortization of the Senior Bonds. However, the prospective buyer was not able to raise sufficient financing to fund the acquisition of these properties at the time.

The delay of the completion of the Karlholm Strand Project and the failed divestment of the abovementioned properties have affected the Issuer's liquidity and the Issuer has therefore not been able to pay interest due under the Bonds.

The Issuer has therefore concluded that it will not be able to finalise the Karlholm Strand Project according to plan and redeem the Bonds on the original Final Maturity Date.

As the Issuer is in default under the Bonds, the Transaction Security may be enforced. However, a forced enforcement of the Transaction Security would cause a substantial value loss for the Bondholders since the current status of the properties on the Karlholm Strand Project are not yet in a sellable form. Therefore, the Trustee has together with JOOL Markets (the arranger of the Senior Bonds) and the previous owner and entrepreneur behind the Karlholm Strand Project, Anders Högberg (references to "Anders Högberg" shall in this notice also include references to his fully owned companies Mimex Management SA and Dextris Terminus SA (as applicable)), worked to find an alternative solution with the aim of:

- (i) sell the Sanden Properties and the Järfälla Property and use the sale proceeds (after payment of accrued costs of the Trustee and its advisors) to partially amortize the Senior Bonds; and
- (ii) as soon as and as far as possible, completing the Karlholm Strand Project in an efficient manner and commencing the construction work and sales activities and use the net disposal proceeds to service the debt under the Senior Bonds and thereafter the Second Lien Bonds (the Senior Bonds shall be prioritized in relation to the Second Lien Bonds in accordance with the terms and conditions for the Senior Bonds and the Second Lien Bonds, please also see below the proposal regarding the Senior Profit Sharing Interest (as defined below)).

## 2. Proposal

### 2.1 Summary of the proposal

In order to facilitate a sale of the Sanden Properties and Järfälla Property and encourage the former owner Anders Högberg to take over the Karlholm Strand Project with an aim to complete the project and repay the Bondholders, the below proposal (the "**Proposal**"), in summary, is being made. Please note that an approval of the Proposal by the Bondholders will be an approval of all items listed below.

In summary, the main terms of the Proposal set out below is thus that Anders Högberg (being the former owner of and the entrepreneur behind the Karlholm Strand Project) shall:

- (i) acquire the shares in the Issuer for SEK 1;
- (ii) replace the Issuer's existing management, with appropriate managers appointed by Anders Högberg;
- (iii) partially finance and complete the Karlholm Strand Project; and
- (iv) use its best efforts to procure that the properties within the Karlholm Strand Project are sold off with an aim to redeem the Senior Bonds and thereafter the Second Lien Bonds in full (please also see the proposal regarding the Senior Profit Sharing Interest (as defined below)).

Furthermore, given that the original time table to complete the Karlholm Strand Project has been considerably delayed and that no properties have yet been sold off resulting in a liquidity deficit in the Issuer, it is also proposed to strengthen the Issuer's financial condition and avoid a mandatory liquidation due to high interest costs (or capitalised interest that would create a deficit in the balance sheet of the Issuer) and grant an extension of the tenure of the Bonds by:

- (i) divesting the Sanden Properties and the Järfälla Property and apply the net disposal proceeds to (A) cover costs incurred by the Trustee (including legal fees) and (B) partially redeem the Senior Bonds;
- (ii) as from 24 March 2018, a "profit sharing interest" (the "**Senior Profit Sharing Interest**") is introduced equivalent to an amount equivalent to an interest rate of 4.00 *per annum* which is accumulated as from 24 March 2018 until the date of full redemption of the Senior Bonds. The Senior Profit Sharing Interest is payable only if there is sufficient surplus cash left in the Issuer after having redeemed the Senior Bonds in full, management fees and development costs have been paid (as described below) and there are no properties left to divest (please note that there will thus not be any cash interest paid during the tenor of the Senior Bonds nor any capitalized interest, but the obligation to pay the Senior Profit Sharing Interest will arise only if there are sufficient surplus cash in the Issuer after the redemption of the Senior Bonds and management fees and development costs have been paid (as described below)); and
- (iii) extending the Final Maturity Date of the Senior Bonds with four years (i.e. to 24 March 2023).

For information purposes, the Second Lien Bonds will have a similar "profit sharing interest" component of 6.00 per annum (the "**Second Lien Profit Sharing Interest**") and will be payable in case there are sufficient funds in the Issuer after (i) the full redemption of the Senior Bonds, (ii) payment of the Senior Profit Sharing Interest and full redemption of the Second Lien Bonds.

Please see below for a full description of the Proposal.

### 2.2 Change of the management and control of the Issuer

The Issuer is currently managed by its board members, Thomas Melin, Johan Tungard and Michael Sundback, and CEO, Thomas Schelin (the "**Existing Management**"). Furthermore, the shares in the Issuer are currently owned by (i) Koggbro Fastigheter AB (90 per cent.) and (ii) Anders Högberg (through his company Dextris Terminus SA) (10 per cent.)

Anders Högberg is the former owner of and the entrepreneur behind the Karlholm Strand Project and he owns the neighbouring properties in which he has made a considerable investments. Anders Högberg has a proven track-record of developing the neighbouring properties and has a capable organisation with proper equipment and machines as well as a network of sub-contractors to carry out necessary construction work. Anders Högberg is dependent on the Karlholm Strand Project being completed in order to secure the value of the investments he has already made to the neighbouring property.

Please see the separate Investor Presentation, including videos and pictures, of the current state of the project.

In light of the above, it is proposed that:

- (i) the shares in the Issuer held by Koggbro Fastigheter AB are sold for SEK 1 to Anders Högberg (to his fully-owned company Mimex Management SA);
- (ii) the Existing Management of the Issuer is replaced by Anders Högberg and any other appropriate person(s) appointed by him; and
- (iii) Mimex Management SA and/or Dextris Terminus SA pledge all the shares in the Issuer as security for the Issuer's due fulfilment of its obligations under the Bonds and the Second Lien Bonds.

For the avoidance of doubt, the Issuer shall continue to be the debtor under, and issuer of, the Bonds also after Anders Högberg (through Mimex Management SA) has acquired the remaining shares in the Issuer.

Please note that the existing parent company guarantee by Koggbro Fastigheter AB will be maintained with a cap of SEK 33,750,000 and not be released until the Bondholders have been repaid and that such guarantee may be called upon at a later stage.

### **2.3 Settlement of outstanding debt owed to companies controlled by Anders Högberg and maintenance of a limited parent company guarantee**

The Issuer has an outstanding debt and other unsettled compensation payments in the amount of approximately SEK 33,750,000 owed to companies controlled by Anders Högberg for certain work conducted and to be conducted in relation to the Karlholm Strand Project. According to the Terms and Conditions, the Issuer should have used parts of the deposited development funds to pay for parts of these costs. However, it has now been apparent that the Issuer has used such funds for other purposes than paying these costs. To settle the outstanding payments to Anders Högberg, it is proposed that the Issuer shall transfer the properties Tierp Karlholm 1:81, Tierp Karlholm 1:82, Tierp Karlholm 1:83, Tierp Karlholm 1:84, Tierp Karlholm 1:85, Tierp Karlholm 1:86, Tierp Karlholm 1:88 and Tierp Karlholm 1:101 (which are subject to the Transaction Security) (the "**Subdivided Properties**") to companies controlled by Anders Högberg and that the full purchase price shall be paid by way of sett-off against the debt and unpaid compensation owed by the Issuer to Anders Högberg. The current valuation of the Subdivided Properties amount to approximately SEK 33,750,000 according to Anders Högberg. In order to incentivise Anders Högberg to swiftly finalize the demolition work, the transfer of the property Tierp Karlholm 1:84 shall not be made to Högberg until he has procured that the existing boiler house (Sw. *pannhus*) on that property has been demolished. In order to compensate the Bondholders for the exposures set out above, the former owner, Koggbro Fastigheter AB, will maintain its parent company guarantee with a cap of SEK 33,750,000.

### **2.4 Disposal of the Sanden Properties and the Järfälla Property**

In preparation of this Written Procedure, the Trustee has requested the current owner of the Issuer to present a plan for the divestment of the Sanden Properties and the Järfälla Property, the sale proceeds to be used for amortizing the Senior Bonds. The following proposal has been set forth:

- (i) the Issuer shall before the change of ownership and take-over by Anders Högberg, sell the Sanden Properties for a purchase price of SEK 75,000,000, where SEK 65,000,000 shall be paid in cash in connection with the sale and SEK 10,000,000 shall remain as a secured loan note which shall be repaid no later than 30 April 2019. The loan note shall be secured with a property mortgage in the Sanden Properties with priority from SEK 65,000,000 to 75,000,000. Should the loan note not be repaid by 30 April 2019, the Issuer shall have the right to re-purchase the Sanden Properties for SEK

65,000,000 or alternatively for SEK 75,000,000 if the Järfälla Property is not sold by 30 August 2019 (as set out below);

- (ii) the former owner of the Issuer, Koggbro Fastigheter AB, has the right to direct a purchaser of the Järfälla Property for SEK 40,000,000. The sale shall be completed no later than 30 August 2019 and shall be made in cash;
- (iii) the sale proceeds from the sale of the Sanden Properties and the Järfälla Property shall be applied to pay accrued costs of the Trustee and its advisors and thereafter to partially amortize the Senior Bonds;
- (iv) should the disposals set out above not be possible to carry out within the time frames set out above, the properties shall remain with the Issuer and new sales may be conducted by the Issuer with the approval of the Trustee (including as to timing, price and format) taking the Bondholders' interest into consideration and with an aim to use net sale proceeds to partially amortize the Senior Bonds.

## 2.5 Disposal of the Karlholm Strand Project and redemption of the Senior Bonds

The Karlholm Strand Project is currently divided into several land plots on which condominium and rental apartment buildings and villas may be built. When Anders Högberg has assumed ownership of the Issuer, a new assessment of the land plots' capabilities will be made and sales will be carried out to maximize the value of the properties while also ensuring a swift disposal process. The respective land plots will be sold plot by plot or if possible several blocks at the time. In order to (i) ensure that the Bondholders are repaid as far as possible (ii) maintain sufficient liquidity in the Issuer to develop the project and (iii) compensate Anders Högberg for the work carried out, it is proposed that the proceeds from such disposals shall be applied as follows:

- (i) 80 per cent. shall be applied in the following order of priority:
  - a. **first**, in or towards accrued costs of the Trustee and its advisors;
  - b. **secondly**, in or towards payment of the principal amount of the Senior Bonds (until redeemed in full);
  - c. **thirdly**, in or towards payment of the Senior Profit Sharing Interest (until paid in full);
  - d. **fourthly**, in or towards payment of the principal amount of the Second Lien Bonds (until redeemed in full); and
  - e. **fifthly**, in or towards payment of accrued Second Lien Profit Sharing Interest;
- (ii) 10 per cent. to cover project costs in respect to the Karlholm Strand Project (the "**Project Costs**"); and
- (iii) 10 per cent. as a management fee to Mimex Management SA for the work carried out to develop the Karlholm Strand Project.

The Trustee may agree that up to 10 per cent. of the net proceeds from item (i) is instead allocated to pay Project Costs if the Trustee deems it necessary to further cover Project Costs in respect to the Karlholm Strand Project and maintain a sufficient level of liquidity in the Issuer. In addition, in order to avoid repayments of smaller amounts, the Trustee may decide to withhold minor sale proceeds and carry out amortizations when sale proceeds have accumulated to a higher level determined by the Trustee in its sole discretion.

## 2.6 Maturity extension and Senior Profit Sharing Interest

To reduce the financial burden of the Issuer and avoid a mandatory liquidation do to e.g. accumulated interest costs and thereby increase the chances of completing the Karlholm Strand Project, it is proposed that:

- (i) as from 24 March 2018, a "profit sharing interest" (the "**Senior Profit Sharing Interest**") is introduced equivalent to an amount equivalent to an interest rate of 4.00 *per annum* which is accumulated as from 24 March 2018 until the date of full redemption of the Senior Bonds. The Senior Profit Sharing Interest is payable only if there is sufficient surplus cash left in the Issuer after having redeemed the Senior Bonds in full, management fees and development costs have been paid (as described below) and there are no properties left to divest (please note that there will thus not be any cash interest paid during the tenor of the Senior Bonds nor any capitalized interest, but the obligation to pay the Senior Profit Sharing Interest will arise only if there are sufficient surplus cash in the Issuer after the redemption of the Senior Bonds and management fees and development costs have been paid (as described below)); and
- (ii) the Final Maturity Date for the Bonds is extended by four years (i.e. to 24 March 2023).

For information purposes, the Second Lien Bonds will have a similar "profit sharing interest" component of 6.00 per annum and will be payable in case there are sufficient surplus cash left in the Issuer after (i) the full redemption of the Senior Bonds, (ii) payment of the Senior Profit Sharing Interest and (iii) full redemption of the Second Lien Bonds. The final maturity date for the Second Lien Bonds will be extended with five years.

### **3. Request**

The Trustee and the Issuer hereby kindly asks the Bondholders to:

1. approve and consent to the Proposals set out above;
2. waive any Events of Defaults continuing under the Terms and Conditions;
3. approve and consent to the release of the security granted by Koggbro Fastigheter AB (publ) over its shares in the Issuer, provided that these shares shall be pledged to the Bondholders as security for the Issuer's due fulfilment of its obligations under the Bonds as soon as practically possible following the acquisition described in paragraph 1 of the Proposal;
4. approve to introduce a cap of SEK 33,750,000 on the parent company guarantee issued by Koggbro Fastigheter AB (publ);
5. approve and consent to the release of security over the Subdivided Properties on the terms set out in the Proposal and that such properties are sold to companies owned by Anders Högberg, by way of set-off against the Issuer's debt to companies owned by Anders Högberg;
6. approve and consent to the amendments to the Terms and Conditions, reflecting the Proposals, as set out in the comparison version attached hereto in Appendix 2 (*Amended and Restated Term and Conditions*) showing the proposed amendments;
7. authorize the Trustee to on behalf of the Bondholders execute and enter any documents that may be necessary to enter into in connection with the Request (as defined below) including any consequential amendments to the Terms & Conditions and Intercreditor Agreement to facilitate the Proposals;
8. approve and consent to the release of security over the Sanden and Järfälla Properties on the terms set out in the Proposal and should the properties not be sold in accordance with the Proposal, authorize the Trustee to on behalf of the Bondholders approve any subsequent sale on market terms and to execute any agreement or document that the Trustee deems necessary in connection with such disposals; and
9. authorize the Trustee to, on behalf of the Bondholders, supervise the sale of the properties within the Karlholm Strand Project and in its reasonable opinion approve such sales and security released in connection with such sales and any minor deviations from the Proposals and the amended Terms & Conditions that the Trustee deems necessary in connection with such sales with an aim to bring the project forward and repaying the Bondholders, in each case under the strict condition that the Trustee shall not be liable towards any person for any such decision or supervision, provided that the Trustee act with reasonable care in connection therewith.

The requests set out in paragraph 1-9 above are jointly referred to as the "**Request**".

The execution of the Request is subject to the bondholders under the Second Lien Bonds have given their approval of to the corresponding request made by the Trustee on the date hereof to the holders of the Second Lien Bonds.

#### **4. Consequences of not accepting the Proposal**

As mentioned above, the Koggbron group, to which the Issuer belongs, is currently under severe financial pressure and has defaulted on several of their debt obligations, including under the Senior Bonds and the Second Lien Bonds. Due to the financial turmoil and lack of liquidity in the Koggbron group, the Issuer will not be able to finalize the Karlholm Strand Project according to the plan presented to the Bondholders in connection with the issuance of the Senior Bonds. As a result, the construction work and initiation of the sales process have been substantially delayed and there are currently no prospects for the current management and owner of the Issuer to complete the Karlholm Strand Project and thereby repay the Bondholders. The status of the properties, on which the Karlholm Strand Project is contemplated to be developed, is currently not in a state allowing them to be sold for a sufficient price and further work need to be carried out by a new owner in order to bring the assets to a marketable form.

Should the Bondholders not accept the Proposals set out below, it is likely that the Issuer will file for a bankruptcy and hand over the bankruptcy estate to a bankruptcy administrator. A bankruptcy is normally a very time-consuming and costly process and given the current state of the properties in the Karlholm Strand Project, a severe capital impairment is very likely and there are currently no prospects of selling the properties in their current form for a sufficient price. Consequently, a bankruptcy would result in a great capital loss for the Bondholders



## B. Decision procedure

The Trustee will determine whether replies received are eligible to participate in the Written Procedure, continuously calculate the replies provided in respect of the Request and determine the result of the Written Procedure as soon as possible based thereon.

Once a requisite majority of consents of the Adjusted Nominal Amount for which Bondholders reply in the Written Procedure have been received by the Trustee, the relevant decision shall be deemed to be adopted, even if the time period for replies in the Written Procedure has not yet expired.

Information about the decision taken in the Written Procedure will be sent by notice to the Bondholders, published on the websites of the Issuer and the Trustee and published by way of press release by either the Trustee or the Issuer.

Minutes from the Written Procedure shall at the request of a Bondholder be sent to it by the Issuer or the Trustee, as applicable.

If the Request is approved by the Written Procedure it will be binding on all Bondholders whether they participated in the Written Procedure or voted against the Request or not, in accordance with the Terms and Conditions.

### ***Voting rights***

Anyone who wishes to participate in the Written Procedure must on 13 February 2019 (the "**Record Date**"):

- a. be registered on the Securities Account as a direct registered owner; or
- b. be registered on the Securities Account as authorized nominee,

with respect to one or several Bonds.

If you are not registered as a direct registered owner, but your Bonds are held through a registered authorized nominee or another intermediary, you may have four different options to influence the voting for the Bonds.

1. Directly registered owners can vote via VPS Investortjenester. (Only applicable for Norwegian holders with VPS account in Norway)
2. You can ask the authorized nominee or other intermediary that holds the Bonds on your behalf to vote on your behalf as instructed by you. If the Bonds are held in custody - i.e. the owner is not registered directly in the VPS - the custodian must confirm: (i) the ultimate owner of the Bonds, (ii) the aggregate nominal amount of the Bonds; and (iii) the account number in VPS on which the Bonds are registered.
3. The individual Bondholder may authorize the Trustee to vote on its behalf, in which case the Bondholder's Form (PART 2. Voting slip) also serves as a proxy. A duly signed Bondholder's Form, authorizing the Bond Trustee to vote, must then be returned to the Trustee in due time before last day for replies (by scanned e-mail, courier or post).
4. You can obtain a power of attorney or other authorization (proof of ownership) from the authorized nominee or other intermediary and send in your own voting form based on the authorization. A duly signed Voting Form (Schedule 1), authorizing the Trustee to vote, must then be returned to the Trustee in due time before last day for replies (by scanned e-mail, courier or post).

Whether either of these options are available to you depends on the agreement between you and the authorized nominee or other intermediary that holds the Bonds on your behalf (and the agreement between the intermediaries, if there are more than one).

The Trustee recommends that you contact the securities firm that holds the Bonds on your behalf for assistance, if you wish to participate in the Written Procedure and do not know how your Bonds are registered or need authorization or other assistance to participate.

Bonds owned by the Issuer, any other Group Company or an Affiliate do not entitle the holders to any voting rights and are not included in the Adjusted Nominal Amount.

#### ***Quorum***

Pursuant to Clause 16(i) of the Terms and Conditions, a quorum in respect of the Written Procedure will only exist if a Bondholder (or Bondholders) representing **at least fifty (50) per cent** of the Adjusted Nominal Amount reply to the Request.

If a quorum does not exist, the Trustee shall initiate a second Written Procedure, provided that the relevant proposal has not been withdrawn by the Issuer. No quorum requirement will apply to such second Written Procedure. At the option of each Bondholder, a voting form provided at or before 12.00 (CET) on 5 March 2019 in respect of the Written Procedure shall also remain valid for any such second Written Procedure.

#### ***Majority***

Pursuant to Clause 16(g) of the Terms and Conditions, **at least sixty-six and two thirds (66 2/3) per cent.** of the Adjusted Nominal Amount for which Bondholders reply in the Written Procedure must consent to the Request in order for it to be approved.

#### ***Final date to vote in the Written Procedure***

The Trustee must have received the votes by mail, courier or e-mail to the address indicated below no later than by **12.00 (CET) on 5 March 2019**. Votes received thereafter will be disregarded.

#### ***Address for sending replies***

##### *By regular mail:*

Intertrust (Sweden) AB  
Attn: Maria Landers, P.O. Box 16285, 103 25 Stockholm

##### *By courier:*

Intertrust (Sweden) AB  
Attn: Maria Landers, Sveavägen 9, 10th floor 111 57 Stockholm

##### *By e-mail:*

[trustee@intertrustgroup.com](mailto:trustee@intertrustgroup.com)

For further questions please see below:

#### **To the Issuer: Koggbron Projekt AB (publ)**

Thomas Melin, CEO  
thomas.melin@koggbron.se, +46 70 982 82 73

#### **To the Trustee: Intertrust (Sweden) AB**

Kristofer Nivenius +46 70 688 19 10 (Out of office 25 February – 1 March)  
Beatrice Gustafsson, +46 70 141 10 82  
[trustee@intertrustgroup.com](mailto:trustee@intertrustgroup.com)

**Stockholm on 13 February 2019**

**Intertrust (Sweden) AB**

**as Trustee**

## VOTING FORM

for the Written Procedure initiated on 13 February 2019 for the SEK 350,000,000 (or its equivalent in NOK and USD) Senior Secured Callable Fixed Rate Bonds due 2019 with ISIN NO0010787617 and NO0010787625 (the "Bonds") issued by Koggbro Projekt AB (publ) (the "Issuer") on 24 March 2017

The Issuer requests the Bondholders to approve the Request set out in the notice for the Written Procedure. The Trustee is hereby empowered to enter into all necessary documentation required to implement the Request, in the event the Request is approved.

### Reply

Name of person/entity voting: \_\_\_\_\_

Nominal Amount voted for: \_\_\_\_\_

The undersigned hereby (put a cross in the appropriate box) votes for alternative:

**A) Approve** ☐
**B) Reject** ☐
**C) Refrain from voting** ☐

with respect to the Request.

The undersigned hereby confirms (put a cross in the appropriate box) that this voting form shall constitute a vote also for a second Written Procedure (if any) pursuant to clause 16(j) of the Terms and Conditions with respect to the Request:

**Confirmed** ☐
**Not confirmed** ☐

Signature

\_\_\_\_\_  
Name in print:

Contact information

Email:

Tel:

**NOTE: Please attach a power of attorney/authorization if the person/entity voting is not registered on the Securities Account as a direct registered owner or authorized nominee. The voting form shall be signed by an authorized signatory. A certified copy of a registration certificate or a corresponding authorization document for the legal entity shall be appended to the voting form for any legal entity voting. The registration certificate, where applicable, may not be older than one year.**

## POWER OF ATTORNEY/AUTHORISATION<sup>1</sup>

**Written Procedure initiated on 13 March 2019 for the SEK 350,000,000 (or its equivalent in NOK and USD) Senior Secured Callable Fixed Rate Bonds due 2019 with ISIN NO0010787617 and NO0010787625 (the "Bonds") issued by Koggbron Projekt AB (publ) (the "Issuer") on 24 March 2017**

Authorized Person<sup>2</sup>: \_\_\_\_\_

Nominal Amount<sup>3</sup>: \_\_\_\_\_

Grantor of authority<sup>4</sup>: \_\_\_\_\_

We hereby confirm that the Authorized Person specified above has the right to vote for the Nominal Amount set out above.

We represent an aggregate Nominal Amount of<sup>5</sup>: \_\_\_\_\_

We are (put a cross in the appropriate box):

☐

Registered as authorized nominee on a Securities Account

☐

Registered as direct registered owner on a Securities Account

☐

Other intermediary and hold the Bonds through<sup>6</sup> \_\_\_\_\_

Date:

Signature

\_\_\_\_\_

<sup>1</sup> Use this form to confirm a person's/entity's authority to vote if the person/entity is not registered as a direct registered owner or authorized nominee.

<sup>2</sup> Insert the name of the person/entity that should be authorized to vote.

<sup>3</sup> Insert the aggregate nominal amount the Authorized Person should be able to vote for.

<sup>4</sup> Insert the name of entity/person confirming the authority.

<sup>5</sup> The total Nominal Amount the undersigned represents

<sup>6</sup> Mark this option if the undersigned is not registered as authorized nominee or direct registered owner in the Securities Account. Please insert the name of the firm the undersigned holds the Notes through.



# Karlholm Strand

Proposed solution for securing property development, v

# Summary

---

Koggbron Projekt AB (publ) (the “**Issuer**” or the “**Company**”) is the owner of the Karlholm Strand property. The previous owner of the properties Helsingborg Sanden and Järfälla Skälby. Construction at Karlholm Strand is ongoing. Within the Koggbron Group, the Issuer has not been able to carry out the development according to the plan. No new buildings have been built and sales activities have not been executed as planned.

Anders Högberg, the previous owner of Karlholm Strand AB, intends to repurchase the project and also owns neighboring properties at Karlholm Strand where development is underway and partly completed. According to the new plan, a restructuring of the two outstanding bond issues is needed. The aim is to complete the development of the property.

**PLEASE SEE THE NOTICES OF WRITTEN PROCEDURES FOR MORE DETAILED EXPLANATION OF THE RESTRUCTURING OF THE BOND ISSUES.**

## **Koggbron Projekt AB (publ)’s current outstanding bond issues:**

- Senior (first lien) SEK 350m – annual interest of 11,50%
- Junior (second lien) SEK 75m – annual interest of 18,00%

## **Proposed new bond terms in brief:**

- Extend the maturity date with four years, i.e. to 24<sup>th</sup> march 2023
- Senior (first lien) – annual interest of 4,00% – PIK interest
- Junior (second lien) – annual interest of 6,00% – PIK interest

## **The new plan in brief:**

- Anders Högberg takes over the ownership of the Issuer
- Divest the Sanden and Skälby properties to partially amortize the senior bonds
- Sell plots with building rights to construction contractors, house suppliers etc.
- Start construction of housing units to sell as turn-key accommodation
- Execute sales activities and kick-start with new townhouses



# Background

---

- The Koggbro group, to which the Issuer belongs, is undergoing severe financial difficulties and the group companies have defaulted on a number of their loans.
- The current distressed financial situation has impaired the Karlholm project's liquidity and the Issuer has not been able to make scheduled interest payments.
- As a result the bonds are in default and the Issuer has concluded that it is not able to finalize the project at Karlholm Strand in line with the original plan and thereby repay the bondholders.
- During 2018, the owners of the Issuer were in the process of selling the Helsingborg Sanden and Järfälla Skälby properties in order to facilitate interest payments and amortization of the senior bonds. However, the prospective buyer did not have access to sufficient funding at the time and the transaction was not completed.
- To avoid a forced realization of the project, which would result in significant losses (since the properties at Karlholm are not yet in a sellable form), the bond agent Intertrust have worked together with JOOL Markets and Koggbro to find alternative solutions with the aim to:
  - I. Use sale proceeds from the Helsingborg Sanden and Järfälla Skälby properties to decrease the debt in the Issuer by amortizing on the senior bonds***
  - II. Efficiently realize the Karlholm project, commence construction work and sale activities and use the net disposal proceeds to service the debt under the senior bonds and subsequently the junior bonds***
  - III. The ambition is to repay the full loan amount to the bondholders***



# Changes in the structure of the bonds

---

- Mimex Management SA (a company controlled by Anders Högberg) will acquire the shares in the project for SEK 1.
- The maturity date of the bonds is extended by four years for the senior bonds, i.e. to 24 March 2028 and by two years for the junior bonds, i.e. to 24 March 2024.
- Remaining debt after divestment of Helsingborg Sanden and Järfälla Skälby (approx. SEK 350m) shall be serviced by divesting Karlholm Strand in stages as plots within the project are sold.
- It is proposed that the proceeds from such sales shall be applied as follows:
  1. 80% shall be applied in the following order of priority:
    - i. first, in or towards accrued costs of the Trustee and its advisors;
    - ii. secondly, in or towards payment of the principal amount of the Senior Bonds (until redeemed in full);
    - iii. thirdly, in or towards payment of the Senior Profit Sharing Interest (until paid in full);
    - iv. fourthly, in or towards payment of the principal amount of the Junior Bonds (until redeemed in full);
    - v. fifthly, in or towards payment of accrued Junior Profit Sharing Interest;
  2. 10% to cover project costs in respect to the Karlholm Strand Project; and
  3. 10% as a management fee to Mimex Management SA for the work carried out to develop the project.



# Changes in the structure of the bonds

---

- As from 24 March 2018, a "profit sharing interest" is introduced equivalent to an amount equivalent to a "Junior Profit Sharing Interest") and 4.00 per annum on the Senior Bonds (the "**Senior Profit Sharing Interest**") until the date of full redemption of the Senior Bonds and Junior Bonds respectively.
- The Senior Profit Sharing Interest is payable only if there are sufficient surplus cash left in the Issuer after management fee and development costs have been paid.
- The Junior Profit Sharing Interest is payable only if there are sufficient surplus cash left in the Issuer after management fee and development costs have been paid, the Senior Profit Sharing Interest has been paid in full, the properties left to divest.
- Please note that there will thus not be any cash interest paid during the tenor of the bonds nor any capital interest. The Senior Profit Sharing Interest and Junior Profit Sharing Interest will arise only if there are sufficient surplus cash in the Issuer as above.
- The reason for not applying an "ordinary" capitalized interest, is that the balance sheet of the Issuer like the Senior Bonds. The profit sharing interest on the other hand only comes into legal existence if there is surplus cash in the Issuer.



# Current project and property status

## Ground works

- All filling has been completed according to the building requirements. More than 1 million tons of filling materials have been added to the project
- All seaside building rights are ready for construction
- A small area on the property is currently used for landfill and will be prepared for development as soon as an agreement with the municipality and the County Administrative Board (sw. *Länsstyrelsen*) has been reached on how this should be handled

## Environmental clean-up

- Environmental requirements in connection with ground works have been fulfilled according to plan
- Correct handling of deposited landfill masses on site remains to be finalized with the County Administrative Board (Sw. *länsstyrelsen*)
- Until then, such masses will be placed on a separate plot to not affect the progress on the remaining area

## Individual plot distrib

- The area consists
- This makes it easie

## Roads and infrastruc

- Roads and other i
- they are sold
- The roads and infr
- Högberg is in dialo
- infrastructure as it
- This is expected to

## Remaining work

- Complete the dem
- mass from it
- Development of th



# Plans going forward

---

## General

- The goal is to initiate construction and begin sales/marketing efforts as soon as possible, in order to raise

## Property

- The most important measure in order to begin construction activities is to demolish the so-called "Boiler-house" (intended to be carried out in February/March)
- Also of high importance is to construct the first houses and complete the port facility (during spring/summer 2019)
- Ground works for roads and infrastructure is completed. Build-out to individual plots will be gradually done as development and sales process continues

## Construction activities

- Selling the first plots often constitute the most challenging phase – As the construction is ongoing and ramped up, attracting more potential buyers will be easier
- To kick off construction activities, Högberg intend to build 9 townhouses on his own plots (i.e. not on the property owned by Koggbron Projekt AB (publ)), so that these can be placed on the market. This is an important milestone and will make it easier to future developers
- Parallell to this, Högberg intend to actively market the Karlholm Strand project to other players (construction contractors, house suppliers) so that several construction projects can be carried out simultaneously and subsequently offered on the market

## The port facility

- The area is fully p construction
- The plan is to bu boating (spring/sun
- The port facility wil costs for the facil simultaneously pro harbour will be part
- The port facility is and will be given hi

## Sales strategy

- The fact that the p means that these construction contra
- Increased construc would contribute to
- This model is exp development and r

## Indicative plan for 2019

Activity	Jan	Feb	Mar	Apr	May	Jun	Q3 and
Takeover							
Demolition »Boiler-house«							
Building permit application, townhouses							
Construction townhouses							
Port facility							— — —
Marketing/Sales						— — —	— — —
Construction/ Development							— — —

# Anders Högberg

---

- Anders Högberg is the former owner of and the entrepreneur behind the Karlholm Strand Project
- Högberg also owns the neighbouring properties in which he has made considerable investments
- He has completed the plans that were outlined when the sale to Koggborn was completed.
- The renovation work in the industrial area owned by Anders Högberg has come a long way, and buildings have been converted into new facilities such as store premises, restaurant premises, b area and apartments.



# Anders Högberg

---

The renovation work of Högbergs's properties has included:

- 22.000 sqm new roofing
- New industrial doors
- Facade and interior renovation
- New infrastructure such as roads, electricity, water and drainage
- Anders Högberg manages his own organisation with a network of subcontractors and equipment to conduct renovation and ground works
- Högberg has invested significant amounts in the properties and is dependent on completing the project in order to secure the value of investments he has already made
- Most of the ground works are completed but it is important to continue construction of housing, apartments and seaside area to realize the value inherent in the project



# Summary of the proposal

---

- The previous owner of the Karlholm Strand project, Anders Högberg, takes over the shares in Koggebrons AB, a privately owned company Mimex Management SA
- The plan is to as soon as possible divest the Sanden Properties and the Järfälla Property and use the proceeds (on behalf of the Trustee and its advisors) to partially amortize the Senior Bonds
- Following the sale of the shares in Koggebrons Projekt AB (publ) to Anders Högberg, he will once again be responsible for the remaining debt in Koggebrons Projekt AB (publ) after settlement from the divested properties. The remaining debt is approximately SEK 350m
- The ground work on the property where Karlholm Strand is to be built and is estimated to be completed by the spring of 2019
- Högberg has claims on the Issuer in a total amount of approximately SEK 33.5m relating to interest and penalties under the terms and conditions, should have been paid from the deposited development funds, but such payments have not been made
- To settle Högberg's claims, Högberg will by way of set-off take over properties from Koggebrons Projekt AB (publ) in relation to the original valuation (constitutes about 10% of the land value)
- In order to compensate the Bondholders for the wrongful use of the development funds, the Issuer will provide a parent company guarantee with a cap of SEK 33,750,000 – (the guarantee will not be released until the debt is fully repaid, the guarantee may be called upon at a later stage)



# Summary of the proposal

---

- The goal is to initiate construction and sales of properties as soon as possible, in order to start repaying the bond debt
- Anders Högberg manages a capable organisation with a network of contractors and equipment. He has made significant investments on the neighbouring properties as well as on the properties he is taking over
- Commencing construction and sales process is central for Högberg in order to secure the value of the investments he has already made – he has a significant incentive to succeed
- To address the liquidity needs in the Issuer and the delay in the original time table, there is a proposal to restructure the bonds both in terms of reduced interest rates, interest capitalization and extended maturity
- Debt repayment will take place in stages as the project is gradually developed and sold
- At the request of Anders Högberg, the process will be monitored by Intertrust to ensure bondholders' interests are being safeguarded



# Helsingborg Sanden & Järfälla Skälby

---

- The divestment of the Helsingborg Sanden and Järfälla Skälby properties are expected to generate 115m (SEK 75 m and SEK 40 m respectively)
- Divestment of Helsingborg Sanden is intended to take place prior to Anders Högberg's takeover of Koggbro Projekt AB (publ), for a purchase price of SEK 65m in cash and a secured promissory note of SEK 10m to be settled no later than 30 April 2019
- Divestment of Järfälla Skälby is intended to take place for a purchase price of SEK 40m, no later than 30 August 2019
- In case the promissory note is not settled by 30 April 2019, or Järfälla Skälby is not divested by 30th April 2019, the issuer has the right to repurchase the Helsingborg Sanden property at the same price
- The successful sale of Helsingborg Sanden and Järfälla Skälby cannot be guaranteed and in case the sale cannot be carried out, the properties will remain within the bonds' security structure and subsequent attempts at disposal will be made at a later stage.
- The proceeds from this sale will be used to repay part of the principal of the senior bonds, and costs accrued by the trustee and its advisors. Once these costs have been covered and the senior bonds have been redeemed in full Senior Profit Sharing Interest will be paid. After this the payment of the junior bonds will commence including Junior Profit Sharing Interest will commence.

# Terms and Conditions

Koggbro Projekt AB (publ) [\(under change of name to \[...\]\)](#)

~~Up to~~ SEK 350,000,000 (or its equivalent in NOK and USD) Senior Secured  
Fixed Rate Bonds 2017/2019

SEK BOND - ISIN: SE0009696479

NOK BOND - ISIN: NO0010787617

USD BOND – ISIN: NO0010787625

[Originally dated](#) 24 March 2017, [as amended and restated on \[...\]](#) 2019

*Other than the registration of the Bonds under Norwegian and Swedish law, 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 this document or any other material relating to the Issuer or the Bonds in any jurisdiction 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.*

## Table of Contents

1.	Definitions and Construction .....	1
2.	Status of the Bonds .....	<del>10</del> 9
3.	Purpose of the Bonds .....	<del>11</del> 10
4.	Conditions Precedent for Disbursement.....	<del>12</del> 11
5.	Transfer Restrictions .....	<del>13</del> 12
6.	Bonds in Book-Entry Form .....	<del>14</del> 12
7.	Right to Act on Behalf of a Bondholder .....	<del>14</del> 13
8.	Payments in Respect of the Bonds .....	<del>15</del> 14
9.	Transaction Security .....	<del>16</del> 15
10.	<a href="#"><u>Senior Profit Sharing</u></a> Interest.....	18
<del>11.</del>	<a href="#"><u>Default Interest</u></a> .....	<del>18</del>
<del>11</del> 12.	Redemption and Repurchase of the Bonds.....	18
<del>12</del> 3.	Information to Bondholders .....	<del>21</del> 19
<del>13</del> 4.	General Undertakings .....	<del>22</del> 20
<del>14</del> 5.	Events of Default and Acceleration of the Bonds .....	<del>23</del> 22
<del>15</del> 6.	Distribution of Proceeds .....	<del>26</del> 25
<del>16</del> 7.	Decisions by Bondholders.....	<del>27</del> 25
<del>17</del> 8.	Bondholders' Meeting.....	<del>30</del> 29
<del>18</del> 9.	Written Procedure .....	<del>31</del> 29
<del>19</del> 20.	Amendments and Waivers .....	<del>31</del> 30
<del>20</del> 1.	Appointment and Replacement of the Trustee.....	<del>31</del>
221.	Appointment and Replacement of the Paying Agent .....	<del>36</del> 35
<del>22</del> 3.	Appointment and Replacement of the CSD .....	<del>36</del> 35
<del>23</del> 4.	No Direct Actions by Bondholders .....	<del>37</del> 35
<del>24</del> 5.	Prescription .....	<del>37</del> 36
<del>25</del> 6.	Notices .....	<del>38</del> 36
<del>26</del> 7.	Force Majeure and Limitation of Liability .....	<del>39</del> 38
<del>27</del> 8.	Governing Law and Jurisdiction .....	<del>40</del> 38

# 1. Definitions and Construction

## 1.1 Definitions

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

**"Account Operator"** means (i) in relation to the SEK Bonds a bank or other party duly authorised to operate as an account operator pursuant to the Swedish Financial Instruments Accounts Act and (ii) in relation to the NOK Bonds and USD Bonds a bank or other party registered as account operator (No. *Kontofører*) with VPS, through which a Bondholder has opened a Securities Account in respect of its Bonds.

**"Adjusted Nominal Amount"** means the Total Nominal Amount less the Nominal Amount of all Bonds owned by a Group Company or an Affiliate, irrespective of whether such person is directly registered as owner of such Bonds.

**"Advance Purchase Agreements"** means (a) an advance or deferred purchase agreement if the agreement is in respect of the supply of assets or services and payment is due not more than 90 days after the date of supply, or (b) any other trade credit incurred in the ordinary course of business.

**"Affiliate"** means any Person, directly or indirectly, controlling or controlled by or under direct or indirect common control with such specified Person. For the purpose of this definition, "**control**" when used with respect to any Person means the power to direct the management and policies of such Person, directly or indirectly, whether through the ownership of voting securities, by contract or otherwise; and the terms "**controlling**" and "**controlled**" have meanings correlative to the foregoing.

**"Arranger"** means JOOL Markets AS, Bryggegate 14, 0250 Oslo, Norway.

**"Blocked Account"** means a bank account in the name of the Issuer held with a reputable Swedish bank, which shall be pledged on a first priority basis in favour of the Trustee, representing the Bondholders, on which ~~(i) SEK 54,000,000 shall be deposited for the purpose of interest payments, (ii) any Permitted Disposal Proceeds is deposited which may either be used for interest payments or deposited awaiting a mandatory prepayment of the Bonds and (iii) the Development Funds are deposited~~any net disposal proceeds received by the Group from any permitted disposal made pursuant to Clauses 9.4 (Permitted Karlholm Disposals) and 9.5 (Permitted MI Andersson Disposals), shall be deposited pending partial redemption of the Bonds.

**"Bondholder"** means a person who is registered on a Securities Account as direct registered owner or nominee with respect to a Bond.

**"Bondholders' Meeting"** means a meeting among the Bondholders held in accordance with Clause ~~17~~18 (*Bondholders' Meeting*).

**"Bond"** means a SEK Bond and/or a NOK Bond and/or a USD Bond.

**"Business Day"** means a Business Day Sweden and a Business Day Norway.

**"Business Day Norway"** means a day other than a Saturday, Sunday or a public holiday in Norway on which the Norwegian Central Bank's and the CSD's settlement systems are open and commercial banks in Norway are open for business.

**"Business Day Sweden"** means a day in Sweden other than a Sunday or other public holiday and on which day the CSD settlement system is open. 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.

**"Change of Control Event"** means the occurrence of an event or series of events whereby the ~~Guarantor~~Parents, directly or indirectly, jointly ceases to control (a) ~~90~~100% of the shares or votes of the Issuer, or (b) the right to, directly or indirectly, appoint or remove the whole or a majority of the directors of the board of directors of the Issuer.

**"CSD"** means the Issuer's central securities depository and registrar in respect of the Bonds, initially (i) in respect of SEK Bonds Euroclear Sweden AB, Swedish Reg. No. 556112-8074, P.O. Box 191, 101 23 Stockholm, Sweden and (ii) in respect of the NOK Bonds and USD Bonds, Verdipapirsentralen ASA (org. nr. 985 140 421, Fred Olsens gate 1, 0152 Oslo) ("**VPS**"), or another party replacing it, as CSD, in accordance with these Terms and Conditions.

**"CSD Regulations"** means the relevant CSD's rules and regulations applicable to the Issuer, the Trustee and the Bonds from time to time.

**"Downstream Loans"** means any future loans from the Issuer to its subsidiaries from time to time, including, but not limited to, the Karlholm Loan and the MI Andersson Loan.

~~**"Early Redemption Amount"** means an amount equal to the sum of:~~

~~(a) — the Nominal Amount of the redeemed Bonds; and~~

~~(b) — an amount equal to the interest on the redeemed Bonds that would have accrued from and including the Issue Date to, but excluding, the First Call Date.~~

**"Environmental Law"** means any applicable law or regulation which relates to:

- (a) the pollution or protection of the environment; or
- (b) the generation, handling, storage, use, release or spillage of any substance which, alone or in combination with any other, is capable of causing harm to the environment, including, without limitation, any waste.

**"Environmental Permit"** means any permit and other authorisation and the filing of any notification, report or assessment required under any Environmental Law for the operation of the business of any member of the Group conducted on or from the real properties owned or used by any member of the Group.

"**Escrow Accounts**" means a SEK bank account, a NOK bank account and a USD bank account opened by the Arranger with a reputable bank, on which the proceeds from the issue of the Bonds will be held by the Arranger until the conditions precedent for disbursement of the Net Proceeds have been fulfilled.

"**Event of Default**" means an event or circumstance specified in any of the Clauses ~~14~~5.1 (*Non-Payment*) to and including Clause ~~14~~5.9 (*Continuation of the Business*).

"**Final Maturity Date**" means, ~~subject to the Issuer's extension option pursuant to Clause 11.1(b), the date falling twenty four (24) months after the Issue Date~~ 24 March 2023.

"**Finance Documents**" means the Terms and Conditions, the Security Documents, the Guarantee Agreement, the Intercreditor Agreement, the trustee agreement between the Trustee and the Issuer and any other document designated to be a Finance Document by the Issuer and the Trustee.

"**Financial Indebtedness**" means any indebtedness in respect of:

- (a) monies borrowed or raised, including Market Loans;
- (b) the amount of any liability in respect of any finance leases, to the extent the arrangement is treated as a finance lease in accordance with the accounting principles applicable on the Issue Date (a lease which in the accounts of the Group is treated as an asset and a corresponding liability);
- (a) receivables sold or discounted (other than any receivables to the extent they are sold on a non-recourse basis);
- (b) any amount raised under any other transaction (including any forward sale or purchase agreement) having the commercial effect of a borrowing;
- (c) any derivative transaction entered into in connection with protection against or benefit from fluctuation in any rate or price (and, when calculating the value of any derivative transaction, only the mark to market value shall be taken into account, provided that if any actual amount is due as a result of a termination or a close-out, such amount shall be used instead);
- (d) any counter indemnity obligation in respect of a guarantee, indemnity, bond, standby or documentary letter of credit or any other instrument issued by a bank or financial institution; and
- (e) (without double counting) any guarantee or other assurance against financial loss in respect of a type referred to in the above items (a)-(f).

~~"**First Call Date**" means the date falling twelve (12) months after the Issue Date.~~

"**Force Majeure Event**" has the meaning set forth in Clause ~~26~~7(a).

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

**"Guarantee Agreement"** means the guarantee agreement entered into on or before the Issue Date (as amended in connection with the amendment and restatement of the Terms and Conditions), between the Issuer, the Trustee and the Guarantor.

**"Guarantee"** means the guarantee provided by the Guarantor under the Guarantee Agreement, with a maximum capped amount of SEK 33,750,000.

**"Guarantor"** means Koggbroen Fastigheter AB (publ), org. nr. 556605-4259, a public limited liability company incorporated in Sweden.

**"Initial Exchange Ratio"** means the SEK/NOK or the SEK/USD exchange rate quoted on the Swedish Central Bank's website ([www.riksbank.se](http://www.riksbank.se)) at 12:00 Swedish time on the 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 (Sw. *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 all or substantially all of its creditors (other than the Bondholders and creditors of secured debt) with a view to rescheduling any of its indebtedness (including company reorganisation under the Swedish Company Reorganisation Act (Sw. *lag (1996:764) om företagsrekonstruktion*) (or its equivalent in any other jurisdiction)) or is subject to involuntary winding-up, dissolution or liquidation.

**"Intercreditor Agreement"** means the intercreditor agreement entered into on or before the Issue Date, between, amongst others the Issuer, the Guarantor and the Trustee as Security Agent, junior bonds agent and senior bond agent.

~~**"Interest"** means the interest on the Bonds calculated in accordance with Clauses 10(a) to 10(c).~~

~~**"Interest Payment Date"** means 24 March and 24 September of each year or, to the extent such day is not a Business Day, the following day that is a Business Day Sweden or a Business Day Norway. The first Interest Payment Date for the Bonds shall be 24 September 2017 and the last Interest Payment Date shall be the relevant Redemption Date.~~

~~**"Interest Period"** means:~~

- ~~(a) — for the SEK Bonds, (i) in respect of the first Interest Period, the period from (but excluding) the 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); and~~
- ~~(b) — for the NOK Bonds and the USD Bonds, (i) in respect of the first Interest Period, the period from (and including) the Issue Date to (but excluding) the first Interest Payment Date, and (ii) in respect of subsequent Interest Periods, the period from (and including) an Interest Payment Date to (but excluding) the next succeeding Interest Payment Date (or a shorter period if relevant).~~

~~"Interest Rate" means 11.50 per cent. per annum.~~

"Issue Date" means 24 March 2017.

"Issuer" Koggbro Projekt AB (publ), org. nr. 556853-3995, a public limited liability company incorporated in Sweden ([under change of name to \[...\]](#)).

"Junior Bonds" means the second lien bonds issued by the Issuer of up to SEK 125,000,000 (or its equivalent in NOK or USD), with holder of such bonds being defined as "Junior Bondholders".

"Järfälla Skälby Property" means Järfälla Skälby 3:533.

"Karlholm Bridge Loan" means the bridge loan taken up by the Issuer to finance the down-payment for the acquisition of the shares of Karlholm Strand AB in an approximate amount of SEK 10,500,000.

"Karlholm Property Security" means security to be provided by Karlholm Utveckling KB for its obligations under the Karlholm Loan over the property Tierp Karlholm 1:53 of SEK 150,000,000 within SEK 150,000,000.

"Karlholm Properties" means the properties Tierp Karlholm 1:53, 1:68 and 1:70 ([excluding the subdivided and sold properties Tierp Karlholm 1:81, Tierp Karlholm 1:82, Tierp Karlholm 1:83, Tierp Karlholm 1:84, Tierp Karlholm 1:85, Tierp Karlholm 1:86, Tierp Karlholm 1:88 and Tierp Karlholm 1:101](#)).

"Market Loan" means any loan or other indebtedness where an entity issues commercial paper, certificates, subordinated debentures, bonds or any other debt securities (including, for the avoidance of doubt, medium term note programmes and other market funding programmes), provided in each case that such instruments and securities are or can be subject to trade on a regulated or unregulated recognised market place.

"Material Adverse Effect" means a material adverse effect on (a) the business, financial condition or operations of any Group Company, (b) the Group Companies' or the Guarantor's ability to perform and comply with the Finance Documents, including their payment obligations thereunder or (c) the validity or enforceability of the Finance Documents.

"MI Andersson Property Security" means security to be provided on or about the date hereof by MI Andersson Fastighetsbolag AB for its obligations under the MI Andersson Loan over the Sanden Properties of SEK 88,981,000 within 88,981,000 (subject to the lost mortgage certificate with number 10 in an amount of SEK 7,000,000 within SEK 50,000,000) and Järfälla Skälby Property of SEK 22,100,000 within SEK 22,100,000.

"Net Proceeds" means the proceeds from the issuance of the Bonds which after deduction has been made for the Transaction Costs.

"Nominal Amount" has the meaning set forth in Clause 2(c).



"**NOK Bonds**" means a debt instrument for the Nominal Amount, denominated in NOK and which are governed by and issued under these Terms and Conditions, with ISIN NO0010787617.

"**Norwegian Kroner**" and "**NOK**" means the lawful currency of Norway.

"**Norwegian Securities Register Act**" means the Norwegian Act relating to registration of financial instruments of 5 July 2002 No. 64.

"**Parents**" means Mimex Management SA and Dextris Terminus SA.

"**Paying Agent**" means the legal entity appointed by the Issuer to act as its paying agent with respect to the Bonds in the CSD.

"**Permitted Debt**" means any Financial Indebtedness:

- (a) taken up by the Issuer under the Bonds;
- (b) taken up by the Issuer under the Junior Bonds;
- (c) taken up under any Downstream Loans;
- (d) until the first disbursement of the Net Proceeds, the Karlholm Bridge Loan;
- (e) constituting Subordinated Loans;
- (f) incurred in the ordinary course of business under Advance Purchase Agreements;
- (g) arising as a result of the refinancing of the Bonds in full;
- (h) exiting on the Issue Date in MI Andersson Fastighetsbolag AB;
- (i) taken up to refinance the MI Andersson Loan, provided that such refinancing is made on better commercial terms; and
- (j) incurred under any Project Facility.

~~"**Permitted Disposals**" means the Issuer's or its Subsidiaries' right to dispose of any assets, including properties or shares, that are subject to Transaction Security (other than the shares in Karlholm Strand AB), by requesting a release of the security from the Trustee, provided that:~~

- ~~(a) the assets are sold on arm length's terms at the prevailing market value, but not less than 90 % of the price that relevant asset was originally acquired for; and~~
- ~~(b) the Issuer ensures that at least 90 % of the disposal proceeds net of reasonable transactions costs (the "**Permitted Disposal Proceeds**") are immediately deposited on the Blocked Account; or~~

~~(c) if the assets are sold to a legally established condominium association (Sw. bostadsrättsförening) against a receivable, such receivable shall be pledged to the Bondholders, represented by the Trustee.~~

**"Permitted Security"** means any guarantee or Security:

- (a) created in accordance with the Terms and Conditions;
- (b) provided on a second-priority basis for the Junior Bonds;
- (c) arising by operation of law or in the ordinary course of business (including collateral or retention of title arrangements in connection with Advance Purchase Agreements but, for the avoidance of doubt, not including guarantees or security in respect of any monies borrowed or raised);
- (d) any Security provided in the form of a pledge over an escrow account to which the proceeds from a refinancing of the Bonds in full are intended to be received;
- (e) which is existing on the Issue Date in MI Andersson Fastighetsbolag AB;
- (f) granted for any refinancing of the MI Andersson Loan; and
- (g) provided for a Project Facility.

**"Person"** means any individual, corporation, partnership, limited liability company, joint venture, association, joint-stock company, trust, unincorporated organisation, government, or any agency or political subdivision thereof or any other entity, whether or not having a separate legal personality.

**"Project Facility"** means any credit facility taken up by the Issuer or any subsidiary of the Issuer owning the ~~Järfälla-Skälby Property, the Sanden Properties or the Karlholm Properties~~, solely to finance a construction on such ~~P~~property.

**"Record Date"** means in relation to any payments pursuant to these Terms and Conditions, the date designated as the Record Date in accordance with the CSD Regulations from time to time.

**"Redemption Date"** means the date on which the Bonds are to be redeemed or repurchased in accordance with Clause ~~10(d)~~11.

**"Sanden Properties"** means Helsingborg Sanden 4, 5, 12, 13 and 14.

**"Secured Obligations"** means all present and future obligations and liabilities of the Issuer to the Secured Parties under the Finance Documents.

**"Secured Parties"** means the Bondholders, the Junior Bondholders and the Trustee.

**"Securities Account"** means the account for dematerialised securities maintained by the CSD pursuant to the Norwegian Securities Register Act or the Swedish 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 or other security interest securing any obligation of any person or any other agreement or arrangement having a similar effect.

"**Security Agent**" means, initially, Intertrust (Sweden) AB, appointed by the Secured Parties pursuant to the Intercreditor Agreement, holding the Transaction Security on behalf of the Secured Parties.

"**Security Documents**" means the security documents creating the following security:

- (a) a pledge over ~~90~~100% of the shares issued by the Issuer;
- (b) a pledge over all the shares issued by Karlholm Strand AB;
- (c) a pledge over the Karlholm Property Security, securing the Karlholm Loan;
- (d) a pledge over the partnership interests in Karlholm Utveckling KB, Karlholm Strand Bostäder 1 KB and Karlholm Strand Bostäder 2 KB, securing the Karlholm Loan;
- (e) a pledge over all shares issued by MI Andersson Fastighetsbolag AB;
- (f) a pledge over the MI Andersson Property Security, securing the MI Andersson Loan, ~~subject to the Delayed MI Andersson Security~~;
- (g) a pledge over the Blocked Account;~~and~~
- (h) a pledge over the Downstream Loans~~;~~ and
- (h) any other security entered into between a Group Company and the Security Agent.

"**SEK Bonds**" means a debt instrument for the Nominal Amount, denominated in SEK and which are governed by and issued under these Terms and Conditions, with ISIN SE0009696479.

"**Senior Profit Sharing Interest**" has the meaning given to the term in Clause 10 (Senior Profit Sharing Interest).

"**Subordinated Loans**" means new capital raised by the Issuer by way of subordinated loans pursuant to the Intercreditor Agreement, with (i) shall have a maturity after the Final Redemption Date, including the optional extension period (ii) be contractually subordinated to the Bonds and (iii) include terms that entail that the Subordinated Loans are structured as bullet loans and that interest is only payable after the Final Redemption Date (as extended).

"**Subsidiary**" means in relation to any person, any legal entity (whether incorporated or not), which at any time is a subsidiary (Sw. *dotterföretag*) to such person, directly or indirectly, as defined in the Companies Act (Sw. *Aktiebolagslagen*).

"Surplus Cash" means any cash left in the Group after full redemption of the Bonds, payment of the Management Fee and Project Costs (as defined in Clause 9.4 (Permitted Karlholm Disposals), until all properties within the Karlholm Properties have been disposed of.

"**Swedish Financial Instruments Accounts Act**" means the Swedish Financial Instruments Accounts Act (*lag (1998:1479) om värdepapperscentraler och kontoföring av finansiella instrument*).

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

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

"**Transaction Costs**" means all arrangement and legal fees, costs and expenses, stamp duties, registration and other taxes incurred by the Issuer in connection with the Bond Issue and the Transaction Security.

"**Transaction Security**" means the Security provided for the Secured Obligations pursuant to the Security Documents.

"**Trustee Agreement**" means the trustee agreement entered into on or before the Issue Date, between the Issuer and the Trustee, or any replacement trustee agreement entered into after the Issue Date between the Issuer and a trustee, regarding, *inter alia*, the remuneration payable to the Trustee or a replacement trustee.

"**Trustee**" means Intertrust (Sweden) AB, Swedish Reg. No. 556625-5476, or another party replacing it, as trustee, in accordance with these Terms and Conditions.

"**USD**" means the lawful currency of the United States of America.

"**USD Bond**" means a debt instrument for the Nominal Amount, denominated in USD and which are governed by and issued under these Terms and Conditions, with ISIN NO0010787625.

"**Written Procedure**" means the written or electronic procedure for decision making among the Bondholders in accordance with Clause ~~18~~19 (*Written Procedure*).

## 1.2 Construction

- (a) Unless a contrary indication appears, any reference in these Terms and Conditions to:
  - (i) "**assets**" includes present and future real properties, revenues and rights of every description;
  - (ii) any agreement or instrument is a reference to that agreement or instrument as supplemented, amended, novated, extended, restated or replaced from time to time;

- (iii) a "**regulation**" includes any 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;
  - (iv) a provision of law is a reference to that provision as amended or re-enacted; and
  - (v) a time of day is a reference to Stockholm time.
- (b) An Event of Default is continuing if it has not been remedied or waived.
  - (c) 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.
  - (d) Subject to paragraph (e) below, 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.
  - (e) Notwithstanding paragraph (d) above, at a Bondholders' Meeting or by way of a Written Procedure, the calculations of whether a quorum exist and if the relevant consent has been obtained pursuant to Clause ~~16~~17 (*Decisions by Bondholders*), shall be made in SEK. Each Bond shall always entitle to one vote at a Bondholders' Meeting or by way of a Written Procedure. The value of the vote of each SEK Bond shall be the Nominal Amount and the value of the vote of each NOK Bond and USD Bond, respectively, shall be the Nominal Amount of the NOK Bond or USD Bond converted into SEK at the Initial Exchange Ratio. For the avoidance of doubt, the Adjusted Nominal Amount shall at all times be calculated based on the Initial Exchange Ratio.
  - (f) No delay or omission of the Trustee 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.

## 2. Status of the Bonds

- (a) The SEK Bonds are denominated in Swedish Kronor, the NOK Bonds are denominated in Norwegian Kroner and the USD Bonds are denominated in USD 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.

- (b) 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.
- (c) The Nominal Amount of each SEK Bond is SEK 10,000, for each NOK Bond NOK 10,000 and for each USD Bond USD 1,000 (the "**Nominal Amount**"). The maximum Total Nominal Amount of the Bonds is SEK 350,000,000 (or its equivalent in NOK or USD). All ~~initial~~ Bonds are issued on a fully paid basis at an issue price of 100 per cent. of the Nominal Amount.
- (d) The minimum permissible investment amount upon issuance of the Bonds is SEK 1,000,000, NOK 1,000,000 and USD 150,000 respectively.
- (e) The Bonds constitute direct, general, unconditional, unsubordinated and secured obligations of the Issuer and shall at all times rank *pari passu* with (i) the Junior Bonds pursuant to the terms of the Intercreditor Agreement, provided however that the Junior Bonds will receive proceeds from the enforcement of the Transaction Security and certain disposals only after any obligations under the Bonds have been repaid in full (including payment of Senior Profit Sharing Interest (if any)), and (ii) all direct, unconditional, unsubordinated and unsecured obligations of the Issuer, except those obligations which are mandatorily preferred by law, and without any preference among them.
- (f) Except as set out in Clause 5 (*Transfer Restrictions*) below, and subject to any restrictions to which a Bondholder may be subject due to local law or otherwise, the Bonds are freely transferrable. Each Bondholder must ensure compliance with local laws and regulations applicable at their own cost and expense.
- (g) There shall be no obligation to list the Bonds on any exchange or market place.
- (h) The Swedish CSD, in respect of SEK Bonds initially being Euroclear Sweden AB, shall perform its obligations as CSD solely in respect of the SEK Bonds and in accordance with the rules and regulations for issuers and issuing agents as regularly applied to it in relation to Swedish bond offerings, and shall, for the avoidance of doubt, have no obligations in respect of the NOK Bonds or the USD Bonds.
- (i) The Norwegian CSD, in respect of NOK Bonds and USD Bonds, initially being VPS, shall perform its obligations as CSD solely in respect of the NOK Bonds and USD Bonds and in accordance with the rules and regulations as regularly applied to it in relation to Norwegian bond offerings, and shall, for the avoidance of doubt, have no obligations in respect of the SEK Bonds.

### 3. Purpose of the Bonds

The proceeds from the Bonds and the Junior Bonds shall be applied as follows:

- (a) payment of Transaction Costs;

- (b) financing the acquisition of all the shares issued in Karlholm Strand AB for approximately SEK 110,000,000;
- (c) re-financing the Karlholm Bridge Loan (either in cash or by set-off against new Bonds);
- (d) financing the acquisition of MI Andersson Fastighetsbolag AB for an amount of SEK approximately 64,500,000 (which may be paid in cash or by way of set-off against bonds issued by Melitho AB (publ), being the seller of the MI Andersson Fastighetsbolag AB);
- (e) granting a downstream loan to MI Andersson Fastighetsbolag AB to re-finance existing loans and release security over the Sanden Properties and the Järfälla Skälby Property in an amount of approximately SEK 100,000,000 (the "**MI Andersson Loan**");
- (f) depositing SEK 54,000,000 on the Blocked Account, which shall be utilized for interest payments under the Bonds after six (6) and twelve (12) months following the Issue Date;
- (g) depositing SEK 30,000,000 on the Blocked Account (the "**Development Funds**"), which shall be used as a downstream loan to Karlholm Utveckling KB for third party development cost of the Karlholm Properties (the "**Karlholm Loan**"); and
- (h) the remainder, for general corporate purposes of the Issuer and its subsidiaries.

## 4. Conditions Precedent for Disbursement

### 4.1 The Escrow Accounts

The proceeds from the issuance of the Bonds shall be held by the Arranger on the Escrow Accounts and may only be released when the conditions precedent for disbursement of the Net Proceeds have been fulfilled pursuant to Clause 4.2 below.

### 4.2 Disbursement of the Net Proceeds

- (a) The Trustee's approval of the disbursement from the Escrow Accounts of the Net Proceeds is subject to the following documents being received by the Trustee, in form and substance satisfactory to it (acting reasonably), and that the following actions have been taken or will occur on the disbursement date:
  - (i) confirmation from the Arranger that a sufficient amount of Bonds have been subscribed for and paid in to the Escrow Accounts in order to fulfil the purpose of the Bonds in accordance with Clause 3 (*Purpose of the Bonds*);
  - (ii) confirmation from the Arranger that the Transactions Costs have or will be paid on the date of disbursement;

- (iii) duly executed corporate authorization documents, issued by any party that shall execute a Finance Document;
  - (iv) duly executed copies of the Finance Documents and evidence satisfactory to the Trustee that the Transaction Security will be perfected on or about the disbursement date ~~(subject to the Delayed MI Andersson Security);~~
  - (v) a duly executed copy of the purchase agreement in respect of the shares issued in Karlholm Strand AB and the shares issued in MI Andersson Fastighetsbolag AB, together with a confirmation from the Issuer that all conditions of such agreements have been fulfilled except for the payment of the purchase price;
  - (vi) evidence satisfactory to the Trustee that any security provided over any assets that will be subject to Transaction Security will be released on or about the disbursement date, ~~subject to the Delayed MI Andersson Security;~~ and
  - (vii) a copy of a funds flow statement detailing the payments that shall be made on the first disbursement date.
- (b) When the conditions precedent for disbursement set out in Clause 4.2(a) have been fulfilled to the satisfaction of the Trustee (acting reasonably) or waived by the Trustee, the Trustee shall notify the Arranger that the Net Proceeds may be released from the Escrow Accounts, to be applied as set out in Clause 3 (*Purpose of the Bonds*) and in accordance with the instructions of the Arranger.
  - (c) If the conditions precedent for disbursement set out in Clause 4.2(a) have not been fulfilled to the satisfaction of the Trustee (acting reasonably) or waived by the Trustee within thirty (30) Business Days from the Issue Date, the Issuer shall redeem all Bonds at a price equal to 100 per cent. of the Nominal Amount together with any accrued ~~I~~nterest.
  - (d) The Trustee may assume that the documentation delivered to it pursuant to Clause 4.2(a) is accurate, correct and complete unless it has actual knowledge that this is not the case, and the Trustee does not have to verify the contents of any such documentation.

#### ~~4.3 — Disbursement of Development Funds~~

~~The Issuer may request that all or part of the Development Funds are released from the Blocked Account, by requesting a release from the Trustee, which request shall be accompanied by reasonable evidence that the Development Funds shall be used to pay third party suppliers and contractors. Any such funds released shall be lent to Karlholm Utveckling KB as a Downstream Loan and be subject to Transaction Security.~~

#### ~~4.4 — Delayed MI Andersson Security~~

- ~~(a) — The Issuer shall ensure that MI Andersson Fastighetsbolag AB shall use the funds borrowed under the MI Andersson Loan to, inter alia, provide a loan to~~



~~(the "Nomus Loan") and repay a loan borrowed from Nomus Fastighets AB for which the Sanden Properties have been pledged to certain creditors in order to release the security over the Sanden Properties. The Issuer shall ensure that as soon as reasonably practicable after the Issue Date, each such creditor is repaid and any security over held by such creditor over the Sanden Properties is released and thereafter pledged to the Bondholders represented by the Security Agent. Pending such repayment, the relevant funds shall be held in escrow by the Arranger.~~

- 5.** ~~(b) Should any such security not be possible to release within a reasonable period of time, the relevant security may be maintained and the relevant funds marked to repay a relevant creditor/pledgee shall be deposited on the Blocked Account and be used towards interest payments and/or partial redemption of the Bonds in connection with a prepayment of Permitted Disposal Proceeds.~~

### **Transfer Restrictions**

- (a) Bondholders may be subject to purchase or transfer restrictions with regard to the Bonds, as applicable from time to time under local laws to which a Bondholder may be subject (due to e.g. its nationality, its qualification, its residency, its registered address or its place(s) for business). No party other than the Bondholder shall be responsible to ensure compliance with such laws and regulations and each Bondholder must ensure compliance with local laws and regulations applicable at their own cost and expense.
- (b) 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, 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.

## **6. Bonds in Book-Entry Form**

- (a) The Bonds will be registered for the Bondholders on their respective Securities Accounts and no physical notes will be issued. The SEK Bonds will be registered in accordance with the Swedish Financial Instruments Accounts Act and the NOK Bonds and USD Bonds will be registered in accordance with the Norwegian Securities Register Act and the terms and conditions of the VPS. Registration requests relating to the Bonds shall be directed to an Account Operator.
- (b) The Issuer shall at all times ensure that the registration of the Bonds in the CSD is correct.
- (c) Those who according to assignment, Security, the provisions of the Swedish Children and Parents Code (Sw. *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 Swedish Financial Instruments Accounts Act or the Norwegian Securities Register Act (as applicable).

- (d) The Issuer (and the Trustee when permitted under the CSD's applicable regulations) shall be entitled to obtain information from the debt register (*skuldbok*) kept by the CSD in respect of the Bonds. At the request of the Trustee, the Issuer shall promptly obtain such information and provide it to the Trustee.
- (e) The Trustee shall, in order to carry out its functions and obligations under these Terms and Conditions, have access to the securities depository registered with the CSD for the purposes of reviewing ownership of the Bonds registered in the securities depository.
- (f) The Trustee may use the information referred to in Clause 6(d) only for the purposes of carrying out its duties and exercising its rights in accordance with the Finance Documents and shall not disclose such information to any Bondholder or third party unless necessary for such purposes.

## **7. Right to Act on Behalf of a Bondholder**

- (a) 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.
- (b) A Bondholder may issue one or several powers of attorney 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 and may further delegate its right to represent the Bondholder by way of a further power of attorney.
- (c) The Trustee 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 7(b) 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 or the Trustee has actual knowledge to the contrary.

## **8. Payments in Respect of the Bonds**

- (a) Any payment or repayment under the Finance Documents, or any amount due in respect of a repurchase of any Bonds requested by a Bondholder pursuant to these Terms and Conditions, shall be made to such person who is registered as a Bondholder on a Securities Account on the Record Date immediately preceding the relevant payment date, by way of (if no specific order is made by

the Trustee) crediting the relevant amount to the bank account nominated by such Bondholder in connection with its Securities Account in the CSD.

- (b) Payment constituting good discharge of the Issuer's payment obligations to the Bondholders under these Terms and Conditions will be deemed to have been made to each Bondholder once the amount has been credited to the bank holding the bank account nominated by the Bondholder in connection with its Securities Account in the CSD. If the paying bank and the receiving bank are the same, payment shall be deemed to have been made once the amount has been credited to the bank account nominated by the Bondholder in question.
- (c) All amounts payable under the Finance Documents shall be payable in the relevant denomination of the Bonds set out in Clause 2(a) above. If, however, the denomination differs from the currency of the bank account connected to the Bondholder's Securities Account in the CSD, any cash settlement may be exchanged and credited to this bank account in accordance with the procedures of the CSD.
- (d) Any specific payment instructions, including foreign exchange bank account details, to be connected to the Bondholder's account in the CSD must be provided by the relevant Bondholder to the Paying Agent (either directly or through its Account Operator in the CSD) within five Business Days prior to a payment date. Depending on any currency exchange settlement agreements between each Bondholder's bank and the Paying Agent, and opening hours of the receiving bank, cash settlement may be delayed, and payment shall be deemed to have been made once the cash settlement has taken place, provided, however, that no default interest or other penalty shall accrue for the account of the Issuer for such delay.
- (e) 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 10(d) during such postponement.~~
- (f) If payment or repayment is made in accordance with this Clause 8, the Issuer shall be deemed to have fulfilled its obligation to pay, irrespective of whether such payment was made to a person not entitled to receive such amount.
- (g) Any payment which shall be made under these Terms and Conditions on a date which is not a Business Day, shall be instead be made on the first following day that is a Business Day (no business day adjustment).
- (h) 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.
- (i) Notwithstanding anything to the contrary in these Terms and Conditions, the Bonds shall be subject to, and any payments made in relation thereto shall be made in accordance with, the rules and procedures of the CSD.

## 9. Transaction Security

### 9.1 Granting of the Transaction Security

- (a) As continuing Security for the due and punctual fulfilment of the Secured Obligations, the Issuer and the Guarantor grant on the Issue Date the Transaction Security and the Guarantee to the Secured Parties as represented by the Trustee on the terms set out in the Security Documents and the Guarantee Agreement and subject to the ranking set out in the Intercreditor Agreement.
- (b) The Trustee shall hold the Transaction Security and the Guarantee on behalf of the Secured Parties in accordance with the Security Documents and the Intercreditor Agreement. The Issuer shall enter into the Security Documents and the Guarantee Agreement and ~~subject to Clause 4.4 (Delayed MI Andersson Security)~~ perfect the Transaction Security in accordance with the Security Documents on or about the Issue Date.
- (c) Unless and until the Trustee has received instructions from the Bondholders in accordance with Clause ~~16-17~~ (Decisions by Bondholders), the Trustee shall (without first having to obtain the Bondholders' consent) be entitled to enter into agreements with the Issuer or a third party or take any other actions, if it is, in the Trustee's opinion, necessary for the purpose of maintaining, altering, releasing or enforcing the Transaction Security, creating further Security for the benefit of the Secured Parties or for the purpose of settling the Bondholders' or the Issuer's rights to the Transaction Security, in each case in accordance with the terms of the Finance Documents, and provided that such agreements or actions are not detrimental to the interests of the Bondholders.
- (d) The Security Agent shall be entitled to give instructions relating to the Transaction Security and the Guarantee to the Security Agent in accordance with the Intercreditor Agreement.

### 9.2 Release of Security and Guarantee

The Security Agent may at any time, acting on instructions of the Trustee (acting on behalf of the Bondholders), release Transaction Security and the Guarantee in accordance with the terms of the Security Documents, the Guarantee Agreement and the Intercreditor Agreement. For the avoidance of doubt any Transaction Security or Guarantee will always be released *pro rata* between the Bondholders and Junior Bondholders and the remaining Transaction Security will continue to rank *pari passu* between the Bondholders and the Junior Bondholders as set forth in the Security Documents, the Guarantee Agreement and the Intercreditor Agreement.

### 9.3 Enforcement of Security and Guarantee

- (a) The ~~Trustee~~ Security Agent may only take any action to accelerate or enforce any Transaction Security or Guarantee in accordance with the terms of the Intercreditor Agreement, which contains various provisions relating to

amongst other things enforcement of the Transaction Security and the Guarantee.

- (b) Upon an enforcement of the Transaction Security and/or the Guarantee, the proceeds shall be distributed in accordance with the Intercreditor Agreement, where inter alia the Junior Bondholders will receive any proceeds from an enforcement of the Transaction Security only after the ~~Senior~~ Bonds have been discharged in full.
- (c) All security and/or guarantees or arrangement having similar effects may be released by the Security Agent, without the need for any further referral to or authority from anyone, upon any enforcement provided that the proceeds are distributed in accordance with the provisions set out in the Intercreditor Agreement.

#### ~~9.4 Release and cancellation of the Karlholm Property Security~~

~~The Issuer shall as soon as the sale process of the Karlholm Properties is commenced, request a release of the Karlholm Property Security and immediately thereafter apply for a cancellation of the relevant property mortgage certificates. The Issuer may not grant any other security over the Karlholm Property Security, other than over newly issued mortgage certificates in the Karlholm Properties as Permitted Security.~~

#### 9.4 Permitted Karlholm Disposals

The Issuer and its Subsidiaries have the right to dispose of any subdivided properties within the Karlholm Properties, including partnerships or companies owning such properties, by requesting a release of the security over that specific property and/or company from the Security Agent, provided that the assets are sold on arm length's terms at the prevailing market value and the net disposal proceeds are applied in the following order:

- (a) 80 per cent. shall be applied in the following order of priority:
  - (i) first, in or towards accrued costs of the Trustee, the Security Agent and their advisors;
  - (ii) secondly, in or towards redemption of the principal amount of the Bonds (until redeemed in full);
  - (iii) thirdly, in or towards payment of the Senior Profit Sharing Interest (until paid in full);
  - (iv) fourthly, in or towards redemption of the principal amount of the Junior Bonds (until redeemed in full); and
  - (v) fifthly, in or towards payment of accrued Junior Profit Sharing Interest;
- (b) 10 per cent. to cover project and development costs with respect to the development of the remaining Karlholm Properties (the "Project Costs"); and

- (c) 10 per cent. as a management fee to Mimex Management SA for the work carried out to develop the Karlholm Properties (the "**Management Fee**").
- (d) The Trustee may agree that up to 10 per cent. of the net proceeds from paragraph (a) above is instead allocated to pay Project Costs if the Trustee deems it necessary to further cover Project Costs in respect to the Karlholm Properties and maintain a sufficient level of liquidity in the Group. In addition, in order to avoid redemption of smaller amounts, the Trustee may decide to withhold minor sale proceeds and carry out partial redemptions when sale proceeds have accumulated to a higher level, as determined by the Trustee in its sole discretion.
- (e) Pending any redemption of the Senior Bonds and the Bonds in accordance with this Clause 9.4 (*Permitted Karlholm Disposals*) all net disposal proceeds shall be deposited on the Blocked Account.

## **9.5 Permitted MI Andersson Disposals**

- (a) The former owner of the Issuer, Koggbro Fastigheter AB (publ), has the right to direct a purchaser of the Sanden Properties for a purchase price of SEK 75,000,000, where SEK 65,000,000 shall be paid in cash in connection with the sale and SEK 10,000,000 shall remain as a secured vendor loan note which shall be repaid no later than 30 April 2019. The vendor loan note shall be secured with a property mortgage in the Sanden Properties with priority from SEK 65,000,000 to 75,000,000. Should the vendor loan note not be repaid by 30 April 2019, the Issuer shall have the right to re-purchase the Sanden Properties for SEK 65,000,000 or alternatively for SEK 75,000,000 if the Järfälla Skälby Property is not sold by 30 August 2019 (as set out below);
- (b) The former owner of the Issuer, Koggbro Fastigheter AB (publ), has the right to direct a purchaser of the Järfälla Skälby Property for SEK 40,000,000. The sale shall be completed no later than 30 August 2019 and shall be made in cash.
- (c) The sale proceeds from the sale of the Sanden Properties and the Järfälla Skälby Property shall be applied to pay accrued costs of the Trustee and its advisors and thereafter to partially redeem the Bonds.
- (d) Should the disposals set out above not be possible to carry out within the time frames set out above, the properties shall remain with the Issuer and new sales may be conducted by the Issuer on market terms and with the approval of the Trustee (including as to timing, price and format). Any disposal proceeds shall be used to partially redeem the Bonds.
- (e) Pending any redemption of the Bonds in accordance with this Clause 9.5 (*Permitted MI Andersson Disposals*) all net disposal proceeds shall be deposited on the Blocked Account.

## 9.6 ~~9.5~~ Release of Security for Project Facilities ~~or refinancing of the MI Andersson Loan~~

~~(a)~~ The Issuer may request to the ~~Trustee~~ Security Agent that security provided over any property is released for the purpose of granting such security to a provider of a Project Facility. The Trustee may in its sole discretion approve such release if the Issuer provides reasonable evidence to the Trustee that it has been provided with a committed Project Facility which shall be used for a construction on the relevant property.

~~(b) — The Issuer may request that an amount of property security securing the MI Andersson Loan is released upon any refinancing of MI Andersson Loan and that such security is provided to secure the refinancing loan instead.~~

## 10. Senior Profit Sharing Interest

~~(a) — Each SEK Bond carries Interest at the Interest Rate from (but excluding) the Issue Date up to (and including) the relevant Redemption Date and each NOK and USD Bond carries Interest at the Interest Rate from (and including) the Issue Date up to (but excluding) the relevant Redemption Date.~~

~~(b) — 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.~~

(a) Each Bond carries a senior profit sharing interest at a rate of 4.00 per. cent. *per annum* as from 28 March 2018 until the date upon which the Bonds have been redeemed in full (the "**Senior Profit Sharing Interest**").

(b) Following the full redemption of the Bonds, claims of the Bondholders for payment of the Senior Profit Sharing Interest shall come into legal existence, and shall become due and payable upon such coming into existence, if and whenever and only to the extent at any relevant point in time, there is any Surplus Cash left in the Group.

(c) The maximum amount of Senior Profit Sharing Interest payable shall be the lower of the accrued amount as calculated in paragraph (a) above and any Surplus Cash. The obligation to pay any Senior Profit Sharing Interest shall continue to apply until there are no assets left in the Group to dispose of (subject to legal restrictions).

(d) Senior Profit Sharing Interest shall be calculated on the basis of a 360-day year comprised of twelve months of 30 days each and, in case of an incomplete month, the actual number of days elapsed (30/360-days basis) and without any compounding.

## 11. Default Interest

~~(d)~~ If the Issuer fails to pay any amount payable by it on its due date, default interest shall accrue on the overdue amount (i) in respect of the SEK Bonds from (but

excluding) the due date up to (and including) the date of actual payment at a rate ~~which is five (5) of 10~~ per cent ~~higher than the Interest Rate~~ per annum, and (ii) in respect of the NOK Bonds and USD Bonds from (and including) the due date up to (but excluding) the date of actual payment at a rate ~~which is five (5) of 10~~ per cent ~~higher than the Interest Rate~~ per annum. Accrued default interest shall not be capitalised. 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.

## **12. ~~11.~~ Redemption and Repurchase of the Bonds**

### **12.1 ~~11.1~~ Redemption at maturity ~~and extension~~**

- (a) ~~Subject to paragraph (b) below, the~~ 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.~~ Senior Profit Sharing Interest (if any).
- (b) The obligation to pay any Senior Profit Sharing Interest (if any) shall continue to apply after the Final Maturity Date until there are no assets left in the Group to dispose of (subject to legal restrictions) and there is no more Surplus Cash in the Group.
- ~~(b) — The Issuer has the right to extend the original Final Maturity Date with six (6) months, by giving notice to the Trustee and Bondholders at least twenty (20) Business Days prior to the original Final Maturity Date. If so requested by the Issuer, the Issuer shall redeem the Bonds on the date falling six (6) months after the original Final Maturity Date with an amount per Bond equal to the Nominal Amount together with accrued but unpaid interest.~~

### **12.2 ~~11.2~~ Group Companies' purchase of Bonds**

The Group Companies may, subject to applicable law, at any time and at any price purchase Bonds on the market or in any other way. The Bonds held by the Group Companies may at such company's discretion be retained, sold or, if held by the Issuer, cancelled.

### **~~11.3 — Voluntary Total Redemption (call option)~~**

- ~~(a) — The Issuer may redeem the Bonds (all or nothing) at any time:~~
  - ~~(i) — from and including the Issue Date to, but excluding, the First Call Date at a price equal to the Early Redemption Amount; and~~
  - ~~(ii) — from and including the First Call Date to, but excluding, the Final Maturity Date at a price equal to 100% of the Nominal Amount (plus accrued interest).~~
- ~~(b) — Redemption in accordance with paragraph (a) above, shall be made by the Issuer giving not less than ten (10) Business Days' notice prior to the relevant Redemption Date to the Bondholders and the Trustee, 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. Any such notice is irrevocable but may, at the Issuer's discretion, contain one or more conditions precedent. Upon fulfilment of the conditions precedent (if any), the Issuer is bound to redeem the Bonds in full at the applicable amount on the specified Redemption Date.~~

### **12.3 ~~11.4~~ Mandatory repurchase due to a Change of Control Event (put option)**

- (a) Upon the occurrence of a Change of Control Event, each Bondholder shall during a period of sixty (60) days from the effective date of a notice from the Issuer of the Change of Control Event pursuant to Clause 12.3.1(a) (after which time period such right shall lapse), have the right to request that all 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~~. However, such period may not start earlier than upon the occurrence of the Change of Control Event.
- (b) The notice from the Issuer pursuant to Clause 12.3.1(a) shall specify the Record Date on which a person shall be registered as a Bondholder to receive ~~interest and the~~ principal amount, 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. 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 12.3.1(a). The Redemption Date must fall no later than twenty (20) Business Days after the end of the period referred to in Clause ~~11.2.43~~ 12.43(a).
- (c) The Issuer shall comply with the requirements of any applicable securities laws or 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 ~~11.2.43~~ 12.43, the Issuer shall comply with the applicable securities laws and regulations and will not be deemed to have breached its obligations under this Clause ~~11.2.43~~ 12.43 by virtue of the conflict.
- (d) Any Bonds repurchased by the Issuer pursuant to this Clause ~~11.2.43~~ 12.43 may at the Issuer's discretion be retained, sold or cancelled.

### **~~11.5 Interest Payments or Mandatory Prepayment upon Permitted Disposals~~**

- ~~(a) The Issuer may choose to apply any Permitted Disposal Proceeds on the Blocked Account either for interest payments or as mandatory partial prepayments of the Bonds. If prepayment is chosen, the Issuer may as of the First Call Date:~~
  - ~~(i) partially prepay the Bonds as soon as Permitted Disposal Proceeds amounting to more than SEK 50,000,000 have been deposited on the Blocked Account; and~~

- ~~(ii) — thereafter at each occasion when more than SEK 50,000,000 have been deposited on the Blocked Account.~~
- ~~(b) — When calculating the threshold amounts above, no other funds deposited on the Blocked Account, other than those stemming from a Permitted Disposal, shall be taken into account.~~
- ~~(c) — Such prepayments according to 11.5(a) above shall be made on the first Interest Payment Date (taking any CSD time lines into consideration) after the funds on the Blocked Account has reached SEK 50,000,000 and shall be prepaid by reducing the outstanding Nominal Amount of the Bonds pro rata at a price equal to 100% of the Nominal Amount (plus accrued and unpaid interest on the redeemed amount).~~
- ~~(d) — The Issuer shall promptly notify the Trustee and the Bondholders upon the occurrence of a prepayment in accordance with this Clause 11.5.~~

#### **~~11.6 — Mandatory prepayment upon refinancing of the MI Andersson Loan~~**

- ~~(a) — Upon a refinancing of the MI Andersson Loan, the Issuer shall ensure that such amounts are applied towards partial prepayment of the Bonds by reducing the outstanding Nominal Amount of the Bonds with such amount pro rata at a price equal to 100% of the Nominal Amount (plus accrued and unpaid interest on the redeemed amount).~~
- ~~(b) — The Issuer shall promptly notify the Trustee and the Bondholders upon the occurrence of a prepayment in accordance with this Clause 11.6.~~

### **13. ~~12.~~ Information to Bondholders**

#### **13.1 ~~12.1~~ Information from the Issuer**

- (a) The Issuer shall as soon as possible notify the Trustee and the Bondholders when the Issuer is or becomes aware of the occurrence of a Change of Control Event.
- (b) The Issuer shall as soon as possible notify the Trustee (with full particulars) when the Issuer is or becomes 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 Trustee with such further information as it may reasonably request in writing following receipt of such notice. Should the Trustee not receive such information, the Trustee is entitled to assume that no such event or circumstance exists or can be expected to occur, provided that the Trustee does not have actual knowledge of such event or circumstance.

- (c) The Issuer is only obliged to inform the Trustee according to this Clause ~~12.3~~<sup>13.1</sup> if informing the Trustee would not conflict with any applicable laws, authority or court orders.

### 13.2 ~~12.2~~ Information from the Trustee

The Trustee 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 Trustee 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.

### 13.3 ~~12.3~~ Information among the Bondholders

Upon request by a Bondholder, the Trustee shall promptly distribute to the Bondholders any information from such Bondholder which relates to the Bonds. The Trustee may require that the requesting Bondholder reimburses any costs or expenses incurred, or to be incurred, by the Trustee in doing so (including a reasonable fee for the work of the Trustee) before any such information is distributed.

### 13.4 ~~12.4~~ Publication of Finance Documents

- (a) The latest version of these Terms and Conditions (including any document amending these Terms and Conditions) shall be available on the website of the Issuer and/or the Guarantor and the Trustee.
- (b) The latest versions of the other Finance Documents shall be available to the Bondholders at the office of the Trustee during normal business hours.

## 14. ~~13.~~ General Undertakings

### 14.1 ~~13.1~~ General

The Issuer undertakes to (and shall, where applicable, procure that the Property Company will) comply with the undertakings set out in this Clause ~~13-14~~ for as long as any Bonds remain outstanding.

### 14.2 ~~13.2~~ Distributions

The Issuer shall not (i) pay any dividend on its shares, (ii) repurchase any of its own shares, (iii) redeem its share capital or other restricted equity with repayment to shareholders, (iv) make any repayments on loans to the direct or indirect shareholder of the Issuer, or any Affiliates of the Issuer or its shareholders, or (v) make any other similar distribution or transfers of value to the direct or indirect shareholder of the Issuer, or any Affiliates of the Issuer, other than payment of management fees in accordance with Clause 9.4(c).

#### 14.3 ~~13.3~~ Nature of Business

The Issuer shall procure that no substantial change is made to the general nature of the business carried on by the Issuer as of the Issue Date if such change is reasonably likely to have a Material Adverse Effect.

#### 14.4 ~~13.4~~ Financial Indebtedness

The Issuer shall not (and shall ensure that neither of its subsidiaries) incur any additional Financial Indebtedness, provided however that the Issuer may incur Financial Indebtedness that constitute Permitted Debt.

#### 14.5 ~~13.5~~ Disposal of Assets

The Issuer shall not (and shall ensure that neither of its subsidiaries) sell or otherwise dispose of all or substantially all of its assets or operations to any person, other than [any permitted disposals made pursuant to Clauses 9.4 \(Permitted \*Karlholm\* Disposals\)](#) and [9.5 \(Permitted \*MI Andersson\* Disposals\)](#).

#### 14.6 ~~13.6~~ Negative Pledge

The Issuer shall not (and shall ensure that neither of its subsidiaries) provide, prolong or renew any guarantee or security over any of its assets (present or future), provided however that the Issuer has a right to provide, prolong and renew any Permitted Security.

#### 14.7 ~~13.7~~ Financial Support

The Issuer shall not (and shall ensure that neither of its subsidiaries) provide any loan or security or guarantee to or for the benefit of any party, other than the Nomus Loan ~~and~~ the Permitted Debt [and secured vendor loans in connection with the disposal of the Sanden Properties or the Järfälla Skälby Property.](#)

#### 14.8 ~~13.8~~ Dealings with Related Parties

The Issuer shall (and shall ensure that its subsidiaries) conduct all dealings with the direct and indirect shareholders of the Issuer and/or any Affiliates of such direct and indirect shareholders at arm's length terms.

#### 14.9 ~~13.9~~ Environmental compliance and claims

- (a) The Issuer shall and shall procure that its Subsidiaries will:
  - (i) comply with all Environmental Laws, including in relation to human health and conditions on workplace;
  - (ii) obtain, maintain and ensure compliance with all requisite Environmental Permits; and

- (iii) implement procedures to monitor compliance with and to prevent liability under any Environmental Law, in each case where failure to do so has or is reasonably likely to have a Material Adverse Effect.
- (b) The Issuer shall, promptly upon becoming aware of the same, inform the Trustee of any claim, proceeding or investigation in respect of any such Environmental Law against any member of the Group which is current, pending or threatened where which, if determined against that member of the Group, has or is reasonably likely to have a Material Adverse Effect.

## **15. ~~14.~~Events of Default and Acceleration of the Bonds**

Each of the events or circumstances set out in this Clause ~~14-~~15 (other than Clause ~~14~~5.10 (*Acceleration of the Bonds*)) is an Event of Default.

### **15.1 ~~14.1~~Non-Payment**

The Issuer fails to pay an amount on the date it is due in accordance with the Finance Documents, unless its failure to pay is caused by administrative or technical error and payment is made within five (5) Business Days of the due date.

### **15.2 ~~14.2~~Other Obligations**

The Issuer does not comply with its obligations under the Finance Documents, in any other way than as set out under Clause ~~14~~5.1 above, unless the non-compliance (i) is capable of remedy and (ii) is remedied within fifteen (15) Business Days of the earlier of the Trustee giving notice and the Issuer becoming aware of the non-compliance.

### **15.3 ~~14.3~~Cross-default**

- (a) Any financial indebtedness of the Group or the Guarantor is not paid when due nor within any originally applicable grace period.
- (b) Any financial indebtedness of the Group or the Guarantor 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).
- (c) Any commitment for any financial indebtedness of the Group or the Guarantor is cancelled or suspended by a creditor of the Issuer or the Property Company as a result of an event of default (however described).
- (d) Any creditor of the Group or the Guarantor becomes entitled to declare any financial indebtedness of the Group or the Guarantor due and payable prior to its specified maturity as a result of an event of default (however described).
- (e) No Event of Default will occur under this Clause ~~14~~5.3 if the aggregate amount of financial indebtedness or commitment for financial indebtedness falling within paragraphs (a) to (d) above is less than SEK 5,000,000 (or its equivalent in any other currency or currencies).

#### 15.4 ~~14.4~~ Insolvency

- (a) Any member of the Group or the Guarantor is unable or admits inability to pay its debts as they fall due or is declared to be unable to pay its debts under applicable law, suspends making payments on its debts generally or, by reason of actual or anticipated financial difficulties, commences negotiations with its creditors with a view to rescheduling its Financial Indebtedness; or
- (b) a moratorium is declared in respect of the Financial Indebtedness of any Group Company or the Guarantor.

#### 15.5 ~~14.5~~ Insolvency Proceedings

Any corporate action, legal proceedings or other procedures are taken (other than proceedings or petitions which are being disputed in good faith and are discharged, stayed or dismissed within 30 Business Days of commencement or, if earlier, the date on which it is advertised) in relation to:

- (a) the suspension of payments, winding-up, dissolution, administration or reorganisation (by way of voluntary agreement, scheme of arrangement or otherwise) of any of any Group Company or the Guarantor; and
- (b) the appointment of a liquidator, receiver, administrator, administrative receiver, compulsory manager or other similar officer in respect of any Group Company or the Guarantor or any of its assets or any analogous procedure or step is taken in any jurisdiction.

#### 15.6 ~~14.6~~ Mergers and Demergers

A decision is made that any Group Company shall be demerged or merged if such merger or demerger is likely to have a Material Adverse Effect, provided that a merger involving the Issuer, where the Issuer is not the surviving entity, shall always be considered an Event of Default and provided that the Issuer may not be demerged.

#### 15.7 ~~14.7~~ Creditors' Process

Any expropriation, attachment, sequestration, distress or execution or any analogous process in any jurisdiction affects any asset or assets of any Group Company or the Guarantor, having an aggregate value of an amount equal to or exceeding SEK 5,000,000 and is not discharged within 30 days.

#### 15.8 ~~14.8~~ Impossibility or Illegality

It is or becomes impossible or unlawful for the Issuer to fulfil or perform any of the provisions of the Finance Documents or if the obligations under the Finance Documents are not, or cease to be, legal, valid, binding and enforceable.

## 15.9 ~~14.9~~ Continuation of the Business

Any of the Issuer or the Guarantor ceases to carry on its business or in the case of a merger or a demerger as stipulated in Clause ~~14.5~~15.6 above.

## 15.10 ~~14.10~~ Acceleration of the Bonds

- (a) If an Event of Default has occurred and is continuing, the Trustee is entitled to, on behalf of the Bondholders (i) by notice to the Issuer, declare all, but not some only, of the Bonds due for payment together with any other amounts payable under the Finance Documents, immediately or at such later date as the Trustee determines (but such date may not fall after the Final Maturity Date), and (ii) exercise any or all of its rights, remedies, powers and discretions under the Finance Documents.
- (b) The Trustee may not accelerate the Bonds in accordance with Clause ~~14.5~~15.10(a) 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).
- (c) The Trustee shall notify the Bondholders of an Event of Default within five (5) Business Days of the date on which the Trustee received actual knowledge of that an Event of Default has occurred and is continuing. The Trustee shall, within twenty (20) Business Days of the date on which the Trustee received actual knowledge of that an Event of Default has occurred and is continuing, decide if the Bonds shall be accelerated. If the Trustee decides not to accelerate the Bonds, the Trustee shall promptly seek instructions from the Bondholders in accordance with Clause ~~16-17~~ (*Decisions by Bondholders*). The Trustee shall always be entitled to take the time necessary to consider whether an occurred event constitutes an Event of Default.
- (d) If the Bondholders (in accordance with these Terms and Conditions) instruct the Trustee to accelerate the Bonds, the Trustee shall, provided that the provisions of the Intercreditor Agreement have been complied with, promptly declare the Bonds due and payable and take such actions as, in the opinion of the Trustee, may 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.
- (e) 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 law or that the period of appeal has expired in order for cause of acceleration to be deemed to exist.
- (f) In the event of an acceleration of the Bonds in accordance with this Clause ~~14.5~~15.10, the Issuer shall redeem all Bonds with an amount equal to the ~~redemption amount specified in Clause 11.3 (Voluntary Total Redemption (call option)), as applicable considering when the acceleration occurs~~ 101 per cent of the Nominal Amount.

## 16. ~~15.~~ Distribution of Proceeds

(a) Subject to Clause 11 (*Application of Recoveries*) under the Intercreditor Agreement, all payments by the Issuer relating to the Bonds and the Finance Documents following an acceleration of the Bonds in accordance with Clause ~~14–15~~ (*Events of Default and Acceleration of the Bonds*) and any proceeds received from an enforcement of the Transaction Security shall be applied in the following order of priority, in accordance with the instructions of the Trustee:

(i) *first*, in or towards payment pro rata of (i) all unpaid fees, costs, expenses and indemnities payable by the Issuer to the Trustee in accordance with the Trustee 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 Trustee, (iii) any costs incurred by the Trustee for external experts that have not been reimbursed by the Issuer in accordance with Clause ~~20~~1.2(e), and (iv) any costs and expenses incurred by the Trustee in relation to a Bondholders' Meeting or a Written Procedure that have not been reimbursed by the Issuer in accordance with Clause ~~16~~7(c), together with default interest in accordance with Clause ~~10(d)~~11 (*Default Interest*) on any such amount calculated from the date it was due to be paid or reimbursed by the Issuer;

~~(ii) *secondly*, in or towards payment pro rata of accrued but unpaid Interest under the Bonds;~~

~~(iii)~~ ~~*thirdly*~~, *secondly*, in or towards payment *pro rata* of any unpaid principal under the Bonds; ~~and~~

*thirdly*, in or towards payment pro rata of accrued but unpaid Junior Profit Sharing Interest under the Bonds (if any); and

(iv) *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 ~~10(d)~~11 (*Default Interest*) on delayed payments ~~of Interest and repayments~~ of principal under the Bonds.

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

(b) Funds that a Bondholder receives (directly or indirectly) in connection with the acceleration of the Bonds or the enforcement of the Transaction Security shall constitute escrow funds (Sw. *redovisningsmedel*) and must be promptly turned over to the Trustee to be applied in accordance with this Clause ~~15–16~~ as soon as reasonably practicable.



## 17. ~~16.~~ Decisions by Bondholders

- (a) Any decision by the Bondholders on a matter relating to the Finance Documents shall (at the option of the Trustee) be dealt with at a Bondholders' Meeting or by way of a Written Procedure.
- (b) Any request from the Issuer or a Bondholder (or Bondholders) representing at least ten (10) per cent. of the Adjusted Nominal Amount (such request may only be validly made by a person who is a Bondholder on the Business Day immediately following the day on which the request is received by the Trustee and 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 Trustee and dealt with at a Bondholders' Meeting or by way of a Written Procedure, as determined by the Trustee. The person requesting the decision may suggest the form for decision making, but if it is in the Trustee'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.
- (c) The Trustee 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 Trustee that an approval will not be given, or (ii) the suggested decision is not in accordance with applicable laws.
- (d) Should the Trustee not convene a Bondholders' Meeting or instigate a Written Procedure in accordance with these Terms and Conditions, without Clause ~~16~~7(c) 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.
- (e) Should the Issuer want to replace the Trustee, it may (i) convene a Bondholders' Meeting in accordance with Clause ~~17~~8(a) or (ii) instigate a Written Procedure by sending communication in accordance with Clause ~~18~~9(a), in both cases with a copy to the Trustee. After a request from the Bondholders pursuant to Clause ~~20~~1.4(c), 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 ~~17~~8(a). The Issuer shall inform the Trustee before a notice for a Bondholders' Meeting or communication relating to a Written Procedure where the Trustee is proposed to be replaced is sent and shall, on the request of the Trustee, append information from the Trustee together with the a notice or the communication.
- (f) Only a person who is, or who has been provided with a power of attorney pursuant to Clause 7 (*Right to Act on Behalf of a Bondholder*) from a person who is, registered as a Bondholder:
  - (i) on the Business Day specified in the notice pursuant to Clause ~~17~~8(b) of the Bondholders' Meeting, or

- (ii) on the Business Day specified in the communication pursuant to Clause ~~18~~9(b), 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 definition of Adjusted Nominal Amount. Such Business Day specified pursuant to paragraph (i) or (ii) above must fall no earlier than one (1) Business Day after the effective date of the notice or communication, as the case may be.

- (g) Subject to the terms of the Intercreditor Agreement, the following matters shall require the consent of Bondholders representing at least sixty-six and two thirds ( $66 \frac{2}{3}$ ) 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 ~~18~~9(b):

- (i) a change to the terms of any of Clauses 2(a), 2(e) and 5(b);
- (ii) a change to the terms for the distribution of proceeds set out in Clause ~~15-16~~ (*Distribution of Proceeds*);
- (iii) a change to the terms dealing with the requirements for Bondholders' consent set out in this Clause ~~16~~7;

~~(iv) a change to the definition "Interest Rate" set out in Clause 1.1 (Definitions);~~

~~(iv)~~ ~~(v)~~ a release of the Transaction Security, except in accordance with the terms of the Security Documents;

~~(v)~~ ~~(vi)~~ 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;

~~(vi)~~ ~~(vii)~~ a mandatory exchange of the Bonds for other securities; and

~~(vii)~~ ~~(viii)~~ early redemption of the Bonds, other than upon an acceleration of the Bonds pursuant to Clause ~~14-15~~ (*Events of Default and Acceleration of the Bonds*) or as otherwise permitted or required by these Terms and Conditions.

- (h) Any matter not covered by Clause ~~16~~7(g) shall require the consent of Bondholders representing more than fifty (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 ~~18~~9(b). 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 ~~19(a)(i)~~20(a)(i) or ~~19(a)(ii)~~20(a)(ii)) or an acceleration of the Bonds or the enforcement of any Transaction Security.

- (i) 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 167(g), and otherwise twenty (20) per cent. of the Adjusted Nominal Amount:
  - (i) if at a Bondholders' Meeting, attend the meeting in person or by telephone conference (or appear through duly authorised representatives); or
  - (ii) if in respect of a Written Procedure, reply to the request.

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.

- (j) If a quorum does not exist at a Bondholders' Meeting or in respect of a Written Procedure, the Trustee or the Issuer shall convene a second Bondholders' Meeting (in accordance with Clause 178(a)) or initiate a second Written Procedure (in accordance with Clause 189(a)), 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 167(j), the date of request of the second Bondholders' Meeting pursuant to Clause 178(a) or second Written Procedure pursuant to Clause 189(a), as the case may be, shall be deemed to be the relevant date when the quorum did not exist. The quorum requirement in Clause 167(i) shall not apply to such second Bondholders' Meeting or Written Procedure.
- (k) Any decision which extends or increases the obligations of the Issuer or the Trustee, or limits, reduces or extinguishes the rights or benefits of the Issuer or the Trustee, under the Finance Documents shall be subject to the Issuer's or the Trustee's consent, as applicable.
- (l) 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.
- (m) The Issuer may not, directly or indirectly, pay or cause to be paid any consideration to or for the benefit of any 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.
- (n) 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.

- (o) All reasonable costs and expenses incurred by the Issuer or the Trustee for the purpose of convening a Bondholders' Meeting or for the purpose of carrying out a Written Procedure, including reasonable fees to the Trustee, shall be paid by the Issuer.
- (p) 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 Trustee provide the Trustee with a certificate specifying the number of Bonds (and the relevant denomination of such Bonds) owned by Group Companies, irrespective of whether such person is directly registered as owner of such Bonds. The Trustee shall not be responsible for the accuracy of such certificate or otherwise be responsible for determining whether a Bond is owned by a Group Company.
- (q) Information about decisions taken at a Bondholders' Meeting or by way of a Written Procedure shall promptly be sent by notice to the Bondholders and be published on the websites of the Issuer and the Trustee, 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 Trustee, as applicable.

## **18. ~~17.~~Bondholders' Meeting**

- (a) The Trustee shall convene a Bondholders' Meeting as soon as practicable and in any event no later than ten (10) Business Days after receipt of a valid request from the Issuer or the Bondholder(s) (or such later date as may be necessary for technical or administrative reasons) by sending a notice thereof to each person who is registered as a Bondholder on a date selected by the Trustee which falls no more than five (5) Business Days prior to the date on which the notice is sent.
- (b) The notice pursuant to Clause ~~17.8~~(a) shall include (i) time for the meeting, (ii) place for the meeting, (iii) agenda for the meeting (including each request for a decision by the Bondholders), (iv) the day on which a person must be a Bondholder in order to exercise Bondholders' rights at the Bondholders' Meeting, and (v) a form of power of attorney. Only matters that have been included in the notice may be resolved upon at the Bondholders' Meeting. Should prior notification by the Bondholders be required in order to attend the Bondholders' Meeting, such requirement shall be included in the notice.
- (c) 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.
- (d) Without amending or varying these Terms and Conditions, the Trustee may prescribe such further regulations regarding the convening and holding of a

Bondholders' Meeting as the Trustee may deem appropriate. Such regulations may include a possibility for Bondholders to vote without attending the meeting in person.

## 19. ~~18.~~ Written Procedure

- (a) The Trustee shall instigate a Written Procedure as soon as practicable and in any event no later than ten (10) Business Days after receipt of a valid request from the Issuer or the Bondholder(s) (or such later date as may be necessary for technical or administrative reasons) by sending a communication to each person who is registered as a Bondholder on a date selected by the Trustee which falls no more than five (5) Business Days prior to the date on which the communication is sent.
- (b) A communication pursuant to Clause ~~18~~19(a) shall include (i) each request for a decision by the Bondholders, (ii) a description of the reasons for each request, (iii) a specification of the Business Day on which a person must be registered as a Bondholder in order to be entitled to exercise voting rights, (iv) 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 (v) 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 ~~18~~19(a)). If the voting is to be made electronically, instructions for such voting shall be included in the communication.
- (c) When consents from Bondholders representing the requisite majority of the total Adjusted Nominal Amount pursuant to Clauses ~~16~~17(g)– and ~~16~~17(h) have been received in a Written Procedure, the relevant decision shall be deemed to be adopted pursuant to Clause ~~16~~17(g) or ~~16~~17(h), as the case may be, even if the time period for replies in the Written Procedure has not yet expired.

## 20. ~~19.~~ Amendments and Waivers

- (a) Subject to the terms of the Intercreditor Agreement, the Issuer and the Trustee (acting on behalf of the Bondholders) may agree to amend the Finance Documents or waive any provision in a Finance Document, provided that:
  - (i) such amendment or waiver is not detrimental to the interest of the Bondholders, or is made solely for the purpose of rectifying obvious errors and mistakes;
  - (ii) such amendment or waiver is required by applicable law, a court ruling or a decision by a relevant authority; or
  - (iii) such amendment or waiver has been duly approved by the Bondholders in accordance with Clause ~~16~~–17 (*Decisions by Bondholders*).

- (b) The Trustee shall promptly notify the Bondholders of any amendments or waivers made in accordance with Clause ~~19(a)~~20(a), 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 ~~123.3~~ *(Information among the Bondholders)*. The Issuer shall ensure that any amendments to the Finance Documents are duly registered with the CSD and each other relevant organisation or authority (to the extent such registration is possible in accordance with the rules of the CSD).
- (c) An amendment to the Finance Documents shall take effect on the date determined by the Bondholders Meeting, in the Written Procedure or by the Trustee, as the case may be.

## 21. ~~20.~~ Appointment and Replacement of the Trustee

### 21.1 ~~20.1~~ Appointment of the Trustee

- (a) By subscribing for Bonds, each initial Bondholder appoints:
  - (i) the Trustee to act as its Trustee in all matters relating to the Bonds and the Finance Documents, and authorises the Trustee 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*) (or its equivalent in any other jurisdiction) of the Issuer including any legal or arbitration proceeding relating to the perfection, preservation, protection or enforcement of the Transaction Security; and
  - (ii) confirms the appointment under the Intercreditor Agreement of the Security Agent to act as its agent in all matters relating to the Transaction Security, the Security Documents, the Guarantee and the Guarantee Agreement, including any legal or arbitration proceeding relating to the perfection, preservation, protection or enforcement of the Transaction Security and the Guarantee and acknowledges and agrees that the rights, obligations, role of and limitations of liability for the Security Agent is further regulated in the Intercreditor Agreement.
- (b) By acquiring Bonds, each subsequent Bondholder confirms the appointment and authorisation for the Trustee to act on its behalf, as set out in Clause ~~20~~21.1(a).
- (c) Each Bondholder shall immediately upon request provide the Trustee with any such documents, including a written power of attorney (in form and substance satisfactory to the Trustee), that the Trustee deems necessary for the purpose of exercising its rights and/or carrying out its duties under the Finance

Documents. The Trustee is under no obligation to represent a Bondholder which does not comply with such request.

- (d) The Issuer shall promptly upon request provide the Trustee with any documents and other assistance (in form and substance satisfactory to the Trustee), that the Trustee deems necessary for the purpose of exercising its rights and/or carrying out its duties under the Finance Documents.
- (e) The Trustee 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 Trustee Agreement and the Trustee's obligations as Trustee under the Finance Documents are conditioned upon the due payment of such fees and indemnifications.
- (f) The Trustee may act as Trustee or trustee for several issues of securities issued by or relating to the Issuer and other Group Companies notwithstanding potential conflicts of interest.

## **21.2 ~~20.2~~ Duties of the Trustee**

- (a) The Trustee shall represent the Bondholders in accordance with the Finance Documents, and, where relevant, in relation to instructions to the Trustee to enforce the Transaction Security on behalf of the Bondholders. Except as specified in Clauses 4 (*Conditions Precedent for Disbursement*), the Trustee is not responsible for the execution or enforceability of the Finance Documents.
- (b) When acting in accordance with the Finance Documents, the Trustee is always acting with binding effect on behalf of the Bondholders. The Trustee shall carry out its duties under the Finance Documents in a reasonable, proficient and professional manner, with reasonable care and skill.
- (c) The Trustee is entitled to delegate its duties to other professional parties, but the Trustee shall remain liable for the actions of such parties under the Finance Documents.
- (d) The Trustee shall treat all Bondholders equally and, when acting pursuant to the Finance Documents, act with regard only to the interests of the Bondholders 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.
- (e) The Trustee is entitled to engage external experts when carrying out its duties under the Finance Documents. The Issuer shall on demand by the Trustee pay all reasonable 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 Trustee reasonably believes is or may lead to an Event of Default or (ii) a matter relating to the Issuer which the Trustee reasonably believes may be detrimental to the interests of the Bondholders under the Finance Documents. Any compensation for damages or other recoveries received by the Trustee 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 ~~15~~16 (*Distribution of Proceeds*).

- (f) The Trustee shall, as applicable, enter into agreements with the CSD, and comply with such agreement and the CSD Regulations applicable to the Trustee, as may be necessary in order for the Trustee to carry out its duties under the Finance Documents.
- (g) Notwithstanding any other provision of the Finance Documents to the contrary, the Trustee 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.
- (h) If in the Trustee's reasonable opinion the cost, loss or liability which it may incur (including reasonable fees to the Trustee) in complying with instructions of the Bondholders, or taking any action at its own initiative, will not be covered by the Issuer, the Trustee may refrain from acting in accordance with such instructions, or taking such action, until it has received such indemnities (or adequate Security has been provided therefore) as it may reasonably require.
- (i) The Trustee 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 Trustee under the Finance Documents or (ii) if it refrains from acting for any reason described in Clause ~~20~~1.2(h).

### 21.3 ~~20.3~~ Limited liability for the Trustee

- (a) The Trustee 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 Trustee shall never be responsible for indirect loss.
- (b) The Trustee shall not be considered to have acted negligently if it has acted in accordance with advice from or opinions of reputable external experts engaged by the Trustee or if the Trustee has acted with reasonable care in a situation when the Trustee considers that it is detrimental to the interests of the Bondholders to delay the action in order to first obtain instructions from the Bondholders.
- (c) The Trustee 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 Trustee to the Bondholders, provided that the Trustee 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 Trustee for that purpose.
- (d) The Trustee shall have no liability to the Bondholders for damage caused by the Trustee acting in accordance with instructions of the Bondholders given in



accordance with Clause ~~16-17~~ (*Decisions by Bondholders*) or a demand by Bondholders given pursuant to Clause 14~~5~~.10.

- (e) Any liability towards the Issuer which is incurred by the Trustee 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.

#### 21.4 ~~20.4~~ Replacement of the Trustee

- (a) Subject to Clause 20~~1~~.4(f), the Trustee may resign by giving notice to the Issuer and the Bondholders, in which case the Bondholders shall appoint a successor Trustee at a Bondholders' Meeting convened by the retiring Trustee or by way of Written Procedure initiated by the retiring Trustee.
- (b) Subject to Clause 20~~1~~.4(f), if the Trustee is Insolvent, the Trustee shall be deemed to resign as Trustee with immediate effect and the Issuer shall within ten (10) Business Days appoint a successor Trustee which shall be an independent financial institution or other reputable company which regularly acts as Trustee under debt issuances.
- (c) A Bondholder (or Bondholders) representing at least ten (10) per cent. of the Adjusted Nominal Amount may, by notice to the Issuer (such notice may only be validly given by a person who is a Bondholder on the Business Day immediately following the day on which the notice is received by the Issuer and shall, if given by several Bondholders, be given by them jointly), require that a Bondholders' Meeting is held for the purpose of dismissing the Trustee and appointing a new Trustee. 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 Trustee be dismissed and a new Trustee appointed.
- (d) If the Bondholders have not appointed a successor Trustee within ninety (90) days after (i) the earlier of the notice of resignation was given or the resignation otherwise took place or (ii) the Trustee was dismissed through a decision by the Bondholders, the Issuer shall appoint a successor Trustee which shall be an independent financial institution or other reputable company which regularly acts as Trustee under debt issuances.
- (e) The retiring Trustee shall, at its own cost, make available to the successor Trustee such documents and records and provide such assistance as the successor Trustee may reasonably request for the purposes of performing its functions as Trustee under the Finance Documents.
- (f) The Trustee's resignation or dismissal shall only take effect upon the appointment of a successor Trustee and acceptance by such successor Trustee of such appointment and the execution of all necessary documentation to effectively substitute the retiring Trustee.
- (g) Upon the appointment of a successor, the retiring Trustee 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 Trustee. 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 Trustee.

- (h) In the event that there is a change of the Trustee in accordance with this Clause ~~20~~21.4, the Issuer shall execute such documents and take such actions as the new Trustee may reasonably require for the purpose of vesting in such new Trustee the rights, powers and obligation of the Trustee and releasing the retiring Trustee from its further obligations under the Finance Documents. Unless the Issuer and the new Trustee agree otherwise, the new Trustee shall be entitled to the same fees and the same indemnities as the retiring Trustee.

## 22. ~~21.~~ Appointment and Replacement of the Paying Agent

- (a) The Issuer appoints the Paying 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.
- (b) The Paying 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 Paying Agent at the same time as the old Paying Agent retires or is dismissed. If the Paying Agent is Insolvent, the Issuer shall immediately appoint a new Paying Agent, which shall replace the old Paying Agent as paying agent in accordance with these Terms and Conditions.

## 23. ~~22.~~ Appointment and Replacement of the CSD

- (a) 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.
- (b) 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 and be authorised as a central securities depository in accordance with applicable law.

## 24. ~~23.~~ No Direct Actions by Bondholders

- (a) A Bondholder may not take any steps whatsoever against the Issuer or with respect to the Transaction Security 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. Such steps may only be taken by the Trustee.

- (b) Paragraph (a) above shall not apply if:
  - (i) the Trustee 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 ~~20~~1.1(c)), 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 Trustee under the Finance Documents or by any reason described in Clause ~~20~~1.2(h), such failure must continue for at least forty (40) Business Days after notice pursuant to Clause ~~20~~1.2(i) before a Bondholder may take any action referred to in paragraph (a) above; or
  - (ii) the Security Agent has been instructed by the Instructing Party (as defined in the Intercreditor Agreement) in accordance with the Intercreditor Agreement to enforce the Transaction Security and/or Guarantee but is legally unable to take such enforcement actions.

## 25. ~~24.~~Prescription

- (a) 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)~~ Senior Profit Sharing 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.
- (b) If a limitation period is duly interrupted in accordance with the Swedish Act on Limitations (Sw. *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 Senior Profit Sharing 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.

## 26. ~~25.~~Notices

### 26.1 ~~25.1~~Notices

- (a) Subject to Clause ~~25~~6.1(c), any notice or other communication to be made under or in connection with the Finance Documents:

(i) if to the Trustee, 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 Trustee to the Issuer from time to time;

(ii) if to the Issuer, to the following address:

Koggbron Projekt AB  
 Att: Thomas Melin  
 Drottninggatan 150  
 254 33 Helsingborg  
 e-mail: thomas.melin@koggbron.se

or, if sent by email by the Trustee, to the email address notified by the Issuer to the Trustee from time to time; and

(iii) if to the Bondholders, shall (a) if made by the Trustee, be sent via the CSD with a copy to the Issuer, and (b) if made by the Issuer, be sent via the Trustee, alternatively through the CSD and/or to their addresses as registered with the CSD with a copy to the Trustee. A notice to the Bondholders shall also be published on the websites of the Issuer and the Trustee.

(b) 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, in terms of notice or other communication to the Bondholders, delivered through the CSD as set out in (a)(iii) above) or letter and will only be effective, in case of courier or personal delivery, when it has been left at the address specified in Clause 23.1(a) or, in case of letter, three (3) Business Days after being deposited postage prepaid in an envelope addressed to the address specified in Clause 23.1(a) or in case of notice or other communication posted through the CSD, on the date of the message being issued by the CSD.

(c) Any notice pursuant to the Finance Documents shall be in English.

(d) If an Event of Default is continuing, any notice or other communication made by the Trustee to the Issuer under or in connection with the Finance Documents may, provided that the Trustee deems it necessary in order to preserve the Bondholders' rights under the Finance Documents, be sent by email and will be effective on the day of dispatch (unless a delivery failure message was received by the Trustee), save that any notice or other communication sent by email that is sent after 5.00 pm in the place of receipt shall be deemed only to become effective on the following day. Any notice or other communication to be sent by email by the Trustee to the Issuer in accordance with this paragraph (c) shall be sent to the CFO or the CEO of the Issuer, to the email addresses most recently notified by the Issuer to the Trustee.

## 26.2 ~~25.2~~ Press releases

- (a) Any notice that the Issuer or the Trustee shall send to the Bondholders pursuant to Clauses ~~11.3 (Voluntary total redemption (call option))~~, ~~11.4~~ 12.3 (Mandatory repurchase due to a Change of Control Event (put option)), 12.3.1(a), 12.3.1(b), 14.5.10(c), 16.7(q), 17.8(a), 18.9(a) and ~~19.6~~ 20(b) shall also be published by way of press release by the Issuer or the Trustee, as applicable.
- (b) In addition to Paragraph (a) above, if any information relating to the Bonds or the Group contained in a notice the Trustee may send to the Bondholders under these Terms and Conditions has not already been made public by way of a press release, the Trustee 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 Trustee 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 Trustee shall be entitled to issue such press release.

## 27. ~~26.~~ Force Majeure and Limitation of Liability

- (a) Neither the Trustee nor the Paying 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, natural disaster, insurrection, civil commotion, terrorism or any other similar circumstance (a "Force Majeure Event"). The reservation in respect of strikes, lockouts, boycotts and blockades applies even if the Trustee or the Paying Agent itself takes such measures, or is subject to such measures.
- (b) The Paying Agent shall have no liability to the Bondholders if it has observed reasonable care. The Paying Agent shall never be responsible for indirect damage with exception of gross negligence and wilful misconduct.
- (c) Should a Force Majeure Event arise which prevents the Trustee or the Paying Agent from taking any action required to comply with these Terms and Conditions, such action may be postponed until the obstacle has been removed.
- (d) The provisions in this Clause ~~25.6~~ 26.2 apply unless they are inconsistent with the provisions of the Financial Instruments Accounts Act which provisions shall take precedence.

## 28. ~~27.~~ Governing Law and Jurisdiction

- (a) 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.
- (b) The Issuer submits to the non-exclusive jurisdiction of the City Court of Stockholm (Sw. *Stockholms tingsrätt*).

- (c) Paragraphs (a) and (b) above shall not limit the right of the Trustee (or the Bondholders, as applicable) to take proceedings against the Issuer in any court which may otherwise exercise jurisdiction over the Issuer or any of its assets.
- (d) Notwithstanding the above, the NOK Bonds and the USD Bonds shall be registered pursuant to the Norwegian Securities Register Act.

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

Place:

Date:

**KOGGBRON PROJEKT AB (publ)**

as Issuer

\_\_\_\_\_  
By:

\_\_\_\_\_  
By:

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

Place:

Date:

**INTERTRUST (SWEDEN) AB**

as Trustee

\_\_\_\_\_  
By: