

## Prospectus

### Ilija Batljan Invest AB



For admission to trading of SEK 1,200,000,000 senior unsecured floating rate green notes

7 December 2021

---

*This Prospectus has been approved by the Swedish Financial Supervisory Authority on 7 December 2021 and is valid for twelve (12) months from this date, provided that it is completed by any supplement required pursuant to Article 23 of the Prospectus Regulation. The obligation to supplement this Prospectus in the event of significant new factors, material mistakes or material inaccuracies does not apply when the Prospectus is no longer valid.*

## Important Information

This prospectus (the “**Prospectus**”) has been prepared by Ilija Batljan Invest AB, Reg. No. 478226 (the “**Company**” or the “**Issuer**” or together with its direct and indirect subsidiaries unless otherwise indicated by the context, the “**Group**”), in relation to the application for listing of the SEK 1,200,000,000 senior unsecured floating rate green notes (the “**Notes**”) on the sustainable bond list of Nasdaq Stockholm Aktiebolag, Reg. No. 556420-8394 (“**Nasdaq Stockholm**”). Terms and concepts defined in the Terms and Conditions are used with the same meaning in this Prospectus unless it is otherwise explicitly understood from the context or otherwise defined in this Prospectus.

This Prospectus has been prepared in accordance with the standards and requirements under the Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market, and repealing Directive 2003/71/EC (the “**Prospectus Regulation**”) and the rules and regulations connected thereto, as applicable. This Prospectus is governed by Swedish law and the courts of Sweden have exclusive jurisdiction to settle any dispute arising out of or in connection with this Prospectus. This Prospectus has been produced in an English version only and shall be read together with all documents which have been incorporated by reference (see “*Documents incorporated by reference*”) and any supplements to this Prospectus. This Prospectus will be available at the Swedish Financial Supervisory Authority’s website ([www.fi.se](http://www.fi.se)) and the Company’s website ([www.ilijabatljaninvest.com](http://www.ilijabatljaninvest.com)). Paper copies may be obtained from the Company.

Unless otherwise explicitly stated, no information contained in this Prospectus has been audited or reviewed by auditors. Certain financial and other information set forth in this Prospectus has been rounded off and, as a result, the numerical figures shown as totals in this Prospectus may vary slightly from the exact arithmetic aggregation of the figures that precede them.

This Prospectus is not an offer for sale or a solicitation of an offer to purchase the Notes in any jurisdiction. It has been prepared solely for the purpose of listing the Notes on Nasdaq Stockholm. This Prospectus may not be distributed in any country where such distribution or disposal requires an additional prospectus, registration or additional measures or is contrary to the rules and regulations in such country. Persons into whose possession this Prospectus comes or persons who acquire the Notes are therefore required to inform themselves about, and to observe, such restrictions. The Notes have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the “**Securities Act**”), or any U.S. state securities laws and may be subject to U.S. tax law requirements. The Notes may not be offered, sold or delivered within the United States of America or to, or for the account or benefit of, U.S. persons. The Company has not undertaken to register the Notes under the Securities Act or any U.S. state securities laws or to affect any exchange offer for the Notes in the future. Furthermore, the Company has not registered the Notes under any other country’s securities laws. It is the investor’s obligation to ensure that the offers and sales of the Notes comply with all applicable securities laws.

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

This Prospectus may contain forward-looking statements and assumptions regarding future market conditions, operations and results. Such forward-looking statements and information are based on the beliefs of the Company’s management or are assumptions based on information available to the Company. The words “considers”, “intends”, “deems”, “expects”, “anticipates”, “plans” and similar expressions indicate some of these forward-looking statements. Other such statements may be identified from the context. Any forward-looking statements in this Prospectus involve known and unknown risks, uncertainties and other factors which may cause the actual results, performances or achievements of the Company to be materially different from any future remits, performances or achievements expressed or implied by such forward-looking statements. Further, such forward-looking statements are based on numerous assumptions regarding the Company’s present and future business strategies and the environment in which the Company will operate in the future. Although the Company believes that the forecasts of or indications of future results, performances and achievements are based on reasonable assumptions and expectations, they involve uncertainties and are subject to certain risks, the occurrence of which could cause actual results to differ materially from those predicted in the forward-looking statements and from past results, performances or achievements. Further, actual events and financial outcomes may differ significantly from what is described in such statements as a result of the materialisation of risks and other factors affecting the Issuer’s operations. Such factors of a significant nature are mentioned in the section “Risk Factors” below.

## **CONTENTS**

|  |           |
|--|-----------|
| <b>Risk Factors .....</b>                              | <b>4</b>  |
| <b>Statement of Responsibility .....</b>               | <b>14</b> |
| <b>The Notes in Brief.....</b>                         | <b>15</b> |
| <b>Information about Ilija Batljan Invest AB .....</b> | <b>19</b> |
| <b>Documents incorporated by reference .....</b>       | <b>23</b> |
| <b>Complete Terms and Conditions .....</b>             | <b>25</b> |
| <b>Definitions .....</b>                               | <b>65</b> |
| <b>Addresses .....</b>                                 | <b>66</b> |

## **Risk Factors**

*This section contains the risk factors considered to be material to the Issuer's and the Group's business and future development. The risk factors relate to the Group and its market and the Notes and are further divided into separate categories. The assessment of the materiality of each risk factor is based on the probability of their occurrence and the expected magnitude of their negative impact. In accordance with the Prospectus Regulation, the risk factors mentioned below are limited to risks which are specific to the Issuer and/or the Notes and which are material for taking an informed investment decision. The description below is based on information available as of the date of the Prospectus. The risk factor that is currently considered to be most material is presented first in each category and the subsequent risk factors are presented in no particular order.*

### **Risks relating to the Group**

#### ***Risks related to the Group's operations***

##### *Risks relating to the Issuer's holding company activities*

The Issuer is the parent company in the Group and does only conduct limited business operations, it mainly functions as a holding company for the operating business of the Group. The Issuer's ability to make required payments of interest on its debts and funding is thus affected by the ability of its subsidiaries to transfer available cash resources to it. The transfer of funds to the Issuer from its subsidiaries may be restricted or prohibited by legal and/or contractual requirements applicable to the respective subsidiaries. Additionally, the Group companies are separate legal entities and have no obligation to fulfil the Issuer's obligations towards its creditors unless otherwise agreed. Limitations or restrictions on the transfer of funds between companies within the Group may become more restrictive in the event that the Group experiences difficulties with respect to liquidity and its financial position, which may negatively affect the Group's operations, financial position and earnings and in turn the performance of the Issuer under the Notes. Furthermore, in the event of insolvency, liquidation or a similar event relating to one of the subsidiaries, all creditors of such subsidiary would be entitled to payment in full out of the assets of such subsidiary before the Issuer, as a shareholder, would be entitled to any payments.

##### *Risks related to the ownership of the Group*

The Group is currently controlled by one principal shareholder, whose interests may conflict with the Noteholders', particularly if the Group encounters difficulties or is unable to pay its debts as they fall due. The owner has the power to control all matters to be decided by vote at a shareholders' meeting and has the ability to appoint the board of directors of the Issuer. Furthermore, the owner may also have an interest in pursuing acquisitions, divestitures, financings or other transactions that, in its judgment, could enhance its equity investments, although such transactions might involve risks to the Noteholders. There is nothing in the Terms and Conditions that prevents the owner or any of its affiliates from acquiring businesses that directly compete with the Group. If such event was to arise, there is a risk this may adversely affect the Group's operations, financial position, results and even the value of the Notes.

### *Risks related to the Issuer's organisation*

Since the Issuer mainly functions as a holding company, it has no employees. Consequently, the Issuer is dependent on its service providers, suppliers and its sole owner in operating its day-to-day activities. The lack of employees, a management team and internal control functions exposes the Group to certain operational risk as a result of insufficient or absent internal procedures to handle unforeseen external events and ongoing compliance with applicable laws and regulations.

If the Group, as a result of its limited internal control functions and organisation, fails to identify, control and avoid operational risks which arise due to the Group's property holdings and/or its holding company activities, it could adversely affect the Group's financial position and results.

### ***Risks related to the Group's investments and own property holdings***

#### *Risks related to changes in property value*

The Group's properties are reported at fair value in accordance with IFRS. The fair value of the properties amounted to SEK 327 million as of 30 June 2021. The value is affected by a number of factors, such as (including but not limited to) operating costs, occupancy level, permitted use of the properties, required return and cost of capital. Unrealised value changes may have an impact on the Group's net profit. Furthermore, the property value is affected by supply and demand on the property market, and property valuations are mainly dependent on the properties' expected operating surplus and a potential buyer's required return. The return is further dependent on, inter alia, the Group's ability to fulfil the intended objectives of the properties which mainly consists of rental, and in some cases sales, of the properties as well as the costs and expenses associated to development and renovation of the properties. The fair value of the properties and the tenants' solvency, which may affect the Group's rental income, is also generally affected by general conditions in the economy, such as the GDP growth, employment rate, inflation, changes in interest rate levels and amortisation requirements. Decreased property values may, if materialised, negatively affect the Group's financial position.

#### *Risks related to decreased rental income and large tenants not renewing or extending the leases*

An absolute majority of the Group's turnover derives from rental incomes. Therefore, in additions to rental rates, a notable risk to the Group's operations is related to its properties' occupancy rate and the amount of rental income the Group is able to generate. Occupancy rate and rental rates depend on, for example, macroeconomic conditions such as general economic trends, regional economic development, employment rates, production rates of new premises, changes in infrastructure, inflation, interest rates and demographic trends.

Decreased occupancy and rental rates can negatively affect a property company's earnings and this risk is increased when a property company has a high concentration of large tenants, including tenants that hold multiple leases across a number of properties. The Group currently derives approximately 60 per cent. of its rental income from its three largest tenants. If the Group's largest tenants do not renew or extend a significant number of these leases when they expire, in the long-term this could lead to reduced rental income and increased vacancies. If these tenants experience financial difficulties or are otherwise unable to fulfil their obligations under any lease, this could have significant consequences for the Group, resulting in the Group's rental income being significantly lower than estimated. Vacancies prevent property owners from benefiting from their properties' full earning capacities. Occupancy rates may decrease if tenants move out and the premises cannot be

rented out again immediately, or within a reasonable period of time. Additionally, this could lead to the Group having to expend money and resources in order to find replacement tenants, thereby incurring unexpected legal or marketing costs and if the Group is unable to replace outgoing tenants this may result in a decreased occupancy rate and additional turnover costs.

If the Group fails to maintain rental rates, retain its largest tenants, or if its tenants are unable to fulfil their obligations, it can lead to a loss of rental income and cause the Group to incur additional expenses which in turn would have an adverse effect on the Group's financial positions and results.

#### *Risks related to increased maintenance and repair costs associated with its properties*

All of the Group's properties will require some level of repair and maintenance in the future following expiration of current lease agreements or otherwise. Such regular property maintenance is necessary in order to maintain the fair value of and rent levels of the properties in the Group's portfolio. However, the amount of required maintenance and repair work may increase, for example, as a result of changes to energy efficiency or other requirements or as a result of damage caused by tenants or other parties. In addition, the associated maintenance costs may increase as a result of inflation, which is beyond the Group's control and the Group's repair cost and modernization investments may increase more than the Group currently anticipates as a result of its growth strategy and the related party acquisitions and real estate development projects. Furthermore, if some maintenance needs are not recognized in time and as a result the level of maintenance is left insufficient, this may lead to decreases in the value of such properties, and the Group may also need to set lower rent levels in these properties. Operating in the real estate industry also entails the possibility of technical risks. Technical risks refer to the risks associated with the technical operation of properties, such as the risk of design errors, other hidden defects or deficiencies, damage (caused, for example, by fire or another force of nature, or by tenants) and contaminants. If technical problems arise, they can lead to a significant increase in costs for the Group. In addition, a property company's reputation is particularly important in relation to new and current tenants. If the Group fails to adequately respond to technical or maintenance problems, the Group's reputation may be damaged, which in turn can lead to difficulties in retaining current tenants or attracting new tenants. If the Group's reputation is damaged or it has increased costs due to technical damage, this can lead to a loss of income and/or lost growth opportunities.

#### *Risks related to changes in share price of the Group's associated companies*

The Group owns shares in both listed and unlisted companies. Share price can fluctuate for a number of different reasons. The Group's investment portfolio mainly consists of listed companies. Publicly traded companies' share price will change over time and may fluctuate due to general macroeconomic trends, stock market trends and company specific developments, conditions and circumstances. Since the Group exercise only limited control over its listed holdings and in addition, are exposed to changes in share prices which are caused by circumstances outside of its control, the aggregate value of the Group's listed companies may change rapidly and unexpectedly which could affect the Group's financial position.

Unlisted portfolio companies expose the Group to value changes, as a majority of the unlisted holdings are not yet fully established and whose valuations may therefore be more uncertain than listed companies. The risk that the unlisted holdings are valued incorrectly may be greater during times of general uncertainty, such as during the corona pandemic. Contrary to what is usually the case with listed holdings, it can be difficult for the Group to sell and trade with its unlisted share holdings. Should the financial position of the Group deteriorate, it might have to sell some of its

holdings (including unlisted holding). There is a risk that the Group will not find a buyer or that the Group underestimates the value of the unlisted shares being sold. This could adversely affect the Group's financial position, results and operations.

#### *Risks related to macroeconomic trends*

The Group is affected by macroeconomic factors such as general economic trends, regional economic development, employment rates, production rates of new premises, changes of infrastructure, inflation and interest rates in the markets where the Group and its associated companies operate, mainly Sweden, Norway, Finland and Denmark. For example, these factors significantly impact supply and demand in the real estate market and accordingly affect occupancy rates, rent levels and gross asset values of the Group's and its associated companies' properties. If the general economic situation weakens, the value and rental income of the Group's property portfolio may decline. The majority of the Group's property portfolio is directly or indirectly owned by Samhällsbyggnadsbolaget i Norden AB ("**SBB**") and located in Sweden. In 2019, Swedish GDP grew by 1.4 per cent. This was followed by a setback in 2020 following the outbreak of Covid-19, with a GDP decrease of -2.8 per cent. The European Commission has projected Swedish GDP growth of 4.4 per cent for 2021 and 3.3 per cent in 2022. Sweden's economy may further be impacted by its neighbouring countries which could result in deterioration of the economic conditions in Sweden. In addition, events, such as natural disasters and pandemics, may have an impact on macroeconomic factors. The 2019 coronavirus outbreak is currently having an indeterminable adverse impact on the world economy. The long-term implications of the pandemic on the global economy is yet unclear.

Consequently, economic downturns or fluctuations could impact the Group's occupancy rates and rent levels, which can negatively impact the Group's rental income, and may negatively impact the Group's business overall, its financial position and its results.

#### *Risks relating to the Group's shareholdings and minority holdings*

In the majority of the Group's associated companies, the Group is not a majority shareholder. The Group generally has an ownership corresponding to less than 30 per cent of the share capital. The associated companies and its majority shareholders can therefore make decisions and implement measures that may be negative for or have an adverse effect on the Group and its interest without the Group having the opportunity to influence these decisions or measures. The fact that associated companies can implement measures that are not in line with the Group's interests could have a negative effect on the Group's financial positions, result and operations.

Further, the Group has made several "Sustainable Impact Investments" by investing in companies on the basis of environmental, social and/or corporate governance factors. The Group has also made "Digital Investments", by investing in companies with innovative technology. Approximately 14 per cent of the Group's total assets as of 31 March 2021 consists of shares in companies which business relate to sustainable impact or innovation technology. A majority of these companies are currently in a growth phase and have relatively novel business models and/or uses new technology. These companies may thus be considered as high-risk investments. A large portion of these companies do currently not have enough liquidity or otherwise lack the ability to distribute dividends, and there is a risk that they may never be able to disburse dividends. These investments may prove to be non-profitable for the Group, which in turn could negatively affect the Group's financial position and its results.

### *Risks relating to the Group's Real Estate and Logistics Investments*

Apart from the Group's directly owned properties Vågskålen 24 Eskilstuna, Skiffern 2 Nybro and Busterud 1:161, it owns shares in several real estate and logistics companies, out of which its investment in SBB constitute its largest investment. On 30 June 2021, the market value of the Company's shares in SBB was approximately SEK 2 706 million. Through its indirect exposure to its associated companies' property holdings, the Group is exposed to a number of property related risk, including but not limited to (i) development of general macro-economic conditions, (ii) ability to find and keep tenants which are willing and continually able to pay market rent, (iii) maintenance and repair costs, (iv) valuation of properties, (v) acquisitions, integration and development of properties and (vi) regulatory matters (including environmental risks). Many of these risks are similar to the risks which the Group is exposed to pursuant to its own property holdings while others are materialized in different ways and depend on factors, conditions and circumstances relevant and present for a specific company and/or property. All of these risks, present as a result of indirect holdings of properties, affect the Group but are in some cases difficult to identify, quantify and control.

For example, the Group controls 18.9 per cent. (the Group together with Ilija Batljan in person controls 32.5 per cent.) of the votes in its largest shareholding, SBB. The Group is dependent on dividends from SBB which in turn is dependent on the financial position and development of SBB. The Group does not control SBB and is therefore unable to influence its operations. The Group is therefore to a large extent dependent on SBB's ability to identify and control the risk which the company is exposed to in order to generate revenue for its shareholders, including the Group. Should SBB, or any other associated property company, fail to operate its business successfully then it could have an adverse effect on the Group's financial position and results.

### *Risks related to acquisitions*

A central part of the Group's business and expansion strategy is to acquire real properties and holdings in listed and non-listed companies. The ability to execute its general acquisition strategy may be limited by external factors such as competition, demand for attractive investment objects, financing possibilities, market conditions and the price levels of investment objects. Consequently, unfavourable external factors may impede the ability of the Group to execute its acquisition strategy. Completed acquisitions may also have an adverse effect on the Group's result if, for example, in relation to property acquisitions, unexpected vacancies occur, accounting or economic assumptions do not match projections or if unforeseen environmental requirements or tax claims arise. The Group may have, and may in the future, overestimate the profitability and/or potential return on investments objects or otherwise make incorrect assumptions or miscalculations in relation to investments. Any such investments made could materially adversely affect the Group's financial position and results.

### ***Risks related to the Issuer's financing arrangements***

#### *Refinancing risks*

The Group's long-term liabilities as of 30 June 2021 amounted to approximately SEK 1,424 million including leases of which a significant amount must be renewed or refunded within one to two years. There is a risk that the Group will be unable to secure financing at favourable rates, or at all, when the Notes are to be redeemed or other debt falls due and needs to be refinanced. In the future, loans may need to be obtained at significantly higher costs than at present, lenders may choose not to extend the Group's loans at maturity or there may not be alternative credit facilities at the Group's



disposal. Further, certain loan agreements and note terms contain provisions which may limit the Issuer's and the Group's ability to incur new debt. The Group's operations have historically been financed by bank loans and bonds and it is likely that the capital necessary to finance future business operations will be obtained from these sources. The Group's ability to obtain financing in the future will depend upon its business, prospects and general market conditions. In the event of adverse market conditions or impaired prospects of the Group's operations, the Group's financial performance may suffer which may reduce the availability of financing to the Group. This could have a material adverse impact on the Group's financial position and results of operations.

#### *Risks relating to rating*

In order to fund its business activities, the Issuer is dependent on its ability to access the capital markets and its cost of borrowing will be affected by its credit rating. The Issuer has been assigned a long-term debt issuer rating of BBB- with stable outlook by Scope Ratings GmbH. Third party rating agencies may also issue unsolicited ratings intended to measure the Issuer's ability to repay its obligations and are based upon criteria established by such agencies. The Issuer's credit rating is subject to periodic review and may be revised downward or revoked. Rating agencies assign credit ratings based on several factors, most of which are company specific. However, some factors relate to general economic conditions and circumstances that are outside the Issuer's control. The Issuer cannot predict what actions rating agencies may take, or what actions may be taken in response to the actions of rating agencies. Any downgrade or revocation of a credit rating assigned to the Issuer could increase the Issuer's borrowing cost and impact its financial flexibility and competitive position. Changes in methodology and criteria used by rating agencies could result in downgrades that do not reflect changes in general economic conditions or the financial condition of the Issuer.

#### ***Risks related to legal and regulatory issues***

##### *Risks related to failure to comply with applicable regulations and risks being involved in legal and administrative proceedings*

The Group and its associated companies operate across various geographical markets and their respective businesses must comply with the requirements set out in a number of codes, acts and regulations in the jurisdictions which they operate, for example, laws and regulations relating to production and maintenance of real estate (including health and environmental regulations), tax and general corporate matters. New acts and regulations, or a change that affect the operations of the Group or its associated companies may directly or indirectly negatively impact the Group's business, financial position, result of operations and prospects. In addition, there is a risk that the Group's interpretation of existing codes, acts and regulations is incorrect, or the accepted interpretation of these codes could change in the future which could cause the Group to incur increased costs or face the risk of material fines or penalties.

The Group also risks becoming involved in legal or administrative proceedings, which could result in significant claims for damages or other demands for payment. It is inherently difficult to predict the outcome of legal, regulatory and other adversarial proceeds or claims and if the outcome of any future legal or administrative proceeding turns out to be negative for the Group or any of its associated companies, this could have a material adverse impact on the Group's financial position and results of operations.

### *Environmental risks and compliance with various health, safety and environmental regulations*

The Group's and its associated companies' operations in property management and property development carry environmental risks and the Group is subject to environmental regulations that may impose liability if the Group fails to comply. Although the Group conducts inspections during the acquisition of individual properties, there is a risk that environmental regulations were not complied with. Under current environmental legislation in the jurisdictions in which the Group operates, an operator that has contributed to the contamination of a property is also liable for its remediation. If the operator cannot carry out or pay for remediation of the property, the party who acquired the property and who, at the time of acquisition, knew about or ought to have known about the contamination, is liable for the remediation. This means that under certain circumstances, the Group may be ordered to restore the property to a state that is compliant with environmental legislation. This may involve soil decontamination or remediation in respect of the presence of, or suspicion of the presence of, contaminants in the soil, catchment areas or groundwater. The cost to the Group of investigation, removal, or remediation required to comply with environmental regulations may be substantial and therefore such orders may negatively impact the Group's earnings, cash flow and financial position. Furthermore, any future changes to the laws, regulations and requirements from authorities in the environmental sector could result in increased costs for the Group with respect to sanitation or remediation regarding currently held or future acquired properties. Such changes could also result in increased costs or delays for the Group in carrying out any of its development projects.

The Group is and may also be subject to further regulation in areas such as occupational health and safety, the handling of asbestos and asbestos removal, as well as acts and regulations limiting emissions of greenhouse gases such as through energy and electricity consumption. Non-compliance with such acts and regulations in any of the jurisdictions in which the Group operates may result in the government issuing orders for enforcement measures, imposing fees or fines, and in some cases even imposing restrictions on the operations of the Group, which can be serious.

Furthermore, contamination may also be detected on properties and in buildings, in particular during renovation processes or when buildings are upgraded for environmental certification. The discovery of any contaminants or residual pollution in connection with the lease or sale of properties could trigger claims for rent reductions, damages or lease terminations. Measures to remove such contaminants or remediate any pollution can be required as part of the Group's ongoing operations and may, depending on the extent of the contamination, involve considerable costs and have a material adverse impact on the Group's results of operations.

## **Risks relating to the Notes**

### *Risks related to the Notes floating rate structure*

The value of the Notes depends on several factors, one of the most significant over time being the level of market interest. The Notes will carry a floating rate interest at the rate of 3-month STIBOR plus a margin of 3.25 per cent. per annum. The interest rate will be determined two business days prior to the first day of each interest period. Hence, the interest rate is to a certain extent adjusted for changes in the general interest rate levels. Investors in the Notes are thus exposed to a risk that the market value of the Notes may be adversely affected by changes in market interest rates.

The general interest rate level is to a high degree affected by the state of the Swedish and international economy and is outside the Issuer's control. Further, the process for determining STIBOR is subject

to EU-regulations (see further the risk factor “*Benchmark regulation*” below) which effect cannot be fully assessed at the moment.

#### *Risks related listing of the Notes and liquidity*

According to the Terms and Conditions of the Notes the Issuer shall list the Notes on the sustainable bond list of Nasdaq Stockholm or any other regulated market within one hundred eighty (180) days after the First Issue Date. If the Issuer fails to procure listing in time, investors holding Notes have the right to request that all, or only some, of its Notes are repurchased by the Issuer at a price per Note equal to 101 per cent. of its Nominal Amount together with accrued but unpaid Interest. If the Issuer fails to list the Notes within hundred eighty (180) days after the First Issue Date, there is a risk that the Issuer due to, for example, lack of sufficient funds, will not be able to repurchase the Notes and/or that the Noteholders will be unable to trade the Notes. This could in turn affect the market value of the Notes.

Even if the Notes are admitted to trading on a regulated market such as Nasdaq Stockholm, there may be a lack of demand for, and trade in, the Notes. In general, financial instruments with a higher nominal value, such as the Notes with a nominal value of SEK 1,250,000, are not traded as frequently as financial instruments with a lower nominal value. Given the nominal value of the Notes, there is a risk that there will not be a liquid market for trading the Notes. This can result in investors being unable to sell their Notes at a desired time or to a return which is comparable to similar investments that have an existing and functioning secondary market. This lack of an efficient market place and a liquid secondary market may adversely affect the market value of the Notes.

#### *Up-streaming of cash and dependency of subsidiaries and associated companies*

Investors in the Notes are exposed to credit risk in relation to the Issuer. An investor’s possibility to obtain payment in accordance with the Terms and Conditions is therefore dependent on the Issuer’s financial position. A significant part of the Issuer’s assets and revenues are generated by the Issuer’s subsidiaries and associated companies. The subsidiaries’ and associated companies’ ability to make payments, make dividends and service debt to the Issuer may from time to time be restricted by, among other things, the availability of funds, corporate restrictions and local law. Should the Issuer not receive sufficient income from its subsidiaries or associated companies, its ability to make payments under the Terms and Conditions may be adversely affected.

#### *Structural subordination and insolvency of Group companies*

In the event of the insolvency or liquidation of (or a similar event relating to) one of the Issuer’s direct or indirect subsidiaries, all creditors (including creditors under any unsecured financing arrangement) of such subsidiary would be entitled to payment in full out of the assets of such subsidiary before the Issuer (as a shareholder) would be entitled to any payments. Thus, the Notes are structurally subordinated to the current and future liabilities of the subsidiaries. The subsidiaries are legally separate entities and distinct from the Issuer and have no obligations to settle or fulfil any of the Issuer’s payment obligations under the Notes or any other financial arrangement, other than to the extent that follows from security agreements to which such subsidiary is a party.

#### *Risks related to early redemption and put options*

Under the Terms and Conditions, the Issuer has reserved the right to redeem all outstanding Notes before the final redemption date. If the Notes are redeemed before the final maturity date, each Noteholder has the right to receive an early redemption amount which will vary depending on when

the Notes are called to be redeemed. Even if such aggregate amount exceeds the Notes nominal amount, there is a risk that the market value of the Notes will be higher than the aggregate early redemption amount which each Noteholder is entitled to and/or that it may not be possible for Noteholders to reinvest such proceeds at an effective interest rate as high as the interest rate applicable to the Notes.

According to the Terms and Conditions, the Notes are also subject to prepayment at the option of each Noteholder (put options) upon the occurrence of a Listing Failure Event or a Change of Control. Since a part of the Issuer's financing consists of the Notes there is a risk that the Issuer will not have sufficient funds at the time of such prepayment to make the required prepayment of the Notes, which could adversely affect the Issuer, e.g. by causing insolvency or an event of default under the Terms and Conditions, and thus adversely affect all Noteholders and not only those that choose to exercise the option.

#### *Risk related to the Green Note Framework*

The Notes are defined as "green assets" according to the Issuer's Green Note Framework. The Green Note Framework, as well as market practice for green Notes, may be amended and develop after the First Issue Date, thus affecting any of the requirements applicable to the Issuer in respect of any Subsequent Notes. The Issuer's failure to comply with the Green Note Framework does not constitute a default under the Terms and Conditions and would not permit Noteholders to exercise any early redemption rights, rights of acceleration or receive any other type of compensation for non-compliance with the Green Note Framework. There is however a risk that a failure to comply with the Green Note Framework could have a material adverse effect on the market value of the Notes due to investors perceiving the Notes as a less favourable investment.

#### *No action against the Issuer and Noteholders' representation*

In accordance with the Terms and Conditions, the Agent will represent all Noteholders in all matters relating to the Notes and the Noteholders are prevented from taking unilateral action against the Issuer. Consequently, individual Noteholders do not have the right to take legal action to declare any default by claiming any payment from the Issuer and may therefore lack effective remedies against the Issuer, unless and until a requisite majority of the Noteholders agree to take such action. There is consequently, a risk that the value of the Notes will decrease meanwhile a requisite majority is not willing to take necessary legal actions against the Issuer. The unwillingness of a majority of Noteholders to act could thus damage the value of other Noteholder's investments in the Notes.

However, there is a risk that an individual Noteholder, in certain situations, could bring its own action against the Issuer (in breach of the Terms and Conditions), which could adversely affect an acceleration of the Notes or other actions against the Issuer. For example, would an individual Noteholder initiate a bankruptcy proceeding against the Issuer, such proceeding could, despite being in breach of the Terms and Conditions, be legally valid, and consequently, cause damage to the Issuer and/or the other Noteholders.

Under the Terms and Conditions, the Agent will in some cases have the right to make decisions and take measures, including the right to agree to amend and waive provisions under the Finance Documents, that bind all Noteholders. Consequently, there is a risk that the actions of the Agent in such matters will affect a Noteholder's rights under the Terms and Conditions in a manner that is undesirable or negative for some of the Noteholders, and consequently, the materiality of such risks are dependent on the preferences of each Noteholder.

### *Benchmark regulation*

The process for determining STIBOR and other interest-rate benchmarks is subject to a number of statutory rules and other regulations. Some of these rules and regulations have already been implemented, whilst some are due to be implemented in the near future. The most extensive initiative in this respect is the Benchmark Regulation (Regulation (EU) 2016/1011 of the European parliament and of the council of 8 June 2016 on indices used as benchmarks in financial instruments and financial contracts or to measure the performance of investment funds and amending Directives 2008/48/EC and 2014/17/EU and Regulation (EU) No 596/2014). The Benchmark Regulation came into force on 1 January 2018. The Benchmark Regulation addresses the provision of benchmarks, the contribution of input data to benchmarks and the use of benchmarks within the European Union. The effect of the Benchmark Regulation cannot yet be fully determined due, among other things, to the limited period in which the regulation has applied. However, there is a risk that the Benchmark Regulation will affect how certain benchmarks are determined and how they develop in the future. This could, for example, lead to increased volatility in respect of some benchmarks. There is a risk that increased administrative requirements and the resulting regulatory risk, may discourage stakeholders from participating in the production of benchmarks, or that some benchmarks cease to be provided. If this were to happen in respect of STIBOR, the benchmark used for the Notes, it could potentially be detrimental to the Noteholders.

## Statement of Responsibility

The Company issued the Initial Notes on 15 June 2021, as resolved on the meeting of the Board of Directors held on 14 May 2021. The Company issued Subsequent Notes on 15 October 2021, as resolved on the meeting of the Board of Directors held on 6 October 2021.

This Prospectus has been prepared in connection with the Company's application to list the Notes on Nasdaq Stockholm, in accordance with the Prospectus Regulation.

This Prospectus has been approved by the Swedish Financial Supervisory Authority (*Sw. Finansinspektionen*) as competent authority under the Prospectus Regulation. The Swedish Financial Supervisory Authority only approves this Prospectus as meeting the standards of completeness, comprehensibility and consistency imposed by the Prospectus Regulation. Such approval should not be considered as an endorsement of the Company that is the subject of this Prospectus nor should it be considered as an endorsement of the quality of the Notes and investors should make their own assessment as to the suitability of investing in the Notes.

The Board of Directors of the Issuer is, to the extent provided by law, responsible for the information set out in this Prospectus and declares that, to the best of their knowledge, the information contained in this Prospectus is in accordance with the facts and that the Prospectus makes no omission likely to affect its import.

Stockholm, 7 December 2021

**Ilja Batljan Invest AB**

*The Board of Directors*

## The Notes in Brief

*This section contains a general description of the Notes. It does not claim to be comprehensive or cover all details of the Notes. Potential investors should therefore carefully consider the Prospectus as a whole, including documents incorporated by reference, before a decision is made to invest in the Notes. The Terms and Conditions for the Notes can be found in the section Terms and Conditions. Terms and concepts defined in the Terms and Conditions are used with the same meaning in this overview unless it is otherwise explicitly understood from the context or otherwise defined in this Prospectus.*

|  |   |
|--|---|
|  |   |
| <b><i>The Company:</i></b>                     | Ilija Batljan Invest AB, a public limited liability company with company registration number 559053-5166.   |
| <b><i>The Notes:</i></b>                       | SEK 1,200,000,000 with ISIN SE0016101810  |
| <b><i>Initial Note Issue:</i></b>              | SEK 1,100,000,000 issued on the First Issue Date, being 15 June 2021.   |
| <b><i>Subsequent Note Issue:</i></b>           | SEK 100,000,000 issued on 15 October 2021.  |
| <b><i>Notes to be admitted to trading:</i></b> | This Prospectus relates to admission to trading of the 960 Notes issued by the Issuer, having a Total Nominal Amount of SEK 1,200,000,000.  |
| <b><i>Use of proceeds:</i></b>                 | The Issuer shall use the proceeds from the issue of the Notes, less the cost and expenses incurred by the Issuer in connection with the issue of the Notes, towards investments in accordance with the Issuer's Green Note Framework.   |
| <b><i>Type of securities:</i></b>              | Senior unsecured floating rate green notes.   |
| <b><i>Type and rank of debt:</i></b>           | The Notes constitute direct, general, unconditional, unsubordinated and unsecured obligations of the Issuer and shall at all times rank <i>pari passu</i> and without any preference among them and at least <i>pari passu</i> with all other direct, general, unconditional, unsubordinated and unsecured obligations of the Issuer, except those obligations which are mandatorily preferred by law.  |
| <b><i>Listing:</i></b>                         | <p>The Issuer shall ensure that the Notes are admitted to trading on Nasdaq Stockholm (or any other Regulated Market) within one hundred and eighty (180) days after the Issue Date.</p> <p>Following an admission to trading, the Issuer shall ensure that the Notes continue being listed thereon (however, subject to and taking into account the rules and regulations of the relevant Regulated Market and the CSD (as amended from time to time) preventing trading in the Notes in close connection to the redemption of the Notes and taking into account that if the Notes are listed on another Regulated Market than Nasdaq Stockholm, the Issuer may always apply for a change of listing to Nasdaq Stockholm).</p> |
| <b><i>Nominal Amount and Denomination:</i></b> | The Initial Nominal Amount of each Note is SEK 1,250,000. All Notes are issued on a fully paid basis at an issue price of 100 per cent. of the Initial Nominal Amount. The Notes are denominated in SEK.  |

|  |  |
|--|--|
| <p><b>Central Securities Depository (the “CSD”):</b></p> | <p>The Issuer’s central securities depository and registrar in respect of the Notes, from time to time, is initially, Euroclear P.O. Box 191, SE-101 23 Stockholm, Sweden.</p> <p>The Notes have been registered for the Noteholders on their respective Securities Accounts and no physical notes have or will be issued. Accordingly, the Notes are registered in accordance with the Swedish Financial Instruments Accounts Act (<i>Sw. lagen (1998:1479) om värdepapperscentraler och kontoföring av finansiella instrument</i>).</p>  |
| <p><b>First Issue Date:</b></p>                          | <p>15 June 2021</p>  |
| <p><b>Agent:</b></p>                                     | <p>Nordic Trustee &amp; Agency AB (publ), Reg. No. 556882-1879, or another party replacing it, as Agent, in accordance with the Terms and Conditions.</p> <p>By acquiring Notes, each subsequent Noteholder confirms such appointment and authorisation for the Agent to act on its behalf, on the terms, including rights and obligations of the Agent, set out in the Terms and Conditions.</p> <p>The Agent shall perform certain tasks in connection with the Notes, such as call for a meeting among the Noteholders to decide upon any issue or matter in relation to the Notes.</p> <p>The Issuer shall issue any necessary power of attorney to such persons employed by the Agent, as notified by the Agent, in order for such individuals to independently obtain information directly from the Debt Register (<i>Sw. skuldbok</i>) kept by the CSD in respect of the Notes. The Issuer may not revoke any such power of attorney unless directed by the Agent or unless consent thereto is given by the Noteholders.</p> <p>The Terms and Conditions are available at the Agent’s website <a href="http://www.nordictrustee.com">www.nordictrustee.com</a>.</p> |
| <p><b>Transferability:</b></p>                           | <p>The Notes are freely transferable, but the Noteholders may be subject to purchase or transfer restrictions with regard to the Notes, as applicable from time to time, under local laws to which a Noteholder may be subject. Each Noteholder must ensure compliance with such restrictions at its own cost and expense.</p>   |
| <p><b>Interest on the Notes:</b></p>                     | <p>The Notes carry interest at a floating interest rate, amounting to three (3) months STIBOR plus 3.25 per cent. <i>per annum</i>, (i) in respect of the first Interest Period, from (but excluding) the First Issue Date to (and including) the first Interest Payment Date, and (ii) in respect of subsequent Interest Periods, from (but excluding) an Interest Payment Date to (and including) the next succeeding Interest Payment Date (or a shorter period if relevant).</p> <p>Interest shall be calculated on the basis of the actual number of days in the Interest Period in respect of which payment is being made dividend by 360 (actual/360-days basis).</p>   |



|   |  |
|---|--|
| <b><i>Interest Payment Date:</i></b>    | Interest on the Notes shall be paid on the Interest Payment Dates, being 15 March, 15 June, 15 September and 15 December of each year or, to the extent such day is not a Business Day, the Business Day following from an application of the Business Day Convention. The first Interest Payment Date for the Notes shall be 15 September and the last Interest Payment Date shall be the relevant Redemption Date.   |
| <b><i>Redemption (call option):</i></b> | <p>The Issuer may redeem all, but not some only, of the outstanding Notes in full (a) any time from but excluding the First Issue Date to, but excluding, the first Business Day falling thirty-nine (39) months after the First Issue Date at an amount per Note equal to 100 per cent. of the Nominal Amount plus all remaining coupon payments until the Final Maturity Date (calculated at the Interest Rate applicable on the relevant Redemption Date), together with any accrued (but unpaid) Interest; and (b) provided that the Notes are, in whole or in part, refinanced by the Issuer taking up one or several new Market Loans, any time from and including the first Business Day falling thirty-nine (39) months after the First Issue Date to, but excluding, the Final Maturity Date at an amount per Note Equal to 100 per cent. of the Nominal Amount together with the accrued but unpaid Interest.</p> <p>The Issuer may also redeem all, but not only some, of the outstanding Notes at an amount per Note equal to the Nominal Amount together with accrued but unpaid Interest on a Redemption Date determined by the Issuer if it is or becomes unlawful for the Issuer to perform its obligations under the Finance Documents.</p> |
| <b><i>Redemption (put option):</i></b>  | Upon the occurrence of a Change of Control Event or a Listing Failure, each Noteholder shall have the right to request that all, or only some, of its Notes be repurchased at a price per Note equal to 101 per cent. of the Nominal Amount together with accrued but unpaid Interest, during a period of thirty (30) Business Days following a notice from the Issuer of the Change of Control Event or a Listing Failure pursuant to clause 10.1.3 in the Terms and Conditions (after which time period such right shall lapse). However, such period may not start earlier than upon the occurrence of a Change of Control Event or a Listing Failure.  |
| <b><i>Redemption Date:</i></b>          | <p>The Final Maturity Date is 15 December 2024.</p> <p>The Issuer shall redeem all, but not only some, of the outstanding Notes in full on the Final Maturity Date with an amount per Note equal to the Nominal Amount together with accrued but unpaid Interest. If the Final Maturity Date is not a Business Day, then the redemption shall occur on the first following Business Day.</p>   |
| <b><i>Prescription:</i></b>             | The right to receive repayment of the principal of the Notes shall be prescribed and become void ten (10) years from the Redemption Date. The right to receive payment of interest (excluding any capitalised interest) shall be prescribed and become void three (3) years from the relevant due date for payment.  |

|                                     |   |
|-------------------------------------|---|
| <b><i>Rights:</i></b>               | A request by the Agent for a decision by the Noteholders on a matter relating to the Finance Documents shall (at the option of the Agent) be dealt with at a Noteholders' Meeting or by way of a Written Procedure.   |
| <b><i>Benchmark Regulation:</i></b> | <p>The interest payable under the Notes is calculated by reference to the benchmark STIBOR (as defined in the Terms and Conditions). STIBOR is a reference rate that shows an average of the interest rates at which a number of banks active on the Swedish money market are willing to lend to one another without collateral at different maturities.</p> <p>As at the date of this Prospectus, the Swedish Financial Benchmark Facility AB (“<b>SFBF</b>”) which provides STIBOR, assumes overall responsibility of and is the principal for STIBOR, does not appear on the register of administrators and benchmarks established and maintained by the European Securities and Markets Authority pursuant to article 36 of the Benchmark Regulation (Regulation (EU) 2016/1011). As far as the Issuer is aware, the transitional provisions in article 51 of the Benchmark Regulation apply, such that the SFBF is not currently required to obtain authorisation or registration.</p> |
| <b><i>Applicable law:</i></b>       | <p>The Terms and Conditions, the Notes 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.</p> <p>The Issuer submits to the non-exclusive jurisdiction of the City Court of Stockholm (<i>Sw. Stockholms tingsrätt</i>).</p>   |

## Information about Ilija Batljan Invest AB

### Company description

The Company, Ilija Batljan Invest AB (publ) (being the Company's legal and commercial name (Sw. *handelsbeteckning*) is registered with the Swedish Company Registration Office (Sw. *Bolagsverket*), with registration number 559053-5166. The Company was founded on 2 March 2016 in Sweden in accordance with Swedish law. The Company is a Swedish public limited liability company and the Company's operations are regulated by Swedish law, including but not limited to, the Swedish Companies Act (Sw. *aktiebolagslagen (2005:551)*). The Company's Legal Entity Identifier (LEI) code is: 549300VV0JYKQIKUF591 and the Company's registered address is c/o Newsec Property Asset Management AB, Box 11405, 404 29 Göteborg, Sweden and its registered seat is in the county of Stockholm, municipality of Stockholm.

According to the Company's current articles of association, adopted on 2 February 2020, the Company's business shall be to directly or indirectly own and manage properties and/or shares and to conduct activities compatible therewith.

The Company's website is [www.ilijabatljaninvest.com](http://www.ilijabatljaninvest.com). Please note that the information on the website does not form part of the prospectus unless that information is incorporated by reference into the Prospectus.

### Operations

The object of the Group is to own, manage, acquire and sell properties and/or shares. The Company is a holding company wholly owned by Ilija Batljan privately and through companies. The Company's investment activities can in a simplified manner be divided into four main segments. The first segment is the Company's core holdings in the Nasdaq listed Swedish property company SBB. As of 30 May 2021, the company owned 4.8 per cent. of the capital in SBB, controlled 18.9 per cent. of the voting rights and the shares owned by the Company amounted to about 64 per cent. of the Company's investment portfolio. The second, third and fourth segments are (2) investments in real estate and logistics, (3) sustainable impact investments and (4) digital investments. As of 30 May 2021, the Company's investment portfolio was divided, as follows, between the four segments:

1. Core holdings in SBB (64 %)
2. Real Estate & Logistics (21 %)
3. Sustainable Impact Investments (11 %)
4. Digital Investments (5 %)

### Material events, changes and trends

On 15 June 2021, the Issuer issued the Initial Notes. On 15 October 2021, the Issuer issued Subsequent Notes with a total Nominal Amount of SEK 100,000,000. The proceeds from the issues of the Notes have been applied towards investments in accordance with the Issuer's Green Note Framework. The relevant terms of the Notes are summarised under the section "The Notes in Brief" and the complete Terms and Conditions are set out on pages 25-64 of this Prospectus.

Additionally, on 15 June 2021, the Issuer issued subordinated perpetual floating rate callable capital notes (“Capital Notes”) with an aggregate nominal amount of SEK 500,000,000 and on 24 June 2021 and 17 August 2021, the Issuer issued subsequent Capital Notes with an aggregate total nominal amount of SEK 250,000,000.

On 2 August 2021, Castellum AB (publ) made a recommended public takeover offer to the shareholders of Kungsleden AB (publ) (where the Company’s JV company Ilija Batljan Invest Fast1 AB was the second largest shareholder) to acquire all shares in Kungsleden AB (publ) in order for the companies to merge. The takeover was completed on 10 November 2021.

Aside from the takeover, the issue of the Notes under the Terms and Conditions, and the above described issues of Capital Notes there have been no significant changes in the Group’s financial position or financial performance since the end of the last financial period for which financial information has been published and there are no other recent events particular to the Company which are to material extent relevant to the evaluation of the Company’s solvency.

Moreover, there has been no material adverse change in the prospects of the Company since the date of publication of its latest audited financial statement and no significant change in the financial performance of the Group since the end of the last financial period for which financial information has been published to the date of this Prospectus.

## Legal structure and ownership structure

As at the date of this Prospectus the Company has three (3) wholly owned direct subsidiaries; IB Invest Eskilstuna AB, Reg. No. 559162-3227, Ilija Batljan Invest Kristianstad AB, Reg. No. 559161-5504, and Rustebud 1:161 Fastighets AB, Reg. No. 559199-4545, through which various parts of the Company’s operations are conducted. The Company is the parent company in the Group and does only conduct limited business operations, it mainly functions as a holding company for the operating business of the Group. As a consequence of the operations being conducted through the Company’s subsidiaries, the Company is, to a large extent, dependent on its subsidiaries in order to generate profit and cash flow and, thus, to be able to meet its obligations under the Notes.

## Majority shareholders per 20 November 2021

| Majority shareholder(s) | Shares (=votes) | Per cent. (%) of capital |
|-------------------------|-----------------|--------------------------|
| Ilija Batljan           | 21,500          | 43 %                     |
| Health Runner AB        | 28,500          | 57 %                     |
| Sum:                    | 50,000          | 100 %                    |

The Company is wholly owned by Ilija Batljan, partly in person, partly through Ilija Batljan’s wholly owned company Health Runner AB.

In its decision making and administration, in order to ensure that control over the Company is not abused, the Company follow the provisions of applicable law and relevant regulations, entailing, *inter alia*, that the Board of Directors and the shareholders observe the rules regarding corporate governance in the Swedish Companies Act (Sw. *aktiebolagslagen (2005:551)*) and the procedural

rules in the Company's Articles of Association, and that the shareholders exercise their influence through active participation in the decisions made at the shareholder' meeting.

There are no arrangements, known to the Company, the operation of which may at a subsequent date result in a change in control of the Company.

## **Board of Directors**

The Company's Board of Directors consists of three (3) ordinary board members, including the chairman. The members of the Board of Directors, their position and other relevant assignments are set forth below. All board members can be contacted through the Company's office address, Strandvägen 1, 114 51 Stockholm.

### **Johan Råsberg (born 19 July 1972) — Chairman of the Board of Directors**

Other relevant assignments: Managing Partner at Wistrand Advokatbyrå.

### **Ilija Batljan (born 23 July 1967) — Member of the Board of Directors**

Other relevant assignments: CEO and member of the Board of SBB, Chairman of the Board of Health Runner AB, Chairman of the Board of Cryptzone Group AB.

### **Mia Batljan (born 12 August 1992) — Member of the Board of Directors**

Other relevant assignments: Member of the Board of Hexicon, Member of the Board of Hemply Balance, Member of the Board of DIB Travel, Member of the Board of Eniro, Member of the Board of Kameo.

## **Management**

Ilija Batljan is the chief executive officer of the Company and the sole member of the Company's management. His other relevant assignments outside the Company are set forth above under "*Board of Directors*". The Company's management can be contacted through the Company's office address, Strandvägen 1, 114 51 Stockholm.

## **Conflicts of interest**

There are no conflicts of interest or potential conflicts of interest between the duties of the members of the Board of Directors and the members of management towards the Company and their private interests and/or other duties. However, Ilija Batljan, member of the Board of Directors and the Company's chief executive officer, has certain financial interests in the Company as a consequence of his holdings of shares in the Company.

## **Auditor**

The Company's auditor is presently Ernst & Young Aktiebolag with authorised auditor Ingemar Rindstig as the auditor in charge. Ingemar Rindstig was re-elected as auditor of the Company at the

annual general meeting 2021 for the time until the end of the next annual meeting. For the avoidance of doubt, Ingemar Rindstig has been the Company's auditor in charge for the financial periods covered by this Prospectus to present day. Ingemar Rindstig can be contacted at Ernst & Young Aktiebolag, Jakobsbergsgatan 24, 111 44 Stockholm. Ingemar Rindstig is a member of FAR SRS.

## **Financial reports**

The Company's annual reports for 2020 and 2019 have been audited by the Company's current auditor Ingemar Rindstig.

The consolidated annual accounts of the Group relating to the financial year 2020 have been prepared in accordance with IFRS. The annual report relating to the financial year 2019 have been prepared in accordance with the Swedish Annual Accounts Act (Sw. *årsredovisningslagen (1995:1554)*) and the Swedish Financial Reporting Board's recommendation BFNAR 2016:10.

## **Credit ratings**

On 28 May 2021, Scope Ratings GmbH, assigned a long-term debt issuer rating of BBB- with stable outlook to the Company.

## **Material agreements**

The Company is not a party to any material agreements outside of the ordinary course of business which could result in an entity within the Group having a right or an obligation that could materially affect the Company's ability to meet its obligations under the Notes to the Noteholders.

## **Disputes and litigation**

During the past 12 months, there have been no governmental, legal or arbitration proceedings (including any such proceedings which are pending or threatened and of which the Company is aware) which may have, or have had in the past 12 months, a significant effect on the financial position or profitability of the Company or the Group.

## **Expected date for listing, market place and costs relating to the listing**

The Notes will be admitted to trading on Nasdaq Stockholm on or around 5 December 2021, for which listing this Prospectus has been prepared. The accrued costs relating to the listing are approximately SEK 100,000.

## **Documents available for inspection**

Hard copies of the following documents are available for review during the period of validity of this Prospectus at the Company's website, [www.ilijabatljaninvest.com](http://www.ilijabatljaninvest.com):

- the Company's articles of association as of the date of this Prospectus;
- the certificate of registration of the Company;

- this Prospectus;
- the Terms and Conditions entered into between the Company and the Agent;
- the audited consolidated financial statements of the Group, including the auditor’s report, for the financial years 2019 and 2020; and
- the documents listed below, which are incorporated by reference.

Please note that the information on the Company’s website does not form part of this Prospectus, unless explicitly incorporated by reference, and have not been scrutinised or approved by the Swedish Financial Supervisory Authority (*Sw. Finansinspektionen*).

## Documents incorporated by reference

This Prospectus, in addition to this document, comprises of the following financial information and audit reports which is incorporated by reference and available in electronic format on the Company’s website, [www.ilijabatljaninvest.com](http://www.ilijabatljaninvest.com), during the period of validity of this Prospectus. The financial statements and the auditor’s report relating to the financial year 2019 are incorporated by reference to the extent set out below. The audit reports relating to the financial year 2020 (incorporated as a separate document) is incorporated in its entirety.

### The Group’s interim report for the period 30 June 2021 – 30 September 2021

|   |      |
|---|------|
| Consolidated income statement               | p. 4 |
| Consolidated balance sheet                  | p. 5 |
| Consolidated statement of changes in equity | p. 6 |
| Consolidated cash flow analysis             | p. 7 |

### The Group’s audited consolidated financial statements for the financial year 2020

|  |         |
|--|---------|
| Consolidated income statement                    | p. 4    |
| Consolidated balance sheet                       | p. 5    |
| Consolidated statement of changes in equity      | p. 6    |
| Consolidated cash flow analysis                  | p. 7    |
| Notes  | p. 8-15 |
| Description of the accounting principles applied | p. 8-10 |

### The Group’s audited consolidated financial statements for the financial year 2019

|  |          |
|--|----------|
| Income statement                                 | p. 4     |
| Balance sheet                                    | p. 5-6   |
| Notes  | p. 7     |
| Description of the accounting principles applied | p. 7     |
| Auditor's report                                 | p. 13-14 |

Investors should read all information which is incorporated in the Prospectus by reference. Information in the above referred documents that has not been incorporated by reference is either deemed by the Company not to be relevant for the investors of the Notes or is covered elsewhere in the Prospectus. Further, unless otherwise explicitly stated herein, no information contained in this Prospectus has been audited or reviewed by the Company's auditor.



## Complete Terms and Conditions

### 1 Definitions and construction

#### 1.1 Definitions

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

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

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

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

“**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.

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

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

“**Base Rate**” mean STIBOR (3 months) or any reference rate replacing STIBOR.

“**Base Rate Administrator**” means the Swedish Financial Benchmark Facility AB (SFBF) or any Person replacing it as administrator of the Base Rate.

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

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

“**Cash**” means immediately available funds in bank or postal accounts.

“**Change of Control**” means the occurrence of an event or series of events whereby the Shareholder ceases to own and have the right to vote as he or it sees fit for one-hundred (100) per cent of the total number of shares and votes in the Issuer.

“**Compliance Certificate**” means a certificate, substantially in the form set out in Schedule 2 (*Form of Compliance Certificate*) and reasonably satisfactory to the Agent.

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

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

“**Event of Default**” means an event or circumstance specified in Clause 12 (*Events of Default*).

“**Final Maturity Date**” means the date falling three and a half (3.5) years after the First Issue Date, being 15 December 2024.

“**Finance Documents**” means these Terms and Conditions, the Agency Agreement, any Compliance Certificate and any other document designated by the Issuer and the Agent as a Finance Document.

“**Financial Indebtedness**” means:

- (a) monies borrowed (including under any bank financing);
- (b) the amount of any liability under any finance leases (a lease which in accordance with the Accounting Principles is treated as an asset and a corresponding liability);
- (c) receivables sold or discounted (other than on a non-recourse basis, provided that the requirements for de-recognition under the Accounting Principles are met);
- (d) any amount raised pursuant to any note purchase facility or the issue of any bond or note or similar instrument (including Market Loans);
- (e) any other transaction (including the obligation to pay deferred purchase price) having the commercial effect of a borrowing or otherwise being classified as borrowing under the Accounting Principles;
- (f) the marked-to-market value of derivative transactions entered into in connection with protection against or benefit from fluctuation in any rate or price (if any actual amount is due as a result of a termination or a close-out, such amount shall be used instead);

- (g) counter-indemnity obligations in respect of guarantees or other instruments issued by a bank or financial institution; and
- (h) without double-counting, liabilities under guarantees or indemnities for any of the obligations referred to in paragraphs (a) to (g) above.

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

“**Financial Report**” means the annual audited consolidated financial statements of the Group, the quarterly interim unaudited consolidated financial statements of the Group or the year-end report (*Sw. bokslutskommuniké*), in each case prepared in accordance with the Accounting Principles, which shall be prepared and made available according to Clause 10.1.1 (a) and (b).

“**Financial Year**” means the annual accounting period of the Issuer.

“**First Issue Date**” means 15 June 2021.

“**Force Majeure Event**” has the meaning set forth in Clause 26.1.

“**Green Assets**” means assets or investments in accordance with the Issuer’s Green Note Framework.

“**Green Note Framework**” means the Issuer’s framework for green notes from time to time.

“**Group**” means the Issuer and each of the Issuer’s direct and indirect subsidiaries from time to time (each a “**Group Company**” and all together the “**Group**”).

“**Incurrence Test**” means the Loan to Value test set out in Clause 11.14.2.

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

“**Initial Notes**” means the Notes issued on the First Issue Date in the total amount of SEK 1,100,000,000.

“**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 Noteholders 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.

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

**“Interest Payment Date”** means 15 March, 15 June, 15 September and 15 December of each year or, to the extent such day is not a Business Day, the Business Day following from an application of the Business Day Convention. The first Interest Payment Date for the Notes shall be 15 September 2021 and the last Interest Payment Date shall be the relevant Redemption Date.

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

**“Interest Rate”** means the three (3) month STIBOR plus 3.25 per cent. *per annum*.

**“Issuer”** means Ilija Batljan Invest AB, a limited liability company incorporated under the laws of Sweden with Reg. No. 559053-5166.

**“Issue Date”** means the First Issue Date or any date when Subsequent Notes are issued.

**“Issuing Agent”** means Nordea Bank Abp, filial i Sverige, Reg. No. 516411-1683, or another party replacing it, as Issuing Agent, in accordance with these Terms and Conditions and the CSD Regulations.

**“Listing Failure”** means a situation where:

- (a) the Initial Notes have not been admitted to trading on the sustainable bond list of Nasdaq Stockholm (or any other Regulated Market) within one hundred eighty (180) days after the First Issue Date;
- (b) if the Initial Notes have been admitted to trading on any Regulated Market at the time any Subsequent Notes are issued, such Subsequent Notes have not been admitted to trading on the sustainable bond list of Nasdaq Stockholm (or any other Regulated Market) within sixty (60) calendar days after the relevant issuance of such Subsequent Notes; and
- (c) at any time after the Notes have been admitted to trading on the sustainable bond list of Nasdaq Stockholm (or any other Regulated Market), the Notes cease to be listed on the sustainable bond list of Nasdaq Stockholm (or such other Regulated Market), however subject to and taking into account the rules and regulations of Nasdaq Stockholm (or such other applicable Regulated Market) and the CSD (as amended from time to time) preventing trading in the Notes in close connection to the redemption of the Notes.

**“Loan to Value”** means, at any time, expressed as a percentage, the ratio of:

- (a) the outstanding Financial Indebtedness of the Group (excluding guarantees and similar arrangements as well as any intra group loans) less Cash and cash equivalent investments of the Group at the relevant Test Date; to
- (b) the Total Assets at the relevant Test Date.

- (a) “**Market Loan**” means any loan or other indebtedness, listed or which can be listed on a Regulated Market, a multilateral trading facility or an organised trading facility (as defined in Directive 2014/65/EU on markets in financial instruments), where an entity issues convertibles, subordinated debentures, bonds, notes or other debt securities (however defined) (including, for the avoidance of doubt, medium term note programmes and other market funding programmes).
- (b) “**Nasdaq Stockholm**” means the Regulated Market of Nasdaq Stockholm AB (Swedish Reg. No. 556420-8394, SE-105 78 Stockholm, Sweden).

“**Nominal Amount**” means in respect of each Note the Initial Nominal Amount, less the aggregate amount by which that Note has been amortised pursuant to Clause 9.6 (*Mandatory amortisation due to a SBB Shares Disposal Event*).

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

“**Noteholders’ Meeting**” means a meeting among the Noteholders held in accordance with Clause 16 (*Noteholders’ Meeting*).

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

“**Note Issue**” means the Initial Note Issue and any Subsequent Note Issue.

“**Permitted Investment**” means,

- i. direct or indirect, acquisitions of or investments in properties and site leaseholds, development, construction and renovation of properties (including the acquisition of shares in public or private real estate companies by the Issuer or any Group Company);
- ii. shares, or other marketable securities, listed, or which are contemplated to be listed within twelve (12) months from the date of the investment, on a Regulated Market, a multilateral trading facility or an organised trading facility (as defined in Directive 2014/65/EU on markets in financial instruments); or
- iii. Green Assets.

“**Permitted Market Loan**” means any Market Loan issued by:

- (a) the Issuer under the Notes or any other Market Loans provided that such other Markets Loans are (i) unsecured, (ii) does not benefit from any third-party guarantee, (iii) are subordinated to, or rank *pari passu* with, the Notes and (iv) have a maturity dated falling on or after the Final Maturity Date; or
- (b) any Group Company other than the Issuer having its shares listed on a Regulated Market, provided that such Market Loans are not guaranteed by or secured by security provided by the Issuer,

in each case provided that the Incurrence Test is met in accordance with Clause 11.14.2.

“**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.

“**Properties**” means all real properties and site leasehold rights owned by any member of the Group from time to time.

“**Quotation Day**” means, in relation to any period for which an interest rate is to be determined, two (2) Business Days before the first day of that period.

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

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

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

“**SBB**” means Samhällsbyggnadsbolaget i Norden AB (publ), Swedish Reg. No. 556981-7660.

“**SBB Shares**” means the (i) 63,495,701 shares of series A; (ii) 9,249,668 shares of series B; (iii) 530,000 shares of series D, issued by SBB and (ii) any additional shares issued by SBB.

“**SBB Shares Disposal Event**” means an event whereby SBB Shares held by the Issuer or a Group Company are sold or otherwise disposed of following the First Issue Date.

“**SBB Shares Disposal Proceeds**” means any proceeds received by the Issuer (or a Group Company as the case may be) from a disposal of SBB Shares held by it in connection with a SBB Shares Disposal Event after repaying any financial indebtedness secured by such SBB Shares (to the extent such security is permitted pursuant to these Terms and Conditions) and after deducting transaction costs.

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

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

“**STIBOR**” means:

- (a) the applicable percentage rate per annum of the Stockholm interbank offered rate for STIBOR fixing administered and calculated by Swedish Financial Benchmark Facility AB and displayed on the appropriate Reuters screen (or through such other system or on such other page as replaces the said system or page) as of or around 11.00 a.m. on the Quotation Day for the offering of deposits in Swedish Kronor and for a period comparable to the relevant Interest Period; or
- (b) if no rate as described in (a) is available for the relevant Interest Period, the rate determined by the Issuing Agent by interpolation between the two closest rates displayed on the appropriate Reuters screen (or through such other system or on such other page as replaces the said system or page) as of or around 11.00 a.m. on the Quotation Day for the offering of deposits in Swedish Kronor;
- (c) if no rate as described in (b) is available for the relevant Interest Period, the arithmetic mean of the rates (rounded upwards to four decimal places) as supplied to the Issuing Agent at its request quoted by leading banks in the Stockholm interbank market reasonably selected by the Issuing Agent, for deposits of SEK 100,000,000 for the relevant period; or
- (d) if no quotation is available pursuant to paragraph (c), the interest rate which according to the reasonable assessment of the Issuing Agent best reflects the interest rate for deposits in Swedish Kronor offered in the Stockholm interbank market for the relevant period.

“**Subsequent Notes**” means any Notes issued after the First Issuance Date on one or more occasions.

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

“**Shareholder**” means:

- (a) Ilija Batljan, personal ID no. 670723-0253, or his children, siblings or nephews or any spouse of any of the beforementioned persons;
- (b) any trust, foundation or similar legal entity in which one or more of the persons under (a) above is or are the sole beneficiary(ies); or
- (c) any other company, limited partnership or other legal entity which, directly or indirectly, is controlled by one or more of the persons under (a) above where control, direct or indirect, shall be present if one or more of the persons under (a) and (b) above alone or jointly have the right to cast one hundred (100) percent of the votes at the annual general meeting of the shareholders or equivalent governing body or own one hundred (100) percent or more of the economic rights of a such company, limited partnership or other entity.

“**Test Date**” the last Business Day of each period to which each Financial Report relates to and each date the Incurrence Test is tested.

“**Total Assets**” means the consolidated book value of the Group’s total assets according to the latest Financial Report.

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

“**Written Procedure**” means the written or electronic procedure for decision making among the Noteholders in accordance with Clause 17 (*Written Procedure*).

## **1.2 Construction**

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

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

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

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

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

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

## **2 Status of the Notes**

2.1 The Notes are denominated in Swedish Kronor and each Note is constituted by these Terms and Conditions. The Issuer undertakes to make payments in relation to the Notes and to comply with these Terms and Conditions.



- 2.2 By subscribing for Notes, each initial Noteholder agrees that the Notes shall benefit from and be subject to the Finance Documents and by acquiring Notes, each subsequent Noteholder confirms such agreement.
- 2.3 The initial nominal amount of each Note is SEK 1,250,000 (the “**Initial Nominal Amount**”). All Initial Notes are issued on a fully paid basis at an issue price of 100 per cent. of the Initial Nominal Amount.
- 2.4 Provided that no Event of Default is continuing or would result from such issue and that none of the financial covenants in Clause 11.14 (*Financial Covenants*) will be breached as a result of the issue, the Issuer may, on one or several occasions, issue Subsequent Notes. Subsequent Notes shall benefit from and be subject to the Finance Documents, and, for the avoidance of doubt, the ISIN, the interest rate, the currency, the nominal amount and the final maturity applicable to the Initial Notes shall apply to Subsequent Notes. The issue price of the Subsequent Notes may be set at par, at a discount or at a premium compared to the Nominal Amount. The maximum total nominal amount of the Notes (Initial Notes and all Subsequent Notes) may not exceed SEK 2,500,000,000. Each Subsequent Note shall entitle its holder to Interest in accordance with Clause 8.1, and otherwise have the same rights as the Initial Notes.
- 2.5 The Notes constitute direct, general, unconditional, unsubordinated and unsecured obligations of the Issuer and shall at all times rank *pari passu* and without any preference among them and at least *pari passu* with all other direct, general, unconditional, unsubordinated and unsecured obligations of the Issuer, except those obligations which are mandatorily preferred by law.
- 2.6 The Notes are freely transferable but the Noteholders may be subject to purchase or transfer restrictions with regard to the Notes, as applicable, under local laws to which a Noteholder may be subject. Each Noteholder must ensure compliance with such restrictions at its own cost and expense.
- 2.7 No action is being taken in any jurisdiction that would or is intended to permit a public offering of the Notes or the possession, circulation or distribution of any document or other material relating to the Issuer or the Notes in any jurisdiction other than Sweden, where action for that purpose is required. Each Noteholder must inform itself about, and observe, any applicable restrictions to the transfer of material relating to the Issuer or the Notes.

### **3 Use of proceeds**

The Issuer shall apply the net proceeds from the issue of the Notes, less the costs and expenses incurred by the Issuer in connection with the issue of the Notes, in accordance with the Issuer’s Green Finance Framework.

### **4 Conditions for settlement of the Notes**

- 4.1 The Issuer shall provide to the Agent no later than two (2) Business Days prior to the First Issue Date (or such shorter period as agreed by the Agent) the documents and other evidence set out in Schedule 1 (*Conditions Precedent for Settlement of Initial Notes*).

- 4.2 The Agent may assume that the documentation delivered to it pursuant to Clauses 4.1 and 4.4 is accurate, legally valid, enforceable, correct, true and complete unless it has actual knowledge that this is not the case, and the Agent does not have to verify or assess the contents of any such documentation. The documentation and evidence delivered to the Agent pursuant to Clauses 4.1 and 4.4 are not reviewed by the Agent from a legal or commercial perspective of the Noteholders.
- 4.3 The Agent shall immediately confirm in writing to the Issuing Agent when the conditions in Clauses 4.1 and 4.4 have been fulfilled to the satisfaction of the Agent (acting reasonably), after which the Issuing Agent shall procure the settlement of the Initial Notes and transfer the proceeds to an account as instructed by the Issuer.
- 4.4 The proceeds from any Subsequent Notes shall be transferred to the Issuer once the Issuer has provided to the Agent a (i) Compliance Certificate (evidencing that the Incurrence Test is met) and (ii) a copy of a resolution of the board of directors or other persons authorised to exercise the relevant powers of the Issuer, approving the issue of Subsequent Notes. The Agent shall immediately confirm in writing to the Issuing Agent when the conditions in this Clause 4.4 have been fulfilled to the satisfaction of the Agent (acting reasonably), after which the Issuing Agent shall procure the settlement of the Subsequent Notes and transfer the proceeds to an account as instructed by the Issuer.

## **5 Notes in book-entry form**

- 5.1 The Notes will be registered for the Noteholders on their respective Securities Accounts and no physical notes will be issued. Accordingly, the Notes will be registered in accordance with the Financial Instruments Accounts Act. Registration requests relating to the Notes shall be directed to an Account Operator. The Debt Register shall constitute conclusive evidence of the persons who are Noteholders and their holdings of Notes.
- 5.2 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 Note shall register their entitlements to receive payment in accordance with the Financial Instruments Accounts Act.
- 5.3 The Issuer (and the Agent when permitted under the CSD's applicable regulations) shall be entitled to obtain information from the debt register (*Sw. skuldbok*) kept by the CSD in respect of the Notes. At the request of the Agent, the Issuer shall promptly obtain such information and provide it to the Agent.
- 5.4 For the purpose of carrying out any administrative procedure that arises out of the Finance Documents, the Issuing Agent shall be entitled to obtain information from the debt register kept by the CSD in respect of the Notes.
- 5.5 The Issuer shall issue any necessary power of attorney to such persons employed by the Agent, as notified by the Agent, in order for such individuals to independently obtain information directly from the debt register kept by the CSD in respect of the Notes. The Issuer may not revoke any such power of attorney unless directed by the Agent or unless consent thereto is given by the Noteholders.

- 5.6 The Issuer may use the information referred to in Clause 5.3 and 5.5 only for the purposes of carrying out their duties and exercising their rights in accordance with the Finance Documents and shall not disclose such information to any Noteholder or third party unless necessary for such purposes.

## **6 Right to act on behalf of a Noteholder**

- 6.1 If any person other than a Noteholder wishes to exercise any rights under the Finance Documents, it must obtain a power of attorney or other proof of authorisation from the Noteholder or a successive, coherent chain of powers of attorney or proofs of authorisation starting with the Noteholder and authorising such person.
- 6.2 A Noteholder may issue one or several powers of attorney to third parties to represent it in relation to some or all of the Notes held by it. Any such representative may act independently under the Finance Documents in relation to the Notes for which such representative is entitled to represent the Noteholder and it may further delegate its right to represent the Noteholder by way of a further power of attorney.
- 6.3 The Agent shall only have to examine the face of a power of attorney or other proof of authorisation that has been provided to it pursuant to Clause 6.2 and may assume that it has been duly authorised, is valid, has not been revoked or superseded and that it is in full force and effect, unless otherwise is apparent from its face or the Agent has actual knowledge to the contrary.

## **7 Payments in respect of the Notes**

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

## **8 Interest**

- 8.1 Each Initial Note carries Interest at the Interest Rate applied to the Nominal Amount from (but excluding) the First Issue Date up to (and including) the relevant Redemption Date. Any Subsequent Note will carry Interest at the Interest Rate applied to the Nominal Amount from (but excluding) the Interest Payment Date falling immediately prior to its issuance (or the First Issue Date if there is no such Interest Payment Date) up to (and including) the relevant Redemption Date.
- 8.2 Interest accrues during an Interest Period. Payment of Interest in respect of the Notes shall be made to the Noteholders on each Interest Payment Date for the preceding Interest Period.
- 8.3 Interest shall be calculated on the basis of the actual number of days in the Interest Period in respect of which payment is being made divided by 360 (actual/360-days basis).
- 8.4 If the Issuer fails to pay any amount payable by it under the Finance Documents on its due date, default interest shall accrue on the overdue amount from (but excluding) the due date up to (and including) the date of actual payment at a rate which is two (2) percentage units higher than the Interest Rate. 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.

## **9 Redemption, Amortisation and Repurchase of the Notes**

### **9.1 Redemption at maturity**

The Issuer shall redeem all, but not only some, of the outstanding Notes in full on the Final Maturity Date with an amount per Note equal to the Nominal Amount together with accrued but unpaid Interest. If the Final Maturity Date is not a Business Day, then the redemption shall occur on the first following Business Day.

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

The Issuer or any Group Company may, subject to applicable law, at any time and at any price purchase Notes on the market or in any other way at prices aligned with current market prices of the Notes (traded or quoted). The Notes held by the Issuer or any Group Company may at such Group Company's discretion be retained or sold but not cancelled, except (in relation to the Issuer) in connection with a redemption in full or repurchase by the Issuer of all outstanding Notes not already held by the Issuer.

### **9.3 Early redemption (call option)**

- 9.3.1 The Issuer may redeem all, but not some only, of the outstanding Notes in full:
- (a) any time from but excluding the First Issue Date to, but excluding, the first Business Day falling thirty-nine (39) months after the First Issue Date at an amount per Note equal to 100 per cent. of the Nominal Amount plus all remaining coupon payments until the Final Maturity Date (calculated at the Interest Rate

applicable on the relevant Redemption Date), together with any accrued (but unpaid) Interest; and

- (b) provided that the Notes are, in whole or in part, refinanced by the Issuer taking up one or several new Market Loans, any time from and including the first Business Day falling thirty-nine (39) months after the First Issue Date to, but excluding, the Final Maturity Date at an amount per Note equal to 100 per cent. of the Nominal Amount, together with accrued but unpaid Interest.

9.3.2 The Issuer shall give notice to the Noteholders and the Agent of any redemption pursuant to Clause 9.3.1 no later than twenty (20) Business Days prior to the Redemption Date, 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 Noteholder to receive the amounts due on such Redemption Date. A notice of redemption in accordance with Clause 9.3.1 is irrevocable but may contain one or more conditions precedent, and on the Redemption Date specified in such notice, the Issuer is bound to redeem the Notes in full at the applicable amounts on the specified Redemption Date (subject to satisfaction of any conditions precedent (if relevant)).

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

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

9.4.2 The Issuer shall give notice to the Noteholders and the Agent of any redemption pursuant to Clause 9.4.1 no later than twenty (20) Business Days after having received actual knowledge of any event specified therein (after which time period such right shall lapse). The notice from the Issuer shall specify the Redemption Date and also the Record Date on which a person shall be registered as a Noteholder to receive the amounts due on such Redemption Date.

9.4.3 A notice of redemption in accordance with Clause 9.4.1 is irrevocable and, on the Redemption Date specified in such notice, the Issuer is bound to redeem the Notes in full at the applicable amounts on the specified Redemption Date.

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

9.5.1 Upon the occurrence of a Change of Control Event or a Listing Failure, each Noteholder shall have the right to request that all, or only some, of its Notes be repurchased at a price per Note equal to 101 per cent. of the Nominal Amount together with accrued but unpaid Interest, during a period of thirty (30) Business Days following a notice from the Issuer of the Change of Control Event or a Listing Failure pursuant to Clause 10.1.3 (after which time period such right shall lapse). However, such period may not start earlier than upon the occurrence of a Change of Control Event or a Listing Failure.

9.5.2 The notice from the Issuer pursuant to Clause 10.1.3 shall specify the Record Date on which a person shall be registered as a Noteholder to receive interest and principal, the

Redemption Date and include instructions about the actions that a Noteholder needs to take if it wants Notes held by it to be repurchased. If a Noteholder has so requested, and acted in accordance with the instructions in the notice from the Issuer, the Issuer, or a person designated by the Issuer, shall repurchase the relevant Notes and the repurchase amount shall fall due on the Redemption Date specified in the notice given by the Issuer pursuant to Clause 10.1.3. The Redemption Date must fall no later than sixty (60) Business Days after the end of the period referred to in Clause 9.5.1.

- 9.5.3 If Noteholders representing more than 90 per cent. of the Adjusted Nominal Amount have requested that Notes held by them are repurchased pursuant to this Clause 9.5, the Issuer shall send a notice to the remaining Noteholders, if any, giving them a further opportunity to request that Notes held by them be repurchased on the same terms during a period of thirty (30) Business Days from the date such notice is effective. Such notice shall specify the Redemption Date, the Record Date on which a person shall be registered as a Noteholder to receive the amounts due on such Redemption Date and also include instructions about the actions that a Noteholder needs to take if it wants Notes held by it to be repurchased. If a Noteholder has so requested, and acted in accordance with the instructions in the notice from the Issuer, the Issuer, or a person designated by the Issuer, shall repurchase the relevant Notes and the repurchase amount shall fall due on the Redemption Date specified in the notice given by the Issuer pursuant to this Clause 9.5.3. The repurchase date must fall no later than sixty (60) Business Days after the end of the period of thirty (30) Business Days referred to in this Clause 9.5.3.
- 9.5.4 The Issuer shall comply with the requirements of any applicable securities laws or regulations in connection with the repurchase of Notes. To the extent that the provisions of such laws and regulations conflict with the provisions in this Clause 9.5, the Issuer shall comply with the applicable securities laws and regulations and will not be deemed to have breached its obligations under this Clause 9.5 by virtue of the conflict.
- 9.5.5 Any Notes repurchased by the Issuer pursuant to this Clause 9.5 may at the Issuer's discretion be retained or sold but not cancelled.

## **9.6 Mandatory amortisation due to a SBB Shares Disposal Event**

- 9.6.1 Upon the occurrence of a SBB Shares Disposal Event, the Issuer shall use the SBB Shares Disposal Proceeds to amortise Notes and other Market Loans issued by the Issuer that are not subordinated to the Notes (if any) on a *pro rata* basis, whereby the Nominal Amount of each Note will be reduced.
- 9.6.2 The Issuer shall within three (3) Business Days notify the Noteholders of the SBB Shares Disposal Event. The notice from the Issuer shall specify the amortisation date which shall fall on the next following Interest Payment Date, unless such Interest Payment Date falls within ten (10) Business Days after the SBB Shares Disposal Event in which case the amortisation date shall fall on the next thereafter following Interest Payment Date (the "**Amortisation Date**") and also the Record Date on which a person shall be registered as a Noteholder to receive the amounts due on the Amortisation Date. The Issuer shall amortise the relevant Notes and the amortisation amount shall fall due on the Amortisation Date specified in the notice given by the Issuer pursuant to this Clause. The Issuer shall amortise each Note at the applicable amount on the specified Amortisation

Date. The applicable amount shall be an even amount in Swedish Kronor and rounded down to the nearest SEK 1.

## **10 Information to Noteholders**

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

10.1.1 The Issuer will make the following information available to the Noteholders (by way of press release and by publication on the website of the Issuer):

- (a) as soon as the same become available, but in any event within six (6) months after the end of each financial year, commencing with the financial year 2021, its audited consolidated Financial Report of the Group for that financial year and the audited unconsolidated financial report of the Issuer for that financial year;
- (b) as soon as the same become available, but in any event within two (2) months after the end of each quarter, commencing with the second calendar quarter 2021, its quarterly interim unaudited consolidated Financial Report of the Group and the quarterly interim unaudited unconsolidated financial report of the Issuer;
- (c) any other information required by the Swedish Securities Markets Act and the rules and regulations of the Regulated Market on which the Notes are admitted to trading (as relevant); and
- (d) any information which could reasonably be expected to affect the pricing of the Notes.

10.1.2 The reports referred to in Clause 10.1.1(a) and Clause 10.1.1(b) shall be prepared in accordance with IFRS and shall include a profit and loss account and a balance sheet. In addition, each of the Financial Reports shall include a cash flow statement and a management commentary or report from the Issuer's board of directors.

10.1.3 The Issuer shall immediately notify the Agent (and in respect of a Change of Control Event or a Listing Failure, also the Noteholders) (with full particulars) upon becoming aware of the occurrence of any event or circumstance which constitutes an Event of Default, a Change of Control Event or a Listing Failure 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 the foregoing) constitute an Event of Default, and shall provide the Agent with such further information as it may reasonably request in writing following receipt of such notice. Should the Agent not receive such information, the Agent is entitled to assume that no such event or circumstance exists or can be expected to occur, provided that the Agent does not have actual knowledge of such event or circumstance.

10.1.4 A notice pursuant to Clause 10.1.3 may be given in advance of the occurrence of a Change of Control Event and be conditional upon the occurrence of a Change of Control Event, if a definitive agreement is in place providing for such a Change of Control Event.

10.1.5 The Issuer shall issue a Compliance Certificate to the Agent in connection with the incurrence of Financial Indebtedness or a Distribution which requires that the Incurrence Test is met and in connection with the issue of any Subsequent Notes.

- 10.1.6 When the Financial Reports and other information are made available to the Noteholders pursuant to Clause 10.1.1, the Issuer shall send copies of such Financial Reports and other information to the Agent. Together with the Financial Reports delivered pursuant to Clause 10.1.1, and whenever the Agent in its sole discretion (acting reasonably) so desires, the Issuer shall submit to the Agent a Compliance Certificate and, if relevant, attaching copies of any notices sent to the Regulated Market on which the Notes are admitted to trading.

## **10.2 Information from the Agent**

The Agent is entitled to disclose to the Noteholders any event or circumstance directly or indirectly relating to the Issuer or the Notes. Notwithstanding the foregoing, the Agent may if it considers it to be beneficial to the interests of the Noteholders delay disclosure or refrain from disclosing certain information other than in respect of an Event of Default that has occurred and is continuing.

## **10.3 Information among Noteholders**

Upon request by a Noteholder, but subject to applicable laws and regulations and applicable non-disclosure agreements, the Agent shall promptly distribute to the Noteholders any information from such Noteholder which relates to the Notes. The Agent may require that the requesting Noteholder reimburses any costs or expenses incurred, or to be incurred, by the Agent in doing so (including a reasonable fee for the work of the Agent) before any such information is distributed.

## **10.4 Publication of Finance Documents**

- 10.4.1 The latest versions of the Finance Documents shall be available to the Noteholders at the office of the Agent during normal business hours.

- 10.4.2 From the date the Notes are admitted to trading on a Regulated Market, the latest version of these Terms and Conditions (including any document amending these Terms and Conditions) shall be available on the websites of the Issuer and the Agent.

# **11 General Undertakings**

## **11.1 Disposals**

The Issuer shall not, and shall ensure that no other Group Company will, enter into a single transaction or a series of transactions (whether related or not) and whether voluntary or involuntary to sell, lease, transfer or otherwise dispose of all or a substantial part of the assets or operations of the Group where such disposal is reasonably likely to have an adverse effect on the ability of the Issuer to perform its payment obligations under the Finance Documents. In addition, the Issuer shall not, and shall ensure that no other Group Company will, divest of any SBB Shares held by it unless the Issuer amortises principal on the Notes as set out in Clause 9.6 (*Mandatory amortisation due to a SBB Shares Disposal Event*).



## **11.2 Market Loans**

The Issuer shall not, and shall ensure that no other Group Company will, issue any Market Loans other than Permitted Market Loans.

## **11.3 Negative pledge – SBB Shares**

11.3.1 Subject to 11.3.2 below, Issuer shall not, and shall procure that no other Group Company will (alone or together with any security created by any other Group Companies), create or allow to subsist, retain, provide, prolong or renew any security over SBB Shares.

11.3.2 Notwithstanding 11.3.1 above, the Issuer and other Group Companies may (together) create or allow to subsist, retain, provide, prolong or renew any security over not more than fifty (50) per cent. of the total number of SBB Shares held by the Group from time to time as security for indebtedness that is (i) not secured by any other security than such SBB Shares and (ii) not guaranteed by any other company or third-party guarantor.

## **11.4 Investments**

The Issuer shall procure that in relation to any investment to be made by any Group Company:

- (a) if at the date the relevant Group Company commits to the investment 90% or more of the Total Assets (excluding Cash and cash equivalents) would be deemed Permitted Investments, then such new investment may only be made if at least 90% (calculated *pro forma* as at the date of committing to the new investment) of the Total Assets (excluding Cash and cash equivalents), including the committed investment, would be deemed Permitted Investments; and
- (b) if at the date the relevant Group Company commits to the investment, less than 90% the Total Assets (excluding Cash and cash equivalents) would be deemed Permitted Investments, then such new investment may only be made if at least 90% (calculated as at the date of committing to the new investment) of the assets constituting such investment would be deemed a Permitted Investment.

The Compliance Certificate delivered pursuant to Clause 10.1.6 shall include a confirmation of compliance with the undertaking under this Clause.

## **11.5 Compliance with laws**

The Issuer shall, and the Issuer shall ensure that the Group Companies, (i) comply in all material respects with all laws and regulations applicable from time to time, including but not limited to the rules and regulations of Nasdaq Stockholm or any other Regulated Market that may be applicable to the Issuer from time to time, and (ii) obtain, maintain, and in all material respects comply with, the terms and conditions of any authorisation, approval, licence or other permit required for the business carried out by a Group Company.

## **11.6 Dealings with Related Parties**

The Issuer shall, and the Issuer shall ensure that each Group Company will, conduct all dealings with the direct and indirect shareholders of the Group Companies (excluding other Group Companies) and/or any Affiliates of such direct or indirect shareholders and any other related parties at arm's length terms.

## **11.7 Merger**

The Issuer shall not, and shall procure that no Group Company will, enter into any amalgamation, demerger, merger, consolidation, unless (i) between Group Companies (other than the Issuer), or (ii) between the Issuer and a Group Company or any other company, if such amalgamation, demerger, merger, consolidation is reasonably likely to have an adverse effect on the ability of the Issuer to perform its payment obligations under the Finance Documents, and provided that the Issuer is the surviving entity.

## **11.8 Change of Business**

The Issuer shall procure that no substantial change is made to the general nature of the business of the Group taken as a whole from that carried on at the First Issue Date.

## **11.9 Pari Passu Ranking**

The Issuer shall ensure that at all times its obligations under the Terms and Conditions rank at least *pari passu* with the claims of all its other unsubordinated and unsecured creditors, except those whose claims are mandatorily preferred by laws of general application.

## **11.10 Maintenance of Properties**

The Issuer shall, and shall procure that each other Group Company, keep the Properties in a good state of repair and maintenance, subject to normal wear and tear and in accordance with normal market practice, and in such repair and condition as will enable each Group Company owning a Property to comply in all material respects with all applicable laws and regulations.

## **11.11 Insurance**

The Issuer shall, and shall procure that each other Group Company, will keep the Properties insured to an extent which is customary for similar properties on the Swedish market with one or more reputable insurers. The insurance cover shall inter alia include full value insurance and third party liability insurances.

## **11.12 Dividends**

11.12.1 Subject to Clause 11.12.2 below, the Issuer shall not, and shall procure that no other Group Company will, declare, make or pay any dividend, charge, fee or other distribution (or interest on any unpaid dividend, charge, fee or other distribution), repurchase any of its own shares or pay interest or principal under subordinated hybrid notes or make any

other similar distribution or transfers of value to the direct or indirect shareholder of the Issuer, or any Affiliates of the Issuer (whether in cash or in kind) on or in respect of its share capital attributable to common shares or preference shares (or any class of its share capital attributable to common shares or preference shares) (a “**Distribution**”).

11.12.2 Notwithstanding Clause 11.12.1 above, a Distribution may be made if at the time of the payment:

- (a) if made by the Issuer:
  - (i) the Incurrence Test is met (calculated on a *pro forma* basis including the relevant Distribution); and
  - (ii) at the time of the payment, the aggregate amount of all Distributions of the Issuer (excluding paragraph (b) and (d) below) in that fiscal year does not exceed 50 per cent. of the Group’s consolidated net profit for the previous financial year;
- (b) if such payment is made to the Issuer or another Group Company but, if made by a Group Company other than the Issuer which is not directly or indirectly wholly-owned by the Issuer, is made on a pro rata basis;
- (c) if made by the Issuer, if such Distribution constitutes payment of interest under hybrid notes, provided that such hybrid notes have been initially issued pursuant to a customary public offering of hybrid instruments in the Nordic capital markets on terms and conditions customary for such transaction (“**Hybrid Instruments**”); and
- (d) if made by the Issuer, if such Distribution constitutes payment of principal or interest under Hybrid Instruments in connection with a refinancing in part or in full of such Hybrid Instruments financed by an issuance of new Hybrid Instruments or an equity injection in cash by way of a share issue in the Issuer or an unconditional shareholder contribution to the Issuer.

## **11.13 Valuation**

The Issuer shall procure that a valuation of the Properties is prepared by a reputable external property appraiser appointed by the Issuer each Financial Year (on a rolling twelve (12) months basis), which shall be reflected in good faith and in accordance with the Group's valuation policy in the value of the Properties in the following Financial Reports.

## **11.14 Financial Covenants**

### **11.14.1 Maintenance Test**

The Loan to Value shall not exceed sixty-five (65) per cent. at any time and shall be tested and measured from the First Issue Date on each Test Date (however subject to Clause 11.14.2 below) with the first Test Date being 30 June 2021.

### **11.14.2 Incurrence Test**

The Loan to Value shall not exceed fifty (50) per cent. upon (i) the incurrence of any additional Financial Indebtedness under a Market Loan and (ii) a Distribution pursuant to Clause 11.12.2(a)(ii) above and shall in each case be tested as of the date of such new Financial Indebtedness being incurred or Distribution being made.

- 11.14.3 When calculating the Loan to Value for the Incurrence Test pursuant to Clause 11.14.2(i) above, it shall be calculated on a *pro forma* basis including the relevant additional Financial Indebtedness but any Cash being the result of such new Financial Indebtedness shall be disregarded.

### **11.15 Admission to trading**

- 11.15.1 The Issuer shall ensure that the Notes are admitted to trading on the sustainable bond list of Nasdaq Stockholm (or any other Regulated Market) within twelve (12) months after the Issue Date.

- 11.15.2 Following an admission to trading, the Issuer shall ensure that the Notes continue being listed thereon (however, subject to and taking into account the rules and regulations of the relevant Regulated Market and the CSD (as amended from time to time) preventing trading in the Notes in close connection to the redemption of the Notes and taking into account that if the Notes are listed on another Regulated Market than Nasdaq Stockholm, the Issuer may always apply for a change of listing to Nasdaq Stockholm).

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

- 11.16.1 The Issuer shall, in accordance with the Agency Agreement:
- (a) pay fees to the Agent;
  - (b) indemnify the Agent for costs, losses and liabilities;
  - (c) furnish to the Agent all information requested by or otherwise required to be delivered to the Agent; and
  - (d) not act in a way which would give the Agent a legal or contractual right to terminate the Agency Agreement.
- 11.16.2 The Issuer and the Agent shall not agree to amend any provisions of the Agency Agreement without the prior consent of the Noteholders if the amendment would be detrimental to the interests of the Noteholders.

### **11.17 Undertakings relating to the CSD**

The Issuer shall at all times keep the Notes affiliated with a CSD and comply with all applicable CSD Regulations.

### **11.18 Green Note Framework**

The Issuer shall maintain a Green Note Framework and shall ensure that the proceeds from any Note Issue is used in accordance with the Green Note Framework applicable from time to time.

## **12 Events of Default**

Each of the events or circumstances set out in Clauses 12.1 to 12.9 is an Event of Default.

### **12.1 Non-Payment**

The Issuer does not pay on the due date any amount payable by it under the Finance Documents, unless the non-payment:

- (a) is caused by technical or administrative error; and
- (b) is remedied within five (5) Business Days from the due date.

### **12.2 Other obligations**

The Issuer or any other person (other than the Agent) does not comply with any terms or conditions of the Finance Documents to which it is a party (other than those terms referred to in Clause 12.1, unless the non-compliance:

- (a) is capable of remedy; and
- (b) is remedied within twenty (20) Business Days of the earlier of the Agent giving notice and the Issuer becoming aware of the non-compliance.

Notwithstanding paragraph (a) and (b) above, any failure to comply with the undertakings set out in Clause 11.18 (*Green Note Framework*) or Clause 3 (*Use of proceeds*) above shall not constitute an Event of Default under any circumstance.

### **12.3 Misrepresentation**

Any representation or statement made or deemed to be made by a Group Company in the Finance Documents or any other document delivered by or on behalf of any Group Company under or in connection with any Finance Document is or proves to have been incorrect or misleading in any material respect when made or deemed to be made.

### **12.4 Impossibility or illegality**

It is or becomes impossible or unlawful for any Group Company to perform any of its obligations under the Finance Documents or any Finance Documents is not, or ceases to be, legal, valid, binding or enforceable and the cessation individually or cumulatively materially and adversely affects the interests of the Noteholders under the Finance Documents.

### **12.5 Insolvency**

Any Group Company is, or is deemed for the purposes of any applicable law to be, Insolvent.

### **12.6 Insolvency proceedings**

12.6.1 Any corporate action, legal proceedings or other procedure or step is taken in relation to:

- (a) the suspension of payments, a moratorium of any indebtedness, winding-up, dissolution, administration or reorganisation (by way of voluntary arrangement, scheme of arrangement or otherwise) of any member of the Group, other than a solvent liquidation or reorganisation of any Group Company which is not the Issuer;
- (b) the appointment of a liquidator, receiver, administrative receiver, administrator or other similar officer in respect of any member of the Group or any of its assets, other than in connection with a solvent liquidation or reorganisation of any Group Company which is not the Issuer; or
- (c) enforcement of any Security over any assets of any member of the Group, or any analogous procedure or step is taken in any jurisdiction, where the amount of such Security exceeds SEK 30,000,000 or the equivalent of any other currency.

12.6.2 Clause 12.6.1 shall not apply to any corporate action, legal proceedings or other procedure or step taken which is frivolous or vexatious and is discharged, stayed or dismissed within thirty (30) days of commencement.

## **12.7 Creditors' process**

Any expropriation, attachment, sequestration, distress or execution, or any analogous process in any jurisdiction, which affects any asset of a Group Company having an aggregate value of SEK 30,000,000 and is not discharged within sixty (60) calendar days.

## **12.8 Cross acceleration**

Any Financial Indebtedness of the Issuer or a Group Company is not paid when due nor within any originally applicable grace period, or is declared to be or otherwise becomes due and payable prior to its specified maturity, as a result of an event of default (however described), provided that no Event of Default will occur under this paragraph 12.8 if the aggregate amount of Financial Indebtedness is less than SEK 30,000,000 (or its equivalent in any other currency).

## **12.9 Cessation of business**

Any Group Company suspends or ceases to carry on (or threatens to suspend or cease to carry on) all or a material part of its business, except (a) any amalgamation, demerger, merger, consolidation not prohibited by Clause 11.7 (*Merger*) or (b) if the Group Company suspending or ceasing to carry on its business is not the Issuer and such suspension or cessation of business is not reasonably likely to have an adverse effect on the ability of the Issuer to perform its payment obligations under the Finance Documents.

## **13 Acceleration of the Notes**

13.1 Upon the occurrence of an Event of Default, and for as long as such event is continuing, the Agent is entitled to, and shall following a demand in writing from a Noteholder (or Noteholders) representing at least fifty (50) per cent. of the Adjusted Nominal Amount (such demand may only be validly made by a person who is a Noteholder on the Business Day immediately following the day on which the demand is received by the Agent and shall, if made by several Noteholders, be made by them jointly) or following an

instruction given pursuant to Clause 13.4, on behalf of the Noteholders (i) by notice to the Issuer, declare all, but not some only, of the outstanding Notes due and payable together with any other amounts payable under the Finance Documents, immediately or at such later date as the Agent determines, and (ii) exercise any or all of its rights, remedies, powers and discretions under the Finance Documents.

- 13.2 The Agent may not accelerate the Notes in accordance with Clause 13.1 by reference to a specific Event of Default if it is no longer continuing or if it has been decided, on a Noteholders Meeting or by way of a Written Procedure, to waive such Event of Default (temporarily or permanently).
- 13.3 The Agent shall notify the Noteholders of an Event of Default within five (5) Business Days of the date on which the Agent received actual knowledge of that an Event of Default has occurred and is continuing. The Agent shall, within twenty (20) Business Days of the date on which the Agent received actual knowledge of that an Event of Default has occurred and is continuing, decide if the Notes shall be so accelerated. If the Agent decides not to accelerate the Notes, the Agent shall promptly seek instructions from the Noteholders in accordance with Clause 15 (*Decisions by Noteholders*). The Agent shall always be entitled to take the time necessary to consider whether an occurred event constitutes an Event of Default.
- 13.4 If the Noteholders instruct the Agent to accelerate the Notes, the Agent shall promptly declare the Notes due and payable and take such actions as may, in the opinion of the Agent, be necessary or desirable to enforce the rights of the Noteholders under the Finance Documents, unless the relevant Event of Default is no longer continuing.
- 13.5 If the right to accelerate the Notes 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.
- 13.6 In the event of an acceleration of the Notes in accordance with this Clause 13 the Issuer shall redeem all Notes at an amount per Note equal to 101 per cent. of the Nominal Amount together with accrued but unpaid interest.

## **14 Distribution of Proceeds following an Acceleration**

- 14.1 All payments by the Issuer relating to the Notes and the Finance Documents following an acceleration of the Notes in accordance with Clause 13 (*Acceleration of the Notes*) shall be distributed in the following order of priority, in accordance with the instructions of the Agent:
- (a) *first*, in or towards payment *pro rata* of (i) all unpaid fees, costs, expenses and indemnities payable by the Issuer to the Agent in accordance with the Agency Agreement and the other Finance Documents (other than any indemnity given for liability against the Noteholders), (ii) other costs, expenses and indemnities relating to the acceleration of the Notes or the protection of the Noteholders' rights as may have been incurred by the Agent, (iii) any costs incurred by the Agent for external experts that have not been reimbursed by the Issuer in accordance with Clause 20.2.5, and (iv) any costs and expenses incurred by the Agent in relation to

a Noteholders' Meeting or a Written Procedure that have not been reimbursed by the Issuer in accordance with Clause 15.15, together with default interest in accordance with Clause 8.4 on any such amount calculated from the date it was due to be paid or reimbursed by the Issuer;

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

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

- 14.2 If a Noteholder or another party has paid any fees, costs, expenses or indemnities referred to in Clause 14.1(a), such Noteholder or other party shall be entitled to reimbursement by way of a corresponding distribution in accordance with Clause 14.1(a).
- 14.3 Funds that the Agent receives (directly or indirectly) in connection with the acceleration of the Notes constitute escrow funds (Sw. *redovisningsmedel*) and must be held on a separate interest-bearing account on behalf of the Noteholders and the other interested parties. The Agent shall arrange for payments of such funds in accordance with this Clause 14 as soon as reasonably practicable.
- 14.4 If the Issuer or the Agent shall make any payment under this Clause 14, the Issuer or the Agent, as applicable, shall notify the Noteholders of any such payment at least ten (10) Business Days before the payment is made. Such notice shall specify the Redemption Date, the amounts to be paid and also the Record Date on which a person shall be registered as Noteholder to receive the amounts due on such Redemption Date. Notwithstanding the foregoing, for any Interest due but unpaid the Record Date specified in Clause 7.1 shall apply.

## **15 Decisions by Noteholders**

- 15.1 A request by the Agent for a decision by the Noteholders on a matter relating to the Finance Documents shall (at the option of the Agent) be dealt with at a Noteholders' Meeting or by way of a Written Procedure.
- 15.2 Any request from the Issuer or a Noteholder (or Noteholders) 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 Noteholder on the Business Day immediately following the day on which the request is received by the Agent and shall, if made by several Noteholders, be made by them jointly) for a decision by the Noteholders on a matter relating to the Finance Documents shall be directed to the Agent and dealt with at a Noteholders' Meeting or by way of a Written Procedure, as determined by the Agent. The person



requesting the decision may suggest the form for decision making, but if it is in the Agent's opinion more appropriate that a matter is dealt with at a Noteholders' Meeting than by way of a Written Procedure, it shall be dealt with at a Noteholders' Meeting.

- 15.3 The Agent may refrain from convening a Noteholders' Meeting or instigating a Written Procedure if (i) the suggested decision must be approved by any person in addition to the Noteholders and such person has informed the Agent that an approval will not be given, or (ii) the suggested decision is not in accordance with applicable laws.
- 15.4 Should the Agent not convene a Noteholders' Meeting or instigate a Written Procedure in accordance with these Terms and Conditions, without Clause 15.3 being applicable, the Issuer or the Noteholder(s) requesting a decision by the Noteholders may convene such Noteholders' Meeting or instigate such Written Procedure, as the case may be, instead. The Issuer shall upon request provide the convening Noteholder(s) with the information available in the debt register kept by the CSD in respect of the Notes in order to convene and hold the Noteholders' Meeting or instigate and carry out the Written Procedure, as the case may be.
- 15.5 Should the Issuer want to replace the Agent, it may (i) convene a Noteholders' Meeting in accordance with Clause 16.1 or (ii) instigate a Written Procedure by sending communication in accordance with Clause 17.1, in both cases with a copy to the Agent. After a request from the Noteholders pursuant to Clause 20.4.3, the Issuer shall no later than five (5) Business Days after receipt of such request (or such later date as may be necessary for technical or administrative reasons) convene a Noteholders' Meeting in accordance with Clause 16.1. The Issuer shall inform the Agent before a notice for a Noteholders' Meeting or communication relating to a Written Procedure where the Agent is proposed to be replaced is sent and shall, on the request of the Agent, append information from the Agent together with the notice or the communication.
- 15.6 Only a person who is registered as a Noteholder, or who has been provided with a power of attorney pursuant to Clause 6 (*Right to act on behalf of a Noteholder*) from a person who is registered as a Noteholder at the following times:
- (a) on the Business Day specified in the notice pursuant to Clause 16.2, in respect of a Noteholders' Meeting, or
  - (b) on the Business Day specified in the communication pursuant to Clause 17.2, in respect of a Written Procedure,
- may exercise voting rights as a Noteholder at such Noteholders' Meeting or in such Written Procedure, provided that the relevant Notes are included in the definition of Adjusted Nominal Amount. Such Business Day specified pursuant to (a) or (b) above must fall no earlier than one (1) Business Day after the effective date of the notice or communication, as the case may be.
- 15.7 The following matters shall require the consent of Noteholders representing at least two thirds (2/3) of the Adjusted Nominal Amount for which Noteholders are voting at a Noteholders' Meeting or for which Noteholders reply in a Written Procedure in accordance with the instructions given pursuant to Clause 17.2:
- (a) a change to the terms of any of Clause 2.1, and Clauses 2.5 to 2.7;

- (b) a change to the Interest Rate or the Nominal Amount;
- (c) a change to the terms for the distribution of proceeds set out in Clause 14 (*Distribution of proceeds*);
- (d) a change to the terms dealing with the requirements for Noteholders' consent set out in this Clause 15 (*Decisions by Noteholders*);
- (e) a change of issuer, an extension of the tenor of the Notes or any delay of the due date for payment of any principal or interest on the Notes;
- (f) a mandatory exchange of the Notes for other securities; and
- (g) early redemption of the Notes, other than upon an acceleration of the Notes pursuant to Clause 13 (*Acceleration of the Notes*) or as otherwise permitted or required by these Terms and Conditions.

15.8 Any matter not covered by Clause 15.7 shall require the consent of Noteholders representing more than fifty (50) per cent. of the Adjusted Nominal Amount for which Noteholders are voting at a Noteholders' Meeting or for which Noteholders reply in a Written Procedure in accordance with the instructions given pursuant to Clause 17.2. This includes, but is not limited to, any amendment to, or waiver of, the terms of any Finance Document that does not require a higher majority (other than an amendment permitted pursuant to Clause 18.1(a) or (b)) and an acceleration of the Notes.

15.9 Quorum at a Noteholders' Meeting or in respect of a Written Procedure only exists if a Noteholder (or Noteholders) representing at least fifty (50) per cent. of the Adjusted Nominal Amount in case of a matter pursuant to Clause 15.7, and otherwise twenty (20) per cent. of the Adjusted Nominal Amount:

- (a) if at a Noteholders' Meeting, attend the meeting in person or by telephone conference (or appear through duly authorised representatives); or
- (b) if in respect of a Written Procedure, reply to the request.

If quorum exists for some but not all of the matter to be dealt with at a Noteholders' Meeting or by a Written Procedure, decisions may be taken in the matter for which a quorum exists.

15.10 If a quorum does not exist at a Noteholders' Meeting or in respect of a Written Procedure, the Agent or the Issuer shall convene a second Noteholders' Meeting (in accordance with Clause 16.1) or initiate a second Written Procedure (in accordance with Clause 17.1), as the case may be, provided that the person(s) who initiated the procedure for Noteholders' consent has confirmed that the relevant proposal has not been withdrawn. For the purposes of a second Noteholders' Meeting or second Written Procedure pursuant to this Clause 15.10, the date of request of the second Noteholders' Meeting pursuant to Clause 16.1 or second Written Procedure pursuant to Clause 17.1, as the case may be, shall be deemed to be the relevant date when the quorum did not exist. The quorum requirement in Clause 15.9 shall not apply to such second Noteholders' Meeting or Written Procedure.

15.11 Any decision which extends or increases the obligations of the Issuer or the Agent, or limits, reduces or extinguishes the rights or benefits of the Issuer or the Agent, under the Finance Documents shall be subject to the Issuer's or the Agent's consent, as applicable.

- 15.12 A Noteholder holding more than one Note need not use all its votes or cast all the votes to which it is entitled in the same way and may in its discretion use or cast some of its votes only.
- 15.13 The Issuer may not, directly or indirectly, pay or cause to be paid any consideration to or for the benefit of any Noteholder for or as inducement to any consent under these Terms and Conditions, unless such consideration is offered to all Noteholders that consent at the relevant Noteholders' Meeting or in a Written Procedure within the time period stipulated for the consideration to be payable or the time period for replies in the Written Procedure, as the case may be.
- 15.14 A matter decided at a duly convened and held Noteholders' Meeting or by way of Written Procedure is binding on all Noteholders, irrespective of them being present or represented at the Noteholders' Meeting or responding in the Written Procedure. The Noteholders that have not adopted or voted for a decision shall not be liable for any damages that this may cause other Noteholders.
- 15.15 All costs and expenses incurred by the Issuer or the Agent for the purpose of convening a Noteholders' Meeting or for the purpose of carrying out a Written Procedure, including reasonable fees to the Agent, shall be paid by the Issuer.
- 15.16 If a decision shall be taken by the Noteholders on a matter relating to the Finance Documents, the Issuer shall promptly at the request of the Agent provide the Agent with a certificate specifying the number of Notes owned by Group Companies or (to the knowledge of the Issuer) Affiliates, irrespective of whether such person is directly registered as owner of such Notes. The Agent shall not be responsible for the accuracy of such certificate or otherwise be responsible to determine whether a Note is owned by a Group Company or an Affiliate.
- 15.17 Information about decisions taken at a Noteholders' Meeting or by way of a Written Procedure shall promptly be sent by notice to each person registered as a Noteholder on the date referred to in Clause 15.6(a) or 15.6(b), as the case may be, and also be published on the websites of the Issuer and the Agent, provided that a failure to do so shall not invalidate any decision made or voting result achieved. The minutes from the relevant Noteholders' Meeting or Written Procedure shall at the request of a Noteholder be sent to it by the Issuer or the Agent, as applicable.

## **16 Noteholders' Meeting**

- 16.1 The Agent shall convene a Noteholders' 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 Noteholder(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 Noteholder on a date selected by the Agent which falls no more than five (5) Business Days prior to the date on which the notice is sent.
- 16.2 The notice pursuant to Clause 16.1 shall include the (i) time for the meeting, (ii) place for the meeting, (iii) agenda for the meeting (including each request for a decision by the Noteholders), (iv) day on which a person must be a Noteholder in order to exercise Noteholders' rights at the Noteholders' Meeting and (v) a form of power of attorney.

Only matters that have been included in the notice may be resolved upon at the Noteholders' Meeting. Should prior notification by the Noteholders be required in order to attend the Noteholders' Meeting, such requirement shall be included in the notice.

- 16.3 The Noteholders' Meeting shall be held no earlier than ten (10) Business Days and no later than twenty (20) Business Days after the effective date of the notice.
- 16.4 Without amending or varying these Terms and Conditions, the Agent may prescribe such further regulations regarding the convening and holding of a Noteholders' Meeting as the Agent may deem appropriate. Such regulations may include a possibility for Noteholders to vote without attending the meeting in person.
- 16.5 Without amending or varying these Terms and Conditions, the Agent may prescribe such further regulations regarding the convening and holding of a Noteholders' Meeting as the Agent may deem appropriate. Such regulations may include a possibility for Noteholders to vote without attending the meeting in person.

## **17 Written Procedure**

- 17.1 The Agent 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 Noteholder(s) (or such later date as may be necessary for technical or administrative reasons) by sending a communication to each such person who is registered as a Noteholder on the date selected by the Agent which falls no more than five (5) Business Days prior to the date on which the communication is sent.
- 17.2 A communication pursuant to Clause 17.1 shall include (i) each request for a decision by the Noteholders, (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 Noteholder 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 Noteholder must reply to the request (such time period to last at least ten (10) Business Days and not longer than twenty (20) Business Days from the effective date of communication pursuant to Clause 17.1). If the voting shall be made electronically, instructions for such voting shall be included in the communication.
- 17.3 When consents from Noteholders representing the requisite majority of the total Adjusted Nominal Amount pursuant to Clauses 15.7 and 15.8 have been received in a Written Procedure, the relevant decision shall be deemed to be adopted pursuant to Clause 15.7 and 15.8, as the case may be, even if the time period for replies in the Written Procedure has not yet expired.

## **18 Amendments and Waivers**

- 18.1 The Issuer and the Agent (acting on behalf of the Noteholders) may agree to amend the Finance Documents or waive any provision in a Finance Document, provided that:
- (a) such amendment or waiver is not detrimental to the interest of the Noteholders as a group, or is made solely for the purpose of rectifying obvious errors and mistakes;

- (b) such amendment or waiver is required by applicable law, a court ruling or a decision by a relevant authority; or
  - (c) such amendment or waiver has been duly approved by the Noteholders in accordance with Clause 15 (*Decisions by Noteholders*).
- 18.2 The consent of the Noteholders is not necessary to approve the particular form of any amendment to the Finance Documents. It is sufficient if such consent approves the substance of the amendment.
- 18.3 The Agent shall promptly notify the Noteholders of any amendments or waivers made in accordance with Clause 18.1, setting out the date from which the amendment or waiver will be effective, and ensure that any amendments to the Finance Documents are published in the manner stipulated in Clause 10.4 (*Publication of Finance Documents*). The Issuer shall ensure that any amendments to the Finance Documents are duly registered with the CSD and each other relevant organisation or authority.
- 18.4 An amendment to the Finance Documents shall take effect on the date determined by the Noteholders Meeting, in the Written Procedure or by the Agent, as the case may be.

## **19 Replacement of Base Rate**

### **19.1 General**

- 19.1.1 Any determination or election to be made by an Independent Adviser, the Issuer or the Noteholders in accordance with the provisions of this Clause 19 shall at all times be made by such Independent Adviser, the Issuer or the Noteholders (as applicable) acting in good faith, in a commercially reasonable manner and by reference to relevant market data.
- 19.1.2 If a Base Rate Event has occurred, this Clause 19 shall take precedent over the fallbacks set out in paragraph (b) to (d) of the definition of STIBOR.

### **19.2 Definitions**

In this Clause 19:

“**Adjustment Spread**” means a spread (which may be positive, negative or zero) or a formula or methodology for calculating a spread, or a combination thereof determined in accordance with Clause 19.3, to be applied to a Successor Base Rate or an Alternative Base Rate, the objective of which, in each case, shall be to reduce or eliminate, to the fullest extent reasonably practicable, any transfer of economic value from one party to another as a result of a replacement of the Base Rate.

“**Alternative Base Rate**” means the reference rate that has replaced the Base Rate in customary market usage in the relevant debt capital markets for the purposes of determining rates of interest in respect of Notes denominated in Swedish Kronor or, if there is no such rate, such other rate as the Independent Adviser determines is most comparable to the Base Rate.

“**Base Rate Amendments**” has the meaning set forth in Clause 19.3.5.

**“Base Rate Event”** means that:

- (a) the Base Rate has (i) been permanently or indefinitely discontinued, (ii) ceased to exist or (iii) ceased to be published for at least five (5) consecutive Business Days as a result of the Base Rate ceasing to be calculated or administered;
- (b) the Base Rate Administrator ceases to publish the applicable Base Rate permanently or indefinitely and, at that time, no successor administrator has been appointed to continue to publish the Base Rate;
- (c) the supervisor of the Base Rate Administrator (i) has made a public statement stating that the Base Rate is no longer representative of the underlying market or (ii) is recommending the usage of a Successor Base Rate for the applicable Base Rate;
- (d) the Base Rate Administrator or its supervisor announces that (i) the Base Rate methodology has changed materially after the First Issue Date or (ii) the Base Rate may no longer be used, either generally or in respect of the Notes; or
- (e) it has become unlawful for the Issuer or the Issuing Agent to calculate any payments due to be made to any Noteholder using the applicable Base Rate.

**“Base Rate Event Announcement”** means a public statement by the Base Rate Administrator or the supervisor of the Base Rate Administrator that any event or circumstance specified in paragraphs (a) to (e) of the definition of Base Rate Event will occur.

**“Independent Adviser”** means an independent financial institution or adviser of repute in the debt capital markets where the Base Rate is commonly used.

**“Relevant Nominating Body”** means any applicable central bank, regulator or other supervisory authority or a group of them, or any working group or committee of any of them or the Financial Stability Council (Sw. *Finansiella stabilitetsrådet*) or any part thereof.

**“Successor Base Rate”** means a screen or benchmark rate which is formally recommended as a successor to or replacement of the Base Rate by a Relevant Nominating Body.

## **19.3 Determination of Base Rate, Adjustment Spread and Base Rate Amendments**

- 19.3.1 Without prejudice to Clause 19.3.2, upon a Base Rate Event Announcement, the Issuer may, if it is possible to determine a Successor Base Rate or an Alternative Base Rate at such point of time, at any time before the occurrence of the relevant Base Rate Event at the Issuer’s expense appoint an Independent Adviser to determine a Successor Base Rate or, if there is no Successor Base Rate, an Alternative Base Rate and, in each case, the Adjustment Spread and any Base Rate Amendments for purposes of determining and calculating the applicable Base Rate. For the avoidance of doubt, the Issuer will not be obliged to take any such actions until obliged to do so pursuant to Clause 19.3.2.

- 19.3.2 If (i) a Base Rate Event has occurred or (ii) a Base Rate Event Announcement has been made and the announced Base Rate Event will occur within six (6) months, the Issuer shall use all commercially reasonable endeavours to, as soon as reasonably practicable and at the Issuer's expense, appoint an Independent Adviser to determine, as soon as commercially reasonable, a Successor Base Rate or (if there is no Successor Base Rate) an Alternative Base Rate and, in each case, the Adjustment Spread and any Base Rate Amendments for purposes of determining and calculating the applicable Base Rate.
- 19.3.3 If the Issuer fails to appoint an Independent Adviser in accordance with Clause 19.3.2, the Noteholders shall, if so decided at a Noteholders' Meeting or by way of Written Procedure, be entitled to appoint an Independent Adviser (at the Issuer's expense) for the purposes set forth in Clause 19.3.2.
- 19.3.4 The Adjustment Spread determined by the Independent Adviser in accordance with Clause 19.3.1 or 19.3.2, shall be the Adjustment Spread which:
- (a) is formally recommended in relation to the replacement of the Base Rate by any Relevant Nominating Body; or
  - (b) if paragraph (a) above does not apply, the Independent Adviser determines is customarily applied to the relevant Successor Base Rate or Alternative Base Rate (as applicable), in comparable debt capital markets transactions.
- 19.3.5 The Independent Adviser shall also determine any technical, administrative or operational changes required to ensure the proper operation of a Successor Base Rate or an Alternative Base Rate or to reflect the adoption of such Successor Base Rate or Alternative Base Rate in a manner substantially consistent with market practice ("**Base Rate Amendments**").
- 19.3.6 Provided that a Successor Base Rate or (if there is no Successor Base Rate) an Alternative Base Rate and, in each case, the applicable Adjustment Spread and any Base Rate Amendments have been determined no later than ten (10) Business Days prior to the relevant Quotation Day in relation to the next succeeding Interest Period, they shall become effective with effect from and including the commencement of the next succeeding Interest Period.

## **19.4 Interim measures**

- 19.4.1 If a Base Rate Event has occurred but no Successor Base Rate or Alternative Base Rate and Adjustment Spread have been determined at least ten (10) Business Days prior to the relevant Quotation Day in relation to the next succeeding Interest Period, the Interest Rate applicable to the next succeeding Interest Period shall be:
- (c) if the previous Base Rate is available, determined pursuant to the terms that would apply to the determination of the Base Rate as if no Base Rate Event had occurred; or
  - (d) if the previous Base Rate is no longer available or cannot be used in accordance with applicable law or regulation, equal to the Interest Rate determined for the immediately preceding Interest Period.

- 19.4.2 For the avoidance of doubt, Clause 19.4.1 shall apply only to the relevant next succeeding Interest Period and any subsequent Interest Periods are subject to the subsequent operation of, and to adjustments as provided in, this Clause 19.

## **19.5 Notices etc.**

The Issuer shall promptly following the determination by the Independent Adviser of any Successor Base Rate, Alternative Base Rate, Adjustment Spread and any Base Rate Amendments give notice thereof to the Agent, the Issuing Agent and the Noteholders in accordance with Clause 25 (*Notices and Press releases*) and the CSD.

## **19.6 Variation upon replacement of Base Rate**

- 19.6.1 No later than giving the Agent notice pursuant to Clause 19.5, the Issuer shall deliver to the Agent a certificate signed by the Independent Adviser and the CEO, CFO or any other duly authorised signatory of the Issuer confirming the relevant Successor Base Rate or Alternative Base Rate, the Adjustment Spread and any Base Rate Amendments, in each case as determined in accordance with the provisions of this Clause 19. The Successor Base Rate or Alternative Base Rate, the Adjustment Spread and any Base Rate Amendments (as applicable) specified in such certificate will, in the absence of manifest error or bad faith in any determination, be binding on the Issuer, the Agent, the Issuing Agent and the Noteholders.
- 19.6.2 Subject to receipt by the Agent of the certificate referred to in Clause 19.6.1, the Issuer and the Agent shall, at the request and expense of the Issuer, without the requirement for any consent or approval of the Noteholders, without undue delay effect such amendments to these Terms and Conditions as may be required by the Issuer in order to give effect to this Clause 19.
- 19.6.3 The Agent and the Issuing Agent shall always be entitled to consult with external experts prior to amendments are effected pursuant to this Clause 19. Neither the Agent nor the Issuing Agent shall be obliged to concur if in the reasonable opinion of the Agent or the Issuing Agent (as applicable), doing so would impose more onerous obligations upon it or expose it to any additional duties, responsibilities or liabilities or reduce or amend the protective provisions afforded to the Agent or the Issuing Agent in these Terms and Conditions.

## **19.7 Limitation of liability for the Independent Adviser**

Any Independent Adviser appointed pursuant to Clause 19.3 shall not be liable whatsoever for damage or loss caused by any determination, action taken or omitted by it under or in connection with these Terms and Conditions, unless directly caused by its gross negligence or wilful misconduct. The Independent Adviser shall never be responsible for indirect or consequential loss.



## **19.8 Failure to comply**

Failure by the Issuer to comply with the provisions of this Clause 19 shall, for the avoidance of doubt, not constitute a default pursuant to Clause 12 (*Events of Default*) by the Issuer under the Notes or for any other purpose.

## **20 Appointment and Replacement of the Agent**

### **20.1 Appointment of Agent**

20.1.1 By subscribing for Notes, each initial Noteholder appoints the Agent to act as its agent in all matters relating to the Notes and the Finance Documents, and authorises the Agent to act on its behalf (without first having to obtain its consent, unless such consent is specifically required by these Terms and Conditions) in any legal or arbitration proceedings relating to the Notes held by such Noteholder, including the winding up, dissolution, liquidation, company reorganisation or bankruptcy (or its equivalent in any other jurisdiction) of the Issuer. By acquiring Notes, each subsequent Noteholder confirms such appointment and authorisation for the Agent to act on its behalf.

20.1.2 Each Noteholder shall immediately upon request provide the Agent with any such documents, including a written power of attorney (in form and substance satisfactory to the Agent), that the Agent deems necessary for the purpose of exercising its rights and/or carrying out its duties under the Finance Documents. The Agent is under no obligation to represent a Noteholder which does not comply with such request.

20.1.3 The Issuer shall promptly upon request provide the Agent with any documents and other assistance (in form and substance satisfactory to the Agent), that the Agent deems necessary for the purpose of exercising its rights and/or carrying out its duties under the Finance Documents.

20.1.4 The Agent is entitled to fees for its work and to be indemnified for costs, losses and liabilities on the terms set out in the Finance Documents and the Agent's obligations as Agent under the Finance Documents are conditioned upon the due payment of such fees and indemnifications.

20.1.5 The Agent may act as agent or trustee for several issues of securities issued by or relating to the Issuer and other Group Companies notwithstanding potential conflicts of interest.

### **20.2 Duties of the Agent**

20.2.1 The Agent shall represent the Noteholders in accordance with the Finance Documents. The Agent is not responsible for the content, due execution, legal validity, perfection or enforceability of the Finance Documents.

20.2.2 When acting in accordance with the Finance Documents, the Agent is always acting with binding effect on behalf of the Noteholders. The Agent shall act in the best interest of the Noteholders as a group and carry out its duties under the Finance Documents in a reasonable, proficient and professional manner, with reasonable care and skill.

- 20.2.3 The Agent is entitled to delegate its duties to other professional parties, but the Agent shall remain liable for the actions of such parties under the Finance Documents.
- 20.2.4 The Agent shall treat all Noteholders equally and, when acting pursuant to the Finance Documents, act with regard only to the interests of the Noteholders 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.
- 20.2.5 The Agent is entitled to engage external experts when carrying out its duties under the Finance Documents. The Issuer shall on demand by the Agent pay all costs for external experts engaged after the occurrence of an Event of Default, or for the purpose of investigating or considering (i) an event or circumstance which the Agent reasonably believes is or may lead to an Event of Default, (ii) a matter relating to the Issuer which the Agent reasonably believes may be detrimental to the interests of the Noteholders under the Finance Documents or (iii) as otherwise agreed between the Issuer and the Agent. Any compensation for damages or other recoveries received by the Agent from external experts engaged by it for the purpose of carrying out its duties under the Finance Documents shall be distributed in accordance with Clause 14 (*Distribution of proceeds*).
- 20.2.6 The Agent shall, as applicable, enter into agreements with the CSD, and comply with such agreement and the CSD Regulations applicable to the Agent, as may be necessary in order for the Agent to carry out its duties under the Finance Documents.
- 20.2.7 Notwithstanding any other provision of the Finance Documents to the contrary, the Agent is not obliged to do or omit to do anything if it would or might in its reasonable opinion constitute a breach of any law or regulation.
- 20.2.8 If in the Agent's reasonable opinion the cost, loss or liability which it may incur (including reasonable fees to the Agent) in complying with instructions of the Noteholders, or taking any action at its own initiative, will not be covered by the Issuer or the Noteholders (as applicable), the Agent may refrain from acting in accordance with such instructions, or taking such action, until it has received such funding or indemnities (or adequate Security has been provided therefore) as it may reasonably require.
- 20.2.9 The Agent shall give a notice to the Noteholders (i) before it ceases to perform its obligations under the Finance Documents by reason of the non-payment by the Issuer of any fee or indemnity due to the Agent under the Finance Documents or the Agency Agreement or (ii) if it refrains from acting for any reason described in Clause 20.2.8.
- 20.2.10 The Agent's duties under the Finance Documents are solely mechanical and administrative in nature and the Agent only acts in accordance with the Finance Documents and upon instructions from the Noteholders, unless otherwise set out in the Finance Documents. In particular, the Agent is not acting as an advisor (whether legal, financial or otherwise) to the Noteholders or any other person.
- 20.2.11 The Agent is not obligated to assess or monitor the financial condition of the Issuer or compliance by the Issuer of the terms of the Finance Documents unless to the extent expressly set out in the Terms and Conditions and the other Finance Documents, or to take any steps to ascertain whether any Event of Default has occurred.

- 20.2.12 Unless it has actual knowledge to the contrary, the Agent may assume that all information provided by or on behalf of the Issuer (including by its advisors) is correct, true and complete in all aspects.

### **20.3 Limited liability for the Agent**

- 20.3.1 The Agent will not be liable to the Noteholders for damage or loss caused by any action taken or omitted by it under or in connection with any Finance Document, unless directly caused by its negligence or wilful misconduct. The Agent shall never be responsible for indirect loss.
- 20.3.2 The Agent shall not be considered to have acted negligently if it has acted in accordance with advice from or opinions of reputable external experts addressed to the Agent or if the Agent has acted with reasonable care in a situation when the Agent considers that it is detrimental to the interests of the Noteholders to delay the action in order to first obtain instructions from the Noteholders.
- 20.3.3 The Agent shall not be liable for any delay (or any related consequences) in crediting an account with an amount required pursuant to the Finance Documents to be paid by the Agent to the Noteholders, provided that the Agent has taken all necessary steps as soon as reasonably practicable to comply with the regulations or operating procedures of any recognised clearing or settlement system used by the Agent for that purpose.
- 20.3.4 The Agent shall have no liability to the Noteholders for damage caused by the Agent acting in accordance with instructions of the Noteholders given in accordance with Clause 15 (*Decisions by Noteholders*) or a demand by Noteholders given pursuant to Clause 13.1.
- 20.3.5 Any liability towards the Issuer which is incurred by the Agent in acting under, or in relation to, the Finance Documents shall not be subject to set-off against the obligations of the Issuer to the Noteholders under the Finance Documents.
- 20.3.6 The Agent is not liable for information provided to the Noteholders by or on behalf of the Issuer or by any other person.

### **20.4 Replacement of the Agent**

- 20.4.1 Subject to Clause 20.4.6, the Agent may resign by giving notice to the Issuer and the Noteholders, in which case the Noteholders shall appoint a successor Agent at a Noteholders' Meeting convened by the retiring Agent or by way of Written Procedure initiated by the retiring Agent.
- 20.4.2 Subject to Clause 20.4.6, if the Agent is Insolvent, the Agent shall be deemed to resign as Agent and the Issuer shall within ten (10) Business Days appoint a successor Agent which shall be an independent financial institution or other reputable company which regularly acts as agent under debt issuances.
- 20.4.3 A Noteholder (or Noteholders) 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 Noteholder on the Business Day immediately following the day on

which the notice is received by the Issuer and shall, if given by several Noteholders, be given by them jointly), require that a Noteholders' Meeting is held for the purpose of dismissing the Agent and appointing a new Agent. The Issuer may, at a Noteholders' Meeting convened by it or by way of Written Procedure initiated by it, propose to the Noteholders that the Agent be dismissed and a new Agent appointed.

- 20.4.4 If the Noteholders have not appointed a successor Agent within ninety (90) days after (i) the earlier of the notice of resignation was given or the resignation otherwise took place or (ii) the Agent was dismissed through a decision by the Noteholders, the Issuer shall appoint a successor Agent which shall be an independent financial institution or other reputable company which regularly acts as agent under debt issuances.
- 20.4.5 The retiring Agent shall, at its own cost, make available to the successor Agent such documents and records and provide such assistance as the successor Agent may reasonably request for the purposes of performing its functions as Agent under the Finance Documents.
- 20.4.6 The Agent's resignation or dismissal shall only take effect upon the appointment of a successor Agent and acceptance by such successor Agent of such appointment and the execution of all necessary documentation to effectively substitute the retiring Agent.
- 20.4.7 Upon the appointment of a successor, the retiring Agent shall be discharged from any further obligation in respect of the Finance Documents but shall remain entitled to the benefit of the Finance Documents and remain liable under the Finance Documents in respect of any action which it took or failed to take whilst acting as Agent. Its successor, the Issuer and each of the Noteholders shall have the same rights and obligations amongst themselves under the Finance Documents as they would have had if such successor had been the original Agent.
- 20.4.8 In the event that there is a change of the Agent in accordance with this Clause 20.4, the Issuer shall execute such documents and take such actions as the new Agent may reasonably require for the purpose of vesting in such new Agent the rights, powers and obligation of the Agent and releasing the retiring Agent from its further obligations under the Finance Documents and the Agency Agreement. Unless the Issuer and the new Agent agrees otherwise, the new Agent shall be entitled to the same fees and the same indemnities as the retiring Agent.

## **21 Appointment and Replacement of the Issuing Agent**

- 21.1 The Issuer appoints the Issuing Agent to manage certain specified tasks under these Terms and Conditions and in accordance with the legislation, rules and regulations applicable to and/or issued by the CSD and relating to the Notes.
- 21.2 The Issuing Agent may retire from its assignment or be dismissed by the Issuer, provided that the Issuer has approved that a commercial bank or securities institution approved by the CSD accedes as new Issuing Agent at the same time as the old Issuing Agent retires or is dismissed. If the Issuing Agent is Insolvent, the Issuer shall immediately appoint a new Issuing Agent, which shall replace the old Issuing Agent as issuing agent in accordance with these Terms and Conditions.

- 21.3 The Issuing Agent shall enter into agreements with the CSD, and comply with such agreement and the CSD Regulations applicable to the Issuing Agent, as may be necessary in order for the Issuing Agent to carry out its duties under the Finance Documents.

## **22 Appointment and replacement of the CSD**

- 22.1 The Issuer has appointed the CSD to manage certain tasks under these Terms and Conditions and in accordance with the CSD Regulations and the other regulations applicable to the Notes.

- 22.2 The CSD may retire from its assignment or be dismissed by the Issuer, provided that the Issuer has effectively appointed a replacement CSD that accedes as CSD at the same time as the old CSD retires or is dismissed and provided also that the replacement does not have a negative effect on any Noteholder or the listing of the Notes on the sustainable bond list of Nasdaq Stockholm (or any other Regulated Market). The replacing CSD must be authorised to professionally conduct clearing operations pursuant to the Securities Markets Act and be authorised as a central securities depository in accordance with the Financial Instruments Account Act.

## **23 No Direct Actions by Noteholders**

- 23.1 A Noteholder may not take any steps whatsoever against the Issuer or any Group Company 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 or any such Group Company under the Finance Documents. Such steps may only be taken by the Agent.

- 23.2 Clause 23.1 shall not apply if the Agent has been instructed by the Noteholders 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 Noteholder to provide documents in accordance with Clause 20.1.2), such actions within a reasonable period of time and such failure or inability is continuing. However, if the failure to take certain actions is caused by the non-payment by the Issuer of any fee or indemnity due to the Agent under the Finance Documents or the Agency Agreement or by any reason described in Clause 20.2.8, such failure must continue for at least forty (40) Business Days after notice pursuant to Clause 20.2.9 before a Noteholder may take any action referred to in Clause 23.1.

- 23.3 The provisions of Clause 23.1 shall not in any way limit an individual Noteholder's right to claim and enforce payments which are due to it under Clause 9.5 (*Mandatory repurchase due to a Change of Control Event or a Listing Failure (put option)*) or other payments which are due by the Issuer to some but not all Noteholders.

## **24 Prescription**

- 24.1 The right to receive repayment of the principal of the Notes shall be prescribed and become void ten (10) years from the Redemption Date. The right to receive payment of

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

- 24.2 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 Notes, and of three (3) years with respect to receive payment of interest (excluding capitalised interest) will commence, in both cases calculated from the date of interruption of the limitation period, as such date is determined pursuant to the provisions of the Swedish Act on Limitations.

## **25 Notices and Press releases**

### **25.1 Notices**

- 25.1.1 Any notice or other communication to be made under or in connection with the Finance Documents:
- (a) if to the Agent, shall be given at the address registered with the Swedish Companies Registration Office (*Sw. Bolagsverket*) on the Business Day prior to dispatch or, if sent by email by the Issuer, to such email address notified by the Agent to the Issuer from time to time;
  - (b) if to the Issuer, shall be given at the address registered with the Swedish Companies Registration Office on the Business Day prior to dispatch or, if sent by email by the Agent, to such email address notified by the Issuer to the Agent from time to time; and
  - (c) if to the Noteholders, shall be given at their addresses as registered with the CSD, on the date such person shall be a Noteholder in order to receive the communication (or if not applicable, the Business Day prior to dispatch), and by either courier delivery or letter for all Noteholders. A notice to the Noteholders shall also be published on the websites of the Issuer and the Agent.
- 25.1.2 Any notice or other communication made by one person to another under or in connection with the Finance Documents shall be sent by way of courier, personal delivery or letter (or, if between the Agent and the Issuer, by email) and will only be effective, in case of courier or personal delivery, when it has been left at the address specified in Clause 25.1.1 or, in case of letter, three (3) Business Days after being deposited postage prepaid in an envelope addressed to the address specified in Clause 25.1.1 or, in case of email to the Agent or the Issuer, when received in legible form by the email address specified in Clause 25.1.1.
- 25.1.3 Any notice pursuant to the Finance Documents shall be in English.
- 25.1.4 Failure to send a notice or other communication to a Noteholder or any defect in it shall not affect its sufficiency with respect to other Noteholders.

## **25.2 Press releases**

- 25.2.1 Any notice that the Issuer or the Agent shall send to the Noteholders pursuant to Clauses 9.3 (*Early redemption (Call Option)*), 9.4 (*Early Redemption due to illegality*), 10.1.3, 15.17, 16.1, 17.1 and 18.3 shall also be published by way of press release by the Issuer or the Agent, as applicable.
- 25.2.2 In addition to Clause 25.2.1, if any information relating to the Notes or the Issuer contained in a notice the Agent may send to the Noteholders under these Terms and Conditions has not already been made public by way of a press release, the Agent shall before it sends such information to the Noteholders give the Issuer the opportunity to issue a press release containing such information. If the Issuer does not promptly issue a press release and the Agent considers it necessary to issue a press release containing such information before it can lawfully send a notice containing such information to the Noteholders, the Agent shall be entitled to issue such press release.

## **26 Force Majeure and Limitation of Liability**

- 26.1 Neither the Agent nor the Issuing Agent shall be held responsible for any damage arising out of any legal enactment, or any measure taken by a public authority, or war, strike, lockout, boycott, blockade, 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 Agent or the Issuing Agent itself takes such measures, or is subject to such measures.
- 26.2 The Issuing Agent shall have no liability to the Noteholders if it has observed reasonable care. The Issuing Agent shall never be responsible for indirect damage with exception of gross negligence and wilful misconduct.
- 26.3 Should a Force Majeure Event arise which prevents the Agent or the Issuing Agent from taking any action required to comply with these Terms and Conditions, such action may be postponed until the obstacle has been removed.
- 26.4 The provisions in this Clause 26 apply unless they are inconsistent with the provisions of the Financial Instruments Accounts Act which provisions shall take precedence.

## **27 Governing Law and Jurisdiction**

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

**Schedule 1**  
**Conditions Precedent for Settlement of Initial Notes**

**1 Documents and agreements**

- (a) A copy of the constitutional documents of the Issuer;
- (b) a copy of a resolution of the board of directors or other persons authorised to exercise the relevant powers of the Issuer, approving the transactions contemplated by, the Finance Documents and resolving that it execute, deliver and perform its obligations under the Finance Documents and all related documents to which it is or will become a party;
- (c) documents evidencing that the Issuer owns 63,495,701 shares of series A, 9,249,668 shares of series B, 530,000 shares of series D issued by SBB at a date falling not earlier than ten (10) Business Days prior to the First Issue Date;
- (d) a copy of the executed Agency Agreement;
- (e) a copy of the executed Terms and Conditions; and
- (f) a copy of an executed Compliance Certificate, however, only certifying that so far as the Issuer is aware no Event of Default is continuing or, if it is aware that such event is continuing, specifying the event and steps, if any, being taken to remedy it.



## Definitions

|                                  |  |
|----------------------------------|--|
| <b>Agent</b>                     | means Nordic Trustee & Agency AB (publ), a public company with Reg. No. 556882-1879.   |
| <b>Euroclear</b>                 | means Euroclear Sweden AB, a limited liability company with Reg. No. 556112-8074.  |
| <b>Group</b>                     | means Ilija Batljan Invest AB and its subsidiaries, from time to time.   |
| <b>Issuing Agent</b>             | means Swedbank AB (publ), a public company with Reg. No. 502017-7753.  |
| <b>Nasdaq Stockholm</b>          | means the Regulated Market of Nasdaq Stockholm AB (Reg. No. 556420-8394, SE-105 78 Stockholm, Sweden).   |
| <b>Noteholder</b>                | means the person who is registered on a Securities Account as direct registered owner ( <i>Sw. ägare</i> ) or nominee ( <i>Sw. förvaltare</i> ) with respect to a Note |
| <b>Notes</b>                     | means the senior unsecured floating rate green notes with ISIN SE0016101810.   |
| <b>Prospectus</b>                | means this prospectus, including any documents incorporated by reference.  |
| <b>The Issuer or the Company</b> | means Ilija Batljan Invest AB, a public limited liability company with Reg. No. 559053-5166.   |
| <b>Swedish Companies Act</b>     | means the Swedish Companies Act ( <i>Sw. aktiebolagslagen (2005:551)</i> ).  |
| <b>Terms and Conditions</b>      | means the terms and conditions for the Notes.  |

## **Addresses**

### **Company**

Ilija Batljan Invest AB  
Strandvägen 1,  
114 51 Stockholm, Sweden  
Tel: +46 (0)200 22 7200  
[www.ilijabatljaninvest.com](http://www.ilijabatljaninvest.com)

### **Issuing Agent**

Swedbank AB (publ)  
Landsvägen 40  
172 63 Sundbyberg, Sweden  
Tel: 08-585 900 00  
[www.swedbank.se](http://www.swedbank.se)

### **Legal Advisor to the Company**

Advokatfirman Vinge KB  
Smålandsgatan 20  
P.O. Box 1703  
SE-111 87 Stockholm, Sweden  
Tel: +46 (0)10 614 3000  
[www.vinge.se](http://www.vinge.se)

### **Central Securities Depository**

Euroclear Sweden AB  
P.O. Box 191  
SE-101 23 Stockholm, Sweden  
Tel: +46 (0)8 402 9000  
[www.euroclear.com/sweden](http://www.euroclear.com/sweden)

### **Agent**

Nordic Trustee & Agency AB  
Kungsgatan 35  
P.O. Box 7329  
SE-111 43 Stockholm, Sweden  
Tel: + 46 (0)8 783 7900  
[www.nordictrustee.com](http://www.nordictrustee.com)