

AMENDED AND RESTATED
TERMS AND CONDITIONS
DOOBA FINANCE (AB) (PUBL)
UP TO SEK 800,000,000
**SENIOR UNSECURED GUARANTEED SUSTAINABILITY-
LINKED FLOATING RATE BONDS DUE 2027**

ISIN: NO0013219493

First Issue Date: 13 May 2024

as amended and restated on 30 September 2025

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SELLING RESTRICTIONS

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

The Bonds have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the “**U.S. Securities Act**”), and are subject to U.S. securities law requirements. The Bonds may not be offered, sold or delivered within the United States of America to, or for the account or benefit of, any U.S. person (as such terms are defined in regulations), except pursuant to an exemption from the registration requirements of the U.S. Securities Act.

PRIVACY NOTICE

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

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

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

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

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

Subject to any legal preconditions, the applicability of which have to be assessed in each individual case, data subjects have the rights as follows. Data subjects have the right to get access to their personal data and may request the same in writing at the address of the Issuer, the Paying Agent and the Agent, respectively. In addition, data subjects have the right to (i) request that personal data is rectified or erased, (ii) object to specific processing, (iii) request that the processing be restricted and (iv) receive

personal data provided by themselves in machine-readable format. Data subjects are also entitled to lodge complaints with the relevant supervisory authority if dissatisfied with the processing carried out.

The Issuer's, the Paying Agent's and the Agent's addresses, and the contact details for their respective Data Protection Officers (if applicable), are found on their websites at www.DFABbond.se, www.paretosec.com and www.nordictrustee.com.

For the avoidance of doubt, this privacy notice does not constitute a part of the Terms and Conditions.

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1. DEFINITIONS AND CONSTRUCTION

1.1 Definitions

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

“**2019 Baseline**” means 128.8 kWh (as amended or recalculated in accordance with the Framework).

“**Account Operator**” means a bank or other party duly authorised to operate as an account operator (No. *Kontofører*) with Verdipapirsentralen ASA, and through which a Bondholder has opened a Securities Account in respect of its Bonds.

“**Adjusted Equity**” has the meaning set forth in Clause 13.1 (*Definitions*).

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

“**Adjusted Total Assets**” has the meaning set forth in Clause 13.1 (*Definitions*).

“**Affiliate**” means (i) an entity controlling or under common control with the Issuer, other than a Group Company, and (ii) any other person or entity owning any Bonds (irrespective of whether such person is directly registered as owner of such Bonds) that has undertaken towards a Group Company or an entity referred to in item (i) to vote for such Bonds in accordance with the instructions given by a Group Company or an entity referred to in item (i). For the purposes of this definition, “control” means the possession, directly or indirectly, of the power to direct or cause the direction of the management or policies of an entity, whether through ownership of voting securities, by agreement or otherwise.

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

“**Agent**” means Nordic Trustee & Agency AB, Swedish Reg. No. 556882-1879, with registered address P.O. Box 7329, SE-103 90 Stockholm, Sweden, or another party replacing it, as Agent, in accordance with these Terms and Conditions.

“**ALM Equity Shares**” means the shares held by the Group in ALM Equity AB.

“**ALM Proceeds**” means the net proceeds from the sale of ALM Equity Shares.

“**Annual Sustainability Report**” means the Group’s sustainability report published annually in accordance with Clause 14.1.2.

“**Applicable Accounting Principles**” means IFRS.

“**August 2025 Interest Payment**” means the interest payment due and payable by the Issuer on 13 August 2025 under these Terms and Conditions.

“**Base Rate**” means STIBOR (3 months) or any reference rate replacing STIBOR in accordance with Clause 21 (*Replacement of Base Rate*).

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

“**BREEAM**” means the assessment of buildings under a scheme registered as BREEAM, which is a trademark of and is both accredited and audited by BRE and BRE Global.

“**Bond**” means a debt instrument (Sw. *skuldförbindelse*), each for the Nominal Amount issued by the Issuer and which are governed by and issued under these Terms and Conditions, including the Initial Bonds and any Subsequent Bonds.

“**Bondholder**” means each person registered (directly or indirectly) as a holder of a Bond.

“**Bondholders’ Meeting**” means a meeting among the Bondholders held in accordance with Clauses 19.1 (*Request for a decision*), 19.2 (*Convening of Bondholders’ Meeting*) and 19.4 (*Majority, quorum and other provisions*).

“**Business Day**” means a day other than a Saturday, Sunday or other public holiday in Sweden. Midsummer Eve (*midsommarafton*), Christmas Eve (*julafton*) and New Year’s Eve (*nyårsafton*) shall, *inter alia*, 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 or CSD Business Day (as applicable) 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 or CSD Business Day (as applicable).

“**Call Option Redemption Date**” means the date on which the Bonds are redeemed in accordance with Clause 9.5 (*Voluntary total redemption (call option)*).

“**Commercial Office Developments**” means commercial offices developed within the Portfolio (excluding for the avoidance of doubt industrial buildings).

“**Commercial Residential Developments**” means residential buildings within the Portfolio that because of their use are deemed “commercial” (including for the avoidance of doubt student accommodation) within the scope of buildings set out by BREEAM as commercial residential.

“**Change of Control Event**” means that the Main Shareholder ceases to be the 100 per cent. direct or indirect ultimate beneficial owner of the Issuer via ownership of 100 per cent. of the voting shares of the Guarantor.

“**Compliance Certificate**” has the meaning set forth in Clause 14.1.4.

“**Cross Group Loans**” means any loans:

- (i) from a Guarantor Group Company to a GMV Group Company (for so long as they are not Guarantor Group Companies); or
- (ii) for so long as they are not Guarantor Group Companies, from a GMV Group Company to a Guarantor Group Company,

provided that (a) such cross group loans may comprise loan principal and/or any accrued interest thereon from time to time, (b) the rate of interest (if any) payable on any loans under limb (i) above must not be decreased following the First Issue Date, (c) the rate of interest (if any) payable on any loans under limb (ii) above must not be increased following the First Issue Date, and (d) such terms on which any loans under limb (i) and (ii) are owed may not be amended (including by way of replacement or refinancing of an existing Cross Group Loan) in such a way which as is materially detrimental to the relevant Guarantor Group Company following the First Issue Date.

“**CSD**” means the Issuer’s central securities depository and registrar in respect of the Bonds, initially Verdipapirssentralen ASA, Norwegian reg. no. 985 140 421, Postboks 1174 Sentrum, 0107, Oslo, Norway, or another party replacing it, as CSD, in accordance with these Terms and Conditions.

“**CSD Business Day**” means a day on which the relevant CSD settlement system is open.

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

“**Dooba Investments**” means Dooba Investments Limited, a company incorporated under the laws of Jersey (business registration number 148170).

“**Dooba Properties**” means Dooba Properties Limited, a company incorporated under the laws of Jersey (business registration number 147880).

“**Dooba Settlement**” means JTC Trust Company Limited (or any other replacement trustees appointed from time to time) in their capacity as trustees of “The Dooba Settlement” which was settled on 29 September 1987, being a life interest trust established for the benefit of Mr. Gerard Mikael Versteegh and his immediate family.

“**Escrow Account**” means the account pledged in favour of the Bondholders as security for the 2025 August Interest Payment into which an amount of the ALM Proceeds equal to the Relevant Coupon Amount shall be transferred.

“**Escrow Account Pledge Agreement**” means the pledge agreement entered into between the Guarantor or Dooba Investments and the Security Agent on or prior to the Issue Date in respect of a first priority pledge over the Escrow Account and all funds held on the Escrow Account from time to time, granted in favour of the Agent and the Bondholders (represented by the Agent).

“**Escrow Transfer**” means the transfer of the Relevant Coupon Amount to the Escrow Account.

“**Equity Ratio**” has the meaning set forth in Clause 13.1 (*Definitions*).

“Event of Default” means an event or circumstance specified in Clause 17.1.

“Existing Bonds” means the Issuer’s up to SEK 600,000,000 senior unsecured bonds due 2024 with ISIN NO0010895360.

“Existing Guarantee” means the guarantee provided by the Guarantor pursuant to the terms and conditions regulating the Existing Bonds.

“Existing Senior Lender Facility” means the approximately GBP 60,000,000 existing facility provided by a senior lender to GMV Sloane Square limited, Dooba Investments III limited, GMV Harrogate Limited, GMV Chelsea limited and Kirkstall forge investment property 1 limited.

“External Verifier” means one or more qualified providers of third-party assurance or attestation services appointed by the Issuer to review and confirm the Issuer’s performance against the Sustainability Performance Targets.

“Final Maturity Date” means 13 November 2027.

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

“Finance Lease” means any finance leases, to the extent the arrangement is or would have been treated as a finance or a capital lease in accordance with the Applicable Accounting Principles as applicable on the First Issue Date.

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

- (a) moneys borrowed and debt balances at banks or other financial institutions (including under Market Loans);
- (b) any amount raised by acceptance under any acceptance credit facility or dematerialised equivalent;
- (c) any amount raised pursuant to any note purchase facility or the issue of bonds, notes, debentures, loan stock or any similar instrument, including the Bonds;
- (d) the amount of any liability in respect of any Finance Lease;
- (e) receivables sold or discounted (other than any receivables to the extent they are sold on a non recourse basis provided that the requirements for de-recognition under the Applicable Accounting Principles are met);
- (f) any derivative transaction entered into and, when calculating the value of any derivative transaction, only the marked to market value (or, if any actual amount is due as a result of the termination or close out of that derivative transaction, that amount shall be taken into account);
- (g) any counter indemnity obligation in respect of a guarantee, Market Loan, note, standby or documentary letter of credit or any other instrument issued by a bank or

financial institution in respect of an underlying liability of a person which is not a Group Company which liability would fall within one of the other paragraphs of this definition;

- (h) any amount of any liability under an advance or deferred purchase agreement, if (A) the primary reason behind entering into the agreement is to raise finance or (B) the agreement is in respect of the supply of assets or services and payment is due more than 90 calendar days after the date of supply;
- (i) any amount raised under any other transaction (including any forward sale or purchase agreement) having the commercial effect of a borrowing or otherwise being classified as a borrowing under the Applicable Accounting Principles; and
- (j) without double-counting, the amount of any liability in respect of any guarantee for any of the items referred to in paragraphs (a) to (i) above.

“Financial Report” means the Group’s annual audited consolidated financial statements and quarterly interim unaudited reports of the Group, which shall be prepared and made available in accordance with these Terms and Conditions.

“First Call Date” means 13 May 2026.

“First Issue Date” means 13 May 2024 or such other date as is agreed between the Paying Agent and the Issuer.

“Force Majeure Event” has the meaning set forth in Clause 28.1.

“Framework” means the CEG Sustainability Linked Bond Framework to be published on the Issuer’s website.

“GMV” means GMV Holdings Limited, a company incorporated under the laws of Gibraltar (company registration number 101140).

“GMV Group” means GMV and each Group Company which is (directly or indirectly) wholly owned by GMV (and each a **“GMV Group Company”**).

“Group” means the Issuer, the Guarantor and the Guarantor’s Subsidiaries from time to time (each a **“Group Company”**).

“Guarantee” means the guarantee granted by the Guarantor as set out in Clause 10 (*Guarantee*).

“Guaranteed Obligations” means all present and future obligations and liabilities owed by the Issuer to the Guaranteed Parties under the Finance Documents.

“Guaranteed Parties” means the Bondholders and the Agent.

“Guarantor” means Dooba Holdings Limited, a company incorporated under the laws of Jersey (registration number 147659) with its registered office on 28 Esplanade, St. Helier, JE2 3QA, Jersey.

“Guarantor Group Company” means the Guarantor, Dooba Investments and each Group Company which is (directly or indirectly) wholly owned by the Guarantor (and each a **“Guarantor Group Company”**)

“IFRS” means the International Financial Reporting Standards (IFRS) and guidelines and interpretations issued by the International Accounting Standards Board (or any predecessor and successor thereof) in force from time to time.

“Incurrence Test” means the test pursuant to Clause 13.3 (*Incurrence Test*).

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

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

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

“Interest Payment Date” means 13 February, 13 May, 13 August and 13 November in each year or, to the extent such day is not a Business Day that is also a CSD Business Day, the CSD Business Day following from an application of the Business Day Convention. The first Interest Payment Date for Bonds shall be 13 August 2024 and the last Interest Payment Date shall be the relevant Redemption Date.

“Interest Period” means:

- (a) in respect of the first Interest Period, the period from (and including) the First Issue Date up to (but excluding) the first Interest Payment Date;
- (b) in respect of subsequent Interest Periods, the period from (and including) an Interest Payment Date to (but excluding) the next succeeding Interest Payment Date (or a shorter period if relevant); and
- (c) in respect of subsequent Bonds, each period beginning on (and including) the Interest Payment Date falling immediately prior to their issuance, or the First Issue Date if issued prior to the first Interest Payment Date, and ending on (but excluding) the next succeeding Interest Payment Date (or a shorter period if relevant).

“Interest Rate” means the Base Rate plus 6.90 per cent. *per annum* as adjusted by any application of Clause 21 (*Replacement of Base Rate*).

“Issue Date” means the First Issue Date or the date of issue of any Subsequent Bonds (as applicable).

“Issuer” means Dooba Finance AB (publ), with registration number 559087-1439, a public limited liability company incorporated in Sweden.

“Joint Bookrunners” means Pareto Securities AB, reg. no. 556206-8956, with registered address P.O. Box 7415, SE-103 91 Stockholm, Sweden and Pareto Securities AS with business registration number 956 632 374, and registered address at Dronning Mauds gate 3, Postboks 1411 Vika, 0115 Oslo, Norway.

“Landlord-controlled energy intensity” means the total Landlord-controlled energy proportional to gross internal floor area (as calculated and subject to the exclusions and normalisations set out in the Framework).

“Landlord-controlled energy” means the landlord procured and controlled electricity and gas where no submetering to specific tenant-controlled areas is available.

“Listing Failure Event” means that the (i) Initial Bonds have not been admitted to trading on the Open Market of Frankfurt Stock Exchange or another MTF or the corporate bond list of Nasdaq Stockholm (or any other Regulated Market) within sixty (60) calendar days of the First Issue Date, and (ii) once admitted to trading on the corporate bond list of Nasdaq Stockholm (or any other Regulated Market, if applicable) cease to be listed on such exchange at any time before the Bonds have been redeemed in full.

“Main Shareholder” means Mr Gerard Versteegh and/or any of his direct heirs, by way of either (i) direct or indirect ownership of the shares in the Guarantor, or (ii) as beneficiary of one or more trusts directly or indirectly holding the shares in the Guarantor.

“Maintenance Test” means the test pursuant to Clause 13.2 (*Maintenance Test*).

“Market Loans” means any loan or other indebtedness in the form of commercial paper, certificates, convertibles, subordinated debentures, notes or any other debt securities (including, for the avoidance of doubt, medium term note programmes and other market funding programmes), provided in each case that such instruments and securities are or can be quoted, listed, traded or otherwise admitted to trading on any Regulated Market or a multilateral trading facility (as defined in Directive 2014/65/EU on markets in financial instruments).

“Material Adverse Effect” means a material adverse effect on (a) the business, financial condition or operations of the Group taken as a whole, (b) the Issuer or the Guarantor’s ability to perform and comply with its obligations under any of the Finance Documents or (c) the validity or enforceability of the Finance Documents.

“Material Group Companies” means:

- (a) the Issuer;
- (b) the Guarantor;
- (c) Dooba Investments;
- (d) Dooba Properties; and
- (e) any Group Company representing more than 5 per cent. of the total gross assets (excluding intercompany debt) of the Group on a consolidated basis according to the latest Financial Report.

“MTF” means any multilateral trading facility (as defined in Directive 2014/65/EU on markets in financial instruments (MiFID II), as amended).

“**Net Proceeds**” means the proceeds from any issuance of Bonds after deduction has been made for the fees payable by the Issuer to the Joint Bookrunners for the services provided in relation to the placement and issuance of the Bonds.

“**Nominal Amount**” means in respect of each Bond the Initial Nominal Amount, subject to Clause 22.2.14.

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

“**Paying Agent**” means the legal entity appointed by the Issuer to act as its paying agent with respect to the Bonds in the CSD from time to time, initially Pareto Securities AS, with business registration number 956 632 374, and registered address at Dronning Mauds gate 3, Postboks 1411 Vika, 0115 Oslo, Norway.

“**Payment Date**” means any Interest Payment Date or any Redemption Date.

“**Permitted Security**” means any security:

- (a) created under the Finance Documents;
- (b) arising by operation of law or in the ordinary course of business and not as a result of any default or omission;
- (c) arising in the ordinary course of banking arrangements for the purposes of netting debt and credit balances of Group Companies;
- (d) arising under any payment or close out netting or set-off arrangement pursuant to any derivative transaction or foreign exchange transaction entered into by it which is not for speculative purposes and is otherwise permitted under the Finance Documents;
- (e) any security over cash paid into an escrow account pursuant to any deposit or retention of purchase price arrangements;
- (f) in relation to any cash pooling arrangements, any security granted in favour of the financial institution operating such cash-pooling arrangements;
- (g) for taxes, governmental charges or claims that are being contested in good faith; and
- (h) arising under any retention of title, hire purchase or conditional sale arrangement or arrangements having similar effect in respect of goods supplied to a Group Company in the ordinary course of business and on the supplier’s standard or usual terms and not arising as a result of any default or omission by any Group Company.

“**Portfolio**” means all developments wholly-owned by (i) GMV and (ii) the Group’s co-investments in the ASE I, ASE II and ASE III co-investment structures and any other future co-investments by any member of the Guarantor Group.

“**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 date on which a Bondholder’s ownership of Bonds shall be recorded in the CSD as follows:

- (a) in relation to payments pursuant to these Terms and Conditions, the date designated as the relevant Record Date in accordance with the rules of the CSD from time to time; or
- (b) for the purpose of casting a vote with regard to Clause 19 (*Decisions by Bondholders*), the date falling on the immediate preceding Business Day to the date of that Bondholders decision being made or, with respect to a Written Procedure, the date specified in the relevant communication, or another relevant date as accepted by the Agent in accordance with these Terms and Conditions.

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

“Reference Date” means 31 March, 30 June, 30 September and 31 December in each year for as long as any Bonds are outstanding.

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

“Relevant Coupon Amount” means an amount of the ALM Proceeds equal to the August 2025 Interest Payment (including accrued default interest at the time of payment).

“Secured Obligations” means all present and future, actual and contingent, liabilities and obligations at any time due, owing or incurred by the Issuer towards the Secured Parties outstanding from time to time under or in connection with the August 2025 Interest Payment.

“Second Party Opinion” means DNV Business Assurance Services UK Limited’s independent evaluation of the Issuer’s Framework to be published on the Issuer’s website.

“Secured Parties” means the Security Agent, the Bondholders and the Agent (including in its capacity as Agent under the Agency Agreement).

“Securities Account” means the account for dematerialised securities maintained by the CSD 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.

“Security Agent” means the security agent holding the Transaction Security on behalf of the Secured Parties, being Nordic Trustee & Agency AB, Swedish Reg. No. 556882-1879, with registered address P.O. Box 7329, SE-103 90 Stockholm, Sweden.

“Security Documents” means the security documents pursuant to which the Transaction Security is created and any other document designated as a Security Document by the Issuer and the Security Agent.

“**September 2025 Written Procedure**” shall mean the written procedure initiated by the Issuer on 1 September 2025.

“**Shares**” means the ordinary and/or preference shares of the Guarantor and the preference shares of Dooba Investments and Dooba Properties (if any).

“**Shareholder Loan**” means any loan or credit made (or to be made) to the Issuer, the Guarantor, Dooba Investments or Dooba Properties by any direct or indirect shareholder of the Guarantor.

“**Social Value**” means the value attributed to activities that improve the economic, social and environmental well-being as measured by the Social Value Engine and calculated as described in the Framework.

“**Social Value Engine**” means the platform for calculating social return on investment, ‘Social Value Engine’, as operated by Social Value Engine Limited and certified by Social Value International.

“**SPT 1**” means a reduction in the Group’s total Landlord-Controlled Energy Intensity against the 2019 Benchmark by 3.8 per cent. per annum.

“**SPT 2**” means delivering £1,500,000 of Social Value per annum through the Portfolio or Supported Enterprises as determined according to the Social Value Engine.

“**SPT 3**” means obtaining green building certification from BREEAM of Excellent or Outstanding for all new Commercial Office Developments and Commercial Residential Developments.

“**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 (or any other person which takes over the administration of that rate) and displayed on the appropriate Refinitiv 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 such rate as set out in paragraph (a) above is available for the relevant Interest Period, the rate determined by the Agent (rounded upwards to four decimal places) by interpolation between the two closest rates (i.e. the screen rate for the longest period (for which that screen rate is available) which is less than the Interest Period and the screen rate for the shortest period (for which that screen rate is available) which exceed that Interest Period) displayed on the appropriate Refinitiv 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; or
- (c) if no such rate as set out in paragraph (a) or (b) is available for the relevant Interest Period, the arithmetic mean of the rates (rounded upwards to four decimal places)

as supplied to the Agent at its request quoted by the Reference Banks, for deposits of SEK 100,000,000 for the relevant period; or

- (d) if no quotation is available pursuant to paragraphs (a) through (d), the interest rate which according to the reasonable assessment of the Agent best reflects the interest rate for deposits in Swedish Kronor offered in the Stockholm interbank market for the relevant period; and

if any such rate is below zero, STIBOR will be deemed to be zero.

“Subordinated Loan” means any loan or credit to be made to the Issuer, the Guarantor, Dooba Investments or Dooba Properties by any entity that is not a Group Company (including any direct or indirect shareholder of the Guarantor) which (i) according to its terms (or pursuant to a subordination agreement on terms and conditions satisfactory to the Agent), is subordinated to the obligations of the Issuer and the Guarantor under the Finance Documents, (ii) according to its terms has a final redemption or repayment date or, when applicable, early redemption or repayment dates or instalment dates, which occur after the Final Maturity Date, and (iii) according to its terms is either interest free or, where it is interest bearing, any such interest is either only payable after the Final Maturity Date or capitalised onto the principal amount of the loan or otherwise represented by payment-in-kind interest.

“Subsequent Bonds” means any Bonds issued after the First Issue Date on one or more occasions.

“Subsidiary” means, in respect of any person, a person in respect of which such person first-mentioned, directly or indirectly, (i) owns shares or ownership rights representing more than fifty (50) per cent. of the total number of votes held by the owners, (ii) otherwise controls more than fifty (50) per cent. of the total number of votes held by the owners, or (iii) has the power to appoint and remove all, or the majority of, the members of the board of directors or other governing body.

“Supported Enterprises” means external businesses, charities or community groups supported by the Group that contribute to Social Value through direct or indirect activities.

“Sustainability-Linked Redemption Premium” means, subject as provided in accordance with Clause 12 (*Sustainability-Linked Mechanics*), an amount corresponding to 0.15 per cent. of the Nominal Amount of the Bonds redeemed for each Sustainability Performance Target that has not been reached for the period ending on the relevant Target Observation Date

“Sustainability Performance Targets” means SPT 1, SPT 2 and SPT 3 (and each a “Sustainability Performance Target”).

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

“Target Observation Date” means:

- (i) in respect of a Call Option Redemption Date, the Reference Date immediately preceding the date falling six months prior to the relevant Call Option Redemption Date; or

- (ii) in respect of the Final Maturity Date, the date falling six months prior to the Final Maturity Date.

"Transaction Security" means the Security provided for the Secured Obligations pursuant to the Security Documents, initially being the Escrow Account Pledge Agreement.

"Written Procedure" means the written or electronic procedure for decision making among the Bondholders in accordance with Clauses 19.1 (*Request for a decision*), 19.3 (*Instigation of Written Procedure*) and 19.4 (*Majority, quorum and other provisions*).

1.2 Construction

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

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

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

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

1.2.4 When ascertaining whether a limit or threshold specified in Sterling 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 Sterling for the previous Business Day, as published by the Bank of England on its website (www.bankofengland.co.uk). If no such rate is available, the most recently published rate shall be used instead.

1.2.5 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.

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

1.2.7 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 Bondholders and the Agent.

2. STATUS OF THE BONDS

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

2.2 By subscribing for Bonds, each initial Bondholder agrees that the Bonds shall benefit from and be subject to the Finance Documents and by acquiring Bonds, each subsequent Bondholder confirms such agreement.

2.3 The initial nominal amount of each Initial Bond is SEK 1,250,000 (the “**Initial Nominal Amount**”). All Initial Bonds are issued on a fully paid basis at an issue price of 100 per cent. of the Initial Nominal Amount. The Outstanding Nominal Amount on the First Issue Date will be SEK 600,000,000.

2.4 Provided that (i) no Event of Default is continuing or would result from the expiry of a grace period, the giving of a notice, the making of any determination (or any combination of the foregoing) or from the relevant issue of Subsequent Bonds, and (ii) at the time of issuance the Incurrence Test, tested *pro forma* including such Subsequent Bonds, is met, the Issuer may, on one or several occasions, issue Subsequent Bonds. Subsequent Bonds shall benefit from and be subject to the Finance Documents, and, for the avoidance of doubt, the ISIN, the interest rate, the currency, the nominal amount and the final maturity applicable to the Initial Bonds shall apply to Subsequent Bonds. The issue price of the Subsequent Bonds may be set at the Nominal Amount, or at a discount or a premium to the Nominal Amount. The maximum Outstanding Nominal Amount of the Bonds (the Initial Bonds together with all Subsequent Bonds) may not exceed SEK 800,000,000 unless a consent from the Bondholders is obtained in accordance with Clause 19.4.2(a). Each Subsequent Bond shall entitle its holder to Interest in accordance with Clause 8.1, and otherwise have the same rights as the Initial Bonds.

2.5 The Bonds constitute direct, senior, unsubordinated and unsecured obligations of the Issuer and shall at all times rank *pari passu* and without any preference among themselves and at least *pari passu* with all other direct, unsubordinated and unsecured obligations of the Issuer, except obligations which are preferred by mandatory regulation.

2.6 The Bonds are freely transferable but the Bondholders may be subject to purchase or transfer restrictions with regard to the Bonds, as applicable, under local regulation to which a Bondholder may be subject. Each Bondholder must ensure compliance with such restrictions at its own cost and expense.

2.7 No action is being taken in any jurisdiction that would or is intended to permit a public offering of the Bonds or the possession, circulation or distribution of any document or other material relating to the Issuer or the Bonds in any jurisdiction other than Sweden, where action for that purpose is required. Each Bondholder must inform itself about, and observe, any applicable restrictions to the transfer of material relating to the Guarantor or Issuer or the Bonds.

3. USE OF PROCEEDS

- 3.1 The Issuer shall use the Net Proceeds from the issue of the Initial Bonds, towards financing general corporate purposes (including refinancing of the Existing Bonds).
- 3.2 The Issuer shall use the Net Proceeds from the issue of any Subsequent Bonds, towards financing general corporate purposes.

4. CONDITIONS PRECEDENT

- 4.1 The Issuer shall provide to the Agent, prior to the First Issue Date, the following:
- (a) the Finance Documents duly executed by the relevant parties;
 - (b) copies of all corporate resolutions (including authorisations) of the Issuer and the Guarantor required to execute the relevant Finance Documents to which it is a party;
 - (a) copies of the constitutional documents of the Issuer and the Guarantor;
 - (b) copies of the register of shareholders of the Issuer and the Guarantor;
 - (c) confirmation that the Bonds are registered in the CSD (by obtaining an ISIN for the Bonds);
 - (d) a form of Compliance Certificate, agreed between the Issuer and the Agent; and
 - (e) a Jersey law legal opinion in customary form and content on the capacity and due execution of the Guarantor and the validity and enforceability of the Finance Documents issued by a reputable law firm.
- 4.2 The Issuer shall provide to the Agent, prior to the Issue Date in respect of Subsequent Bonds, the following:
- (a) copies of all corporate resolutions (including authorisations) of the Issuer and the Guarantor approving the issue of the Subsequent Bonds and resolving to enter into documents necessary in connection therewith;
 - (b) copies of the constitutional documents of the Issuer and the Guarantor;
 - (c) a certificate from the Issuer confirming that no Event of Default is continuing or would result from the expiry of a grace period, the giving of a notice, the making of any determination (or any combination of the foregoing) or from the issue of the Subsequent Bonds;
 - (d) a Jersey law legal opinion in customary form and content on the capacity and due execution of the Guarantor and the validity and enforceability of the Finance Documents issued by a reputable law firm; and
 - (e) such other documents and evidence as is agreed between the Agent and the Issuer.
- 4.3 The Agent shall confirm to the Paying Agent and the Joint Bookrunners when it is satisfied that the conditions in Clauses 4.1 or 4.2, as the case may be, have been fulfilled (or amended

or waived in accordance with Clause 20 (*Amendments and waivers*)). The relevant Issue Date shall not occur (i) unless the Agent makes such confirmation to the Paying Agent and the Joint Bookrunners prior to the relevant Issue Date (or later, if the Paying Agent and the Joint Bookrunners so agrees), or (ii) if the Paying Agent, the Joint Bookrunners and the Issuer agree to postpone the relevant Issue Date.

4.4 The Agent may assume that the documentation and evidence delivered to it pursuant to Clauses 4.1 or 4.2, as the case may be, is accurate, legally valid, enforceable, correct and true unless it has actual knowledge to the contrary, and the Agent does not have to verify or assess the contents of any such documentation or evidence. The Agent does not have any obligation to review the documentation and evidence set out in this Clause 4 from a legal or commercial perspective on behalf of the Bondholders.

4.5 Following receipt by the Paying Agent of the confirmation in accordance with Clause 4.3, the Paying Agent shall settle the issuance of the Initial Bonds and pay the Net Proceeds to such accounts as agreed between the Issuer and the Agent on the First Issue Date and any Subsequent Bonds and pay the Net Proceeds of such Subsequent Bonds as agreed between the Issuer and the Agent on the relevant Issue Date.

5. BONDS IN BOOK-ENTRY FORM

5.1 The Bonds will be registered for the Bondholders on their respective Securities Accounts and no physical Bonds will be issued. Accordingly, the Bonds will be registered in accordance with the relevant securities legislation and the CDS Regulations. Registration requests relating to the Bonds shall be directed to an Account Operator.

5.2 The Issuer shall at all times ensure that the registration of the Bonds in the CSD is correct and shall as soon as practicably possible after any amendment or variation of these Terms and Conditions give notice to the CSD of any such amendment or variation. The Issuer shall ensure that the Agent is provided with a copy of any notification given to the CSD.

5.3 In order to carry out its functions and obligations under these Terms and Conditions, the Agent will have access to the relevant information regarding ownership of the Bonds, as recorded and regulated with the CSD.

5.4 The information referred to in Clause 5.3 above may only be used 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 Bondholder or third party unless necessary for such purposes.

6. RIGHT TO ACT ON BEHALF OF A BONDHOLDER

6.1 If any person other than a Bondholder wishes to exercise any rights under the Finance Documents, it must obtain a power of attorney or other authorisation from the Bondholder or a successive, coherent chain of powers of attorney or authorisations starting with the Bondholder and authorising such person.

6.2 If a beneficial owner of a Bond not being registered as a Bondholder wishes to exercise any rights under the Finance Documents (without obtaining a power of attorney or other proof of authorisation pursuant to Clause 6.1), it must obtain other proof of ownership of the Bonds, acceptable to the Agent.

- 6.3 A Bondholder (whether registered as such or proven to the Agent's satisfaction to be the beneficial owner of the Bond as set out in Clause 6.2) may issue one or several powers of attorney or other authorisations to third parties to represent it in relation to some or all of the Bonds held by it. Any such representative may act independently under the Finance Documents in relation to the Bonds for which such representative is entitled to represent the Bondholder and may further delegate its right to represent such person by way of a further power of attorney.
- 6.4 The Agent shall only have to examine the face of a power of attorney or other authorisation that has been provided to it pursuant to Clause 6.3 and may assume that such document 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.
- 6.5 These Terms and Conditions shall not affect the relationship between a Bondholder who is the nominee (Sw. *förvaltare*) with respect to a Bond and the owner of such Bond, and it is the responsibility of such nominee to observe and comply with any restrictions that may apply to it in this capacity.

7. PAYMENTS IN RESPECT OF THE BONDS

- 7.1 Any payment or repayment under the Finance Documents, or any amount due in respect of a repurchase of any Bonds requested by a Bondholder pursuant to these Terms and Conditions, shall be made to such person who is registered as a Bondholder on a Securities Account on the Record Date immediately preceding the relevant due date, by way of (if no specific order is made by the Agent) crediting the relevant amount to the bank account nominated by such Bondholder in connection with its Securities Account with the CSD.
- 7.2 Payment constituting good discharge of the Issuer's payment obligations to the Bondholder under these Terms and Conditions will be deemed to have been made to each Bondholder once the amount has been credited to the bank holding the bank account nominated by the Bondholder in connection with its Securities Account in the CSD. If the paying bank and the receiving bank are the same, payment shall be deemed to have been made once the amount has been credited to the bank account nominated by the Bondholder in question.
- 7.3 If a Payment Date or a date for other payments to the Bondholders pursuant to these Terms and Conditions falls on a day which is not a CSD Business Day and a Business Day, the payment shall be made on the first following possible day which is both a CSD Business Day and a Business Day, unless any provision to the contrary has been set out for such payment in these Terms and Conditions.
- 7.4 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 8.3 during such postponement.
- 7.5 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.

- 7.6 Notwithstanding anything to the contrary in these Terms and Conditions, the Bonds shall be subject to, and any payment made in relation thereto shall be made in accordance with, the rules and procedures of the CSD.
- 7.7 The Issuer is not liable to gross-up any payments under the Finance Documents by virtue of any withholding tax, public levy or the similar.

8. INTEREST

- 8.1 Each Initial Bond carries Interest at the Interest Rate applied to the Nominal Amount from (and including) the First Issue Date up to (but excluding) the relevant Redemption Date. Any Subsequent Bond will carry Interest at the Interest Rate applied to the Nominal Amount from (and including) 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 (but excluding) the relevant Redemption Date.
- 8.2 Interest accrues during an Interest Period. Payment of Interest in respect of the Bonds shall be made to the Bondholders on each Interest Payment Date for the preceding Interest Period.
- 8.3 Interest shall be calculated on the basis of the actual number of days in the Interest Period in respect of which payment is being made divided by 360 (actual/360-days basis).
- 8.4 If the Issuer fails to pay any amount payable by it under the Terms and Conditions 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) per cent. higher than the Interest Rate. The default interest shall not be capitalised but be payable to each person who was a Bondholder on the Record Date for the original due date. No default interest shall accrue where the failure to pay was solely attributable to the Agent or the CSD, in which case the Interest Rate shall apply instead.
- 8.5 The Agent shall on each Quotation Day inform the Paying Agent of the applicable Interest Rate for the Bonds.
- 8.6 Interest due on each Interest Payment Date shall be settled in accordance with the rules of the CSD on the relevant Interest Payment Date.

9. REDEMPTION AND REPURCHASE OF THE BONDS

9.1 Redemption at maturity

- (a) The Issuer shall redeem all, but not some only, of the outstanding Bonds in full on the Final Maturity Date with an amount per Bond equal to the Nominal Amount together with accrued but unpaid Interest. If the Final Maturity Date is not a CSD Business Day and a Business Day, then the redemption shall occur on the first following possible day on which is both a CSD Business Day and a Business Day.
- (b) If the Issuer does not within one (1) month prior to the Final Maturity Date deliver written evidence to the Agent that each of the Sustainability Performance Targets have been reached on the applicable Target Observation Date, as confirmed by the External Verifier(s), the amount payable on the Final Maturity Date will be increased by the applicable Sustainability-Linked Redemption Premium for each

Sustainability Performance Target the Issuer has failed to reach, or if the Annual Sustainability Report has not been published in accordance with Clause 14.1.2, such redemption amount will be increased by the full Sustainability-Linked Redemption Premium of 0.45 per cent.

9.2 Purchase of Bonds by Group Companies

9.3 Any Group Company may, subject to applicable law, at any time and at any price purchase Bonds on the market or in any other way.

9.4 Bonds held by a Group Company may at such Group Company's discretion be retained, sold, but not cancelled, except if held by the Issuer in connection with a full redemption of the Bonds.

9.5 Voluntary total redemption (call option)

The Issuer may redeem all, but not some only, of the outstanding Bonds in full on any CSD Business Day from and including:

- (a) the First Issue Date to, but not including, the First Call Date at a price equal to the sum of (i) 102.760 per cent. of the Outstanding Nominal Amount of the Bonds and (ii) the remaining interest payments up to, but not including, the First Call Date;
- (b) the First Call Date to, but not including, the date falling 30 months after the First Issue Date at a price equal to 102.760 per cent. of the Outstanding Nominal Amount of the Bonds;
- (c) the date falling 30 months after the First Issue Date to, but not including, the date falling 36 months after the First Issue Date at a price equal to 102.070 per cent. of the Outstanding Nominal Amount of the Bonds;
- (d) the date falling 36 months after the First Issue Date to, but not including, the date falling 39 months after the First Issue Date at a price equal to 101.035 per cent. of the Outstanding Nominal Amount of the Bonds; and
- (e) the date falling 39 months after the First Issue Date to, but not including, the Final Maturity Date at a price equal to 100.690 per cent. of the Outstanding Nominal Amount of the Bonds,

in each case, plus accrued and unpaid interest on the Bonds.

9.5.1 If the Issuer does not within one (1) month prior to a Call Option Redemption Date deliver written evidence to the Agent that each of the Sustainability Performance Targets for the period ending on the applicable Target Observation Date have been reached, as confirmed by the External Verifier(s), the amount payable under paragraphs (a)-(e) above will be increased by the applicable Sustainability-Linked Redemption Premium for each Sustainability Performance Target the Issuer has failed reach, or if the Annual Sustainability Report has not been published in accordance with Clause 14.1.2, the applicable redemption amount will be increased by the full Sustainability-Linked Redemption Premium of 0.45 per cent.

9.5.2 Redemption in accordance with this Clause 9.5 (*Voluntary total redemption (call option)*) shall be made by the Issuer giving not less than ten (10) Business Days' notice to the Bondholders and the Agent, in each case calculated from the effective date of the notice. The notice from the Issuer shall specify the Call Option Redemption Date, which must fall on a CSD Business Day, and also the Record Date on which a person shall be registered as a Bondholder to receive the amounts due on such Call Option Redemption Date. The notice is irrevocable but may, at the Issuer's discretion, contain one or more conditions precedent and provided that such conditions precedent are fulfilled or waived no later than three (3) CSD Business Days prior to the Call Option Redemption Date the Issuer shall redeem the Bonds in full at the applicable amount on the specified Call Option Redemption Date. If such condition precedents have not been fulfilled or waived within the said date, the call notice shall be null and void.

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

9.6.1 Upon the occurrence of a Change of Control Event or a Listing Failure Event, each Bondholder shall during a period of forty-five (45) Days from the effective date of a notice from the Issuer of the Change of Control Event or Listing Failure Event, as the case may be, pursuant to paragraph (e) of Clause 14.1.1 (after which time period such right shall lapse), have the right to request that all, or some only, of its Bonds be repurchased at a price per Bond equal to 101 per cent. of the Outstanding Nominal Amount together with accrued but unpaid Interest. However, such period may not start earlier than upon the occurrence of the Change of Control Event or the Listing Failure Event, as the case may be.

9.6.2 The notice from the Issuer pursuant to (e) of Clause 14.1.1 shall specify the period during which the right pursuant to Clause 9.6.1 may be exercised, the Redemption Date and include instructions about the actions that a Bondholder needs to take if it wants Bonds held by it to be repurchased. If a Bondholder has so requested, and acted in accordance with the instructions in the notice from the Issuer, the Issuer shall procure that the Paying Agent will repurchase the relevant Bonds and the repurchase amount shall fall due on the Redemption Date specified in the notice given by the Issuer pursuant to paragraph (e) of Clause 14.1.1. The Redemption Date shall occur on a CSD Business Day within ten (10) Business Days after the end of the period referred to in Clause 9.6.1.

9.6.3 If Bondholders representing more than eighty (80) per cent. of the Adjusted Nominal Amount have requested that Bonds held by them are repurchased pursuant to this Clause 9.6, the Issuer shall, no later than five (5) Business Days after the end of the period referred to in Clause 9.6.1, send a notice to the remaining Bondholders, if any, giving them a further opportunity to request that Bonds held by them be repurchased on the same terms during a period of twenty (20) 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 Bondholder to receive the amounts due on such Redemption Date and also include instructions about the actions that a Bondholder needs to take if it wants Bonds held by it to be repurchased. If a Bondholder has so requested, and acted in accordance with the instructions in the notice from the Issuer, the Issuer shall procure that the Paying Agent will repurchase the relevant Bonds and the repurchase amount shall fall due on the Redemption Date specified in the notice given by the Issuer pursuant to this Clause 9.6.3. The Redemption Date must fall on a CSD Business Day no later than ten (10) Business Days after the end of the period of twenty (20) Business Days referred to in this Clause 9.6.3.

- 9.6.4 The Issuer shall comply with the requirements of any applicable securities regulations in connection with the repurchase of Bonds. To the extent that the provisions of such regulations conflict with the provisions in this Clause 9.6, the Issuer shall comply with the applicable securities regulations and will not be deemed to have breached its obligations under this Clause 9.6 by virtue of the conflict.
- 9.6.5 The Issuer shall not be required to repurchase any Bonds pursuant to this Clause 9.6, if a third party in connection with the occurrence of a Change of Control Event or a Listing Failure Event offers to purchase the Bonds in the manner and on the terms set out in this Clause 9.6 (or on terms more favourable to the Bondholders) and purchases all Bonds validly tendered in accordance with such offer. If Bonds tendered are not purchased within the time limits stipulated in this Clause 9.6, the Issuer shall repurchase any such Bonds within five (5) Business Days after the expiry of the time limit.
- 9.6.6 No repurchase of Bonds pursuant to this Clause 9.6 shall be required if the Issuer has given notice of a redemption pursuant to Clause 9.5 (*Voluntary total redemption (call option)*) provided that such redemption is duly exercised.

10. TRANSACTION SECURITY

- 10.1.1 As continuing Security for the due and punctual fulfilment of the August 2025 Interest Payment, the Issuer and each Guarantor Group Company party to any Security Document grants the Transaction Security to the Secured Parties as represented by the Security Agent on the terms set out in the Security Documents.
- 10.1.2 The Security Agent shall hold the Transaction Security on behalf of the Secured Parties in accordance with the Security Documents. The Issuer shall procure that each Guarantor Group Company party to any Security Document will, enter into the Security Documents and perfect the Transaction Security in accordance with the Security Documents.
- 10.1.3 Unless and until the Security Agent has received instructions from the Bondholders in accordance with Clause 19 (*Decisions by Bondholders*) the Security Agent shall (without first having to obtain the Bondholders' consent) be entitled to enter into agreements with the Issuer or a third party or take any other actions, if it is, in the Security Agent's opinion, necessary for the purpose of maintaining, altering, releasing or enforcing the Transaction Security, creating further Security for the benefit of the Secured Parties or for the purpose of settling the Bondholders' or the Issuer's rights to the Transaction Security, in each case in accordance with the terms of the Finance Documents and provided that such agreements or actions are not detrimental to the interest of the Bondholders.
- 10.1.4 The Security Agent shall, on behalf of the Secured Parties, keep all certificates and other documents that are bearers of rights relating to the Transaction Security in safe custody.
- 10.1.5 The Security Agent shall be entitled to release the Transaction Security in accordance with the terms of the Escrow Account Pledge Agreement.
- 10.1.6 The Agent shall be entitled to give instructions relating to the Transaction Security.

11. GUARANTEE

11.1 The Guarantee

- 11.1.1 The Guarantor irrevocably and unconditionally:
- (a) as principal obligor (Sw. *såsom för egen skuld*), guarantees (Sw. *proprieborgen*) to the Guaranteed Parties the due and punctual performance by the Issuer of the Guaranteed Obligations; and
 - (b) undertakes with the Guaranteed Parties that whenever the Issuer does not pay any amount when due in respect of the Guaranteed Obligations, it shall upon request in accordance with Clause 11.2 (*Claims under the Guarantee*) pay that amount as if it was the principal obligor.
- 11.1.2 The Guarantor irrevocably and unconditionally agrees to indemnify the Guaranteed Parties upon request in accordance with Clause 11.2 (*Claims under the Guarantee*) against any cost, loss or liability suffered by the Guaranteed Parties if any of the Guaranteed Obligations for whatever reason is or becomes unenforceable, invalid or illegal. The amount of the cost, loss or liability shall be equal to the amount which the Guaranteed Parties would otherwise have been entitled to recover under the Guaranteed Obligations.
- 11.1.3 The Guarantor undertakes to pay any stamp duty that may become payable in connection with the Guarantee.
- 11.2 **Claims under the Guarantee**
- 11.2.1 The Agent may make a claim under the Guarantee by sending a written request to the Guarantor specifying the amount demanded, and the bank and account to which it shall be paid. The Agent shall in the request certify that the requested amount is due and payable as a part of the Guaranteed Obligations and that it has not been paid by the Issuer (where it shall be noted that the Agent will solely rely upon information it may have received from the CSD, the Paying Agent, the Bondholders or other third parties). No other evidence of the amount due shall be necessary to claim under the Guarantee.
- 11.2.2 The Agent is not obliged to review or check the adequacy, accuracy or completeness of any information or document forwarded to it by, the CSD, the Paying Agent, any Bondholder, or any other person, in connection with the Agent making a claim under the Guarantee.
- 11.2.3 The Guarantor shall upon a request in accordance with Clause 11.2.1 within three (3) Business Days pay the specified amount to the specified account.
- 11.2.4 The Agent may deliver any number of requests under the Guarantee.
- 11.3 **Waiver of Defences**
- 11.3.1 The obligations of the Guarantor under the Guarantee will not be affected by an act, omission, matter or thing which, but for this provision, would reduce, release or prejudice any of its obligations under the Guarantee (without limitation and whether or not known to it or the Guaranteed Parties) including:
- (a) any time, waiver or consent granted to, or composition with, or release of, the Issuer, or any other person;

- (b) the release of the Issuer or any other person under the terms of any composition or arrangement with any creditor of the Issuer;
- (c) the taking, variation, compromise, exchange, renewal or release of, or refusal or neglect to perfect, take up or enforce, any rights against, or Security over assets of, the Issuer or other person or any non-presentation or non-observance of any formality or other requirement in respect of any instrument or any failure to realise the full value of any Security or guarantee;
- (d) any incapacity or lack of power, authority or legal personality of or dissolution or change in the members or status of the Issuer or any other person;
- (e) any amendment, novation, supplement, extension (whether of maturity or otherwise) or restatement (in each case, however fundamental and of whatsoever nature) or replacement of any document;
- (f) any change in the laws, rules or regulations of any jurisdiction or by any present or future action of any governmental authority or court amending, varying, reducing or otherwise affecting, or purporting to amend, vary, reduce or otherwise affect, any of the Guaranteed Obligations or the Finance Documents;
- (g) any unenforceability, illegality or invalidity of any obligation of any person for or in respect of the Guaranteed Obligations, under the Finance Documents or any other document; or
- (h) any postponement, discharge, reduction, non-provability or other similar circumstance affecting any obligation of the Issuer under the Finance Documents or any other document or security resulting from any re-organisation, composition, insolvency, liquidation or dissolution proceedings or from any law, regulation or order.

11.3.2 The Guarantee is in addition to and is not in any way prejudiced by any other guarantee or Security now or subsequently held by the Guaranteed Parties for the Guaranteed Obligations, and the Agent is entitled to decide in its own discretion which guarantee or Security shall be applied towards the satisfaction of the Guaranteed Obligations and in what order.

11.4 **Non-Competition**

11.4.1 Until all amounts which may be or become payable by the Issuer for or in respect of the Guaranteed Obligations have been irrevocably paid in full and unless the Agent otherwise directs, the Guarantor shall not exercise any rights which it may have by reason of any amount being payable, or liability arising, under the Guarantee:

- (a) to be indemnified by the Issuer;
- (b) to take the benefit (in whole or in part and whether by way of subrogation or otherwise) of any rights of the Guaranteed Parties under the Finance Documents or of any other guarantee or Security taken pursuant to, or in connection with the Finance Documents by the Guaranteed Parties;

- (c) to bring legal or other proceedings for an order requiring the Issuer to make any payment, or perform any obligation, in respect of which the Guarantor have given a guarantee, undertaking or indemnity in these Terms and Conditions;
 - (d) to exercise any right of set-off against the Issuer; and/or
 - (e) if to claim or prove as a creditor of the Issuer in competition with the Guaranteed Parties.
- 11.4.2 To the extent the Guarantor receives any payment, distribution or benefit of security in violation of the terms of these Terms and Conditions, the amount or benefit so received shall be treated as “escrow funds” (Sw. *redovisningsmedel*) and shall be held separately for the account of the Guaranteed Parties. Any such amount or benefit shall be transferred immediately to the Agent.
- 11.5 **Continuing Guarantee**
- 11.5.1 The Guarantee shall extend to the ultimate balance of the Guaranteed Obligations and shall continue in force notwithstanding (i) any intermediate payment or discharge in whole or in part of the Guaranteed Obligations or (ii) the Agent enforcing any other Security granted in respect of the Guaranteed Obligations.
- 11.5.2 If any payment by the Issuer of the Guaranteed Obligations is avoided or reduced as a result of insolvency or any similar event, the liability of the Guarantor under the Guarantee shall continue as if the payment, discharge, avoidance or reduction had not occurred.

12. SUSTAINABILITY-LINKED MECHANICS

- 12.1 The calculation methodology and scope of each Sustainability Performance Target will be based on the provisions set out in the Framework. The 2019 Baseline and Sustainability Performance Targets may be adjusted from time to time by the Issuer in accordance with the Framework, provided that any such adjustments shall be reported in the Annual Sustainability Report and confirmed by External Verifiers as being of substantially the same or higher ambition as the original 2019 Benchmark or relevant Sustainability Performance Target.
- 12.2 Where, in respect of SPT 2, Social Value Engine, or in respect of SPT 3, BREEAM, respectively, ceases to trade or substantially change their methodology so that it is no longer appropriate for the Portfolio, the Issuer may, acting in good faith, exclude the relevant Sustainability Performance Target from its reporting and the Sustainability-Linked Redemption Premium relating to such Sustainability Performance Target shall no longer apply in the case of a redemption of the Bonds.
- 12.3 Where the performance against the Sustainable Performance Targets is to be measured at a test date other than the end of a calendar year, the quarterly performance will be measured against the corresponding quarters in the 2019 Baseline year, to take into account differences in seasonal variations.

13. FINANCIAL UNDERTAKINGS

13.1 Definitions

For the purpose of this Clause 12, the following terms shall have the meaning set out below:

“**Cure Period**” means the period ending twenty (20) Business Days after the earlier of (i) the date of delivery of the relevant Compliance Certificate and (ii) the latest date when such Compliance Certificate should have been delivered. For a twenty (20) Business Days standstill period to apply, a notice of intent to cure a breach shall accompany the relevant Compliance Certificate or be delivered on the latest date when the relevant Compliance Certificate should have been delivered.

“**Adjusted Equity**” means the sum of (i) the nominal value of the Shares, plus any premium thereon, (ii) retained earnings, including minority interests and other reserves, and (iii) all Subordinated Loans (in the case of (i) and (ii), as specified in the latest consolidated financial statements for the Group delivered pursuant to these Terms and Conditions), *less* the principal amount of (and any accrued and unpaid interest on) any outstanding Dooba Settlement Loans Out as at the date of such financial statements.

“**Adjusted Total Assets**” means the total assets of the Group as set out in the consolidated financial statements of the Guarantor, *less* the principal amount of (and any accrued and unpaid interest on) any outstanding Dooba Settlement Loans Out as at the date of such financial statements.

“**Equity Ratio**” means the ratio of (i) the Adjusted Equity to (ii) the Adjusted Total Assets of the Group, in each case based on the most recent Financial Report delivered pursuant to these Terms and Conditions.

13.2 Maintenance Test

13.2.1 The Maintenance Test is met if:

- (a) the Equity Ratio is at least forty (40) per cent;
- (b) the amount of cash held in the Issuer’s SEK denominated bank account(s) is in aggregate at least equal to the interest payable on the outstanding Bonds for a six (6) months period; and
- (c) no Event of Default is continuing.

13.2.2 The Maintenance Test shall be tested on each Reference Date (each a “**Test Date**”) on the basis of the Financial Report in respect of the period ending on such Reference Date and shall be reported in the Compliance Certificate delivered in connection with such Financial Report.

13.2.3 If the Maintenance Test is not met due to a failure to meet the test in limb (a) of Clause 13.2.1 above, the shareholders of the Guarantor shall have the right during the Cure Period to cure such breach by the injection into the Guarantor of cash from any person in the form of new equity, shareholder’s contributions or Subordinated Loans (the “**Equity Cure**”).

13.2.4 The Equity Cure shall be deemed to have been received on the relevant Test Date. If, after giving effect to the adjustment referred to above, the Maintenance Test is satisfied, then that test shall be deemed to have been satisfied as at the relevant original date of determination. Any Equity Cure must be made in cash to the Guarantor and no more than three (3) Equity

Cures may be made over the lifetime of the Bonds. Equity Cures may not be made in respect of any consecutive calendar quarters.

13.3 **Incurrence Test**

13.3.1 The Incurrence Test is met if:

- (a) the Equity Ratio is, and would after the relevant incurrence or distribution be, at least forty-five (45) per cent; and
- (b) no Event of Default is continuing or would occur upon the relevant incurrence or distribution.

13.3.2 For the purposes of the Incurrence Test, the calculation of the Equity Ratio shall be made as at the last day of the period covered by the most recent Financial Report.

14. **INFORMATION TO BONDHOLDERS**

14.1 **Information from the Issuer and the Guarantor**

14.1.1 The Issuer, and in relation to paragraphs (a) and (b) only, the Guarantor shall:

- (a) prepare and make available the annual audited consolidated financial statements of the Group and unconsolidated financial statements of the Issuer, in each case in the English language, including a profit and loss account, a balance sheet, a cash flow statement and management commentary or report from each of the Guarantor's and the Issuer's board of directors, respectively, on the Issuer's website and by press release not later than 4 months after the expiry of each financial year;
- (b) starting with the quarter ending 30 June 2024, prepare and make available the quarterly interim unaudited consolidated reports of the Group and unconsolidated financial statements of the Issuer, in each case in the English language, including a profit and loss account, a balance sheet, a cash flow statement and management commentary or report from each of the Guarantor's and the Issuer's board of directors, respectively, on the Issuer's website and by press release not later than 2 months after the expiry of each relevant interim period;
- (c) issue a Compliance Certificate to the Agent in connection with (i) the incurrence of permitted financial indebtedness if required to comply with the Incurrence Test, (ii) the making of a Restricted Payment in accordance with Clause 16.1 (*Distributions*), (iii) the delivery of a Financial Report in accordance with (a) and (b) above, and (iv) the Agent's reasonable request, within twenty (20) days from such request;
- (d) keep the latest version of the Terms and Conditions, the Framework and the Second Party Opinion available on the website of the Issuer; and
- (e) promptly notify the Agent (and, as regards a Change of Control Event, the Bondholders and the Agent) when the Issuer is or becomes aware of the occurrence of a Change of Control Event, Listing Failure Event or Event of Default, and shall provide the Agent with such further information as the Agent may request following receipt of such notice. Such notice 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 Change of Control Event.

- 14.1.2 Furthermore, the Issuer shall use its reasonable endeavours to procure that an Annual Sustainability Report is published on its website on an annual basis within five (5) months of the end of the calendar year being reported on, including (i) a description of the progress made in relation to each of the Sustainability Performance Targets for the relevant financial year and (ii) a description of any adjustments made to the 2019 Baseline or any of the Sustainability Performance Targets in accordance with the Framework, in each case as verified by the External Verifier(s) with limited assurance. Any failure to procure the publication of the Annual Sustainability Report as set out above will not result in an Event of Default, but will mean that the full Sustainability-Linked Redemption Premium is payable upon any subsequent redemption of the Bonds.
- 14.1.3 Once the Bonds have been listed on Nasdaq Stockholm (or another Regulated Market), the reports referred to under paragraphs (a) and (b) of Clause 14.1.1 shall, in addition, be prepared in accordance with IFRS and made available in accordance with the rules and regulations of Nasdaq Stockholm (or another Regulated Market) (as amended from time to time) and the Swedish Securities Market Act, if applicable.
- 14.1.4 The Issuer shall on the earlier of when the financial statements pursuant to Clause 14.1.1 (i) are made available, or (ii) should have been made available, submit to the Agent a compliance certificate, in the form appended to these Terms and Conditions (a “**Compliance Certificate**”), (a) certifying satisfaction of the Incurrence Test or the Maintenance Test (as applicable), (b) containing a confirmation that so far as the Issuer is aware no Event of Default or potential Event of Default is continuing (or if it is aware that such event is continuing, specifying the event and what steps, if any, have been taken to remedy it) and (c) containing a list of all Material Group Companies. The Compliance Certificate shall include figures in respect of the Maintenance Test and/or the Incurrence Test (as applicable) and the basis on which they have been calculated. The first Test Date for the Maintenance Test shall be 30 June 2024.

14.2 **Information from the Agent**

- 14.2.1 Subject to the restrictions of a non-disclosure agreement entered into by the Agent in accordance with Clause 14.2.2, the Agent is entitled to disclose to the Bondholders any document, information, event or circumstance directly or indirectly relating to the Issuer or the Bonds. Notwithstanding the foregoing, the Agent may if it considers it to be beneficial to the interests of the Bondholders delay disclosure or refrain from disclosing certain information (save for that any delay in disclosing an Event of Default shall be dealt with in accordance with Clause 17.4 and 17.5).
- 14.2.2 If a committee representing the Bondholders’ interests under the Finance Documents has been appointed by the Bondholders in accordance with Clause 19 (*Decisions by Bondholders*), the members of such committee may agree with the Issuer not to disclose information received from the Issuer, provided that it, in the reasonable opinion of such members, is beneficial to the interests of the Bondholders. The Agent shall be a party to such agreement and receive the same information from the Issuer as the members of the committee.

14.3 **Information among the Bondholders**

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

14.4 **Availability of Finance Documents**

14.4.1 The latest version of (i) these Terms and Conditions (including any document amending these Terms and Conditions), (ii) the Framework and (iii) the Second Party Opinion shall be available on the websites of the Issuer and (in respect of the Terms and Conditions only) the Agent.

15. **ISSUER UNDERTAKINGS**

15.1 **Admission to trading**

15.1.1 The Issuer shall ensure that:

- (a) the Initial Bonds are admitted to trading on the corporate or sustainable bond list of Nasdaq Stockholm or any other Regulated Market within twelve (12) months from the First Issue Date;
- (b) the Bonds, once admitted to trading on the corporate bond list of Nasdaq Stockholm (or any other Regulated Market, as applicable), continue to be listed thereon but no longer than up to and including the last day on which the admission to trading reasonably can, pursuant to the then applicable regulations (including any regulations preventing trading in the Bonds in close connection to the redemption thereof) of Nasdaq Stockholm (or any other applicable Regulated Market) and the CSD, subsist; and
- (c) upon any issue of Subsequent Bonds following a successful listing pursuant to (i) above, the relevant Subsequent Bonds shall be admitted to trading on the relevant Regulated Market as soon as reasonably practicable and in any event within sixty (60) calendar days from the relevant issue date.

15.2 **Nature of business**

The Issuer shall ensure that no substantial change is made to the general nature of the business carried on by it as of the First Issue Date.

15.3 **Transactions to be conducted on arm's-length basis**

Other than as otherwise permitted under the Finance Documents, the Issuer shall not enter into any transaction, other than with Guarantor Group Companies, except on arm's length terms and for full market value.

15.4 **Distributions**

The Issuer shall not, and shall procure that none of its Subsidiaries will, (i) pay any dividend on its shares, (ii) repurchase any of its own shares, (iii) redeem its share capital or other restricted equity with repayment to shareholders, (iv) repay any Shareholder Loans, or (v) make any other similar distribution or transfers of value to its direct or indirect shareholders, in each case other than to the Issuer or the Guarantor.

15.5 **Negative pledge**

The Issuer shall not, create or allow to subsist, retain, provide, prolong or renew any security over any of its/their assets (present or future) to secure Financial Indebtedness, other than:

- (a) any netting or set-off arrangement entered into by it in the ordinary course of its banking arrangement for the purpose of netting debit and credit balances;
- (b) any payment or close out netting or set-off arrangement pursuant to any derivative transaction or foreign exchange transaction entered into by it which is not for speculative purposes and is otherwise permitted under the Finance Documents;
- (c) any security arising by operation of law and in the ordinary course of business and not as a result of any default or omission by the Issuer; and
- (d) any lien for taxes, governmental charges or claims that are being contested in good faith.

15.6 **Financial Indebtedness**

The Issuer shall not incur or maintain any Financial Indebtedness other than (i) the Existing Bonds, (ii) the Initial Bonds, (iii) subject to compliance with the Incurrence Test, any Subsequent Bonds, (iv) any intercompany loans from a Guarantor Group Company, (v) any Shareholder Loans from the Guarantor, or (vi) any Market Loans provided that, in the case of (vi) only, (A) the Incurrence Test is met (calculated on a pro forma basis including the relevant Market Loan), (B) any such Market Loans rank *pari passu* or are subordinated to the obligations of the Issuer and the Guarantor under these Terms and Conditions, and (C) any such Market Loans have a final redemption date (and, if applicable, any early redemption dates or instalment dates) which in each case occur after the Final Maturity Date of the Initial Bonds.

15.7 **Undertakings relating to the Agency Agreement**

15.7.1 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.
- 15.7.2 The Issuer and the Agent shall not agree to amend any provisions of the Agency Agreement without the prior consent of the Bondholders if the amendment would be detrimental to the interests of the Bondholders.
- 15.8 **CSD related undertakings**

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

16. GUARANTOR UNDERTAKINGS

16.1 Distributions

- 16.1.1 The Guarantor shall not, and shall procure that no Group Company will, (i) pay any dividend on its shares, (ii) repurchase any of its own shares, (iii) redeem its share capital or other restricted equity with repayment to shareholders, (iv) repay any Shareholder Loans, or (v) make any other similar distribution or transfers of value to any direct or indirect shareholder of the Guarantor, or any affiliates of the Guarantor and, in the case of GMV only, any direct or indirect holder of preference shares (or affiliate of such holders) of GMV, ((i)-(v) each being a “**Restricted Payment**”), in each case other than to (or, in the case of a repurchase, from) the Guarantor or a Subsidiary of the Guarantor provided that if such Restricted Payment is made by a Group Company which is not directly or indirectly wholly-owned by the Guarantor such Restricted Payment shall be made to the relevant shareholders on a *pro rata* basis to each shareholder’s ownership percentage in such Subsidiary (or otherwise, in respect of Ampersand Homes Limited, in accordance with its articles of association in force as at the First Issue Date).
- 16.1.2 Notwithstanding the above, a Restricted Payment may be made by the Guarantor, Dooba Investments, Dooba Properties or GMV (a “**Permitted Distribution**”), provided that:
 - (a) no Event of Default is continuing or would result from such distribution;
 - (b) subject to (c) below, the amount of any such Restricted Payments in a financial year shall not in aggregate exceed GBP 3,000,000; and
 - (c) if the Incurrence Test is met (calculated on a pro forma basis including the relevant Restricted Payment) the amount of any such Restricted Payments in a financial year shall not in aggregate (including any distributions made under (b) above) exceed the higher of (i) GBP 3,000,000, and (ii) 25 per cent. of the “net profits attributable to owners of the parent” as set out in the Group’s annual audited consolidated financial statements for the previous financial year.

Notwithstanding the above, in addition to any Permitted Distribution, GMV may (i) repurchase any shares from any shareholder of GMV other than the Guarantor and/or (ii) redeem any redeemable shares from time to time held by any shareholder of GMV from any shareholder of GMV other than the Guarantor, provided that such repurchase or redemption shall be at par value or at a discount.

- 16.1.3 The Guarantor undertakes to procure that no Guarantor Group Company will prior to the payment of the August 2025 Interest Payment make any Permitted Distributions, other than:
- (a) made to the Issuer in connection with an Interest Payment to enable such Interest Payment; or
 - (b) in respect of the holders of preference shares in Dooba Holdings Limited in an amount of up to GBP 50,000.

16.2 **Acquisitions**

The Guarantor shall not, and shall ensure that neither Dooba Investments nor Dooba Properties will, acquire any company, shares, securities, business or undertaking (or any interest in any of them), if such acquisition would have a Material Adverse Effect, provided that (for the avoidance of doubt) an acquisition by the Guarantor of the shares of any minority shareholder in GMV (at par or at a discount) shall not be deemed to be have a Material Adverse Effect.

16.3 **Disposals**

The Guarantor shall not sell, transfer or otherwise dispose of any shares in Dooba Investments or Dooba Properties.

16.4 **Negative pledge**

- 16.4.1 The Guarantor shall not, and shall procure that Dooba Properties shall not, create or allow to subsist, retain, provide, prolong or renew any security over any of their respective assets (present or future) to secure Financial Indebtedness, in each case other than Permitted Security.
- 16.4.2 The Guarantor undertakes to ensure that Dooba Investments does not incur any Financial Indebtedness or grant any Security.

16.5 **Loans out**

The Guarantor shall not, and shall procure that none of the Guarantor Group Companies will, provide any loan to any party other than:

- (a) to another Guarantor Group Company;
- (b) any advances or extensions of credit to customers or suppliers in the ordinary course of business;
- (c) any Cross Group Loan to a GMV Group Company, provided that (i) for as long as any such loans and/or any accrued but unpaid interest in respect of such a loan are outstanding, GMV and its Subsidiaries that are not wholly-owned by GMV shall not be permitted to make any Restricted Payments other than Permitted Distributions or repayments via the set off against Cross Group Loans owed by a Guarantor Group Company for equal value, (ii) the granting of such Cross Group Loans shall not have the effect of reducing the net asset value of the Guarantor Group as most recently reported; and (iii) any such loans shall be repaid (or set off against Cross Group

Loans owed by a Guarantor Group Company) upon the Guarantor ceasing to own (directly or indirectly) at least 50 per cent. of the share capital of GMV;

- (d) any loans to the Dooba Settlement for the sole purpose of paying administration or other running costs in such entity (the “**Dooba Settlement Running Cost Loans Out**”), which loans are outstanding in a principal amount of GBP 2,546,097.08 as of the First Issue Date;
- (e) the loan to the Dooba Settlement outstanding as of the First Issue Date in a principal amount of GBP 59,700,467.16 (and any accrued but unpaid interest thereon) (together with the Dooba Settlement Running Cost Loans Out, the “**Dooba Settlement Loans Out**”); or
- (f) to any co-investment vehicle in which the Group has an equity interest for the purposes of investments in any co-investments in real estate funds or entities providing real estate asset management services, provided that such loans are granted pro rata to the Group’s interest in such co-investment, or otherwise in a maximum amount of GBP 5,000,000.

16.6 **Nature of business**

The Guarantor shall ensure that no substantial change is made to the general nature of the business carried on by it or by the Group as of the First Issue Date.

16.7 **Authorisations**

The Guarantor shall, and shall ensure that each of Dooba Investments, Dooba Properties and GMV will, obtain, comply with, renew and do all that is necessary to maintain in full force and effect any licences, authorisation or any other consents required to enable it to carry on its business

16.8 **Insurance**

The Guarantor shall, and shall ensure that all other Group Companies will, keep any properties owned by them insured to an extent which is customary for similar properties in the relevant geographical market with one or more reputable insurers. Such insurance cover shall include inter alia full value insurance and third party liability insurances.

16.9 **Compliance with laws**

The Guarantor shall, and shall ensure that each of the Group Companies will, comply with all laws and regulations it or they may be subject to from time to time.

16.10 **Transactions to be conducted on arm’s-length basis**

Other than as otherwise permitted under the Finance Documents (including the permitted entry into any Shareholder Loans and Subordinated Loans), (i) the Guarantor shall not, and shall ensure that none of the Guarantor Group Companies will, enter into any transaction, other than with the Guarantor or Guarantor Group Companies, and (ii) the Guarantor shall ensure that none of the GMV Group Companies will enter into any transaction, other than with any GMV Group Companies, in each case, except on arm’s length terms and for full

market value, provided that notwithstanding the above, any Guarantor Group Companies may enter into any transactions which are on more favourable terms for such company than arm's length terms and full market value.

16.11 **Shareholder rights**

The Guarantor shall not vote in favour of any resolution for a merger, de-merger, reorganisation (Sw. *företagsrekonstruktion*) of the Issuer or any other similar proceedings with respect to the Issuer. Neither shall the Guarantor vote for any resolution for the winding-up (Sw. *likvidation*) of the Issuer or for the commencement of bankruptcy proceedings (Sw. *konkurs*).

16.12 **Maintenance Test**

The Guarantor shall procure that the Maintenance Test is met on any Reference Date as long as any Bond is outstanding.

16.13 **Holding of equity in the Issuer**

The Guarantor shall, at all times, directly or indirectly, hold one hundred (100.00) per cent. of the share capital in the Issuer.

16.14 **Financial Indebtedness**

The Guarantor shall not incur or maintain any Financial Indebtedness other than (i) the Existing Guarantee, (ii) the Guarantee, (iii) any intercompany loans from a Guarantor Group Company, (iv) any Cross Group Loan, (v) any Subordinated Loans, (vi) any Market Loans (or any guarantee of any Market Loans incurred by the Issuer), or (vii) any unsecured and *pari passu* or subordinated Financial Indebtedness not covered by (i) to (vi) above in an aggregate amount not exceeding GBP 4,000,000, provided that, in the case of (vi) only, (A) the Incurrence Test is met (calculated on a *pro forma* basis including the relevant Market Loan (or guarantee in relation to a Market Loan incurred by the Issuer)), (B) any such Market Loans (or guarantee in relation to a Market Loan incurred by the Issuer) rank *pari passu* or are subordinated to the obligations of the Issuer and the Guarantor under these Terms and Conditions, and (C) any such Market Loans (or guarantee in relation to a Market Loan incurred by the Issuer) have a final redemption date (and, if applicable, any early redemption dates or instalment dates) which in each case occur after the Final Maturity Date of the Initial Bonds.

16.15 **ALM Proceeds**

The Guarantor undertake to ensure that:

- (a) the Escrow Transfer is completed on the first Business Day falling after the date of approval of the September 2025 Written Procedure;
- (b) prior to the Escrow Transfer, (i) no ALM Equity Proceeds are used for any purpose other than to make the August 2025 Interest Payment (including accrued default interest at the time of the payment) or to make the Escrow Transfer, and (ii) the

ALM Equity Proceeds are held at an account held by the Guarantor or Dooba Investments;

- (c) the Escrow Account Pledge Agreement is entered into by the Guarantor or Dooba Investments; and
- (d) after the Escrow Transfer, the remainder of the ALM Equity Proceeds are only used for the purposes of making subsequent interest payments under the Terms and Conditions or are made available as intra-group loans as deemed necessary by the management of the Guarantor to support the Group with liquidity, provided that such intra-group loans may not be subordinated.

17. ACCELERATION OF THE BONDS

17.1 The Agent is entitled to, and shall following a demand in writing from a Bondholder (or Bondholders) representing at least fifty (50) per cent. of the Adjusted Nominal Amount (such demand shall, if made by several Bondholders, be made by them jointly) or following an instruction given pursuant to Clause 17.6, on behalf of the Bondholders (i) by notice to the Issuer, declare all, but not some only, of the outstanding Bonds due and payable together with any other amounts payable under the Finance Documents, immediately or at such later date as the Agent determines, and (ii) exercise any or all of its rights, remedies, powers and discretions under the Finance Documents, if:

(a) **Non-payment:**

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

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

(b) **Breach of Maintenance Test:**

The Guarantor fails to comply with the Maintenance Test, except to the extent remedied in accordance with the Equity Cure.

(c) **Other obligations:**

The Issuer or the Guarantor fails to comply with its obligations under a Finance Document, in any other way than as set out under (a) and (b) above, unless the non-compliance is:

- (i) capable of remedy; and
- (ii) remedied within twenty (20) Business Days of the earlier of the Agent giving notice and the relevant party becoming aware of the non-compliance.

(d) **Cross-default**

- (i) Any Financial Indebtedness of the Guarantor, a Guarantor Group Company or the Issuer, 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);
- (ii) any commitment for any Financial Indebtedness of the Guarantor, a Guarantor Group Company or the Issuer is cancelled or suspended by a creditor as a result of an event of default (however described); or
- (iii) any creditor of the Guarantor, a Guarantor Group Company or the Issuer becomes entitled to declare any Financial Indebtedness of the Guarantor, a Guarantor Group Company or the Issuer (as applicable) 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 (d) if either (A) the aggregate amount of Financial Indebtedness or commitment for Financial Indebtedness referred to herein is not in excess of SEK 5,000,000 (or the equivalent in any other currency), (B) in the case of any Cross Group Loan owed by a Guarantor Group Company only, where a Cross Group Loan is set off in full against a Cross Group Loan owed to the relevant Guarantor Group Company for equal value, or (C) the foregoing shall not apply to the current discussions relating to the Existing Senior Lender Facility.

(e) **Insolvency:**

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

(f) **Insolvency proceedings:**

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

- (i) the suspension of payments, winding up, dissolution, administration or reorganisation (by way of voluntary agreement, scheme of arrangement or otherwise) of any Material Group Company;
- (ii) the appointment of a liquidator, receiver, administrator, administrative receiver, compulsory manager or other similar officer in respect of any Material Group Company or any of their assets; or

(iii) any analogous procedure or step is taken in any jurisdiction in respect of any Material Group Company.

(g) **Mergers and demergers:**

A decision is made that any Material Group Company shall be demerged or merged, provided that a merger in relation to a Material Group Company (other than the Guarantor or the Issuer) where the Material Group Company is the surviving entity shall not be an Event of Default.

(h) **Creditors' process:**

Any enforcement of security, expropriation, attachment, sequestration, distress or execution or any analogous process in any jurisdiction affects any asset or assets of any Material Group Company having an aggregate value of an amount equal to or exceeding GBP 2,000,000 (or the equivalent) and is not discharged within 30 days.

(i) **Unlawfulness, Invalidity, Repudiation:**

It becomes impossible or unlawful for the Issuer or the Guarantor to fulfil or perform any of the provisions of the Finance Document or the security created or expressed to be created thereby is varied or ceases to be effective and such invalidity, ineffectiveness or variation has a detrimental effect on the interests of the Bondholders.

(j) **Continuation of business:**

The Issuer or any other Material Group Company ceases to carry on its business (except if due to (i) a merger or demerger not prohibited by (g) "*Mergers and demergers*" above, or (ii) a disposal not prohibited by Clause 16.3 (*Disposals*)) where, in relation to the cessation of business by a Group Company other than the Issuer or the Guarantor, such cessation has a Material Adverse Effect.

(k) **GMV Cross Group Loans:**

Any GMV Group Company makes any demand for repayment, in whole or in part, of the principal or interest outstanding under any Cross Group Loans, other than (i) where, following such a demand the repayment of such Cross Group Loan is affected by way of set off against a Cross Group Loan owed by a GMV Group Company to the relevant Guarantor Group Company or (ii) where such demand is made at a time when such GMV Group Company is also a Guarantor Group Company.

17.2 The Agent may not accelerate the Bonds in accordance with Clause 17.1 by reference to a specific Event of Default if it is no longer continuing or if it has been decided, on a Bondholders Meeting or by way of a Written Procedure, to waive such Event of Default (temporarily or permanently).

17.3 The Issuer shall immediately notify the Agent (with full particulars) upon becoming aware of the occurrence of any event or circumstance which constitutes an Event of Default, or any event or circumstance which would (with the expiry of a grace period, the giving of notice, the making of any determination or any combination of any of the foregoing) constitute an

Event of Default, and shall provide the Agent with such further information as it may reasonably request in writing following receipt of such notice.

- 17.4 The Agent shall notify the Bondholders of an Event of Default within five (5) Business Days of the date on which the Agent received actual knowledge of an Event of Default has occurred and is continuing. Notwithstanding the aforesaid, the Agent may postpone a notification of an Event of Default (other than in relation to payments) up until the time stipulated in Clause 17.5 for as long as, in the reasonable opinion of the Agent such postponement is in the interests of the Bondholders as a group. The Agent shall always be entitled to take the time necessary to determine whether an event constitutes an Event of Default.
- 17.5 The Agent shall, within twenty (20) Business Days of the date on which the Agent received actual knowledge that an Event of Default has occurred and is continuing, decide if the Bonds shall be so accelerated. If the Agent decides not to accelerate the Bonds, the Agent shall promptly seek instructions from the Bondholders in accordance with Clause 19 (*Decisions by Bondholders*).
- 17.6 If the Bondholders instruct the Agent to accelerate the Bonds, the Agent shall promptly declare the Bonds due and payable and take such actions as may, in the opinion of the Agent, be necessary or desirable to enforce the rights of the Bondholders under the Finance Documents, unless the relevant Event of Default is no longer continuing.
- 17.7 If the right to accelerate the Bonds is based upon a decision of a court of law, an arbitral tribunal or a government authority, it is not necessary that the decision has become enforceable under any applicable regulation or that the period of appeal has expired in order for cause of acceleration to be deemed to exist.
- 17.8 In the event of an acceleration of the Bonds in accordance with this Clause 17, the Issuer shall redeem all Bonds at an amount per Bond as specified in Clause 9.5 (*Voluntary total redemption (call option)*), together with accrued but unpaid Interest.

18. DISTRIBUTION OF PROCEEDS

- 18.1 All payments by the Issuer relating to the Bonds and the Finance Documents following an acceleration of the Bonds in accordance with Clause 17 (*Acceleration of the Bonds*) and any proceeds received from an enforcement of the Transaction Security and/or Guarantee 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 Finance Documents (other than any indemnity given for liability against the Bondholders), (ii) other costs, expenses and indemnities relating to the acceleration of the Bonds, the enforcement of the Transaction Security and/or Guarantee or the protection of the Bondholders' rights as may have been incurred by the Agent, (iii) any costs incurred by the Agent for external experts that have not been reimbursed by the Issuer in accordance with Clause 22.2.5, and (iv) any costs and expenses incurred by the Agent that have not been reimbursed by the Issuer in accordance with Clause 19.4.11, together with default interest in accordance with Clause 8.3 on any

such amount calculated from the date it was due to be paid or reimbursed by the Issuer;

- (b) *secondly*, in or towards payment *pro rata* of accrued but unpaid Interest under the Bonds (Interest due on an earlier Interest Payment Date to be paid before any Interest due on a later Interest Payment Date);
- (c) *thirdly*, in or towards payment *pro rata* of any unpaid principal under the Bonds; and
- (d) *fourthly*, in or towards payment *pro rata* of any other costs or outstanding amounts unpaid under the Finance Documents, including default interest in accordance with Clause 8.3 on delayed payments of Interest and repayments of principal under the Bonds.

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

- 18.2 If a Bondholder or another party has paid any fees, costs, expenses or indemnities referred to in Clause 18.1(a) such Bondholder or other party shall be entitled to reimbursement by way of a corresponding distribution in accordance with Clause 18.1(a).
- 18.3 Funds that the Agent receives (directly or indirectly) in connection with the acceleration of the Bonds or the enforcement of the Transaction Security and/or Guarantee constitute escrow funds (*Sw. redovisningsmedel*) and must be held on a separate bank account on behalf of the Bondholders and the other interested parties. The Agent shall arrange for payments of such funds in accordance with this Clause 18 as soon as reasonably practicable.
- 18.4 If either the Issuer or the Agent makes any payment under this Clause 18, the Issuer or the Agent, as applicable, shall notify the Bondholders of any such payment at least ten (10) Business Days before the payment is made. The notice from the Issuer shall specify the Redemption Date and also the Record Date on which a person shall be registered as a Bondholder to receive the amounts due on such Redemption Date. Notwithstanding the foregoing, for any Interest due but unpaid, the Record Date specified in Clause 7.1 shall apply.

19. DECISIONS BY BONDHOLDERS

19.1 Request for a decision

- 19.1.1 A request by the Agent for a decision by the Bondholders on a matter relating to the Finance Documents shall (at the option of the Agent) be dealt with at a Bondholders' Meeting or by way of a Written Procedure.
- 19.1.2 Any request from the Issuer or a Bondholder (or Bondholders) representing at least ten (10) per cent. of the Adjusted Nominal Amount (such request shall, if made by several Bondholders, be made by them jointly) for a decision by the Bondholders on a matter relating to the Finance Documents shall be directed to the Agent and dealt with at a Bondholders' Meeting or by way a Written Procedure, as determined by the Agent. The person requesting the decision may suggest the form for decision making, but if it is in the Agent's opinion

more appropriate that a matter is dealt with at a Bondholders' Meeting than by way of a Written Procedure, it shall be dealt with at a Bondholders' Meeting.

- 19.1.3 The Agent may refrain from convening a Bondholders' Meeting or instigating a Written Procedure if (i) the suggested decision must be approved by any person in addition to the Bondholders and such person has informed the Agent that an approval will not be given, or (ii) the suggested decision is not in accordance with applicable regulations.
- 19.1.4 The Agent shall not be responsible for the content of a notice for a Bondholders' Meeting or a communication regarding a Written Procedure unless and to the extent it contains information provided by the Agent.
- 19.1.5 Should the Agent not convene a Bondholders' Meeting or instigate a Written Procedure in accordance with these Terms and Conditions, without Clause 19.1.3 being applicable, the Issuer or the Bondholder(s) requesting a decision by the Bondholders may convene such Bondholders' Meeting or instigate such Written Procedure, as the case may be, instead.
- 19.1.6 Should the Issuer want to replace the Agent, it may (i) convene a Bondholders' Meeting in accordance with Clause 19.2 (*Convening of Bondholders' Meeting*) or (ii) instigate a Written Procedure by sending communication in accordance with Clause 19.3 (*Instigation of Written Procedure*). After a request from the Bondholders pursuant to Clause 22.4.3, the Issuer shall no later than ten (10) Business Days after receipt of such request (or such later date as may be necessary for technical or administrative reasons) convene a Bondholders' Meeting in accordance with Clause 19.2 (*Convening of Bondholders' Meeting*). The Issuer shall inform the Agent before a notice for a Bondholders' Meeting or communication relating to a Written Procedure where the Agent is proposed to be replaced is sent and supply to the Agent a copy of the dispatched notice or communication.
- 19.1.7 Should the Issuer or any Bondholder(s) convene a Bondholders' Meeting or instigate a Written Procedure pursuant to Clause 19.1.5 or 19.1.6, then the Agent shall no later than five (5) Business Days' prior to dispatch of such notice or communication be provided with a draft thereof. The Agent may further append information from it together with the notice or communication, provided that the Agent supplies such information to the Issuer or the Bondholder(s), as the case may be, no later than one (1) Business Day prior to the dispatch of such notice or communication.

19.2 **Convening of Bondholders' Meeting**

- 19.2.1 The Agent shall convene a Bondholders' Meeting by way of notice to the Bondholders as soon as practicable and in any event no later than five (5) Business Days after receipt of a complete notice from the Issuer or the Bondholder(s) (or such later date as may be necessary for technical or administrative reasons).
- 19.2.2 The notice pursuant to Clause 19.2.1 shall include (i) time for the meeting, (ii) place for the meeting, (iii) a specification of the Record Date on which a person must be registered as a Bondholder in order to be entitled to exercise voting rights, (iv) a form of power of attorney, and (v) the agenda for the meeting. The reasons for, and contents of, each proposal as well as any applicable conditions and conditions precedent shall be specified in the notice. If a proposal concerns an amendment to any Finance Document, such proposed amendment must always be set out in detail. Should prior notification by the Bondholders be required in order to attend the Bondholders' Meeting, such requirement shall be included in the notice.

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

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

19.3 **Instigation of Written Procedure**

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

19.3.2 A communication pursuant to Clause 19.3.1 shall include (i) a specification of the Record Date on which a person must be registered as a Bondholder in order to be entitled to exercise voting rights, (ii) instructions and directions on where to receive a form for replying to the request (such form to include an option to vote yes or no for each request) as well as a form of power of attorney, and (iii) the stipulated time period within which the Bondholder must reply to the request (such time period to last at least ten (10) Business Days and not longer than thirty (30) Business Days from the effective date of the communication pursuant to Clause 19.3.1). The reasons for, and contents of, each proposal as well as any applicable conditions and conditions precedent shall be specified in the notice. If a proposal concerns an amendment to any Finance Document, such proposed amendment must always be set out in detail. If the voting is to be made electronically, instructions for such voting shall be included in the communication.

19.3.3 If so elected by the person requesting the Written Procedure and provided that it is also disclosed in the communication pursuant to Clause 19.3.1, when consents from Bondholders representing the requisite majority of the total Adjusted Nominal Amount pursuant to Clauses 19.4.2 and 19.4.3 have been received in a Written Procedure, the relevant decision shall be deemed to be adopted pursuant to Clause 19.4.2 or 19.4.3, as the case may be, even if the time period for replies in the Written Procedure has not yet expired.

19.4 **Majority, quorum and other provisions**

19.4.1 Only a Bondholder, or a person who has been provided with a power of attorney or other authorisation pursuant to Clause 7 (*Right to Act on Behalf of a Bondholder*) from a Bondholder:

- (a) on the Record Date specified in the notice pursuant to Clause 19.2.2, in respect of a Bondholders' Meeting, or
- (b) on the Business Day specified in the communication pursuant to Clause 19.3.2, in respect of a Written Procedure,

may exercise voting rights as a Bondholder at such Bondholders' Meeting or in such Written Procedure, provided that the relevant Bonds are included in the Adjusted Nominal Amount. Each whole Bond entitles the Bondholder to one vote and any fraction of a Bond voted for by a person shall be disregarded. Such Business Day specified pursuant to paragraph (a) or

(b) above must fall no earlier than one (1) Business Day after the effective date of the notice or communication, as the case may be.

19.4.2 The following matters shall require the consent of Bondholders representing at least sixty-six and two thirds ($66 \frac{2}{3}$) per cent. of the Adjusted Nominal Amount for which Bondholders are voting at a Bondholders' Meeting or for which Bondholders reply in a Written Procedure in accordance with the instructions given pursuant to Clause 19.3.2:

- (a) if the total nominal amount of the Bonds exceeds, or if such issue would cause the total nominal amount of the Bonds to at any time exceed, SEK 800,000,000 (for the avoidance of doubt, for which consent shall be required at each occasion such Subsequent Bonds are issued);
- (b) a change to the terms of any of Clause 2.1, and Clauses 2.5 to 2.7;
- (c) a reduction of the premium payable upon the redemption or repurchase of any Bond pursuant to Clause 9 (*Redemption and Repurchase of the Bonds*);
- (d) a change to the Interest Rate (other than as a result of Clause 21 (*Replacement of Base Rate*)) or the Nominal Amount;
- (e) a change to the terms for the distribution of proceeds set out in Clause 18 (*Distribution of Proceeds*);
- (f) a change to the terms dealing with the requirements for Bondholders' consent set out in this Clause 19.4;
- (g) a change of issuer, an extension of the tenor of the Bonds or any delay of the due date for payment of any principal or interest on the Bonds;
- (h) a release of the Transaction Security and/or Guarantee;
- (i) a mandatory exchange of the Bonds for other securities; and
- (j) early redemption of the Bonds, other than upon an acceleration of the Bonds pursuant to Clause 17 (*Acceleration of the Bonds*) or as otherwise permitted or required by these Terms and Conditions.

19.4.3 Any matter not covered by Clause 19.4.2 shall require the consent of Bondholders representing more than 50 per cent. of the Adjusted Nominal Amount for which Bondholders are voting at a Bondholders' Meeting or for which Bondholders reply in a Written Procedure in accordance with the instructions given pursuant to Clause 19.3.2. This includes, but is not limited to, any amendment to, or waiver of, the terms of any Finance Document that does not require a higher majority (other than an amendment permitted pursuant to Clause 20.1(a) or (c)), an acceleration of the Bonds, or the enforcement of the Guarantee.

19.4.4 Quorum at a Bondholders' Meeting or in respect of a Written Procedure only exists if a Bondholder (or Bondholders) representing at least twenty (20) per cent. of the Adjusted Nominal Amount:

- (a) if at a Bondholders' Meeting, attend the meeting in person or by other means prescribed by the Agent pursuant to Clause 19.2.4 (or appear through duly authorised representatives); or
 - (b) if in respect of a Written Procedure, reply to the request.
- 19.4.5 If a quorum exists for some but not all of the matters to be dealt with at a Bondholders' Meeting or by a Written Procedure, decisions may be taken in the matters for which a quorum exists.
- 19.4.6 If a quorum does not exist at a Bondholders' Meeting or in respect of a Written Procedure, the Agent or the Issuer shall convene a second Bondholders' Meeting (in accordance with Clause 19.2.1) or initiate a second Written Procedure (in accordance with Clause 19.3.1), as the case may be, provided that the person(s) who initiated the procedure for Bondholders' consent has confirmed that the relevant proposal is not withdrawn. For the purposes of a second Bondholders' Meeting or second Written Procedure pursuant to this Clause 19.4.6, the date of request of the second Bondholders' Meeting pursuant to Clause 19.2.1 or second Written Procedure pursuant to Clause 19.3.1, as the case may be, shall be deemed to be the relevant date when the quorum did not exist. The quorum requirement in Clause 19.4.4 shall not apply to such second Bondholders' Meeting or Written Procedure.
- 19.4.7 Any decision which extends or increases the obligations of the Issuer or the Agent, or limits, reduces or extinguishes the rights or benefits of the Issuer or the Agent, under the Finance Documents shall be subject to the Issuer's or the Agent's consent, as applicable.
- 19.4.8 A Bondholder holding more than one Bond need not use all its votes or cast all the votes to which it is entitled in the same way and may in its discretion use or cast some of its votes only.
- 19.4.9 The Issuer may not, directly or indirectly, pay or cause to be paid any consideration to or for the benefit of any owner of Bonds (irrespective of whether such person is a Bondholder) for or as inducement to any consent under these Terms and Conditions, unless such consideration is offered to all Bondholders requested to give consent at the relevant Bondholders' Meeting or in a Written Procedure within the time period stipulated for the consideration to be payable or the time period for replies in the Written Procedure, as the case may be.
- 19.4.10 A matter decided at a duly convened and held Bondholders' Meeting or by way of Written Procedure is binding on all Bondholders, irrespective of them being present or represented at the Bondholders' Meeting or responding in the Written Procedure. The Bondholders that have not adopted or voted for a decision shall not be liable for any damages that this may cause the Issuer or the other Bondholders.
- 19.4.11 All costs and expenses incurred by the Issuer or the Agent for the purpose of convening a Bondholders' Meeting or for the purpose of carrying out a Written Procedure, including reasonable fees to the Agent, shall be paid by the Issuer.
- 19.4.12 If a decision is to be taken by the Bondholders on a matter relating to the Finance Documents, the Issuer shall promptly at the request of the Agent provide the Agent with a certificate specifying the number of Bonds owned by Group Companies or (to the knowledge of the Issuer) Affiliates, irrespective of whether such person is a Bondholder. The Agent shall not

be responsible for the accuracy of such certificate or otherwise be responsible for determining whether a Bond is owned by a Group Company or an Affiliate.

- 19.4.13 Information about decisions taken at a Bondholders' Meeting or by way of a Written Procedure shall promptly be sent by notice to each person registered as a Bondholder on the date referred to in Clause 19.4.1(a) or 19.4.1(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 Bondholders' Meeting or Written Procedure shall at the request of a Bondholder be sent to it by the Issuer or the Agent, as applicable.

20. AMENDMENTS AND WAIVERS

- 20.1 The Issuer, the Guarantor and the Agent (acting on behalf of the Bondholders) may agree in writing to amend and waive any provision in a Finance Document or any other document relating to the Bonds, provided that the Agent is satisfied that such amendment or waiver:

- (a) is not detrimental to the interest of the Bondholders as a group;
- (b) is made solely for the purpose of rectifying obvious errors and mistakes;
- (c) is required by any applicable regulation, a court ruling or a decision by a relevant authority;
- (d) has been duly approved by the Bondholders in accordance with Clause 19 (*Decisions by Bondholders*) and it has received any conditions precedent specified for the effectiveness of the approval by the Bondholders; or
- (e) is made pursuant to Clause 21 (*Replacement of Base Rate*).

- 20.2 Any amendments to the Finance Documents shall be made available in the manner stipulated in Clause 13.4 (*Availability 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. The Issuer shall promptly publish by way of press release any amendment or waiver made pursuant to Clause 20.1(a) or (c), in each case setting out the amendment in reasonable detail and the date from which the amendment or waiver will be effective.

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

21. REPLACEMENT OF BASE RATE

21.1 General

- 21.1.1 Any determination or election to be made by an Independent Adviser, the Issuer or the Bondholders in accordance with the provisions of this Clause 20 shall at all times be made by such Independent Adviser, the Issuer or the Bondholders (as applicable) acting in good faith, in a commercially reasonable manner and by reference to relevant market data.

21.1.2 If a Base Rate Event has occurred, this Clause 20 shall take precedent over the fallbacks set out in paragraph (b) to (d) of the definition of STIBOR.

21.2 **Definitions**

In this Clause 20:

“**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 to be applied to a Successor Base Rate and that is:

- (a) formally recommended by any Relevant Nominating Body in relation to the replacement of the Base Rate; or
- (b) if (a) is not applicable, the adjustment spread that the Independent Adviser determines is reasonable to use in order to minimise any transfer of economic value from one party to another as a result of a replacement of the Base Rate.

“**Base Rate Amendments**” has the meaning set forth in Clause 21.3.4.

“**Base Rate Event**” means one or several of the following circumstances:

- (a) the Base Rate (for the relevant Interest Period) has ceased to exist or ceased to be published for at least five (5) consecutive Business Days as a result of the Base Rate (for the relevant Interest Period) ceasing to be calculated or administered;
- (b) a public statement or publication of information by (i) the supervisor of the Base Rate Administrator or (ii) the Base Rate Administrator that the Base Rate Administrator ceases to provide the applicable Base Rate (for the relevant Interest Period) permanently or indefinitely and, at the time of the statement or publication, no successor administrator has been appointed or is expected to be appointed to continue to provide the Base Rate;
- (c) a public statement or publication of information in each case by the supervisor of the Base Rate Administrator that the Base Rate (for the relevant Interest Period) is no longer representative of the underlying market which the Base Rate is intended to represent and the representativeness of the Base Rate will not be restored in the opinion of the supervisor of the Base Rate Administrator;
- (d) a public statement or publication of information in each case by the supervisor of the Base Rate Administrator with the consequence that it is unlawful for the Issuer or the Paying Agent to calculate any payments due to be made to any Bondholder using the applicable Base Rate (for the relevant Interest Period) or it has otherwise become prohibited to use the applicable Base Rate (for the relevant Interest Period);
- (e) a public statement or publication of information in each case by the bankruptcy trustee of the Base Rate Administrator or by the trustee under the bank recovery and resolution framework (Sw. *krishanteringsregelverket*), or in respect of STIBOR, from the equivalent entity with insolvency or resolution powers over the Base Rate Administrator, containing the information referred to in (b) above; or

- (f) a Base Rate Event Announcement has been made and the announced Base Rate Event as set out in (b) to (e) above will occur within six (6) months.

“Base Rate Event Announcement” means a public statement or published information as set out in paragraph (b) to (e) of the definition of Base Rate Event that any event or circumstance specified therein 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, subject to applicable law, firstly any relevant supervisory authority, secondly any applicable central bank, or any working group or committee of any of them, or thirdly the Financial Stability Board or any part thereof.

“Successor Base Rate” means:

- (a) a screen or benchmark rate, including the methodology for calculating term structure and calculation methods in respect of debt instruments with similar interest rate terms as the Bonds, which is formally recommended as a successor to or replacement of the Base Rate by a Relevant Nominating Body; or
- (b) if there is no such rate as described in paragraph (a), such other rate as the Independent Adviser determines is most comparable to the Base Rate.

21.3 **Determination of Base Rate, Adjustment Spread and Base Rate Amendments**

- 21.3.1 Without prejudice to Clause 21.3.2, upon a Base Rate Event Announcement, the Issuer may, if it is possible to determine a Successor 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 initiate the procedure to determine a Successor Base Rate, the Adjustment Spread and any Base Rate Amendments for purposes of determining, calculating and finally deciding 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 21.3.2.
- 21.3.2 If a Base Rate Event has occurred, 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 initiate the procedure to determine, as soon as commercially reasonable, a Successor Base Rate, the Adjustment Spread and any Base Rate Amendments for purposes of determining, calculating and finally deciding the applicable Base Rate.
- 21.3.3 If the Issuer fails to appoint an Independent Adviser in accordance with Clause 21.3.2, the Bondholders shall, if so decided at a Bondholders’ 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 21.3.2.
- 21.3.4 The Independent Adviser shall also initiate the procedure to determine any technical, administrative or operational changes required to ensure the proper operation of a Successor Base Rate or to reflect the adoption of such Successor Base Rate in a manner substantially consistent with market practice (**“Base Rate Amendments”**).

21.3.5 Provided that a Successor Base Rate, the applicable Adjustment Spread and any Base Rate Amendments have been finally decided no later than 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, always subject to any technical limitations of the CSD and any calculations methods applicable to such Successor Base Rate.

21.4 **Interim measures**

21.4.1 If a Base Rate Event set out in any of the paragraphs (a) to (e) of the Base Rate Event definition has occurred but no Successor Base Rate and Adjustment Spread have been finally decided prior to the relevant Quotation Day in relation to the next succeeding Interest Period or if such Successor Base Rate and Adjustment Spread have been finally decided but due to technical limitations of the CSD, cannot be applied in relation to the relevant Quotation Day, the Interest Rate applicable to the next succeeding Interest Period shall be:

- (a) 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
- (b) 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.

21.4.2 For the avoidance of doubt, Clause 21.4.1 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 21 (*Replacement of Base Rate*). This will however not limit the application of Clause 21.4.1 for any subsequent Interest Periods, should all relevant actions provided in this Clause 21 have been taken, but without success.

21.5 **Notices**

Prior to the Successor Base Rate, the applicable Adjustment Spread and any Base Rate Amendments become effective the Issuer shall promptly following the final decision by the Independent Adviser of any Successor Base Rate, Adjustment Spread and any Base Rate Amendments give notice thereof to the Agent, the Paying Agent and the Bondholders in accordance with Clause 27 (Communications and Press Releases) and the CSD. The notice shall also include the time when the amendments will become effective. The notice shall also include information about the effective date of the amendments.

21.6 **Variation upon replacement of Base Rate**

21.6.1 No later than giving the Agent notice pursuant to Clause 21.5, the Issuer shall deliver to the Agent a certificate signed by the Independent Adviser and a duly authorised signatory of the Issuer confirming the relevant Successor Base Rate, the Adjustment Spread and any Base Rate Amendments, in each case as determined in accordance with the provisions of this Clause 21. The Successor 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 final decision, be binding on the Issuer, the Agent, the Paying Agent and the Bondholders.

21.6.2 Subject to receipt by the Agent of the certificate referred to in Clause 21.6.1, the Issuer and the Agent shall, at the request and expense of the Issuer, without the requirement for any consent or approval of the Bondholders, 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 21.

21.6.3 The Agent and the Paying Agent shall always be entitled to consult with external experts prior to amendments are effected pursuant to this Clause 21. Neither the Agent nor the Paying Agent shall be obliged to concur if in the reasonable opinion of the Agent or the Paying 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 Paying Agent in these Terms and Conditions.

21.7 **Limitation of liability for the Independent Adviser**

Any Independent Adviser appointed pursuant to Clause 21.3 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.

22. **THE AGENT AND THE SECURITY AGENT**

22.1 **Appointment of the Agent and the Security Agent**

22.1.1 By subscribing for Bonds, each initial Bondholder appoints the Agent and the Security Agent to act as its agent and security agent (as applicable) in all matters relating to the Bonds and the Finance Documents, and authorises each of the Agent and the Security Agent to act on its behalf (without first having to obtain its consent, unless such consent is specifically required by these Terms and Conditions) in any legal or arbitration proceedings relating to the Bonds held by such Bondholder, including the winding-up, dissolution, liquidation, company reorganisation (Sw. *företagsrekonstruktion*) or bankruptcy (Sw. *konkurs*) (or its equivalent in any other jurisdiction) of the Issuer and any legal or arbitration proceeding relating to the perfection, preservation, protection or enforcement of the Transaction Security and the Guarantee. By acquiring Bonds, each subsequent Bondholder confirms such appointment and authorisation for the Agent to act on its behalf and the Security Agent to act as its agent in all matters relating to the Transaction Security, the Security Documents and the Guarantee.

22.1.2 Each Bondholder shall immediately upon request provide the Agent and the Security Agent with any such documents, including a written power of attorney (in form and substance satisfactory to the Agent or the Security Agent, as applicable), that the Agent or the Security Agent (as applicable) deems necessary for the purpose of exercising its rights and/or carrying out its duties under the Finance Documents. Neither the Agent nor the Security agent is under no obligation to represent a Bondholder which does not comply with such request.

22.1.3 The Issuer shall promptly upon request provide the Agent and the Security Agent with any documents and other assistance (in form and substance satisfactory to the Agent or the Security Agent, as applicable), that the Agent or the Security Agent (as applicable) deems

necessary for the purpose of exercising its rights and/or carrying out its duties under the Finance Documents.

22.1.4 Each of the Agent and the Security Agent is entitled to fees for all its respective work in such capacity and to be indemnified for costs, losses and liabilities on the terms set out in the Finance Documents and the Agency Agreement and the Agent's and the Security Agent's respective obligations as Agent or Security Agent (as applicable) under the Finance Documents are conditioned upon the due payment of such fees and indemnifications.

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

22.2 **Duties of the Agent and the Security Agent**

22.2.1 Each of the Agent and the Security Agent shall represent the Bondholders in accordance with the Finance Documents, including, *inter alia*, holding the Transaction Security pursuant to the Security Documents and the Guarantee on behalf of the Bondholders and, where relevant, enforcing any claim under the Transaction Security and/or the Guarantee on behalf of the Bondholders.

22.2.2 When acting pursuant to the Finance Documents, each of the Agent and the Security Agent is always acting with binding effect on behalf of the Bondholders. Each of the Agent and the Security Agent is never acting as an advisor to the Bondholders or the Issuer. Any advice or opinion from the Agent or the Security Agent does not bind the Bondholders or the Issuer.

22.2.3 When acting pursuant to the Finance Documents, each of the Agent and the Security Agent shall carry out its duties with reasonable care and skill in a proficient and professional manner.

22.2.4 Each of the Agent and the Security Agent shall treat all Bondholders equally and, when acting pursuant to the Finance Documents, act with regard only to the interests of the Bondholders as a group and shall not be required to have regard to the interests or to act upon or comply with any direction or request of any other person, other than as explicitly stated in the Finance Documents.

22.2.5 Each of the Agent and the Security Agent is always entitled to delegate its duties to other professional parties and to engage external experts when carrying out its duties as agent, without having to first obtain any consent from the Bondholders or the Issuer. The Agent and/or the Security Agent shall however remain liable for any actions of such parties if such parties are performing duties of the Agent or the Security Agent under the Finance Documents.

22.2.6 The Issuer shall on demand by the Agent and/or the Security Agent pay all costs for external experts engaged by it (i) after the occurrence of an Event of Default, (ii) for the purpose of investigating or considering (A) an event or circumstance which the Agent reasonably believes is or may lead to an Event of Default or (B) a matter relating to the Issuer or the Finance Documents which the Agent and/or the Security Agent reasonably believes may be detrimental to the interests of the Bondholders under the Finance Documents, and (iii) in connection with any Bondholders' Meeting or Written Procedure, (iv) when the Agent and/or the Security Agent is otherwise required to make a determination under these Terms

and Conditions or (v) in connection with any amendment (whether contemplated by the Finance Documents or not) or waiver under the Finance Documents. Any compensation for damages or other recoveries received by the Agent and/or the Security 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 18 (*Distribution of Proceeds*).

- 22.2.7 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.
- 22.2.8 Other than as specifically set out in the Finance Documents, neither the Agent nor the Security Agent shall be obliged to monitor (i) whether any Event of Default has occurred or is expected to occur, (ii) the financial condition of the Issuer and the Group, (iii) the performance, default or any breach by the Issuer or any other party of its obligations under the Finance Documents, or (iv) whether any other event specified in any Finance Document has occurred. Should the Agent and/or the Security Agent not receive such information, the Agent and/or the Security Agent is entitled to assume that no such event or circumstance exists or can be expected to occur, provided that the Agent and/or the Security Agent does not have actual knowledge of such event or circumstance.
- 22.2.9 The Agent shall (i) review each Compliance Certificate delivered to it to determine that it meets the requirements set out in Clause 14.1.4 and as otherwise agreed between the Issuer and the Agent, and (ii) verify that the Issuer according to its reporting in the Compliance Certificate meets the Incurrence Test and/or the Maintenance Test (as applicable). The Issuer shall promptly upon request provide the Agent with such information as the Agent reasonably considers necessary for the purpose of being able to comply with this Clause 22.2.9.
- 22.2.10 The Agent and the Security Agent shall ensure that it receives evidence satisfactory to it that Finance Documents which are required to be delivered to the Agent and/or the Security Agent are duly authorised and executed (as applicable). The Issuer shall promptly upon request provide the Agent and/or the Security Agent with such documents and evidence as the Agent and/or the Security Agent reasonably considers necessary for the purpose of being able to comply with this Clause 22.2.10. Other than as set out above, the Agent and the Security Agent shall neither be liable to the Issuer or the Bondholders for damage due to any documents and information delivered to the Agent and/or the Security Agent not being accurate, correct and complete, unless it has actual knowledge to the contrary, nor be liable for the content, validity, perfection or enforceability of such documents.
- 22.2.11 Notwithstanding any other provision of the Finance Documents to the contrary, the Agent and/or the Security 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 regulation.
- 22.2.12 If in the Agent's and/or the Security Agent's reasonable opinion the cost, loss or liability which it may incur (including reasonable fees to the Agent and/or the Security Agent) in complying with instructions of the Bondholders, or taking any action at its own initiative, will not be covered by the Issuer, the Agent and/or the Security 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.

22.2.13 The Agent and/or the Security Agent shall give a notice to the Bondholders (i) before it ceases to perform its obligations under the Finance Documents by reason of the non-payment by the Issuer of any fee or indemnity due to the Agent and/or the Security Agent under the Finance Documents or the Agency Agreement or (ii) if it refrains from acting for any reason described in Clause 22.2.12.

22.2.14 The Agent may instruct the CSD to split the Bonds to a lower nominal amount in order to facilitate partial redemptions, restructuring of the Bonds or other situations.

22.3 Liability for the Agent and the Security Agent

22.3.1 Neither the Agent nor the Security Agent will be liable to the Bondholders for damage or loss caused by any action taken or omitted by it under or in connection with any Finance Document, unless directly caused by its gross negligence or wilful misconduct. Neither the Agent nor the Security Agent shall be responsible for indirect or consequential loss.

22.3.2 Neither the Agent nor the Security Agent shall be considered to have acted negligently if it has acted in accordance with advice from or opinions of reputable external experts provided to the Agent and/or the Security Agent (as applicable) or if the Agent and/or the Security Agent has acted with reasonable care in a situation when it considers that it is detrimental to the interests of the Bondholders to delay the action in order to first obtain instructions from the Bondholders.

22.3.3 Neither the Agent nor the Security Agent shall 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 it to the Bondholders, provided that the Agent has taken all necessary steps as soon as reasonably practicable to comply with the regulations or operating procedures of any recognised clearing or settlement system used by the Agent for that purpose.

22.3.4 Neither the Agent nor the Security Agent shall have any liability to the Issuer or the Bondholders for damage caused by it acting in accordance with instructions of the Bondholders given in accordance with the Finance Documents.

22.3.5 Any liability towards the Issuer which is incurred by the Agent or the Security Agent in acting under, or in relation to, the Finance Documents shall not be subject to set-off against the obligations of the Issuer to the Bondholders under the Finance Documents.

22.4 Replacement of the Agent and the Security Agent

22.4.1 Subject to Clause 22.4.6, each of the Agent and the Security Agent may resign by giving notice to the Issuer and the Bondholders, in which case the Bondholders shall appoint a successor Agent and/or Security Agent at a Bondholders' Meeting convened by the retiring Agent or by way of Written Procedure initiated by the retiring Agent.

22.4.2 Subject to Clause 22.4.6, if the Agent and/or the Security Agent is insolvent, the Agent and/or the Security Agent (as applicable) shall be deemed to resign as Agent and/or Security Agent (as applicable) and the Issuer shall within ten (10) Business Days appoint a successor Agent and/or Security Agent (as applicable) which shall be an independent financial institution or other reputable company which regularly acts as agent under debt issuances.

- 22.4.3 A Bondholder (or Bondholders) representing at least ten (10) per cent. of the Adjusted Nominal Amount may, by notice to the Issuer (such notice shall, if given by several Bondholders, be given by them jointly), require that a Bondholders' Meeting is held for the purpose of dismissing the Agent and/or the Security Agent and appointing a new Agent and/or Security Agent. The Issuer may, at a Bondholders' Meeting convened by it or by way of Written Procedure initiated by it, propose to the Bondholders that the Agent and/or the Security Agent be dismissed and a new Agent and/or the Security Agent (as applicable) be appointed.
- 22.4.4 If the Bondholders have not appointed a successor Agent and/or a successor Security 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 and/or the Security Agent was dismissed through a decision by the Bondholders, the Issuer shall within thirty (30) days thereafter appoint a successor Agent and/or a successor Security Agent which shall be an independent financial institution or other reputable company with the necessary resources to act as agent in respect of Market Loans.
- 22.4.5 The retiring Agent and/or the retiring Security Agent (as applicable) shall, at its own cost, make available to the successor Agent and/or the successor Security Agent (as applicable) such documents and records and provide such assistance as the successor Agent and/or the successor Security Agent (as applicable) may reasonably request for the purposes of performing its functions as Agent and/or the Security Agent (as applicable) under the Finance Documents.
- 22.4.6 The Agent's and the Security Agent's resignation or dismissal shall only take effect upon the earlier of (i) the appointment of a successor Agent and/or the successor Security Agent (as applicable) and acceptance by such successor Agent and/or the successor Security Agent (as applicable) of such appointment and the execution of all necessary documentation to effectively substitute the retiring Agent and/or the retiring Security Agent (as applicable), and (ii) the period pursuant to Clause 22.4.4 (ii) having lapsed.
- 22.4.7 Upon the appointment of a successor, the retiring Agent and/or the retiring Security Agent shall be discharged from any further obligation in respect of the Finance Documents but shall remain entitled to the benefit of the Finance Documents and remain liable under the Finance Documents in respect of any action which it took or failed to take whilst acting as Agent. Its successor, the Issuer and each of the Bondholders shall have the same rights and obligations amongst themselves under the Finance Documents as they would have had if such successor had been the original Agent and/or the Security Agent.
- 22.4.8 In the event that there is a change of the Agent and/or the Security Agent in accordance with this Clause 22.4, 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/or the new Security Agent and releasing the retiring Agent and/or the retiring Security Agent (as applicable) from its further obligations under the Finance Documents and the Agency Agreement. Unless the Issuer and the new Agent agree otherwise, the new Agent and/or Security Agent shall be entitled to the same fees and the same indemnities as the retiring Agent and/or the retiring Security Agent (as applicable).

23. APPOINTMENT AND REPLACEMENT OF THE PAYING AGENT

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

24. APPOINTMENT AND REPLACEMENT OF CSD

- 24.1 The Issuer has appointed the CSD to manage certain tasks under these Terms and Conditions and in accordance with the CSD Regulations and the other regulations applicable to the Bonds.
- 24.2 The CSD may retire from its assignment or be dismissed by the Issuer, provided that the Issuer has effectively appointed a replacement CSD that accedes as CSD at the same time as the old CSD retires or is dismissed and provided also that the replacement does not have a negative effect on any Bondholder. The replacing CSD must be authorised to professionally conduct clearing operations and be authorised as a central securities depository in accordance with applicable law.

25. NO DIRECT ACTIONS BY BONDHOLDERS

- 25.1 A Bondholder may not take any steps whatsoever against any Group Company or with respect to the Transaction Security and/or Guarantee 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 or bankruptcy in any jurisdiction of any Group Company in relation to any of the obligations and liabilities of such Group Company under the Finance Documents. Such steps may only be taken by the Agent.
- 25.2 Clause 25.1 shall not apply if the Agent has been instructed by the Bondholders in accordance with the Finance Documents to take certain actions but fails for any reason to take, or is unable to take (for any reason other than a failure by a Bondholder to provide documents in accordance with Clause 22.1.2), 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 of any fee or indemnity due to the Agent under the Finance Documents or the Agency Agreement or by any reason described in Clause 22.2.12, such failure must continue for at least forty (40) Business Days after notice pursuant to Clause 22.2.13 before a Bondholder may take any action referred to in Clause 25.1.

25.3 The provisions of Clause 25.1 shall not in any way limit an individual Bondholder's right to claim and enforce payments which are due to it under Clause 9.6 (*Mandatory repurchase due to a Change of Control Event or a Listing Failure Event (put option)*) or other payments which are due by the Issuer to some but not all Bondholders.

26. PRESCRIPTION

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

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

27. COMMUNICATIONS AND PRESS RELEASES

27.1 Communication

27.1.1 Written notices to the Bondholders made by the Agent will be sent to the Bondholders via the CSD with a copy to the Issuer and the applicable Regulated Market (if the Bonds are admitted to trading). Any such notice or communication will be deemed to be given or made via the CSD, when sent from the CSD.

27.1.2 The Issuer's written notifications to the Bondholders will be sent to the Bondholders via the Agent or through the CSD with a copy to the Agent and the applicable Regulated Market (if the Bonds are admitted to trading).

27.1.3 Notwithstanding Clause 27.1.1 and provided that such written notification does not require the Bondholders to take any action under these Terms and Conditions, the Issuer's written notifications to the Bondholders may be published by the Agent on a relevant information platform only.

27.1.4 Unless otherwise specifically provided, all notices or other communications under or in connection with the Finance Documents between the Agent, the Issuer and/or the Guarantor will be given or made in writing, by letter or e-mail. Any such notice or communication will be deemed to be given or made as follows:

- (a) if by letter, when delivered at the address of the relevant party;
- (b) if by e-mail, when received; and
- (c) if by publication on a relevant information platform, when published.

27.1.5 The Issuer, the Guarantor and the agent shall each ensure that the other party is kept informed of changes in postal address, e-mail address and telephone numbers and contact persons.

27.1.6 When determining deadlines set out in these Terms and Conditions, the following will apply (unless otherwise stated):

(a) if the deadline is set out in days, the first day of the relevant period will not be included and the last day of the relevant period will be included;

(b) if the deadline is set out in weeks, months or years, the deadline will end on the day in the last week or the last month which, according to its name or number, corresponds to the first day the deadline is in force. If such day is not a part of an actual month, the deadline will be the last day of such month; and

(c) if a deadline ends on a day which is not a Business Day, the deadline is postponed to the next Business Day.

27.1.7 Any notice or other communication pursuant to the Finance Documents shall be in English.

27.1.8 Failure to send a notice or other communication to a Bondholder or any defect in it shall not affect its sufficiency with respect to other Bondholders.

27.2 **Press releases**

27.2.1 Any notice that the Issuer or the Agent shall send to the Bondholders pursuant to Clauses 9.5 (*Voluntary total redemption (call option)*), 9.6 (*Mandatory repurchase due to a Change of Control Event or a Listing Failure Event (put option)*), paragraph (e) of Clause 14.1.1 and Clauses 17.3, 19.2.1, 19.3.1, 19.4.13 and 20.2 shall also be published by way of press release by the Issuer.

27.2.2 In addition to Clause 27.2.1, if any information relating to the Bonds or the Group contained in a notice the Agent may send to the Bondholders under these Terms and Conditions has not already been made public by way of a press release, the Agent shall before it sends such information to the Bondholders give the Issuer the opportunity to issue a press release containing such information. If the Issuer does not promptly issue a press release and the Agent considers it necessary to issue a press release containing such information before it can lawfully send a notice containing such information to the Bondholders, the Agent shall be entitled to issue such press release.

28. **FORCE MAJEURE**

28.1 Neither the Agent nor the Paying Agent shall be held responsible for any damage arising out of any legal enactment, or any measure taken by a public authority, or war, strike, lockout, boycott, blockade, natural disaster, insurrection, civil commotion, terrorism or any other similar circumstance (a "**Force Majeure Event**"). The reservation in respect of strikes, lockouts, boycotts and blockades applies even if the Agent or the Paying Agent itself takes such measures, or is subject to such measures.

28.2 Should a Force Majeure Event arise which prevents the Agent or the Paying Agent from taking any action required to comply with these Terms and Conditions, such action may be postponed until the obstacle has been removed.

28.3 The provisions in this Clause 28 apply unless they are inconsistent with the provisions of the applicable securities regulations which provisions shall take precedence.

29. GOVERNING LAW AND JURISDICTION


29.1 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.

29.2 The Issuer and the Guarantor submit to the non-exclusive jurisdiction of the City Court of Stockholm (*Stockholms tingsrätt*).

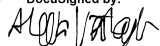
29.3 Notwithstanding the above, the Bonds shall be registered pursuant to the applicable securities regulations.

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


DOOBA FINANCE AB (PUBL)
as Issuer

DocuSigned by:

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Name: Adam Podgorski

DocuSigned by:

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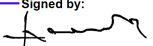
Name: Alexia Versteegh

Signed by:

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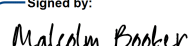
Name: Alexandra Anthony

Date:


DOOBA HOLDINGS LIMITED
as Guarantor

Signed by:

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Name: John Borg

Signed by:

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Name: Malcolm Booker

DocuSigned by:

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Name: Alexia Versteegh

Date:

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

Place: Stockholm, Sweden

Date: 30 September 2025

NORDIC TRUSTEE & AGENCY AB (PUBL)
as Agent

A handwritten signature in blue ink, appearing to read 'Victor Schander', is written over a horizontal line.

Name: **Victor Schander**

SCHEDULE 1

FORM OF COMPLIANCE CERTIFICATE

To: Nordic Trustee & Agency AB (publ)

From: Dooba Finance AB (publ)

Date: [date]

Dear Sir and/or Madam,

Terms and Conditions for Dooba Finance AB (publ) up to SEK 800,000,000 senior unsecured guaranteed sustainability-linked floating rate bonds due 2027 (the “Terms and Conditions”)

1. We refer to the Terms and Conditions. This is a Compliance Certificate for the purposes of the Terms and Conditions. Terms defined in the Terms and Conditions have the same meaning when used in this compliance certificate.
2. This compliance certificate relates to:

Reference Date: [DATE]
3. We confirm that no Event of Default has occurred. *[If this statement cannot be made, the certificate should identify any Event of Default that has occurred and the steps taken to remedy it.]*
4. We confirm that [(i)] the Equity Ratio as at the Reference Date was [RATIO][, and (ii) that the amount of cash held in the Issuer’s bank account as at the Reference Date was SEK [AMOUNT]]
*. Accordingly the [Incurrence Test/Maintenance Test] [is/is not] met as at the Reference Date.
5. The calculation of the Equity Ratio in item 4 above is based on the following figures:

Adjusted Equity: []

Adjusted Total Assets: []*
6. The Material Group Companies as of the Reference Date are: *[Include list of Material Group Companies]*

[Copies of the latest annual audited consolidated financial statements of the Group and the annual audited unconsolidated financial statements of the Issuer are published on our website [address].]

* Include only in the event of a testing of the Maintenance Test.

* Include 4 and 5 in the event of a testing of either the Incurrence Test or the Maintenance Test.

[Copies of the latest quarterly interim unaudited consolidated reports of the Group and the latest quarterly interim unaudited unconsolidated reports of the Issuer are published on our website *[address]*.]

Yours faithfully,

Dooba Finance AB (publ)

Name:
Authorised signatory

Name:
Authorised signatory