

Stockholm 15 December 2017

Conditional notice of early redemption of bonds

Matsoretum AB (publ) (the “**Company**”) hereby gives notice to all holders of the Company’s maximum SEK 60,000,000 senior secured callable fixed rate bonds 2015/2018 with ISIN SE0007576657 (the “**Bonds**”) of exercise of its option for early voluntary redemption of the Bonds in full in accordance with Clause 11.3 of the terms and conditions for the Bonds (the “**Redemption**”).

Unless otherwise defined in this notice, all words and expressions defined in the terms and conditions for the Bonds shall have the same meaning in this notice.

The Redemption Date for the Redemption will be 15 January 2018 and the Record Date for the Redemption will be 8 January 2018.

The Redemption is conditioned upon that:

- (a) the sale of all shares in SM Långbro AB, reg. no. 556849-7704 (the “**Property Company**”), has been successfully completed on or before 4 January 2018; and
- (b) funds in an amount sufficient to finance the Redemption is received by the Company on or before 4 January 2018.

Items (a)-(b) above are together referred to as the “**Conditions**”.

The Company’s parent company Oscar Properties Holding AB (publ) has on the date hereof issued a parent guarantee for the full and punctual payment by the Company of the redemption amount to be paid by the Company under the terms and conditions for the Bonds provided that the Conditions have been satisfied or waived on or before 4 January 2018.

The Company will inform the Agent as to whether or not the Conditions have been satisfied or waived by the Company whereafter the Agent, no later than 4 January 2018, will publish a notice on its website with the information provided by the Company. There is no assurance that the Conditions will be satisfied or waived (and thus, that the Redemption will occur).

If the Conditions are satisfied, the Redemption will be irrevocable and the Bonds will be redeemed on the Redemption Date at 101.50 per cent. of the Nominal Amount (i.e. SEK 1,015,000 per Bond) plus accrued interest from but excluding the preceding Interest Payment Date up to and including the Redemption Date. The redemption amount will be disbursed to those being directly registered as owners and registered authorised nominees (Sw. *förvaltare*) of the Bonds on the Record Date in the debt ledger (Sw. *skuldbok*).

This notice is governed by Swedish law. This notice is, for the avoidance of doubt, not an offer to purchase or sell instrument.

MATSORETUM AB (publ)