CAPRATE
RESPONSE. ABILITY.

To the Bondholders of Bonds
issued by CapRate Campus 4 AB
(formerly Malmö Katrinelund 27 AB)
ISIN SE0010101782, NO0010808090 and SE0010442269

Berlin, 19.10.2022

ISIN: SE0010101782, NO0010808090 and SE0010442269
CapRate Campus 4 AB announces that the interest that was due for payment on 15 September 2022 will be further delayed

Dear Bondholders,

as stated in a press release dated 21 September 2022, CapRate Campus 4 AB (the "**Issuer**") has not fulfilled its obligation to pay interest due on 15 September 2022 (the "**Interest Payment**") under the terms and conditions for its up to SEK 155,000,000 (or its equivalent in NOK and EUR) senior secured callable fixed rate bonds with ISIN SE0010101782, NO0010808090 and SE0010442269 (the "**Terms and Conditions**").

The Issuer's intention to make the Interest Payment in the end of September 2022, as stated in our previous press release, has unfortunately not been materialized due to further delay by third parties. However, the Issuer is continuing to improve the Issuer's liquidity and estimates that the Interest Payment will be made on 15 November 2022, at the latest. Accordingly, the bondholders will receive their share approx. 3 - 5 banking days afterwards.

Default Interest will be calculated and paid to the bondholders in accordance with clause 8. (f) of the Terms & Conditions. The Issuer continues in relation to this temporarily lack of liquidity to have ongoing discussions with certain bondholders.

For further information, please contact:
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Kind regards

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