

Uppfinnaren 1 AB (publ)
556998-2936

Press release 1 October 2021

Uppfinnaren 1 AB (publ) reaches an agreement with certain holders of its outstanding bond loan to amend certain provisions of the terms and conditions

Reference is made to Uppfinnaren 1 AB (publ)'s (the "**Company**") outstanding secured callable fixed rate perpetual bonds with ISIN SE0007278262 in a nominal amount of SEK 175,000,000 plus accrued but unpaid interest (at the date hereof accrued but unpaid interest amounts to SEK 38,159,649) (the "**Bonds**"). The Company announces that it has reached an agreement (the "**Agreement**") with holders representing approximately 62% of the total nominal amount of the Bonds (the "**Large Bondholder**") to amend the Terms and Conditions of the Bonds (the "**Terms and Conditions**"). The amendments will be formally requested by way of the Company initiating a written procedure pursuant to which all holders of Bonds will vote for or against the amendments as contemplated by the Agreement (the "**Written Procedure**"). The amendments, as contemplated by the Agreement, will not be effective (and thereby binding on the holders of the Bonds) until the Written Procedure has been approved by a requisite majority of the holders of the Bonds. The Large Bondholder has undertaken towards the Company to vote for the request (being the Agreement) in the Written Procedure. As further contemplated by the Agreement, the Large Bondholder has undertaken to procure that the on-going written procedure initiated in relation to the Bonds on 10 September 2021 is withdrawn, or if that is not possible to achieve, to vote against the request set forth in such written procedure.

The Agreement include *inter alia* amendments to the interest and redemption provisions of the Terms and Conditions. Pursuant to the Agreement, the Bonds shall following the effective date carry no interest and any accrued but unpaid interest under the Bonds shall be automatically cancelled. Furthermore, pursuant to the Agreement, the Company shall redeem the Bonds by way of two bullet payments where SEK 25,000,000 shall be paid to the bondholders *pro rata* no later than 31 December 2021 and SEK 110,000,000 (in addition to the SEK 25,000,000 paid no later than 31 December 2021) shall be paid to the bondholders *pro rata* no later than 1 June 2022 (the "**Redemption Payments**"). Oscar Properties Holding AB (publ) shall unconditionally and irrevocably guarantee to the holders of Bonds the full and punctual fulfilment by the Company of the Redemption Payments

Pursuant to the Agreement, other than the Redemption Payments no other payment of principal or interest shall be made by the Company under the Terms and Conditions and all Bonds outstanding shall following the Redemption Payments be automatically cancelled and be null and void and no holder of Bonds shall thereafter have any further claims under the Bonds. In the event that the Company fails to make the Redemption Payments, interest will accrue on such amounts at a fixed rate of 12 per cent. *per annum* from, but excluding, the date such payment was due, up to (and including) the date of actual payment. In order to finance the Redemption Payments, the Agreement provides that the Company shall be entitled to dispose of all the shares in, or any assets of, Skurusundsbyggn Holding AB ("**Holding**") and in order to facilitate such a sale, it has been agreed that all security and guarantees to secure the Company's obligations under the Bonds shall be released. Pursuant to the Agreement, the Company also undertakes towards the holders of the Bonds to dispose of Holding and/or the assets of Holding, including any real properties, if required to make the Redemption Payments (and it is the Company's intention to effect such sale).

The Company will instruct Nordic Trustee & Agency AB (publ) (the “**Agent**”), in its capacity as agent under the Bonds, to send a notice of the Written Procedure including voting instructions to the direct registered owners and registered authorised nominees of the Bonds. The Company will announce by way of press release once such notice of Written Procedure has been sent by the Agent.

For further information, please contact:

Per-Axel Sundström, CEO

E-mail: per-axel.sundstrom@oscarproperties.se

The information in this press release constitutes inside information that Uppfinnaren 1 AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation 596/2014. The information was sent for publication, through the agency of the contact person set out above, on 1 October 2021 at 10:00 CEST.