

Stockholm, 25 November 2024

To the bondholders in:

ISIN: SE0015660444 - Catella AB (publ) maximum SEK 1,500,000,000 senior unsecured floating rate bonds 2021/2025

NOTICE OF CONDITIONAL EARLY REDEMPTION

This conditional notice of early redemption (the "Notice") has been sent on 25 November 2024 to Bondholders directly registered as of 22 November 2024 in the debt register (Sw. *skuldbok*) kept by the CSD. If you are an authorised nominee under the Swedish Central Securities Depositories and Financial Instruments Accounts Act or if you otherwise are holding Bonds on behalf of someone else on a securities account, please forward this Notice to the Bondholder you represent as soon as possible.

Reference is made to the terms and conditions of the abovementioned bond issue (the "**Bonds**") issued by Catella AB (publ) (the "**Issuer**"), with first issue date on 17 March 2021 in accordance with the terms and conditions for the Bonds (the "**Terms and Conditions**").

All capitalised terms used herein and not otherwise defined in this Notice shall have the meaning assigned to them in the Terms and Conditions.

The Issuer hereby gives conditional notice to all Bondholders of the Issuer's outstanding Bonds for early redemption of the Bonds in full in accordance with Clause 9.3 (*Voluntary total redemption (call option)*) of the Terms and Conditions (the "**Redemption**"). Subject to the condition described below, the Redemption Date is set to 19 December 2024 (the "**Redemption Date**") and the Record Date for the early redemption will be 12 December 2024, *i.e.* five (5) Business Days prior to the Redemption Date.

The Redemption is conditional upon the settlement of an issue of SEK-denominated senior unsecured bonds under the Issuer's medium term note (MTN) program established on 24 August 2024 with a framework amount of SEK 3 billion, as announced by the Issuer by way of press release on 25 November 2024 (the "**Condition**"). The redemption of the Bonds shall be subject to and conditional upon the satisfaction or waiver of the Condition and the Issuer shall not, and shall have no obligation to, redeem any of the Bonds pursuant to this Notice unless the Condition has been satisfied.

The fulfilment of the Condition will be confirmed to the Bondholders through a press release. Should the Condition not be fulfilled by the Record Date, the Redemption will not occur (unless the Condition has been waived or the Record Date and Redemption Date have been postponed by the Issuer at its sole discretion) which will, in such case, be confirmed to the Bondholders through a notice to the Bondholders and a press release.

If the Condition is satisfied or waived by the Issuer, the Redemption will be irrevocable and all outstanding Bonds will be redeemed at the redemption price of (i) 100.00 per cent. of the total outstanding Nominal Amount, and (ii) accrued and unpaid interest up to and including the Redemption Date (the "**Redemption Amount**").

The Redemption Amount will be paid on the Redemption Date to each person who is registered as owner of Bonds in the debt register maintained by Euroclear Sweden at end of business on the Record Date.

In connection with the Redemption, the Bonds will be delisted from Nasdaq Stockholm.

This Notice of early redemption is irrevocable and is governed by Swedish law. This Notice is for information purposes only and is not to be construed as an offer to purchase or sell or a solicitation of an offer to purchase or sell with respect to any securities of the Issuer.

For further information, please contact the Issuer at:

Michel Fischier, CFO
michel.fischier@catella.se

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Catella AB (publ)