

Tallinn, 25 July 2025

To the bondholders in:

ISIN: SE0013801172 – AS Pro Kapital Grupp maximum EUR 28,500,000 senior secured callable fixed rate bonds 2020/2028

NOTICE OF PARTIAL REPAYMENT

This notice (the “Notice”) has been sent on 25 July 2025 to Holders directly registered as of 24 July 2025 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 (with an aggregate amount outstanding of EUR 19,950,000) (the “**Bonds**”) issued by AS Pro Kapital Grupp (the “**Issuer**”) on 20 February 2020 in accordance with the terms and conditions for the Bonds, as amended and restated on 30 June 2020, 16 January 2024 and 20 February 2025 (the “**Terms and Conditions**”). This Notice is sent by Nordic Trustee & Agency AB (publ) (the “**Agent**”) upon request from the Issuer. This Notice is available on the Issuer’s website and the Agent’s website.

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 notice to all Holders that a partial repayment in accordance with Clause 11.3 (*Early voluntary redemption by the Issuer (call option)*) and Section (c) of Clause 12.12 (*German Hotel Operations Undertaking*), respectively, of the Terms and Conditions will be made in relation to all outstanding Bonds by way of reducing the Outstanding Amount of each Bond *pro rata* with an amount of EUR 330 per Bond (in aggregate EUR 9,405,000, of which EUR 4,405,000 is redeemed pursuant to Clause 11.3 (*Early voluntary redemption by the Issuer (call option)*) and EUR 5,000,000 is repaid pursuant to Section (c) of Clause 12.12 (*German Hotel Operations Undertaking*)) of the Terms and Conditions) (the “**Partial Repayment**”). The Partial Repayment will be made at a price equal to 100.00 per cent. of the repaid amount. Any accrued and unpaid interest will also be paid in respect of the repaid amount in accordance with the Terms and Conditions. Following the Partial Repayment, the Outstanding Amount of each Bond will be EUR 370 and the aggregate amount outstanding will be EUR 10,545,000.

The Partial Repayment will be carried out through Euroclear Sweden’s systems on 20 August 2025 to the Holders who are registered as a bondholder in the debt ledger maintained by Euroclear Sweden as of the Record Date, 13 August 2025.

This Notice is irrevocable and is governed by Swedish law.

For further information regarding this Notice, please contact the Issuer at:

Edoardo Axel Preatoni, Chief Executive Officer, edoardo.preatoni@prokapital.com

Tallinn, 25 July 2025

AS Pro Kapital Grupp