

Agency Agreement

relating to the issue of capital securities with ISIN SE0015407507 (the “Capital Securities”)

by and between

A. K2A KNAUST & ANDERSSON FASTIGHETER AB (publ), company reg. no. 556943-7600 (the “Issuer”); and

B. NORDIC TRUSTEE & AGENCY AB (publ), company reg. no. 556882-1879 (the “Agent”)

1. **Agent’s undertaking:** The Agent hereby undertakes to act as agent and, as applicable, security agent in accordance with the terms and conditions of the Capital Securities (the “**Terms and Conditions**”) and the related finance documents insofar as they explicitly refer to the Agent (in any capacity), provided that the Agent’s assignment as agent under the Terms and Conditions and the related finance documents is conditional upon the documents to which the Agent will be party is in form and substance satisfactory to the Agent.

2. **Power of Attorney:** The Issuer shall, upon the Agent’s request, promptly issue a power of attorney to the Agent that may be required in order for the Agent to obtain information from the debt register (Sw: *skuldbok*) kept by the relevant central securities depository.

3. [REDACTED]

4. **Fees:** The Issuer undertakes to pay the below fees to the Agent (excl. VAT). [REDACTED]

[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]

1 [REDACTED]
2 [REDACTED]
3 [REDACTED]

[REDACTED]

[REDACTED]

7. **Costs and expenses:** The Issuer shall cover all documented costs and expenses reasonably incurred by the Agent, including (but not limited to) costs for legal and financial advisors engaged by the Agent in accordance with the Terms and Conditions or otherwise as agreed between the Agent and the Issuer.
8. **Taxes:** The Issuer shall pay value added tax and other taxes or duties applicable.
9. **Payment terms:** Fees referred to herein shall be paid within (30) calendar days from the date of the relevant invoice, or otherwise within the period specified on the relevant invoice.
10. **Amendments:** No amendments to this agreement shall be valid unless in writing and agreed upon by both parties.

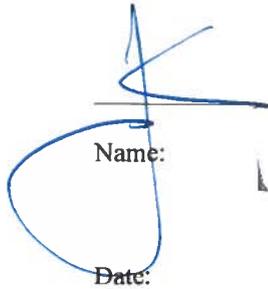
[REDACTED]

12. **Term of the agreement:** This agreement enters into force on the date on which it is signed by both parties hereto and, [REDACTED] terminates without further notice from any of the parties on the earlier of (i) when the Agent determines (acting reasonably) that all obligations of the Issuer and the Agent under the Terms and Conditions and related finance documents and this agreement have been fulfilled or (ii) when the Agent has resigned or been replaced in accordance with the Terms and Conditions.
13. **Governing law and disputes:** Swedish law shall exclusively govern this agreement and any non-contractual obligations arising out of, or in connection with this agreement. All disputes arising out of, or in connection with this agreement, shall be exclusively resolved by the District Court of Stockholm (Sw: *Stockholms tingsrätt*) as the court of first instance. 

Date: Stockholm 2021-01-14

K2A KNAUST & ANDERSSON FASTIGHETER AB (publ)

as Issuer


Name: **Johan Knaust**
Date:

Name:

NORDIC TRUSTEE & AGENCY AB (publ)

as Agent

Name:

Date:

K2A KNAUST & ANDERSSON FASTIGHETER AB (publ)

as Issuer

Name:

Name:

Date: 2021-01-11

NORDIC TRUSTEE & AGENCY AB (publ)

as Agent



Name: Christian Svanfeldt

