

COMPANY IN BRIEF

- Hultqvist Alfa AB (publ) (the "Company" or the "Issuer") is a Hultqvist Fastigheter AB subsidiary with its base in Borlänge
- The Company was founded in 2006 by Katarina and Jan-Erik Hultqvist and its business model is to build high quality housing, with low maintenance requirements, to affordable prices
- The Company now intends to issue a bond of approximately SEK 65m to finance the acquisition of properties Falun Sandsberg 6:92 ("**Sandsberg 1**"), Falun Sandsberg 6:77 ("**Sandsberg 2**") as well as Borlänge Buskäker 2:1 ("**Frostbrunnsparken 2**")
- The Company also intends to finance the development and construction of certain projects on (i) Sandsberg 1 which is divided into phase 1 and phase 2, (ii) Sandsberg 2 and (iii) the property Borlänge Buskäker 1:4 ("**Frostbrunnsparken 1**")



INVESTMENT CASE

Pre-sales

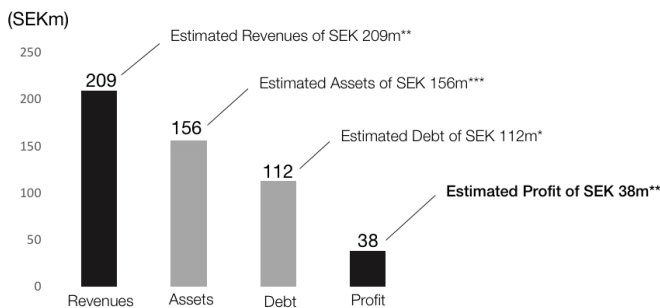
- All units for Sandsberg 1 phase 1 has been sold with and 34 out of 41 units for Frostbrunnsparken 1 has been sold, all with binding agreements

The location

- Falun and Borlänge has considerable housing shortage and units are reasonably priced and offers a high standard of living

Experienced builder

- All units will be built by Erlandsson Bygg i Dalarna AB who will provide turn-key ready houses



** Estimated revenues and estimated profit regards Sandsberg 1, phase 1 & 2, Sandsberg 2 and Frostbrunnsparken 1

*** Retained interest amount of SEK 7m will be paid out during the first year of the bonds term

TRANSACTION

The bond will be used to acquire three properties and for development and construction of four projects

SECURITY PACKAGE

- Pledge over all downstream loans granted by the Issuer to Sandsberg 1 and Frostbrunnsparken 1 from time to time
- Pledge over all shares in the Issuer
- First priority property pledge over Sandsberg 1*
- Security over a bank account on which parts of the bond proceeds shall be deposited to be applied towards development and constructions costs
- Parent company guarantee from Hultqvist Fastigheter AB

TERMS IN BRIEF

Issuer:	Hultqvist Alfa AB (publ)
Volume:	Approximately SEK 65 000 000 (or equivalent in NOK/EUR)
Maturity:	20 months (+/- 6 months)
Interest:	11 % p.a. (Semi-annual interest payments)
Minimum investment:	1 000 000 SEK/NOK or 100 000 EUR
Status:	Senior secured callable bonds
Issue date:	Expected to be 18 January 2018
Amortization:	100 % repayment at final maturity
Issuer's call option:	Callable after 14 months*
Subscription fee:	2%
Registration:	Euroclear Sweden (SEK/EUR), VPS Norway (NOK)
Repayment:	Intended to be made with proceeds from sales of completed projects
Collateral:	i. Parent company guarantee ii. Pledge over all downstream loans granted by the Issuer iii. Pledge over all shares in the Issuer iv. First priority property pledge over Sandsberg 1* v. Security over Blocked Account
General undertakings:	Inter alia, no dividend distribution, restrictions on financial indebtedness and negative pledge
Agent:	Intertrust (Sweden) AB
Sole manager:	JOOL Markets AS
Legal advisor:	Roschier Advokatbyrå AB
ISIN:	(SEK: SE0010713792), (NOK: NO0010812571), (EUR: SE0010713800)
Secondhand market:	JOOL Markets will use best efforts to facilitate transactions in the secondary market for the bond issue

*Please see term sheet for further details

Investment example incl. subscription fee***	SEKm
Sum paid in:	1 020 000
Sum repayment:	1 183 333
Net return (12 months):	163 333
Annual effective return:	9,93 %

***Investment example based on 12 months