

Oskar Group in brief

- Oskar Group ApS (the "Group") was formed in 1955 by Oskar Jensen and has a long history of developing properties in Denmark
- In 1991, the Group was transferred to Oskar Jensen's son, Henrik Wessmann Jensen who is the current owner and CEO
- One of the most experienced commercial property developers in greater Copenhagen
- Intends to finance the acquisition of Vibeholmsvej 7, 9, 14 & 16 ("Vibeholmsvej") in Brøndby through its subsidiary Oskar Office ApS where they are going to develop a modern 28 500m² office building
- Therefore, they intend to issue a DKK 44m bond, which together with paid in equity of DKK 8m will be used to acquire the property and development



Investment case

Experienced group

- Over 40 years of experience from the property market in Denmark and the EU
- More than 250 000m² of developed property since 2000

Project location

- Short travel time to Copenhagen city center or CPH Kastrup Airport by car or train
- Located in a fast developing business area

Project economics

- Expected margin of ~DKK 157m after repayment of debt financing
- Estimated profit before tax of ~DKK 149m

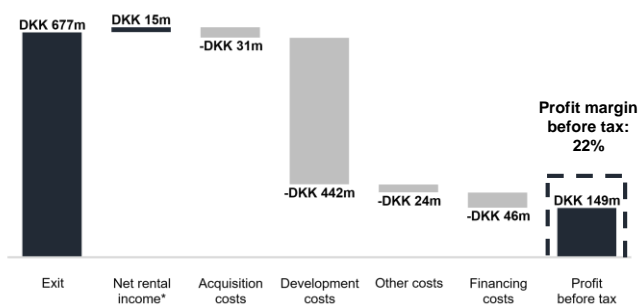
Strong market fundamentals

- Denmark's GDP growth is in a solid upswing and expected to average above 2% from 2017-2018
- Favorable development in rental levels for commercial offices in the last couple of years

Solid business case

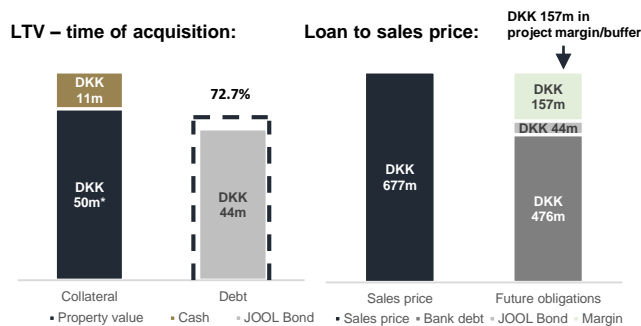
- Development plans are within current zoning plan, building permit is expected in Q3/Q4 2018
- Advanced negotiations for 23 000m² (80% of total building) of office space with well-known counter parties

Estimated project result



Transaction security

- The bond will have the following security:
 - 1st priority pledge over 100% of shares (current and future) in the Issuer, however so that the priority shall yield to any Construction Financing
 - 1st priority security over the Property, however so that the priority shall yield to any Construction Financing
 - Guarantee from Oskar Group ApS for the full amount
 - 1st priority pledge over the Interest Retention Account
- Financial covenants include no dividends, negative pledge, restrictions on financial indebtedness (exceptions for construction financing)



Terms in brief

Issuer:	Oskar Office ApS
Guarantor:	Oskar Group ApS
Volume:	Up to the equivalent of approx. DKK 44,000,000 in SEK, NOK & EUR
Maturity:	36 months
Interest:	11 % p.a. (quarterly interest payments)
Minimum investment:	1 000 000 NOK/SEK or 100 000 EUR
Status:	Senior secured callable bond
Issue date:	Expected to be around 16 February 2018
Amortization:	Bullet, 100% repayment at final maturity
Issuer's call option:	The bonds may be redeemed at any time, but is always subject to payment of an amount equal to the interest that would have accrued from the Issue Date to the date falling 12 months thereafter. Following 12 months, the bonds may be redeemed at the nominal amount plus accrued interest.
Subscription fee:	3 %
Registration:	VPS Norway and Euroclear Sweden
Repayment:	Through sale of completed project
Collateral:	<ol style="list-style-type: none"> 1st priority pledge over 100% of shares (current and future) in the Issuer, however so that the priority shall yield to any Construction Financing 1st priority security over the Property, however so that the priority shall yield to any Construction Financing The Guarantee Agreement 1st priority pledge over the Interest Retention Account
General undertakings:	Inter alia, no dividend, restrictions on distribution, restrictions on financial indebtedness and negative pledge, paid-in equity of DKK 8 000 000
Agent:	Intertrust (Norway) AS
Sole manager:	JOOL Markets AS
Fee:	The Manager will be paid a fee by the Issuer in connection with the transaction
Legal advisor:	Grette DA
ISIN:	NOK: NO0010815640, (SEK:), EUR:NO0010815756
Secondhand market:	JOOL Markets will use best efforts to facilitate transactions in the secondary market for the bond issue
Target market:	Eligible counterparties, professional clients and retail/non-professional clients. Minimum: retail investors with medium experience/knowledge and a portfolio of minimum NOK 5m with an investment horizon of 2-5 years and a high risk profile

*sew Term Sheet for details

Investment example incl. courtage*	DKK
Sum paid in	1 030 000
Sum repayment	1 330 000
Net (whole period)	300 000
Annual effective return	10.20%

*for 36 months