



CASTELLUM

Press Release
06 March 2024 08:30:00 CET

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Castellum AB announces a voluntary tender offer for certain outstanding SEK notes and contemplates to issue new SEK senior unsecured green bonds

Castellum AB (publ) ("Castellum") and its subsidiary Kungsleden AB ("Kungsleden") (each an "Issuer" and together the "Issuers") announce their joint invitation to the holders (the "Noteholders") of their respective outstanding notes outlined in the schedule below (together, the "Notes") to tender their Notes for purchase by the respective Issuer for cash plus accrued and unpaid interest (however, subject to the Transaction Cap (as defined in the Tender Information Document) as set out below) (the "Tender Offer"). The Notes will be repurchased subject to the terms described in the tender information document dated 6 March 2024 (the "Tender Information Document"). The Tender Offer is being made jointly by the Issuers as the Issuers form part of the same group, where Castellum is the parent company of the Group and Kungsleden is a subsidiary of Castellum.

In connection with the Tender Offer, Castellum has mandated Danske Bank A/S, Danmark, Sverige Filial ("**Danske Bank**") and Nordea Bank Abp ("**Nordea**") to act as joint bookrunners to investigate the possibility to issue new senior unsecured green notes denominated in SEK (the "**New Notes**"). A capital market transaction may follow, subject to, among other things, prevailing market conditions.

Acceptance Priority	Description of the Notes	ISIN	Issuer	Outstanding Amount	Minimum Denomination	Purchase Price	Transaction Cap
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	Sr Unsec. due Feb 2025						
	Sr Unsec. due Feb 2025		Castellum AB	SEK 466,000,000	SEK 2,000,000		
	Sr Unsec. due Mar 2025		Castellum AB	SEK 400,000,000	SEK 2,000,000		
Priority 1	Sr Unsec. due May 2025	SE0013103876	Castellum AB	SEK 350,000,000	SEK 2,000,000	100.375%	The aggregate sum of SEK 2,500,000,000 and the total nominal amount of New Notes issued
Priority 1	Sr Unsec. due May 2025	SE0013360138	Castellum AB	SEK 1,000,000,000	SEK 2,000,000	100.250%	
Priority 1	Sr Unsec. due Aug 2025	SE0011230853	Castellum AB	SEK 980,000,000	SEK 2,000,000	101.000%	
Priority 1	Sr Unsec. due Aug 2025	SE0013359734	Castellum AB	SEK 980,000,000	SEK 2,000,000	101.350%	
Priority 1	Sr Unsec. due Aug 2025	SE0013359742	Castellum AB	SEK 980,000,000	SEK 2,000,000	96.550%	
Priority 1	Sr Unsec. due Sep 2025	SE0013884335	Castellum AB	SEK 200,000,000	SEK 2,000,000	102.100%	
Priority 1	Sr Unsec. due Sep 2025	SE0012675916	Castellum AB	SEK 200,000,000	SEK 2,000,000	95.650%	
	Sr Unsec. due Aug 2025		Castellum AB	SEK 1,000,000,000	SEK 2,000,000		
	Sr Unsec. due Sep 2025		Castellum AB	SEK 700,000,000	SEK 2,000,000		
	Sr Unsec. due Nov 2025						
Priority 1	Sr Unsec. due Jun 2025	SE0012676856	Kungsleden AB	SEK 300,000,000	SEK 2,000,000	101.450%	
Priority 1	Sr Unsec. due Aug 2025	SE0013359791	Kungsleden AB	SEK 750,000,000	SEK 2,000,000	101.200%	
Priority 2	Sr Unsec. due Sep 2024	SE0012676203	Castellum AB	SEK 600,000,000	SEK 2,000,000	98.500%	The aggregate sum of SEK 2,500,000,000 and the total nominal amount of New Notes issued less the aggregate amount validly tendered and accepted for purchase of Priority 1 Notes
Priority 2	Sr Unsec. due Sep 2024	SE0013882503	Castellum AB	SEK 250,000,000	SEK 2,000,000	100.500%	
Priority 2	Sr Unsec. due Sep 2024	SE0010413948	Castellum AB	SEK 300,000,000	SEK 1,000,000	98.875%	
Priority 2	Sr Unsec. due Sep 2024	SE0010440719	Castellum AB	SEK 300,000,000	SEK 1,000,000	100.650%	
	Sr Unsec. due Oct 2024		Castellum AB	SEK 150,000,000	SEK 1,000,000		



	Sr Unsec. due Aug 2024		Kungsleden	SEK	SEK		
	Sr Unsec. due Sep 2024	SE0012676468	AB	300,000,000	2,000,000		
Priority 2		SE0012676500	Kungsleden	SEK	SEK	100.475%	
Priority 2		SE0013103801	AB	300,000,000	2,000,000	100.375%	
Priority 2	Sr Unsec. due Dec 2024	SE0013103793	Kungsleden	SEK	SEK	100.475%	
Priority 2			AB	200,000,000	2,000,000	97.850%	
	Sr Unsec. due Dec 2024		Kungsleden	SEK	SEK		
			AB	500,000,000	2,000,000		

Holders of the Notes who accept the Tender Offer may be eligible to receive a priority in the allocation of the New Notes, subject to the terms set out in the Tender Information Document. The Tender Offer is conditional upon the consummation of the issue of the New Notes. The Tender Offer expires upon book close of the book building process for the New Notes, unless extended, re-opened, withdrawn or terminated at the sole discretion of the respective Issuer. The respective Issuer will announce the expiration date for the Tender Offer in connection with the opening of the book building process for the New Notes.

The Tender Information Document is available via Castellum’s website on the following link: <https://www.castellum.com/investors/financing/mtn-programmes/>.

Castellum has mandated Danske Bank and Nordea to act as arrangers and joint bookrunners in respect of the issuance of the New Notes and as dealer managers for the Tender Offer.

For further information, please contact the Issuer:

Castellum AB:

Joacim Sjöberg, Chief Executive Officer, Castellum Aktiebolag, +46 (0)8 503 052 00

Jens Andersson, Chief Financial Officer, Castellum Aktiebolag, +46 (0)76-855 67 02

About Castellum

Castellum is one of the largest listed property companies in the Nordic region that develops flexible workplaces and smart logistics solutions. As of 31 December 2023, the property value totalled approximately SEK 160 Bn, including the ownership share of the Norwegian company Entra ASA. We are active in attractive Nordic growth regions. One of our sustainability goals is to become entirely climate neutral by 2030 at the latest. Castellum is the only Nordic property and construction company elected to the Dow Jones Sustainability Index (DJSI). The Castellum share is listed on Nasdaq Stockholm Large Cap and is classified as green according to Green Equity Designation.

Beyond expectations.

www.castellum.com



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This information is information that Castellum is obliged to make public pursuant to the EU Market Abuse Regulation. The information was submitted for publication, through the agency of the contact persons set out above, at 2024-03-06 08:30 CET.

Attachments

[Castellum AB announces a voluntary tender offer for certain outstanding SEK notes and contemplates to issue new SEK senior unsecured green bonds](#)