

Detta informationsblad till obligationsinnehavarna är endast utformat på engelska.

Stockholm, 8 January 2026

To the bondholders in:

ISIN: SE0022244018 – Sveafastigheter AB (publ) up to EUR 183,500,000 senior unsecured fixed rate bonds 2024/2027.

CONDITIONAL NOTICE OF EARLY REDEMPTION

This conditional notice of early redemption has been sent on 8 January 2026 to Bondholders directly registered as of 7 January 2026 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(s) you represent as soon as possible.

Reference is made to the terms and conditions of the above-mentioned bonds (with an aggregate amount outstanding of EUR 110,900,000) (the “**Bonds**”) issued by Sveafastigheter AB (publ) (the “**Issuer**”) on 5 July 2024 in accordance with the terms and conditions for the Bonds (the “**Terms and Conditions**”).

All capitalised terms used herein and not otherwise defined in this notice shall have the meaning assigned to them in the Terms and Conditions.

1 NOTICE

The Issuer hereby gives conditional notice to all Bondholders that it will exercise its right to early voluntary redemption of all outstanding Bonds in accordance with Clause 9.3.1 of the Terms and Conditions (the “**Redemption**”). Subject to the Condition described below, the Redemption Date is set to 3 February 2026 and the Record Date for the Redemption will be 27 January 2026, *i.e.* five (5) Business Days prior to the Redemption Date.

The Redemption is conditional upon the Issuer’s successful settlement of senior unsecured bonds under the Issuer’s EMTN-programme, which will enable the Issuer to finance the Redemption (including any accrued interest thereon) prior to the Record Date (the “**Condition**”).

The Issuer shall inform the Agent and the Bondholders by way of press release at least one (1) Business Day prior to the Record Date if the Condition is, or will not be, satisfied. Should the Condition not be fulfilled by the Record Date, the Redemption will not occur.

If the Condition is satisfied, the Redemption will be irrevocable and the Bonds will, on the Redemption Date, be redeemed at a price per Bond equal to 100.00 per cent of the Nominal Amount. Any accrued and unpaid interest will also be paid in respect of the Bonds in accordance with the Terms and Conditions.

The redemption amount (together with accrued but unpaid interest) will be paid on the Redemption Date to each person who is registered as owner of Bonds in the debt register maintained by Euroclear Sweden AB at end of business on the Record Date, being 27 January 2026.

In connection with the Redemption, the Bonds will be delisted from Nasdaq Stockholm.

This conditional notice of early voluntary redemption is irrevocable and is governed by Swedish law. This notice is for information purposes only and is not to be construed as an offer to purchase or sell or a solicitation of an offer to purchase or sell with respect to any securities of the Issuer.

2 CONTACT DETAILS

For further information or questions to the Issuer, please contact:

Kristel Eismann, Head of Treasury and IR
ir@sveafastigheter.se

Stockholm, 8 January 2026

Sveafastigheter AB (publ)