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SVEAFASTIGHETER AB SUCCESSFULLY ANNOUNCES THE PRICING OF EUR 300 MILLION 5-YEAR SENIOR UNSECURED BONDS

Sveafastigheter AB (publ) ("Sveafastigheter") has today successfully priced a EUR 300 million bond issue. The 5-year senior unsecured fixed rate EUR-denominated bonds will mature on 20 January 2031 and pay a fixed coupon of 4.375%.

The bonds will be issued under Sveafastigheter's existing EUR 2 billion EMTN programme dated 5 January 2026. An application to list the bonds on Global Exchange Market of Euronext Dublin will be made. The bond issue is expected to be rated BBB- by Fitch. The net proceeds from the bond issue will be used for general corporate purposes

"The transaction marks our debut in the public EUR bond market which diversifies our funding sources and creates a more balanced and long-term funding profile. In addition, the bond issue will continue to support our property portfolio growth whilst also improving our weighted-average capital duration. We are grateful for the strong support we received from the international bond investor community which highlights the attractiveness of Sveafastigheter's rent-regulated property portfolio.", says Erik Hävermark, CEO of Sveafastigheter.

Goldman Sachs Bank Europe SE, J.P. Morgan and Nordea are acting as joint bookrunners in connection with the transaction.

Goldman Sachs Bank Europe SE, which is authorised and supervised by the European Central Bank and the Federal Financial Supervisory Authority (Bundesanstalt für Finanzdienstleistungsaufsicht), is acting for Sveafastigheter and no one else in connection with the transaction and will not be responsible to anyone other than Sveafastigheter for providing the protections afforded to clients of Goldman Sachs Bank Europe SE, or for giving advice in connection with the transaction or any matter referred to herein.

The securities to which this announcement relates have not been, and will not be, registered under the U.S. Securities Act of 1933, as amended (the "Securities Act") and may not be offered or sold directly or indirectly within the United States or to, or for the account or benefit of, U.S. persons, as defined in Regulation S under the Securities Act. Nothing in this communication shall constitute an offer to sell or the solicitation of an offer to buy securities in any jurisdiction. No action has been taken in any jurisdiction that would permit a public offering of the securities to occur in any

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About Sveafastigheter

Sveafastigheter owns, manages and develops people's homes. The property portfolio consists of a wide range of rental apartments in growth regions in Sweden. The buildings are managed and developed with a local presence and commitment. Sveafastigheter develops and builds new sustainable housing where the demand for housing is the greatest.