

SVEAFASTIGHETER GIVES CONDITIONAL NOTICE OF EARLY REDEMPTION OF ITS OUTSTANDING BONDS

Sveafastigheter AB (publ) ("Sveafastigheter") today announces that it exercises its right to make a conditional voluntary early redemption of its outstanding up to EUR 183,500,000 senior unsecured fixed rate bonds with ISIN SE:0022244018 (the "Bonds").

The Bonds will be redeemed in accordance with the terms and conditions for the Bonds, conditional upon Sveafastigheter's successful settlement of senior unsecured bonds under Sveafastigheter's EMTN-programme, which is expected to occur on or around 20 January 2026. If the condition is fulfilled, the redemption date (the "**Redemption Date**") will be 3 February 2026, and the Bonds will be redeemed at an amount equal to 100.00 of the nominal amount together with accrued and unpaid interest. The redemption amount will be paid to each person who is registered as owner of the Bonds as of the record date, being 27 January 2026, in the debt register maintained by Euroclear Sweden. The fulfilment of the condition will be confirmed through a press release.

In connection with the conditional notice of early redemption, Nordic Trustee & Agency AB (publ) (the "**Agent**"), acting as agent under the Bonds, has agreed to waive the incurrence test set out in the terms and conditions applicable to the Bonds in full, in order to facilitate the issuance and settlement of new senior unsecured bonds under Sveafastigheter's EMTN programme for the purpose of redeeming the Bonds. The waiver becomes effective on the date the Conditional Notice of Early Redemption is published on Sveafastigheter's website and last until (and including) the Redemption Date (or such later date as may be agreed by the Agent), subject to the timely fulfilment of the condition for the early redemption as set out in the Conditional Notice of Early Redemption.

In connection with the redemption, the Bonds will be de-listed from Nasdaq Stockholm. Please refer to the attached Conditional Notice of Early Redemption for more information.

For further information, please contact:

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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.

Attachments**Conditional Notice Of Early Redemption**