



PRESS RELEASE

Stockholm 17 December 2020

Studentbostäder i Sverige has completed a directed share issue of approximately MSEK 250 in order to support strong growth

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Studentbostäder i Sverige AB (publ) (“**Studentbostäder i Sverige**” or the “**Company**”) hereby announces that the Company has successfully completed a directed share issue raising approximately MSEK 250 in gross proceeds. The Board of Directors of Studentbostäder i Sverige has, based on the authorisation granted by the annual general meeting on 30 June 2020, and as indicated in the Company’s press release on 16 December 2020, resolved on a directed share issue of 2,777,777,738 new preference shares of series C at a subscription price of SEK 0.09 per share (the “**Directed Share Issue**”), which means that the Company will receive gross proceeds of approximately MSEK 250.

The subscription price in the Directed Share Issue has been determined by way of an accelerated bookbuilding procedure. A number of Nordic and international institutional investors as well as existing shareholders, including SBB, Fastator, Phoenix Insurance Group and Amasten, participated in the Directed Share Issue.

Rebecka Eidenert, CEO of Studentbostäder i Sverige, comments: *”It is very gratifying that we, so soon after the merger, can carry out a share issue of approximately MSEK 250 and with strong support from both existing and new shareholders. I look forward to grow Studentbostäder i Sverige to a Nordic leading player in student housing.”*

The Company has a nationwide property portfolio and an attractive project portfolio. The Company intends to use the net proceeds from the Directed Share Issue to finalise ongoing projects, develop the property portfolio, repay short-term bridge loan facility, pursue new acquisitions and start production of new planned student housing units. Studentbostäder i Sverige thus continues to take large steps on its growth journey towards becoming Sweden’s largest student housing company.

The Company believes that using the flexibility provided by a directed share issue is the most appropriate alternative for the Company at this time, allowing it to raise capital in a timely and cost efficient manner. By establishing the subscription price in the Directed Share Issue through an accelerated bookbuilding procedure, it is the assessment of the Board of Directors that the subscription price accurately reflects current market conditions and demand.

Om Studentbostäder i Sverige AB

SBS äger, förvaltar och utvecklar studentbostäder i långsiktiga partnerskap med kommuner, regioner och högskolor. Vi erbjuder prisvärda studentboenden av hög kvalitet och en helt digitaliserad hyreshantering. Vår ambition är att bli Sveriges största studentbostadsbolag och det givna valet för studenter på väg mot sitt drömyrke.

Kontakt
Suttnings gränd 2
753 19 Uppsala
info@sbsstudent.se



Through the Directed Share Issue, the Company's share capital will increase by SEK 138,889,752.633 from SEK 722,096,494.099 to SEK 860,986,246.732 by issuance of 2,777,777,738 preference shares of series C, resulting in the total number of shares increasing from 14,441,839,862 shares to 17,219,617,600 shares which together represent 17,214,749,867.2 votes, whereof 46,817,515 are ordinary shares together representing 46,817,515 votes, 5,408,592 are preference shares of series B together representing 540,859.2 votes and 17,167,391,493 are preference shares of series C together representing 17,167,391,493 votes. The Directed Share Issue results in a dilution of approximately 19 percent of the capital and approximately 19 percent of the votes for existing shareholders based on the total number of shares and votes in the Company after the Directed Share Issue. It is expected that investors in the Directed Share Issue will receive their shares around 21 December 2020.

Nordea Bank Abp, filial i Sverige, Swedbank AB (publ) and Pareto Securities AB have acted as joint bookrunners in the Directed Share Issue. Advokatfirman Vinge KB has acted as legal adviser to the Company and Baker McKenzie Advokatbyrå KB has acted as legal adviser to the joint bookrunners in connection with the Directed Share Issue.

This information is information that Studentbostäder i Sverige AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation. The information was submitted for publication, through the agency of the contact person set out below, at 08:20 CET on 17 December 2020.

For further information, please contact: Rebecka Eidenert, CEO Studentbostäder i Sverige, +46-70 786 54 54, rebecka.eidenert@sbsstudent.se

Certified Adviser

Mangold Fondkommission AB (556585-1267)
Box 55691
SE-102 15 Stockholm
+46 8 503 015 50
www.mangold.se
CA@mangold.se

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Forward-looking statements

This press release contains forward-looking statements that reflect the Company's intentions, beliefs, or current expectations about and targets for the Company's future results of operations, financial condition, liquidity, performance, prospects, anticipated growth, strategies and opportunities and the markets in which the Company operates. Forward-looking statements are statements that are not historical facts and may be identified by words such as "believe", "expect", "anticipate", "intend", "may", "plan", "estimate", "will", "should", "could", "aim" or "might", or, in each case, their negative, or similar expressions. The forward-looking statements in this press release are based upon various assumptions, many of which are based, in turn, upon further assumptions. Although the Company believes that the expectations reflected in these forward-looking statements are reasonable, it can give no assurances that they will materialize or prove to be correct. Because these statements are based on assumptions or estimates and are subject to risks and uncertainties, the actual results or outcome could differ materially from those set out in the forward-looking statements as a result of many factors. Such risks, uncertainties, contingencies and other important factors could cause actual events to differ materially from the expectations expressed or implied in this release by such forward-looking statements. The Company does not guarantee that the assumptions underlying the forward-looking statements in this press release are free from errors and readers of this press release should not place undue reliance on the forward-looking statements in this press release. The information, opinions and forward-looking statements that are expressly or implicitly contained herein speak only as of its date and are subject to change without notice. Neither the Company nor anyone else undertake to review, update, confirm or to release publicly any revisions to any forward-looking statements to reflect events that occur or circumstances that arise in relation to the content of this press release, unless it is not required by law or Nasdaq First North Growth Market's rule book for issuers.

Information to distributors

Solely for the purposes of the product governance requirements contained within: (a) EU Directive 2014/65/EU on markets in financial instruments, as amended ("**MiFID II**"); (b) Articles 9 and 10 of Commission Delegated Directive (EU) 2017/593 supplementing MiFID II; and (c) local implementing measures (together, the "**MiFID II Product Governance Requirements**"), and disclaiming all and any liability, whether arising in tort, contract or otherwise, which any "manufacturer" (for the purposes of the MiFID II Product Governance Requirements) may otherwise have with respect thereto, the shares in Studentbostäder i Sverige have been subject to a product approval process, which has determined that such shares are: (i) compatible with an end target market of retail investors and investors who meet the criteria of professional clients and eligible counterparties, each as defined in MiFID II; and (ii) eligible for distribution through all distribution channels as are permitted by MiFID II (the "**Target Market Assessment**"). Notwithstanding the Target Market Assessment, Distributors should note that: the price of the shares in Studentbostäder i Sverige may decline and investors could lose all or part of their investment; the shares in Studentbostäder i Sverige offer no guaranteed income and no capital protection; and an investment in the shares in Studentbostäder i Sverige is compatible only with investors who do not need a guaranteed income or capital protection, who (either alone or in conjunction with an appropriate financial or other adviser) are capable of evaluating the merits and risks of such an investment and who have sufficient resources to be able to bear any losses that may result therefrom. The Target Market Assessment is without prejudice to the requirements of any contractual, legal or regulatory selling restrictions in relation to the contemplated share issue. Furthermore, it is noted that, notwithstanding the Target Market Assessment, Nordea Bank, Swedbank and Pareto Securities will only procure investors who meet the criteria of professional clients and eligible counterparties.

For the avoidance of doubt, the Target Market Assessment does not constitute: (a) an assessment of suitability or appropriateness for the purposes of MiFID II; or (b) a recommendation to any investor or group of investors to invest in, or purchase, or take any other action whatsoever with respect to the shares in Studentbostäder i Sverige.

Each distributor is responsible for undertaking its own target market assessment in respect of the shares in Studentbostäder i Sverige and determining appropriate distribution channels.

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