

Press Release

10 January 2025

Heimstaden AB (publ) Contemplates Issuance of New Senior Unsecured Notes and Announces Tender Offer for Certain SEK and EUR Senior Unsecured Notes

Mandate for Fixed Income Investor Meetings

Heimstaden AB (publ) ("Heimstaden") has mandated J.P. Morgan S.E., Nordea Bank Abp, Pareto Securities AS, and Swedbank AB (publ) as joint arrangers and bookrunners to arrange a series of fixed income investor meetings commencing on 13 January 2025, to explore the possibility to issue new SEK and/or EUR denominated senior unsecured notes with an expected tenor of around 3–5 years (the "New Notes"). Subject to, inter alia, market conditions, a capital markets transaction may follow.

Tender Offer

In conjunction with the contemplated issue of the New Notes, Heimstaden is today launching an offer to the holders of its SEK 500 million floating rate notes due April 2025 with ISIN XS2469914308 (of which SEK 158 million is currently held by Heimstaden) (the "SEK Apr-25 Notes"), SEK 1,200 million floating rate notes due October 2025 with ISIN SE0014991352 (of which SEK 290 million is currently held by Heimstaden) (the "SEK Oct-25 Notes") and EUR 350 million fixed rate notes due March 2026 with ISIN SE0015657903 (the "EUR Notes") (together referred to as the "Notes"), to tender their Notes for purchase by Heimstaden at a fixed purchase price of 100.00% (the "Purchase Price") of the nominal amount of the respective Notes, up to a capped amount equal to the total nominal amount of new SEK and EUR senior unsecured notes, the New Notes, following the tender offer (the "Transaction Cap") as further described in the Tender Information Document as defined below. In addition to the Purchase Price, Heimstaden will pay accrued but unpaid interest up to (but excluding) the settlement date for the tender offer (referred to as the "Tender Offer").

The Tender Offer will be conditional upon the successful issue of the New Notes and subject to the terms and conditions described in the tender information document dated 10 January 2025 attached to this press release (referred to as the "Tender Information Document").

The terms and conditions of each of the Notes contain clean-up calls that will be available for exercise by Heimstaden subject to, among other things, reaching the required threshold in respect of the Notes. The required threshold in respect of (i) the SEK Apr-25 Notes is 75% of the aggregate principal amount of the SEK Apr-25 Notes outstanding; (ii) the SEK Oct-25 Notes is 80% of the total nominal amount of the SEK Oct-25 Notes; and (iii) the EUR Notes is 80% of the total nominal amount of the EUR Notes. In addition, the terms and conditions of the SEK Apr-25 Notes contain a par call option that is available for exercise by Heimstaden at any time from (and including) 14 October 2024 to (but excluding) their maturity date.

Subject to the New Financing Condition (as defined in the Tender Information Document) being met, and if the required thresholds and other conditions in accordance with the terms and conditions of the respective Notes are met, the Issuer may exercise the call options described above in respect of any Notes not accepted for purchase pursuant to the Tender Offers.

The purpose of the Tender Offer is, among other things, to proactively improve Heimstaden's liability composition and debt maturity profile.

The Tender Offer expires at 15:00 CET on 16 January 2025, unless extended, re-opened, withdrawn, or terminated at the sole discretion of Heimstaden. Settlement of the Tender Offer is expected to occur on or around 31 January 2025.

The terms and conditions of the Notes will continue to be in effect for noteholders who do not participate in the Tender Offer and/or whose Notes are not accepted for repurchase by Heimstaden.

The full terms and conditions of the Tender Offer and participation instructions can be found in the Tender Information Document attached to this press release. Noteholders are advised to read carefully the Tender Information Document in full.

Heimstaden

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Heimstaden is a leading European residential real estate manager and investor with around 162,000 homes across nine countries with a property value of SEK 332 billion. We acquire, develop, and manage properties with an evergreen perspective. Guided by our Scandinavian heritage and values Dare, Care, and Share – we fulfil our mission to enrich and simplify our customers' lives through Friendly Homes. Heimstaden is listed on Nasdaq First North Growth Market. Read more at www.heimstaden.com. Certified Adviser is Carnegie Investment Bank AB (publ).

This information is such information that Heimstaden AB (publ) is obliged to publish in accordance with the EU Market Abuse Regulation. The information was submitted, through the agency of the above contact persons, for publication on 10 January at 09:30 CET