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Akelius Residential Property AB (publ)

Akelius offer to subscribe to preferential shares

The Board of Directors of Akelius has decided to offer the general public in Sweden and institutional investors to subscribe to preferential shares in Akelius to an amount of SEK 1,500 million. Akelius is authorized to expand the offer to a total amount of SEK 3,000 million.

The subscription price is SEK 320 per preferential share. Each preferential share entitles to a dividend of SEK 20 per annum, of which SEK 5 is distributed each quarter. The effective annual rate of return at this subscription price 6.4 percent.

Akelius's customers have a right of first refusal for 400 shares per person.

Notice of subscription to preferential shares shall be given during the period 2 September until 12 September 2014. Preliminary date for announcement of the outcome is 16 September and preliminary payment date is 19 September.

The offer is conditional on the absence events of such materially adverse effects for the company that would render the issue inappropriate and the absence of other circumstances that would make the issue inappropriate.

A prospectus, which today was approved and registered by Finansinspektionen, the Swedish supervisory agency, is available online at:

Akelius's web page www.akelius.se/web/prospekt.asp



Swedbank's web page www.swedbank.se/prospekt

Danske Bank's web page www.danskebank.se/prospekt

Swedbank is Lead Manager and Joint Bookrunner, Danske Bank is Joint Bookrunner and Avanza Retail is Retail Distributer for the offer. Gernandt & Danielsson is legal adviser.

Managing Director Pål Ahlsén: The proceeds will be used for continued cherry picking of apartments in major cities and upgrades to First Class.

Danderyd, 1 September 2014

Pål Ahlsén, Managing Director and Group CEO

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