

Press Release

7 July 2025

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

Mandate for Fixed Income Investor Meetings

Heimstaden AB (publ) ("Heimstaden") has mandated Deutsche Bank AG, J.P. Morgan SE, Nordea Bank Abp and Swedbank AB (publ) as joint arrangers and bookrunners to arrange a series of fixed income investor meetings commencing today, to explore the possibility to issue new EUR denominated senior unsecured notes with an expected tenor of around 5.5 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 EUR 400 million fixed rate notes due March 2027 with ISIN SE0016589105 (the "Notes"), to tender any and all of their Notes for purchase by Heimstaden at a fixed purchase price of 100.00% (the "Purchase Price") of the nominal amount of the Notes as further described in the Tender Information Document as defined below. In addition to the Purchase Price, Heimstaden will also 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 satisfaction and/or waiver of the New Financing Conditions and subject to the other terms and conditions as further described in the tender information document dated 7 July 2025 attached to this press release (referred to as the "Tender Information Document").

The terms and conditions of the Notes contain a clean-up call that will be available for exercise by Heimstaden subject to, among other things, reaching the required threshold of 80% of the total nominal amount of the Notes.

Heimstaden

Subject to the New Financing Conditions being met, if the required threshold and other conditions in accordance with the terms and conditions of the Notes are met, the Issuer may exercise the call option described above in respect of any Notes not accepted for purchase pursuant to the Tender Offer.

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The Tender Offer expires at 15:00 CEST on 14 July 2025, unless extended, re-opened, withdrawn, or terminated at the sole discretion of Heimstaden.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 25 July 2025, one day after the expected settlement of the New Notes.

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.

Neither this press release nor the Tender Information Document constitutes an invitation to participate in the Tender Offer in any jurisdiction in which, or to any person to or from whom, it is unlawful to make such invitation or for there to be such participation under applicable securities laws. The Tender Offer is not being made to any person located or resident in the United States of America or to any U.S. person (as defined in Regulation S of the United States Securities Act of 1933, as amended), and is subject to restrictions in other jurisdictions (including, without limitation, Italy, France and the United Kingdom) as fully described in the Tender Information Document. Persons into whose possession this press release and the Tender Information Document come are required by each of the Issuer and the Dealer Managers to inform themselves about and to observe any such restrictions.

Dealer Managers on the Tender Offer:

Deutsche Bank Aktiengesellschaft, +44 20 7545 80 11

J.P. Morgan SE, liability_management_EMEA@jpmorgan.com, +44 20 7134 2468

Nordea Bank Abp, nordealiabilitymanagement@nordea.com

Swedbank AB (publ), liabilitymanagement@swedbank.se

Heimstaden

Contact:

Frederik Stentoft Berling, Media Relations
Cody Nelson, Investor Relations

+45 2130 9489
+47 948 94 196

media@heimstaden.com
ir@heimstaden.com

Heimstaden is a leading European residential real estate manager and investor with around 161,000 homes across nine countries with a property value of SEK 324 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 7 July 2025 at 10:15 CEST.