

Press Release

16 July 2025

Heimstaden AB (publ) Announces Pricing of New Notes, Final Tender Offer Results for Certain EUR Notes and Call for Early Redemption

Heimstaden AB (publ) prices New Notes

Heimstaden AB (publ) ("Heimstaden") today announces the successful pricing of EUR 400 million 5.5NC2.5 Senior Unsecured Fixed Rate Notes (the "New Notes"). The transaction was priced on 15 July 2025 and will settle on 24 July 2025. The New Notes carry a coupon of 7.361 per cent until maturity.

The proceeds from the transaction will be used exclusively for refinancing of outstanding debt.

An application will be made for the New Notes to be listed on the regulated market of Euronext Dublin. The final terms for the New Notes, once published, will be made available on both the website of Euronext Dublin and www.heimstaden.com.

Deutsche Bank AG, J.P. Morgan, Nordea and Swedbank acted as Joint Bookrunners on the transaction.

Final Tender Offer Results

Heimstaden also announces today the final results of its offer to holders of its outstanding EUR 400 million fixed rate notes due March 2027 with ISIN SE0016589105 (the "Notes") to tender their Notes for purchase by Heimstaden for cash (the "Tender Offer").

The Tender Offer was announced on 7 July 2025, and made on the terms and subject to the conditions and restrictions described in the tender information document dated 7 July 2025 (the "Tender Information Document"). This announcement must be read in conjunction with the Tender Information Document.

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Capitalised terms used in this announcement but not defined have the meanings given to them in the Tender Information Document.

The Tender Offer expired at 15.00 CEST on 14 July 2025 (the "Expiration Date").

As of the Expiration Date, Heimstaden had received valid tender instructions for purchase pursuant to the Tender Offer in an aggregate nominal amount of EUR 354,500,000, subject to the terms and conditions described in the Tender Information Document.

Subject to the New Financing Conditions being met, Heimstaden announces that it has decided to accept in full all validly submitted tender instructions received, as summarised below:

Validly tendered and accepted nominal amount | Purchase Price | Heimstaden's total nominal holdings after settlement of the Tender Offer | Heimstaden's total % holdings of the total outstanding amount after settlement of the Tender Offer:
EUR 354,500,000 | 100.00% | EUR 354,500,000 | 88.625%

Subject to the New Financing Conditions being met, Heimstaden will pay the Purchase Price as outlined above, together with an amount equal to accrued and unpaid interest from, but excluding, the previous interest payment date until, and including, the Settlement Date for the Tender Offer, on the Notes validly tendered and accepted. The Settlement Date for the Tender Offer is expected to be 25 July 2025.

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, +45 6161 2996
- Swedbank AB (publ), liabilitymanagement@swedbank.se

Call for Early Redemption

Heimstaden will today submit notice to holders of the Notes, that all Notes outstanding following the settlement of the Tender Offer will be redeemed in full in accordance with the terms and conditions of the Notes. Following the settlement of the Tender Offer, the then outstanding Notes will be redeemed at the redemption price of 100.00% of the outstanding nominal amount of the Notes, together with any accrued and unpaid interest. Settlement date for the redemption will be 6 August 2025 and the record date for the redemption will be 30 July 2025.

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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).

The distribution of this announcement and the Tender Information Document in certain jurisdictions may be restricted by law. Persons into whose possession this announcement and/or the Tender Information Document come(s) are required by each of Heimstaden and the Dealer Managers to inform themselves about, and to observe, any such restrictions. No offer to acquire any securities is being made pursuant to this announcement.

This announcement does not constitute an offer to sell or a sale of the New Notes. The New Notes are not being, and will not be, offered or sold in the United States. Nothing in this document constitutes an offer to sell or the solicitation of an offer to buy the New Notes in the United States or any other jurisdiction. Securities may not be offered, sold or delivered in the United States absent registration under, or an exemption from the registration requirements of, the Securities Act. The New Notes have not been, and will not be, registered under the Securities Act or the securities laws of any state or other jurisdiction of the United States and may not be offered, sold or delivered, directly or indirectly, within the United States or to, or for the account or benefit of, U.S. persons (as defined in Regulation S under the Securities Act).