

Magnolia Bostad AB (publ) announces final tender results for certain senior unsecured bonds

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Magnolia Bostad AB (publ), (“Magnolia Bostad” or the “Issuer”) today announces the final results of its invitation dated 17 September 2020 to the holders of its outstanding bonds outlined below (together, the “Bonds”) to tender their Bonds for purchase by the Issuer for cash (the “Tender Offer”).

The Tender Offer was made on the terms and subject to the conditions set out in a tender information document dated 17 September 2020 (the “Tender Information Document”), available on the website of the Issuer:

[http://ir.magnoliabostad.se/sites/default/files/Tender Information Document Magnolia Bostad \(english\).pdf](http://ir.magnoliabostad.se/sites/default/files/Tender%20Information%20Document%20Magnolia%20Bostad%20(english).pdf)

At the expiration of the Tender Offer at 12:00 CEST on 24 September 2020, valid tender instructions of SEK 347,000,000 in an aggregate nominal amount of Bonds were received pursuant to the Tender Offer. Details of tendered amount are set out below.

As announced on 23 September 2020, the Issuer has resolved to issue new senior unsecured green bonds of SEK 550,000,000 and the New Financing Conditions (as defined in the Tender Information Document) have consequently been met.

In accordance with the rights of the Issuer to amend or waive any condition of the Tender Offer at any time as set forth in the Tender Information Document, the Issuer hereby announces that it will not apply the SEK 300,000,000 Transaction Cap (as defined in the Tender Information Document) and, accordingly, that valid tender instructions received of an amount of SEK 347,000,000 pursuant to the Tender Offer will be accepted for purchase by the Issuer. The Bonds repurchased will be retained by Magnolia Bostad and will not be cancelled. Following the completion of the Tender Offer Magnolia Bostad will hold bonds in a total amount of SEK 347,000,000.

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The purchase price payable per Bond is as set out below, in addition to which the Issuer will pay an amount equal to any accrued and unpaid interest on the relevant Bonds (in accordance with the applicable terms and conditions of the Bonds):

Description of the Bonds / ISIN / Offered Tendered Amount / Accepted Tender Amount / Outstanding Amount after Tender Offer / Purchase Price

2016/2021 Sr Unsec FRN / SE0009155625 / SEK 347,000,000 / SEK 347,000,000 / SEK 600,000,000 / 101.75%

Settlement of the Tender Offer will occur on or around 2 October 2020. Settlement of the transactions pursuant to the Tender Offer will occur as a secondary trade via Nordea Bank Abp and Pareto Securities AB (the "Joint Bookrunners" and the "Dealer Managers"). All tendering noteholders should coordinate the trade bookings with their local sales representative immediately.

Information about the Tender Offer may be obtained from the Dealer Managers.

Joint Bookrunners and Dealer Managers

Nordea Bank Abp, NordeaLiabilityManagement@nordea.com

Pareto Securities AB, PSBondIssue.se@paretosec.com

Magnolia Bostad AB

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Magnolia Bostad AB, CIN 556797-7078, is a leading urban developer that develops new residential properties, including rental apartments and tenant-owned apartments, community service properties and hotels, in attractive locations in Sweden's growth areas and major cities. Our work is based on a holistic approach where the operations are conducted in a way that promotes long-term, sustainable urban development. Magnolia Bostad's shares (MAG) are listed on Nasdaq Stockholm. More information is available at www.magnoliabostad.se