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Press release  
17 November 2025

**Stendörren Fastigheter AB (publ) contemplates issuance of green senior unsecured notes and announces a tender offer of the outstanding senior unsecured 23/26 notes**

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Stendörren Fastigheter AB (publ) ("**Stendörren**" or the "**Company**") has mandated Nordea Bank Abp and Skandinaviska Enskilda Banken AB (publ) as arrangers and joint bookrunners to arrange a series of fixed income investor meetings starting on 18 November 2025, to explore the possibility of issuing green senior unsecured notes under a framework of up to SEK 800,000,000 and a tenor of 3.5 years (the "**New Notes**"). Subject to prevailing market conditions, a capital markets transaction will follow.

In conjunction with the contemplated issue of the New Notes, Stendörren has announced an invitation to holders of its SEK 500,000,000 green senior unsecured notes due in December 2026 with ISIN SE0020848653 (the "**Notes**"), to tender any and all of their Notes for purchase by the Company for cash at a price of 102.50 per cent of the nominal amount plus accrued and unpaid interest (the "**Tender Offer**"). The Notes will be repurchased subject to the terms described in the tender information document dated 17 November 2025 which is available on the Company's webpage via the link below (the "**Tender Information Document**").

The Tender Offer expires upon the latest of (i) 12.00 CET on 20 November 2025 and (ii) the date of book close of the book building process for the New Notes which will be announced by Stendörren in connection therewith, unless extended, shortened, re-opened, withdrawn or terminated at the sole discretion of the Company. Settlement of the Tender Offer is expected to occur on or about 3 December 2025. Stendörren's repurchase of any Notes is conditional upon a successful issue of the New Notes and subject to the terms in the Tender Information Document. Stendörren will, in connection with the allocation of the New Notes, consider, among other factors, whether or not the relevant investor seeking an allocation of the New Notes has, prior to such allocation, validly tendered Notes pursuant to the Tender Offer, subject to the terms in the Tender Information Document.

Stendörren also informs that, in connection with the Tender Offer, in accordance with the terms and conditions of the Notes, it has invoked its right to voluntary early redemption of the Notes for the purpose of redeeming the Notes that are not repurchased in accordance with the Tender Offer, by publishing and sending out a conditional notice of early redemption to the holders of the Notes (the "**Conditional Call Notice**"). This voluntary early redemption is conditional upon the New Notes being issued in a volume that is satisfactory for this purpose. In such an early redemption, the Notes will be

redeemed in full on 22 December 2025 at a price corresponding to 102.10 per cent of the nominal amount plus accrued and unpaid interest.

The Tender Information Document and the Conditional Call Notice are available on Stendörren's website, via the following link: <https://www.stendorren.se/en/investors/bonds/>

Nordea Bank Abp och Skandinaviska Enskilda Banken AB (publ) have been mandated to act as arrangers and joint bookrunners in connection with an issue of the New Notes and dealer managers in connection with the Tender Offer. Vinge acts as legal counsel to the Company in connection with the New Notes and the Tender Offer.

**Dealer**

**Managers:**

**Nordea Bank Abp:** [nordealiabilitymanagement@nordea.com](mailto:nordealiabilitymanagement@nordea.com)

**Skandinaviska Enskilda Banken AB (publ)** [liabilitymanagementdcm@seb.se](mailto:liabilitymanagementdcm@seb.se)

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*This information is information that the Company is obliged to make public pursuant to the EU Market Abuse Regulation. The information was submitted for publication, through the agency of the contact person set out above, at 08:00 CET on 17 November 2025.*

**Stendörren Fastigheter AB (publ)**

*Stendörren Fastigheter AB (publ) is an expansive property company in logistics, warehouse and light industrial in Nordic growth regions. The company is listed on Nasdaq Stockholm Mid Cap. The business concept is to create profitable growth in net asset value. This is achieved through value-creating acquisitions, capitalising on the positive rental growth that follows the urbanisation of metropolitan regions and by developing existing assets, including the company's extensive and unique building rights portfolio.*

For more information about Stendörren Fastigheter AB (publ), see: [www.stendorren.se/en/](http://www.stendorren.se/en/).