

Press release

8 May 2024

## **Stendörren Fastigheter AB (publ) contemplates issuance of subordinated perpetual green capital securities and announces a tender offer of the outstanding perpetual capital securities**

NOT FOR DISTRIBUTION IN OR INTO OR TO ANY PERSON LOCATED OR RESIDENT IN THE UNITED STATES, ITS TERRITORIES AND POSSESSIONS (INCLUDING PUERTO RICO, THE U.S. VIRGIN ISLANDS, GUAM, AMERICAN SAMOA, WAKE ISLAND AND THE NORTHERN MARIANA ISLANDS, ANY STATE OF THE UNITED STATES AND THE DISTRICT OF COLUMBIA) OR TO ANY U.S. PERSON (AS DEFINED IN REGULATIONS OF THE UNITED STATES SECURITIES ACT OF 1933, AS AMENDED) (THE "SECURITIES ACT") OR IN ANY JURISDICTION WHERE IT IS UNLAWFUL TO RELEASE, PUBLISH OR DISTRIBUTE THIS DOCUMENT. THE DISTRIBUTION OF THIS DOCUMENT IN CERTAIN JURISDICTIONS (IN PARTICULAR, THE UNITED STATES AND THE UNITED KINGDOM) MAY BE RESTRICTED BY LAW.

Stendörren Fastigheter AB (publ) ("**Stendörren**" or the "**Company**") has mandated Skandinaviska Enskilda Banken AB (publ) and Swedbank AB (publ) as arrangers and joint bookrunners to arrange a series of fixed income investor meetings starting on 14 May 2024, to explore the possibility of issuing subordinated perpetual green floating rate capital securities with first call date three years after the initial pricing date under a framework of up to SEK 400 million (the "**New Capital Securities**"). Subject to prevailing market conditions, a capital markets transaction may follow.

In conjunction with the contemplated issue of the New Capital Securities, Stendörren has today announced an invitation to holders of its SEK 800 million subordinated perpetual capital securities with ISIN SE0013042413 (the "**Existing Capital Securities**"), to tender any and all of their Existing Capital Securities for purchase by the Company for cash at a price of 101.00 per cent together with any Deferred Interest (if any) and any other accrued and unpaid interest up to (and including) the Redemption Date (each as defined in the applicable terms and conditions) (the "**Tender Offer**"). The Existing Capital Securities will be repurchased subject to the terms described in the tender information document dated 8 May 2024 which is available on the Company's webpage via the link below (the "**Tender Information Document**").

The Tender Offer expires at 15:00 CEST on 16 May 2024, unless extended, re-opened, withdrawn or terminated at the sole discretion of the Company. Settlement of the Tender Offer is expected to occur on or around 23 May 2024. Stendörren's repurchase of any Existing Capital Securities is conditional upon a successful issue of the New Capital Securities and subject to the terms in the Tender Information Document. Stendörren will, in connection with the allocation of the New Capital Securities, consider, among other factors, whether or not the relevant investor seeking an allocation of the New Capital Securities has, prior to such allocation, validly tendered the Existing Capital Securities pursuant to the Tender Offer, subject to the terms in the Tender Information Document.

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

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

**Dealer Managers:**

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

Swedbank AB (publ): +46 8 700 90 22, [liabilitymanagement@swedbank.se](mailto:liabilitymanagement@swedbank.se)

**For further information, please contact the Company at:**

Erik Ranje, CEO, [erik.ranje@stendorren.se](mailto:erik.ranje@stendorren.se) or telephone: +46 8 518 331 00

Per-Henrik Karlsson, CFO, [per-henrik.karlsson@stendorren.se](mailto:per-henrik.karlsson@stendorren.se) or telephone: +46 72 158 70 92

*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 09:45 CEST on May 8, 2024.*

**Stendörren Fastigheter AB (publ)**

*Stendörren Fastigheter AB (publ) is an expansive property company listed on Nasdaq Stockholm Mid Cap. Our business concept is to create profitable growth in net asset value by managing, developing and acquiring properties and building rights within logistics, warehouse and light industry in Nordic growth regions. When commercially viable, we rezone such existing properties and thereby create residential building rights for further development and management, mainly in Greater Stockholm and the rest of the Mälardalen region.*

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