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Press release
22 May 2025

Stendörren Fastigheter AB (publ) announces final tender results for its outstanding 2023/2026 notes

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Tender Offer

Stendörren Fastigheter AB (publ), ("**Stendörren**" or the "**Issuer**") today announces the final results of its invitation dated 19 May 2025 to the holders of its outstanding notes outlined below (together, the "**Notes**") to tender their Notes 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 19 May 2025 (the "**Tender Information Document**"), available on the website of the Issuer <https://www.stendorren.se/en/investors/bonds/>. On 20 May 2025, the Issuer announced that the New Financing Conditions (as defined in the Tender Information Document) had been fulfilled through a successful issuance of new senior unsecured green notes to a total nominal amount of SEK 500,000,000 and a maturity of approximately 3.3 years.

At the expiration of the Tender Offer at 12:00 CEST on 22 May 2025, valid tender instructions of SEK 181,250,000 in an aggregate nominal amount of Notes were received pursuant to the Tender Offer. Details of tendered amount are set out below.

All valid tender instructions received pursuant to the Tender Offer have been accepted for purchase by the Issuer.

The purchase price payable per Note 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 Notes (in accordance with the applicable terms and conditions of the Notes):

Description of the Notes / ISIN / Accepted Tender Amount / Purchase Price

2023/2026 Senior Unsecured FRN / SE0020848653 / SEK 181,250,000 / 104%

Settlement of the Tender Offer will occur on or around 30 May 2025. Settlement of the transactions pursuant to the Tender Offer will occur as a secondary trade via Danske Bank A/S, Danmark, Sverige Filial and Swedbank AB (publ) (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.

For more information, please contact:

The Issuer

Erik Ranje, CEO, erik.ranje@stendorren.se or telephone + 46 8 518 331 00

Per-Henrik Karlsson, CFO, per-henrik.karlsson@stendorren.se or telephone +46 72 158 70 92

Dealer Managers

Danske Bank A/S, Danmark, Sverige Filial: dcm_admin@danskebank.se

Swedbank AB (publ): +46 (0)8 700 90 22, liabilitymanagement@swedbank.se

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/