

Detta informationsblad till obligationsinnehavarna är endast utformat på engelska.

Stockholm, 14 September 2023

To the noteholders in:

ISIN: SE0015503545 – Stendörren Fastigheter AB up to SEK 1,000,000,000 senior unsecured floating rate notes 2021/2024

CONDITIONAL NOTICE OF EARLY REDEMPTION

This conditional notice of early redemption has been sent on 14 September 2023. Noteholders directly registered as of 13 September 2023 in the debt register (Sw. *skuldbok*) kept by the CSD. If you are an authorised nominee under the Swedish Central Securities Depositories and Financial Instruments Accounts Act or if you otherwise are holding Notes on behalf of someone else on a securities account, please forward this notice to the

Reference is made to the terms and conditions of the above-mentioned notes (with an aggregate amount outstanding of SEK 700,000,000) (the “**Notes**”) issued by Stendörren Fastigheter AB (publ) (the “**Issuer**”) on 28 January 2021 in accordance with the terms and conditions for the Notes (the “**Terms and Conditions**”).

All capitalised terms used herein and not otherwise defined in this notice shall have the meaning assigned to them in the Terms and Conditions.

1 NOTICE

The Issuer hereby gives conditional notice to all Noteholders that it will exercise its right to early voluntary redemption of all outstanding Notes in accordance with Clause 9.3.1(a) of the Terms and Conditions (the “**Redemption**”). Subject to the Condition described below, the Redemption Date is set to 10 October 2023 and the Record Date for the Redemption will be 3 October 2023, *i.e.* five (5) Business Days prior to the Redemption Date.

The Redemption is conditional upon the Issuer’s successful settlement of SEK denominated senior unsecured green notes of up to approximately SEK 500,000,000 under a framework of SEK 600,000,000 with an expected term of 3.25 years (including the full and due receipt of funds by the Issuer, which will enable the Issuer to finance the Redemption (including any accrued interest thereon) (in accordance with the press release published on 11 September 2023) prior to the Record Date (the “**Condition**”).

The Issuer shall inform the Agent and the Noteholders by way of press release at least one (1) Business Day prior to the Record Date if the Condition is, or will not be, satisfied. Should the Condition not be fulfilled by the Record Date, the Redemption will not occur.

If the Condition is satisfied, the Redemption will be irrevocable and the Notes will, on the Redemption Date, be redeemed at a price per Note equal to 101.46 per cent of the Nominal Amount. Any accrued and unpaid interest will also be paid in respect of the Notes in accordance with the Terms and Conditions.

The redemption amount (together with accrued but unpaid interest) will be paid on the Redemption Date to each person who is registered as owner of Notes in the debt register maintained by Euroclear Sweden AB at end of business on the Record Date, being 3 October 2023.

In connection with the Redemption, the Notes will be delisted from Nasdaq Stockholm.

This conditional notice of early voluntary redemption is irrevocable and is governed by Swedish law. This notice is for information purposes only and is not to be construed as an offer to purchase or sell or a solicitation of an offer to purchase or sell with respect to any securities of the Issuer.

2 CONTACT DETAILS

For further information or questions to the Issuer, please contact:

Erik Ranje, CEO

Tel. no.: +46 703 08 52 09

E-mail: erik.ranje@stendorren.se

Per-Henrik Karlsson, CFO

Tel. no.: +46 721 58 70 92

E-mail: per-henrik.karlsson@stendorren.se

Stockholm, 14 September 2023

Stendörren Fastigheter AB (publ)