

## Tender Application Form

On 17 November 2025, Stendörren Fastigheter AB (publ), Reg. No. 556825-4741 (the “**Issuer**”) made an announcement (see press release dated 17 November 2025 at <https://www.stendorren.se/press/pressmeddelanden/>, the “**Press Release**”), inviting the holders (including any beneficial owners who hold their notes via nominees or custodians) (the “**Noteholders**”) of the Issuer’s outstanding notes set out below (the “**Notes**”) to tender any and all their Notes for purchase by the Issuer (however, subject to a new financing condition and certain other terms and conditions as further set out in the Tender Information Document (as defined below)) (the “**Tender Offer**”). The details and complete terms and conditions for the consummation of the Tender Offer are set out in a tender information document (the “**Tender Information Document**”), a copy of which is enclosed to this tender application form as Appendix I (*Tender Information Document*) and also published on the Issuer’s website.

Description of the Notes	ISIN	Outstanding Amount	Minimum Denomination	Purchase Price
2023/2026 Senior Unsecured Green FRN	SE0020848653	SEK 500,000,000 <sup>1</sup>	SEK 1,250,000	102.50%

***All words and expressions defined in the Tender Information Document shall have the same meanings in this Tender Application Form, unless separately defined herein.***

In connection with the Tender Offer, the Issuer intends to issue new SEK denominated senior unsecured green notes under a framework of up to SEK 800,000,000 (the “**New Notes**”), subject to market conditions. The Issuer has mandated Nordea Bank Abp (“**Nordea**”) and Skandinaviska Enskilda Banken AB (publ) (“**SEB**”) as arrangers and joint bookrunners in respect of the issuance of the New Notes.

### Tender Instructions

Nordea and SEB have been appointed to act as dealer managers for the Tender Offer (hereinafter, the “**Dealer Managers**”, which shall for all purposes include their respective functions as joint bookrunners). The Dealer Managers will only accept tenders of Notes for purchase pursuant to the Tender Offer which are made by way of the submission of valid Tender Instructions (as defined below) in accordance with the procedures set out in this section “*Tender Instructions*”.

To tender Notes for purchase pursuant to the Tender Offer, a Noteholder should either (i) deliver a valid and duly executed tender application form in the form set out below (the “**Tender Application Form**”), (ii) place an application by e-mail or telephone (recorded by the relevant Dealer Manager) or (iii) place an application by the messenger service of Bloomberg L.P. (or other equivalent messenger services), in each case with such accompanying confirmations as might be requested by the relevant Dealer Manager, to a Dealer Manager before the Expiration Date (as defined below) (a “**Tender Instruction**”). Upon failure to satisfy any confirmation requirement, the Dealer Manager may in its sole discretion disregard a tender application without any liability towards the Noteholder. Tender Instructions must be submitted in a minimum principal amount of Notes of no less than the minimum denomination of the Notes (SEK 1,250,000), and may thereafter be submitted in integral multiples of SEK 1,250,000.

The tendering of Notes in the Tender Offer will be deemed to have occurred upon receipt by a Dealer Manager of a valid and duly executed Tender Instruction before the Expiration Date (as defined below).

A valid and duly executed Tender Instruction submitted in accordance with these procedures is irrevocable, except in the situation where the Dealer Managers amend the applicable Purchase Price and such amendment has an adverse effect for the Noteholders.

Only Noteholders who are clients of, and can execute a secondary trade upon settlement with, a Dealer Manager with all required know your customer (KYC) and similar documentation in place to the satisfaction of such Dealer Manager (“**Eligible Holders**”) may submit Tender Instructions to that Dealer Manager.

By submitting a Tender Instruction, each Noteholder agrees to sell its respective Notes to the relevant Dealer Manager on the Settlement Date at the Purchase Price as outlined in the Press Release and the Tender Information Document provided that the Notes are accepted for purchase by such Dealer Manager on behalf of the Issuer.

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<sup>1</sup> The Issuer has previously repurchased Notes in the aggregate principal amount of SEK 266,250,000, which are held in the Issuer’s own books.

## Offer to holders of debt instruments – Tender Application Form

Acceptance period for the Tender Offer: From 17 November 2025 to the latest of (i) 20 November 2025 at 12:00 CET and (ii) the date upon book close of the book building process for the New Notes which will be announced by the Issuer in connection therewith (unless extended, shortened, re-opened, withdrawn or terminated at the sole discretion of the Issuer).

To be sent to Nordea/SEB:

Nordea Bank Abp

E-mail: [nordealiabilitymanagement@nordea.com](mailto:nordealiabilitymanagement@nordea.com)

Skandinaviska Enskilda Banken AB (publ)

E-mail: [liabilitymanagementdcm@seb.se](mailto:liabilitymanagementdcm@seb.se)

Noteholders interested in subscribing for the New Notes may further contact their regular sales contacts with the relevant Dealer Manager for further information.

**A Tender Instruction should either be provided by (i) sending the Tender Application Form by e-mail to one of the e-mail addresses provided above or (ii) be provided through recorded telephone or through the messenger service of Bloomberg L.P. The Tender Instruction shall be received by a Dealer Manager no later than (i) 12:00 CET on 20 November 2025 and (ii) the date upon book close of the book building process for the New Notes which will be announced by the Issuer in connection therewith (unless such is amended at the sole discretion of the Issuer) (the “Expiration Date”). Late Tender Instructions will be deemed invalid and will not be accepted.**

In addition to the applicable Purchase Price for the Tender Offer, announced in the Press Release and set forth in the Tender Information Document, any Eligible Holder whose tender is accepted will also receive accrued and unpaid interest in accordance with the terms and conditions of the Notes until the settlement date of the Tender Offer, which is expected to occur on or about 3 December 2025 (the “Settlement Date”). To the extent possible, the Settlement Date will fall on the same day as the settlement of the New Notes.

I hereby tender (only in multiples of SEK 1,250,000) Notes as specified below in accordance with the terms and conditions contained in the Tender Information Document.

**By signing this Tender Application Form, or otherwise providing a valid Tender Instruction by recorded telephone or through the messenger service of Bloomberg L.P., agreement is given to the following:**

- I accept the Tender Offer regarding the below-mentioned Notes;
- I have read and accept the information about the Tender Offer. I have read and approve the terms and conditions of the Tender Offer and I make the following representations and warranties to the Dealer Managers and the Issuer:
  - I confirm that I am not a person to whom it is unlawful to make an invitation pursuant to the Tender Offer under applicable securities laws and I have (before submitting, or arranging for the submission on my behalf, as the case may be, of this Tender Instruction in respect of the Notes I am tendering for purchase, as applicable) complied with all laws and regulations applicable to me for the purposes of my participation in the Tender Offer. In particular, I confirm that I am not domiciled, or have a registered address in, the United States, United Kingdom or in any other country in which participation in the Tender Offer is in breach of applicable laws, and that the order has not been sent from any of these countries and that I am not acting on behalf of any person in such a country;
  - I confirm that I fully own and am the lawful holder of my Notes and that I have obtained all necessary consents, authorisations, approvals and/or permissions required (if applicable) under the applicable laws or regulations in any jurisdiction in order to execute and deliver this Tender Instruction, that any Notes tendered and accepted for purchase by the Issuer are freely transferable with full title free from all pledges, liens, charges and encumbrances, not subject to any adverse claim and together with all rights attached to such Notes and that there are no other obstacles to the sale of my Notes on the Settlement Date;
  - I confirm that I am an Eligible Holder (as defined above) to the Dealer Manager receiving this Tender Instruction and that I will sell the Notes tendered to the Dealer Managers on the Settlement Date at the Purchase Price stated in the Press Release and the Tender Information Document, provided that the Notes are accepted for purchase by the Issuer;
  - I confirm that this Tender Instruction constitutes clear and distinct instructions to the Dealer Managers upon which each of them may rely without investigation;
  - I undertake not to sell any Notes for which I have accepted the Tender Offer (other than pursuant to the Tender Offer) during the period from the date of this Tender Instruction until the earlier of (i) the Settlement Date, (ii) cancellation of the Tender Offer or (iii) (to the extent permitted hereunder) revocation of this Tender Instruction;
  - I confirm that no information has been provided to me by the Issuer, the Dealer Managers or their respective directors, employees, affiliates or subsidiaries, with regard to the tax consequences arising from the purchase of the Notes by the Issuer pursuant to the Tender Offer or the receipt by the Noteholder of the applicable Purchase Price, and I acknowledge that I am solely liable for any taxes and similar or related payments imposed on me under the laws of any applicable jurisdiction as a result of its participation in the Tender Offer and I agree that I will not and do not have any right of recourse (whether by way of reimbursement, indemnity or otherwise) against the Issuer, the Dealer Managers or any of their respective directors, employees, affiliates or subsidiaries, or any other person in respect of such taxes and payments;

- I confirm that I have had access to such financial and other information concerning the Notes, and have consulted with my own legal, regulatory, tax, business, investment, financial and accounting advisers, as I deem necessary or appropriate, in order for me to make an informed decision with respect to the tendering of Notes for purchase in the Tender Offer; I am not relying on any communication (written or oral) made by any party involved in the Tender Offer or any such party's affiliates or subsidiaries as constituting a recommendation to tender Notes in the Tender Offer; and I am able to bear the economic risks of participating in the Tender Offer;
- I acknowledge and accept that neither the Issuer nor the Dealer Managers make any undertaking, representation or warranty, expressed or implied, to me regarding the accuracy or completeness of the Press Release, the Tender Information Document and other information (whether written or oral), concerning the Issuer or the Tender Offer received by me whether such information was received through the Dealer Managers or otherwise;
- I accept that the Issuer is under no obligation to accept Tender Instructions of Notes for purchase pursuant to the Tender Offer, and accordingly such Tender Instructions may be accepted or rejected by the Issuer in its sole discretion and for any reason;
- I confirm that all authority conferred or agreed to be conferred pursuant to my acknowledgements, agreements, representations, warranties and undertakings, and all of my obligations shall be binding upon my successors, assigns, heirs, executors, trustees in bankruptcy and legal representatives, and shall not be affected by, and shall survive, my death or incapacity; and
- I confirm that I am in compliance with Sanctions Laws and that I am not (i) a Restricted Party or otherwise subject to any Sanctions Laws, (ii) acting on behalf, or for the benefit, of a Restricted Party, (iii) involved in any transaction through which I am likely to become a Restricted Party or (iv) subject to or involved in any inquiry, claim, action, suit, proceeding or investigation against me with respect to Sanctions Laws enacted by any Sanctions Authority.

For the purposes of the above:

- **"Restricted Party"** shall mean any entity or individual; (i) that is listed on any Sanctions List (whether designated by name or by reason of being included in a class/category of persons), (ii) that is domiciled, registered as located or having its main place of business in, or is incorporated under the laws of a Sanctioned Country, or (iii) that is directly or indirectly owned or controlled by, or acting on behalf of, a person referred to in paragraph (i) and/or (ii) above.
- **"Sanctioned Country"** shall mean a country or territory subject to a general export, import, financial or investment embargo under any Sanctions Laws.
- **"Sanctions Authority"** shall mean the United Nations, the European Union, the member states of the European Economic Area, Switzerland, the United Kingdom, the United States of America and any authority acting on behalf of any of them in connection with Sanctions Laws (including His Majesty's Treasury Revenue and Customs).
- **"Sanctions Laws"** shall mean the economic or financial sanctions laws and/or regulations, trade embargoes, prohibitions, restrictive measures, decisions, executive orders or notices from regulators implemented, adapted imposed, administered, enacted and/or enforced by any Sanctions Authority.
- **"Sanctions List"** shall mean any list of persons or entities published in connection with Sanctions Laws by or on behalf of any Sanctions Authority.
- I understand that the Tender Offer will only be accepted if the New Financing Conditions (as defined in the Tender Information Document) and all other conditions set forth in the Tender Information Document are fulfilled.
- I am informed, and give my consent to, the handling of personal data provided in this Tender Application Form and/or through a Tender Instruction submitted through recorded telephone or through the messenger service of Bloomberg L.P. by the Dealer Managers as set forth below.
- I understand and accept that neither the Issuer nor the Dealer Managers (including, for the avoidance of doubt, their subsidiaries and branch offices) make any undertaking, representation or warranty, express or implied, regarding the accuracy or completeness of the documentation pertaining to the Tender Offer and any other information (whether written or oral), concerning the Issuer or the Tender Offer received by the undersigned, whether such information was received through the Dealer Managers or otherwise, and I acknowledge that I have not been induced to execute this Tender Application Form or to otherwise provide a Tender Instruction through recorded telephone or through the messenger service of Bloomberg L.P. by any representation, warranty or undertaking by any of the aforementioned. The Dealer Managers hereby expressly disclaim any liability whatsoever towards the undersigned in connection with the Tender Offer and the undersigned understands and expressly agrees that it is participating in the Tender Offer on this basis.
- I understand that the Dealer Managers are financial institutions, offering a broad range of banking- and investment services and I acknowledge and accept that the Dealer Managers may from time to time provide financing or other banking- and investment products or services to the Issuer and may thereby, as well as a result of other activities (including corporate finance, analysis and stock broking), have interests and act in a manner which is conflicting with the interests of Noteholders.
- I understand that the Dealer Managers, in respect of settlement of the Tender Offer, are acting solely as settlement agents on behalf of the Issuer, as described under "The Dealer Managers acting as settlement agents" in the Tender Information Document.
- I confirm that I am responsible for executing a sell order towards the relevant Dealer Manager (to whom I am an Eligible Holder) to the account I have agreed with my sales contact of the tendered Notes with settlement on the Settlement Date, once the relevant Dealer Manager (on behalf of the Issuer) confirms the acceptance of Notes tendered and whether Notes will be accepted in full or down-scaled.

**Notes:****Tendered amount (SEK):**

2023/2026 Senior Unsecured Green FRN (ISIN: SE0020848653)

**Information regarding the Noteholder (mandatory)**

Noteholder's full name/ Company name	
Name of contact person with Noteholder	
Telephone (day time)	Telefax
E-mail address	
Street address etc. (private purchasers: state home address)	
Postal code and area, country	
Settlement Details (Euroclear or Clearstream Account Number)	
Sales contact	
The bank the sales contact represents [Nordea Bank Abp]/[Skandinaviska Enskilda Banken AB (publ)]	
Date of birth and national ID number (10 digits)/company registration number (MUST BE COMPLETED)	
Legal Entity Identifier ("LEI")/National Client Identifier ("NID") (MUST BE COMPLETED) *	

*\* A LEI number is a global identification code for legal entities and a NID number is a global identification code for natural persons. As a result of MiFID II/MIFIR, all legal entities and natural persons need a LEI/NID code in order to participate in financial transactions.*

*The Dealer Managers have the right to disregard the application, without any liability towards the Noteholder, if a LEI or a NID number or any other compulsory information requested in this Tender Application Form is not filled in or provided in connection with a Tender Instruction submitted through recorded telephone or through the messenger service of Bloomberg L.P. Notwithstanding the aforementioned, in case LEI or NID number or other compulsory information is not filled in by the Noteholder, the Dealer Managers reserve the right to obtain such information through publicly available sources and use such number in the tender application form.*

The personal data provided by the Noteholder in connection with a Tender Instruction and the Tender Offer or which is otherwise registered in connection with a Tender Instruction is processed by the Dealer Managers to administer the Tender Offer and to ensure that the Dealer Managers are able to fulfill its obligations thereunder. Any personal data may also be processed by other companies with which the Dealer Managers co-operates and Clearstream's or Euroclear's Central Securities Depository Registry and may be revealed to the Issuer for the purpose of finalizing the Tender Offer and to decide potential allocation in the New Notes. A Noteholder can request to receive information about collected personal data, and the processing of such, from the Dealer Managers. A Noteholder may also request a correction of incorrect or misleading information. For information on the Dealer Managers' processing of personal data, please see the website of the respective Dealer Manager or ask the relevant Dealer Manager for further information.

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Application date and place

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Binding signature and specification of whether signed by custodian or beneficial owner

The Noteholder must be of age. For corporate entities, documentation in form of company certificate of registration and (if utilized) a power of attorney must be enclosed.

## **Appendix I – Tender Information Document**

[To be included]