

Press release
19 May 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 Swedbank AB (publ) and Danske Bank A/S, Danmark, Sverige Filial, as arrangers and joint bookrunners to arrange a series of fixed income investor meetings starting on 19 May 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 approximately 3.3 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 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 104 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 19 May 2025 which is available on the Company's webpage via the link below (the "**Tender Information Document**").

The Tender Offer expires at 12:00 CEST on 22 May 2025, unless extended, re-opened, withdrawn or terminated at the sole discretion of the Company.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 30 May 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.

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

Swedbank AB (publ) and Danske Bank A/S, Danmark, Sverige Filial, 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:

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

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

For more information, please contact:

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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 07:30 CEST on 19 May 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/.