

Press Release

17 January 2025

Heimstaden AB (publ) Announces Indicative Results of its Tender Offer for Certain SEK and EUR Senior Unsecured Notes

Heimstaden AB (publ) ("Heimstaden") announces today the indicative results of its offer to holders of its outstanding SEK 500 million floating rate notes due April 2025 with ISIN XS2469914308 (of which SEK 158 million is currently held by Heimstaden) (the "SEK Apr-25 Notes"), SEK 1,200 million floating rate notes due October 2025 with ISIN SE0014991352 (of which SEK 290 million is currently held by Heimstaden) (the "SEK Oct-25 Notes"), and EUR 350 million fixed rate notes due March 2026 with ISIN SE0015657903 (the "EUR Notes") (together referred to as the "Notes") to tender their Notes for purchase by Heimstaden for cash (the "Tender Offer") up to a capped amount equal to the total nominal amount of new SEK and EUR senior unsecured notes (the "New Notes") following the Tender Offer.

The Tender Offer was announced on 10 January 2025 and made on the terms and subject to the conditions and restrictions described in the tender information document dated 10 January 2025 (the "Tender Information Document") and made available by Heimstaden for the Tender Offer. This announcement must be read in conjunction with the Tender Information Document. Capitalised terms used in this announcement but not defined have the meanings given to them in the Tender Information Document.

The Tender Offer expired at 15.00 CET on 16 January 2025 (the "Expiration Date").

As of the Expiration Date, Heimstaden had received valid tender instructions for purchase pursuant to the Tender Offer, subject to the terms and conditions described in the Tender Information Document, in the below aggregate nominal amounts:

Heimstaden

SEK Apr-25 Notes | SEK 250,000,000

SEK Oct-25 Notes | SEK 755,000,000

EUR Notes | EUR 333,200,000

Heimstaden expects, subject to the terms and conditions described in the Tender Information Document including the New Financing Conditions, to announce whether it will accept for purchase valid tenders of Notes pursuant to the Tender Offer, as soon as reasonably practicable after pricing of the New Notes.

Assuming all valid tender instructions for purchase pursuant to the Tender Offer will be accepted by Heimstaden, Heimstaden will hold in total the below aggregate nominal amounts on its balance after the settlement date:

SEK Apr-25 Notes | SEK 408,000,000

SEK Oct-25 Notes | SEK 1,045,000,000

EUR Notes | EUR 333,200,000

Subject to the New Financing Conditions being met, the Settlement Date for the Tender Offer is expected to be 31 January 2025.

Dealer Managers on the Tender Offer:

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Heimstaden is a leading European residential real estate manager and investor with around 162,000 homes across nine countries with a property value of SEK 332 billion. We acquire, develop, and manage properties with an evergreen perspective. Guided by our Scandinavian heritage and values Dare, Care, and Share – we fulfil our mission to enrich and simplify our customers' lives through Friendly Homes. Heimstaden is listed on Nasdaq First North Growth Market. Read more at www.heimstaden.com. Certified Adviser is Carnegie Investment Bank AB (publ).

The distribution of this announcement and the Tender Information Document in certain jurisdictions may be restricted by law. Persons into whose possession this announcement and/or the Tender Information Document come(s) are required by each of Heimstaden and the Dealer Managers to inform themselves about, and to observe, any such restrictions. No offer to acquire any securities is being made pursuant to this announcement.