

Stockholm, 29 August 2025

To the bondholders in:

ISIN: SE0021627361 – Sehlhall Fastigheter AB (publ) SEK 200,000,000 senior secured floating rate sustainability bonds 2024/2027

CONDITIONAL NOTICE OF EARLY REDEMPTION

This conditional notice of early redemption (the “Notice”) has been sent on 29 August 2025 to Bondholders directly registered as of 28 August 2025 in the debt register (Sv. 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 Bonds on behalf of someone else on a securities account, please forward this Notice to the Bondholder you represent as soon as possible.

Reference is made to the terms and conditions of the abovementioned bonds (the “**Bonds**”) issued by Sehlhall Fastigheter AB (publ) (the “**Issuer**”), with issue date on 13 March 2024 in accordance with the terms and conditions for the Bonds (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.

The Issuer hereby gives conditional notice to all Bondholders of the Issuer’s outstanding Bonds for early redemption of the Bonds in full in accordance with Clause 10.3 (*Voluntary total redemption (call option)*) of the Terms and Conditions (the “**Redemption**”). Subject to the condition described below, the Redemption Date is set to 24 September 2025 and the record date for the early redemption will be 17 September 2025 (the “**Record Date**”), i.e. five (5) Business Days prior to the Redemption Date.

The Redemption is conditional upon the successful settlement of the senior unsecured sustainable bond issue that was announced by the Issuer by way of a press release on 29 August 2025 (the “**Condition**”).

Should the Condition not be fulfilled by the Record Date, the Redemption will not occur (unless the Condition has been waived or the Record Date and Redemption Date have been postponed by the Issuer at its sole discretion) which will, in such case, be confirmed to the Bondholders through a notice to the Bondholders and a press release.

If the Condition is satisfied or waived by the Issuer, the Redemption will be unconditional and all outstanding Bonds (as of the Record Date) will be redeemed at the redemption price of 104.00 per cent. of the total outstanding Nominal Amount (i.e., SEK 1,300,000 per Bond), plus any accrued but unpaid interest (the “**Redemption Price**”).

The Redemption Price will be paid on the Redemption Date to each person who is registered as owner of Bonds in the debt register maintained by Euroclear Sweden at end of business on the Record Date.

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

This Notice is irrevocable, subject to the Condition described herein, 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.

For more information, please contact:

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Sehlhall Fastigheter AB (publ)