

*Detta informationsblad till obligationsinnehavarna är endast utformat på engelska.*

Stockholm, 16 February 2023

To the noteholders in:

**ISIN: SE0013460243 – MaxFastigheter i Sverige AB (publ) Maximum SEK 500,000,000  
Senior Unsecured Floating Rate Notes 2019/2023**

**NOTICE OF VOLUNTARY TOTAL REDEMPTION**

**This notice of redemption has been sent on 16 February 2023 to Holders directly registered as of 15 February 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 holder you represent as soon as possible.**

Reference is made to the terms and conditions of the above mentioned issue of notes (the “**Notes**”) by MaxFastigheter i Sverige AB (publ) (the “**Issuer**”) initially on 22 November 2019, in accordance with the terms and conditions for the Notes (as amended and restated) (the “**Terms and Conditions**”).

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

The Issuer hereby gives notice to all Noteholders of the Issuer’s outstanding Notes of exercise of its option for voluntary total redemption of the Notes in full in accordance with Clause 9.3.d of the Terms and Conditions. The redemption date will fall on 23 March 2023 (the “**Redemption Date**”) and the record date for the redemption will fall on 16 March 2023 (the “**Record Date**”), i.e., five (5) Business Days prior to the Redemption Date. As set out in the Terms and Conditions, all Notes will be redeemed at 100.00 per cent. of the Nominal Amount (i.e. SEK 1,250,000 per Note). 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 and unpaid interest, will be paid to each person who is registered as owner of Notes in the debt register maintained by Euroclear Sweden on the Record Date. In connection with the redemption, the Notes will be delisted at Nasdaq Stockholm with 14 March 2023 as intended last date of trading.

This notice of 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.

For further information, please contact the Issuer at  
CEO Elias Georgiadis, Tel. no.: +46 707 96 13 34,  
Email: elias.georgiadis@stenhusfastigheter.se

MaxFastigheter i Sverige AB (publ)  
c/o Stenhus Fastigheter i Norden AB  
Box 44102  
SE 100 73 Stockholm, Sweden

Tel. no.: +46 8-410 22 100  
info@stenhusfastigheter.se

---

**MaxFastigheter i Sverige AB**