

Stockholm, 2 October 2023

To the Bondholders in:

ISIN: SE0015196084 – MaxFastigheter i Sverige AB (publ)'s maximum SEK 600,000,000 senior unsecured floating rate bonds 2021/2024

CONDITIONAL NOTICE OF EARLY REDEMPTION

This conditional notice of early redemption (the "Notice") has been sent on 2 October 2023 to Bondholders registered directly or as an authorised nominee in the debt register (Sw. skuldbok) kept by the CSD as of 29 September 2023. 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 maximum SEK 600,000,000 (of which SEK 300,000,000 is outstanding on the date of this Notice) senior unsecured floating rate bonds 2021/2024 with ISIN SE0015196084 (the "**Bonds**"), issued by MaxFastigheter i Sverige AB (publ) (the "**Issuer**") on 26 February 2021 (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 11.3 (*Early voluntary total redemption (call option)*) in the Terms and Conditions (the "**Redemption**"). Subject to the condition described below, the Redemption Date is set to 27 October 2023 and the Record Date for the early redemption will be 20 October 2023, i.e. five (5) Business Days prior to the Redemption Date.

The Redemption is conditional upon the Issuer's parent company Stenhus Fastigheter i Norden AB (publ)'s successful settlement of a SEK-denominated senior unsecured debt capital markets transaction (as announced in a press release published by Stenhus Fastigheter i Norden AB (publ) on 2 October 2023) (including the full and due receipt of funds by the Issuer, which will enable the Issuer to finance the Redemption (including any accrued interest thereon)) prior to the Record Date (the "**Condition**"). The Issuer shall not, and shall have no obligation to, redeem the Bonds pursuant to this notice unless the Condition has been satisfied prior to the Record Date.

The fulfilment of the Condition will be confirmed to the Bondholders through a press release. Should the Condition not be fulfilled by the Record Date, the Redemption will not occur (unless the Condition has been waived by the Issuer at its sole discretion) and the Bonds will remain outstanding and Interest will continue to accrue in accordance with the Terms and Conditions.

If the Condition is satisfied or waived by the Issuer, the Redemption will be irrevocable and all outstanding Bonds will be redeemed at the redemption price of 101.19 per cent. of the total outstanding Nominal Amount (i.e. SEK 1,264,875 per Bond) together with accrued but unpaid Interest.

Any accrued and unpaid interest will also be paid in respect of the Bonds in accordance with the Terms and Conditions. The redemption amount together with accrued and unpaid interest up to and including the Redemption Date will be paid 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 of early redemption is irrevocable (but is, for the avoidance of doubt, conditional upon the Condition being met) 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:

Elias Georgiadis, Tel. 070-796 13 34
Mikael Nicander, Tel. 070-870 35 91

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MAXFASTIGHETER I SVERIGE AB (PUBL)