

Term Sheet

Heimstaden Bostad AB (publ)

**New issue of SEK 850 million Green Floating Rate Notes due 18 February 2028
Issued under the EUR 12 billion EMTN Programme**

Issuer:	Heimstaden Bostad AB (publ)
LEI:	549300TJR3PR8EXILG79
Issuer Rating:	BBB- (negative outlook) by S&P; BBB- (stable outlook) by Fitch
Issue Rating:	The Notes to be issued are not to be rated
Status:	Senior Unsecured
Form of the Notes:	Bearer; Classical Global Note
Currency:	Swedish Kronor ("SEK")
Nominal Amount:	SEK 850,000,000
Pricing Date:	11 February 2025
Settlement Date:	18 February 2025 (T+5)
Maturity Date:	18 February 2028
Coupon:	3mSTIBOR +135bps
Reoffer Spread:	3mSTIBOR +135bps
Reoffer Price:	100.000%
Fees:	4bps per annum on the Nominal Amount to be deducted from Gross Proceeds (SEK 1,020,000)
All-in Price:	99.880%
Gross Proceeds:	SEK 850,000,000
Net Proceeds:	SEK 848,980,000
Redemption:	100.000%
Day Count Fraction:	Actual/360
Business Days:	Stockholm
Business Day Convention:	Modified Following, Adjusted
Interest Payment Dates:	Payable quarterly on 18 February, 18 May, 18 August and 18 November in each year, starting on 18 May 2025 up to and including the Maturity Date
Use of Proceeds:	In accordance with the Issuer's Green and Sustainability-Linked Financing Framework dated 2023
Put/Call Options:	Change of Control as stipulated in the EMTN Programme
Negative Pledge:	Yes, in relation to Capital Markets Indebtedness
Events of Default:	As stipulated in the EMTN Programme
Financial Covenants:	Consolidated Solvency Ratio shall not exceed 65% (incurrence) Consolidated Secured Indebtedness / Consolidated Total Assets shall not exceed 45% (incurrence) Consolidated Coverage Ratio shall not be less than 1.5x (maintenance) <i>Please refer to the definitions in the EMTN Programme</i>
Step Up Margin:	Not applicable

Listing:	Euronext Dublin Regulated Market
Clearing:	Euroclear and Clearstream, Luxembourg
Documentation:	Issuer's EMTN Programme dated 7 March 2024, as supplemented 23 August 2024 and 25 October 2024
Governing Law:	English law
ISIN / Common Code:	XS3005533891 / 300553389
Series / Tranche:	37 / 1
Denominations:	SEK 2,000,000 + SEK 1,000,000
Target market:	Manufacturer target market (MiFID II product governance) is eligible counterparties and professional clients only. All channels for distribution of the Bonds to eligible counterparties and professional clients are appropriate.
Selling Restrictions:	Reg. S Compliance Category 2; TEFRA D
Arrangers:	Danske Bank A/S and Swedbank AB (publ)
Issuing and Principal Paying Agent:	Deutsche Bank AG, London Branch
Trustee:	Deutsche Trustee Company Limited
Listing Agent:	Arthur Cox (Dublin)
Time of Execution:	17:00 CET

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