

## FINAL TERMS

**PROHIBITION OF SALES TO EEA RETAIL INVESTORS** – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area ("EEA"). For these purposes, a "retail investor" means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended, "MiFID II"); (ii) a customer within the meaning of Directive (EU) 2016/97, where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II; or (iii) not a qualified investor as defined in Regulation (EU) 2017/1129 (the "Prospectus Regulation"). Consequently no key information document required by Regulation (EU) No 1286/2014 (as amended, the "PRIIPs Regulation") for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

**PROHIBITION OF SALES TO UK RETAIL INVESTORS** – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the United Kingdom ("UK") For these purposes, a "retail investor" means a person who is one (or more) of: (i) a retail client as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 ("EUWA"); (ii) a customer within the meaning of the provisions of the Financial Services and Markets Act (2000) ("FSMA") and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA; or (iii) not a qualified investor as defined in Article 2 of Regulation (EU) 2017/1129 as it forms part of domestic law by virtue of the EUWA. Consequently no key information document required by Regulation (EU) No 1286/2014 as it forms part of domestic law by virtue of the EUWA (the "UK PRIIPs Regulation") for offering or selling the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.

**MiFID II product governance / Professional investors and ECPs only target market** – Solely for the purposes of each manufacturer's product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is eligible counterparties and professional clients only, each as defined in MiFID II; and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Notes (a "distributor") should take into consideration the manufacturers' target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturers' target market assessment) and determining appropriate distribution channels.

3 December 2024

**Heimstaden Bostad AB (publ)**

*(incorporated with limited liability in Sweden)*

**Legal Entity Identifier (LEI): 549300TJR3PR8EXILG79**

**Issue of SEK 500,000,000 Floating Rate Notes due December 2026  
under the €12,000,000,000**

**Euro Medium Term Note Programme**

**PART A – CONTRACTUAL TERMS**

Terms used herein shall be deemed to be defined as such for the purposes of the Conditions (the "Conditions") set forth in the Base Prospectus dated 7 March 2024 and the supplement dated 23 August 2024 and 25 October 2024 which together constitute a base prospectus for the purposes of the Prospectus Regulation (the "Base Prospectus"). This document constitutes the Final Terms of the Notes described herein for the purposes of the Prospectus Regulation and must be read in conjunction with the Base Prospectus in order to obtain all the

relevant information. The Base Prospectus has been published on the website of the Irish Stock Exchange plc trading as Euronext Dublin ("**Euronext Dublin**") at <https://live.euronext.com/>.

1. Issuer: Heimstaden Bostad AB (publ)
2. (a) Series Number: 35  
(b) Tranche Number: 1  
(c) Date on which the Notes will be consolidated and form a single Series: Not Applicable
3. Specified Currency or Currencies: Swedish Krona ("**SEK**")
4. Aggregate Nominal Amount:  
(a) Series: SEK 500,000,000  
(b) Tranche: SEK 500,000,000
5. Issue Price: 100.00% of the Aggregate Nominal Amount
6. (a) Specified Denominations: SEK 2,000,000 and integral multiples of SEK 1,000,000 in excess thereof  
(b) Calculation Amount (in relation to calculation of interest for Notes in global or Registered definitive form see Conditions): SEK 1,000,000
7. (a) Issue Date: 5 December 2024  
(b) Interest Commencement Date: Issue Date
8. Maturity Date: Interest Payment Date falling in or nearest to December 2026
9. Interest Basis: 3 month STIBOR + 1.30% Floating Rate  
(see paragraph 15 below)
10. Redemption Basis: Subject to any purchase and cancellation or early redemption, the Notes will be redeemed on the Maturity Date at 100.00% of their nominal amount
11. Change of Interest Basis: Not Applicable
12. Put/Call Options: Issuer Par Call  
Change of Control Put  
Clean-Up Call  
(see paragraphs 20, 23 and 26 below)
13. (a) Status of the Notes: Senior  
(b) Date approval for issuance of Notes obtained: Not Applicable

**PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE**

14. Fixed Rate Note Provisions: Not Applicable

|     |  |   |
|-----|--|---|
| 15. | Floating Rate Note Provisions  | Applicable  |
|     | (a) Specified Period(s)/Specified Interest Payment Dates:  | 5 March, 5 June, 5 September and 5 December in each year, commencing on 5 March 2025 up to (and including) the Maturity Date, subject to adjustment in accordance with the Business Day Convention set out in (b) below |
|     | (b) Business Day Convention:   | Modified Following Business Day Convention, Adjusted  |
|     | (c) Additional Business Centre(s):   | Not Applicable  |
|     | (d) Party responsible for calculating the Rate of Interest and Interest Amount / Calculation Agent (if not the Agent): | Not Applicable  |
|     | (e) Screen Rate Determination:   |   |
|     | • Reference Rate:  | 3 month STIBOR  |
|     | • Interest Determination Date(s):  | Second Stockholm business day prior to the start of each Interest Period  |
|     | • Relevant Screen Page:  | Refinitiv page STIBOR=  |
|     | (g) Linear Interpolation:  | Not Applicable  |
|     | (h) Margin(s):   | + 1.30% per annum   |
|     | (i) Minimum Rate of Interest:  | Not Applicable  |
|     | (j) Maximum Rate of Interest:  | Not Applicable  |
|     | (k) Day Count Fraction:  | Actual/360  |
|     | (l) Step Up Rating Change and/or Step Down Rating Change:  | Not Applicable  |
|     | (m) Step Up Margin:  | Not Applicable  |
| 16. | Zero Coupon Note Provisions  | Not Applicable  |
| 17. | Sustainability-Linked Step Up Option   | Not Applicable  |

#### **PROVISIONS RELATING TO REDEMPTION**

|     |                                   |   |
|-----|-----------------------------------|---|
| 18. | Notice periods for Condition 7.2: | Minimum period: 30 days<br>Maximum period: 60 days  |
| 19. | Issuer Call:                      | Not Applicable  |
| 20. | Issuer Par Call:                  | Applicable  |
|     | (a) Par Call Period:              | From (and including) 5 September 2026 (the " <b>Par Call Period Commencement Date</b> ") to (but excluding) the Maturity Date |
|     | (b) Notice Periods:               | Minimum period: 10 days<br>Maximum period: 30 days  |
| 21. | Special Redemption Event Call:    | Not Applicable  |

- |     |  |  |
|-----|--|--|
| 22. | Investor Put:  | Not Applicable                                     |
| 23. | Change of Control Put  | Applicable   |
|     | Change of Control Redemption Amount:   | SEK 1,000,000 per Calculation Amount               |
| 24. | Final Redemption Amount:   | SEK 1,000,000 per Calculation Amount               |
| 25. | Early Redemption Amount payable on redemption for taxation reasons or on event of default: | SEK 1,000,000 per Calculation Amount               |
| 26. | Clean-Up Call  | Applicable   |
|     | Notice Period(s):  | Minimum period: 10 days<br>Maximum period: 30 days |
| 27. | Sustainability-Linked Redemption Option  | Not Applicable                                     |

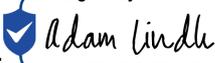
**GENERAL PROVISIONS APPLICABLE TO THE NOTES**

- |     |   |   |
|-----|---|---|
| 28. | Form of Notes:  |   |
|     | (a) Form:   | Bearer Notes:<br>Temporary Global Note exchangeable for a Permanent Global Note which is exchangeable for Definitive Notes upon an Exchange Event |
|     | (b) New Global Note:  | No  |
|     | (c) New Safekeeping Structure:                                | No  |
| 29. | Additional Financial Centre(s):                               | Not Applicable  |
| 30. | Talons for future Coupons to be attached to Definitive Notes: | No  |

**THIRD PARTY INFORMATION**

Not Applicable

Signed on behalf of **Transtad AB (publ):**

Signed by:   
By: ...  **Adam Lindh** .....  
690E76E4DF7842B...

*Duly authorised*

## PART B – OTHER INFORMATION

### 1. LISTING AND ADMISSION TO TRADING

- |      |   |  |
|------|---|--|
| (i)  | Listing and Admission to trading                            | Application has been made by the Issuer (or on its behalf) for the Notes to be admitted to trading on the Regulated Market of the Euronext Dublin and listing on the official list of the Euronext Dublin with effect from on or about the Issue Date. |
| (ii) | Estimate of total expenses related to admission to trading: | EUR 1,050  |

### 2. RATINGS

Ratings: The Notes to be issued have not been rated.

### 3. INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE

Save for any fees payable to the Managers, so far as the Issuer is aware, no person involved in the issue of the Notes has an interest material to the offer. The Managers and their affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform other services for, the Issuer and its affiliates in the ordinary course of business.

### 4. USE OF PROCEEDS

The Issuer intends to apply the net proceeds from this offer of Notes for general corporate purposes and refinancing.

### 5. ESTIMATED NET PROCEEDS

Estimated net proceeds: SEK 499,600,000

### 6. YIELD (Fixed Rate Notes only)

Indication of yield: Not Applicable

### 7. OPERATIONAL INFORMATION

- |       |   |  |
|-------|---|--|
| (i)   | ISIN:   | XS2954868647   |
| (ii)  | Common Code:  | 295486864  |
| (iii) | Any clearing system(s) other than Euroclear/Clearstream and the relevant identification number(s):      | Not Applicable   |
| (iv)  | Delivery:   | Delivery against payment   |
| (v)   | Names and addresses of additional Paying Agent(s) (if any) or, in the case of VPS Notes, the VPS Agent: | Not Applicable   |
| (vi)  | Intended to be held in a manner which would allow Eurosystem eligibility:                               | No. Whilst the designation is specified as "no" at the date of these Final Terms, should the Eurosystem eligibility criteria be amended in the future such that the Notes are capable of meeting them the Notes may then be deposited with one of the ICSDs as common safekeeper . Note that this does not necessarily mean that the Notes will then be recognised as eligible collateral for Eurosystem monetary policy and intra |

day credit operations by the Eurosystem at any time during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.

8. **DISTRIBUTION**

- |       |   |   |
|-------|---|---|
| (i)   | Method of distribution:   | Non-Syndicated                          |
| (ii)  | If syndicated, names of Managers:   | Not Applicable                          |
| (iii) | Stabilisation Manager(s) (if any):  | Not Applicable                          |
| (iv)  | If non-syndicated, name of relevant Dealer:                               | Skandinaviska Enskilda Banken AB (publ) |
| (v)   | U.S. Selling Restrictions:  | Reg. S Compliance Category 2; TEFRA D   |
| (vi)  | Prohibition of Sales to EEA Retail Investors:                             | Applicable                              |
| (vii) | Prohibition of Sales to UK Retail Investors:                              | Applicable                              |
| (ix)  | Singapore Sales to Institutional Investors and Accredited Investors only: | Applicable                              |