

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 "EU 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.

8 September 2025

**Heimstaden Bostad AB (publ)**  
*(incorporated with limited liability in Sweden)*

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

**Issue of EUR 500,000,000 3.750 per cent. Green Bonds due 10 March 2031 (the "Notes")**

**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 2025 and the supplements to it dated 18 June 2025 and 21 August 2025 which together constitute a base prospectus for the purposes of the EU Prospectus Regulation (the "Base Prospectus"). This document constitutes the Final Terms of the Notes described herein for the purposes of the EU 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/>.

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|----|--------------------|-----------------------------|
| 1. | Issuer:            | Heimstaden Bostad AB (publ) |
| 2. | (a) Series Number: | 41                          |

- (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: Euro ("EUR")
4. Aggregate Nominal Amount:
- (a) Series: EUR 500,000,000
- (b) Tranche: EUR 500,000,000
5. Issue Price: 98.912 per cent. of the Aggregate Nominal Amount
6. (a) Specified Denominations: EUR 100,000 and integral multiples of EUR 1,000 in excess thereof up to and including EUR 199,000. No Notes in definitive form will be issued with a denomination above EUR 199,000.
- (b) Calculation Amount (in relation to calculation of interest for Notes in global or Registered definitive form see Conditions): EUR 1,000
7. (a) Issue Date: 10 September 2025
- (b) Interest Commencement Date: Issue Date
8. Maturity Date: 10 March 2031
9. Interest Basis: 3.750 per cent. Fixed Rate (see paragraph 14 below)
10. Redemption Basis: Subject to any purchase and cancellation or early redemption, the Notes will be redeemed on the Maturity Date at 100.000 per cent. of their nominal amount
11. Change of Interest Basis: Not Applicable
12. Put/Call Options: Issuer Call  
Issuer Par Call  
Change of Control Put  
Clean-Up Call  
(see paragraphs 19, 20, 23 and 26 below)
13. (a) Status of the Notes: Senior
- (b) Date Board approval for issuance of Notes obtained: Not Applicable

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

14. Fixed Rate Note Provisions: Applicable
- (a) Rate(s) of Interest: 3.750 per cent. per annum payable in arrear on each Interest Payment Date
- (b) Interest Payment Date(s): 10 March in each year from and including 10 March 2026 up to and including the Maturity Date.

There will be a short first coupon in respect of the period from (and including) the Interest Commencement Date to (but

		excluding) 10 March 2026 (the " <b>Short First Coupon Period</b> ")
	(c) Fixed Coupon Amount(s) (and in relation to Notes in global or Registered definitive form see Conditions):	EUR 37.50 per Calculation Amount other than in respect of the Short First Coupon Period (as to which see paragraph 14(d) below)
	(d) Broken Amount(s) (and in relation to Notes in global or Registered definitive form see Conditions):	In respect of the Short First Coupon Period, EUR 18.60 per Calculation Amount payable on the Interest Payment Date falling on 10 March 2026
	(e) Day Count Fraction:	Actual/Actual (ICMA)
	(f) Determination Date(s):	10 March in each year
	(g) Step Up Rating Change and/or Step Down Rating Change:	Not Applicable
15.	Floating Rate Note Provisions:	Not Applicable
16.	Zero Coupon Note Provisions:	Not Applicable
17.	Sustainability-Linked Step Up Option:	Not Applicable
<b>PROVISIONS RELATING TO REDEMPTION</b>		
18.	Notice periods for Condition 7.2:	Minimum period: 10 days Maximum period: 60 days
19.	Issuer Call:	Applicable
	(a) Optional Redemption Date(s):	Any date from (but excluding) the Issue Date to (but excluding) 10 December 2030
	(b) Optional Redemption Amount:	Make-whole Amount
	(A) Reference Bond	DBR 0.000 per cent. due 15 February 2031 (DE0001102531)
	(B) Redemption Margin	0.25 per cent.
	(C) Quotation Time	11.00 a.m. Central European Time
	(c) If redeemable in part:	
	(i) Minimum Redemption Amount:	EUR 100,000
	(ii) Maximum Redemption Amount:	Not Applicable
	(d) Notice periods:	Minimum period: 10 days Maximum period: 30 days
20.	Issuer Par Call:	Applicable
	(a) Par Call Period:	From (and including) 10 December 2030 (the " <b>Par Call Period Commencement Date</b> ") to (but excluding) the Maturity Date

	(b) Notice Periods:	Minimum period: 10 days 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:	EUR 1,000 per Calculation Amount
24.	Final Redemption Amount:	EUR 1,000 per Calculation Amount
25.	Early Redemption Amount payable on redemption for taxation reasons or on event of default:	EUR 1,000 per Calculation Amount
26.	Clean-Up Call	Applicable
	Notice Periods:	Minimum period: 10 days 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: Temporary Bearer Global Note exchangeable for a Permanent Bearer Global Note which is exchangeable for Definitive Notes upon an Exchange Event  Notes shall not be physically delivered in Belgium, except to a clearing system, a depository or other institution for the purpose of their immobilisation in accordance with article 4 of the Belgian Law of 14 December 2005
	(b) New Global Note:	Yes
	(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**

The descriptions of the ratings of the Notes contained in Part B paragraph 2 have been extracted from the respective websites of S&P Global and Fitch Ratings. The Issuer confirms that such information has been accurately reproduced and that, so far as it is aware and is able to ascertain from information published by S&P Global and Fitch Ratings, no facts have been omitted which would render the reproduced information inaccurate or misleading.

Signed on behalf of **Heimstaden Bostad AB**  
**(publ)** :

By: .....

*Duly authorised*

## PART B – OTHER INFORMATION

### 1. LISTING AND ADMISSION TO TRADING

- (i) Listing and Admission to trading Application is expected to be made by the Issuer (or on its behalf) for the Notes to be admitted to trading on the Regulated Market of Euronext Dublin and listing on the official list of Euronext Dublin with effect from the Issue Date.
- (ii) Estimate of total expenses related to admission to trading: EUR 1,000

### 2. RATINGS

Ratings:

The Notes to be issued have been rated:

- (a) BBB- by S&P Global Ratings Europe Limited ("**S&P**"); and
- (b) BBB- by Fitch Ratings Ireland Limited ("**Fitch**").

Each of S&P and Fitch is established in the European Union and is registered under Regulation (EC) No. 1060/2009 (as amended)

S&P describes ratings of BBB in the following terms: "An obligation rated 'BBB' exhibits adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to weaken the obligor's capacity to meet its financial commitments on the obligation". S&P may append a plus (+) or minus (-) sign to show relative standing within the rating categories. (Source: <https://disclosure.spglobal.com/ratings/en/regulatory/article/-/view/sourceId/504352>)

Fitch describes ratings of BBB in the following terms: "'BBB' ratings indicate that expectations of default risk are currently low. The capacity for payment of financial commitments is considered adequate, but adverse business or economic conditions are more likely to impair this capacity." Fitch may append an additional +/- for AA through CCC levels indicating relative differences of probability of default or recovery for issues. (Source: <https://www.fitchratings.com/products/rating-definitions#about-rating-definitions>)

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

Save for the fees payable to the Joint Lead 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 Joint Lead 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 an amount equal to the net proceeds from this offer of Notes to finance or re-finance, in whole or in part, Green Projects as described in "Use of Proceeds" in the Base Prospectus.

### 5. ESTIMATED NET PROCEEDS

	Estimated net proceeds:	EUR 492,610,000
6.	<b>YIELD</b> (Fixed Rate Notes only)	
	Indication of yield:	3.978 per cent. per annum
		The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield.
7.	<b>OPERATIONAL INFORMATION</b>	
	(i) ISIN:	XS3168266958
	(ii) Common Code:	316826695
	(iii) Any clearing system(s) other than Euroclear and Clearstream, Luxembourg 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:	Yes. Note that the designation "yes" simply means that the Notes are intended upon issue to be deposited with one of the ICSDs as common safekeeper and does not necessarily mean that the Notes will be recognised as eligible collateral for Eurosystem monetary policy and intraday credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.
8.	<b>DISTRIBUTION</b>	
	(i) Method of distribution:	Syndicated
	(ii) If syndicated, names of Managers:	<b>Joint Lead Managers:</b> BNP PARIBAS Citigroup Global Markets Europe AG Deutsche Bank Aktiengesellschaft ING Bank N.V. Skandinaviska Enskilda Banken AB (publ) UniCredit Bank GmbH
	(iii) Stabilisation Manager(s) (if any):	Deutsche Bank Aktiengesellschaft
	(iv) If non-syndicated, name of relevant Dealer:	Not Applicable
	(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
	(viii) Singapore Sales to Institutional Investors and Accredited Investors only:	Applicable