

FINAL TERMS

MiFID II product governance / Eligible counterparties, professional clients and retail clients 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, professional clients and retail clients, each as defined in Directive 2014/65/EU (as amended, "**MiFID II**"); and (ii) all channels for distribution of the Notes to eligible counterparties, professional clients and retail 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.

28 August 2026

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

Legal Entity Identifier (LEI): 549300TJR3PR8EXILG79

Issue of SEK 750,000,000 3.268 per cent. Green Notes due 1 September 2028 (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 section entitled "*Terms and Conditions of the Senior Notes*" in the base prospectus dated 6 March 2026 which constitutes a base prospectus for the purposes of Regulation (EU) 2017/1129 (as amended, 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/>.

- | | | |
|----|--|--|
| 1. | Issuer: | Heimstaden Bostad AB (publ) |
| 2. | (a) Series Number: | 45 |
| | (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 750,000,000 |
| | (b) Tranche: | SEK 750,000,000 |
| 5. | Issue Price: | 100.000% of the Aggregate Nominal Amount |
| 6. | (a) Specified Denominations: | SEK 2,000,000 and integral multiples of SEK 1,000,000 in excess thereof up to and including SEK 3,000,000. No Notes in definitive form will be issued with a denomination above SEK 3,000,000. |
| | (b) Calculation Amount (in relation to calculation of interest for Notes in global | SEK 1,000,000 |

form or Registered definitive
form see Conditions):

7. (a) Issue Date: 1 September 2026
- (b) Interest Commencement Date: Issue Date
8. Maturity Date: 1 September 2028
9. Interest Basis: 3.268% 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% 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 19, 22 and 25 below)
13. (a) Status of the Notes: Senior
- (b) Status of the Guarantee: Not Applicable
- (c) 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: 3.268% per annum payable in arrear on each Interest Payment Date
 - (b) Interest Payment Date(s): 1 September in each year, starting on 1 September 2027 up to and including the Maturity Date
 - (c) Fixed Coupon Amount(s) (and in relation to Notes in global form or Registered definitive form see Conditions): SEK 32,680 per Calculation Amount
 - (d) Broken Amount(s) (and in relation to Notes in global form or Registered definitive form see Conditions): Not Applicable
 - (e) Day Count Fraction: 30/360
 - (f) Determination Date(s): Not Applicable
 - (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

PROVISIONS RELATING TO REDEMPTION

- | | | |
|-----|--|--|
| 17. | Notice periods for Condition 7.2: | Minimum period: 30 days

Maximum period: 60 days |
| 18. | Issuer Call: | Not Applicable |
| 19. | Issuer Par Call: | Applicable |
| | (a) Par Call Period: | From (and including) 1 August 2028 (the " Par Call Period Commencement Date ") to (but excluding) the Maturity Date |
| | (b) Notice Periods: | Minimum period: 10 days
Maximum period: 30 days |
| 20. | Special Redemption Event Call: | Not Applicable |
| 21. | Investor Put: | Not Applicable |
| 22. | Change of Control Put: | Applicable |
| | Change of Control Redemption Amount: | SEK 1,000,000 per Calculation Amount |
| 23. | Final Redemption Amount: | SEK 1,000,000 per Calculation Amount |
| 24. | Early Redemption Amount payable on redemption for taxation reasons or on event of default: | SEK 1,000,000 per Calculation Amount |
| 25. | Clean-Up Call: | Applicable |
| | Clean-up Call Percentage: | 75% |
| | Notice Periods: | Minimum period: 10 days
Maximum period: 30 days |

GENERAL PROVISIONS APPLICABLE TO THE NOTES

- | | | |
|-----|---|--|
| 26. | Form of Notes: | |
| | (a) Form: | Bearer Senior Notes:

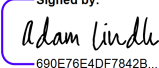
Temporary Bearer Global Note exchangeable for a Permanent Bearer Global Note which is exchangeable for Definitive Notes upon an Exchange Event |
| | (b) New Global Note: | No |
| | (c) New Safekeeping Structure: | No |
| 27. | Additional Financial Centre(s): | Not Applicable |
| 28. | Talons for future Coupons to be attached to Definitive Notes: | No |

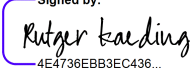
THIRD PARTY INFORMATION

Not Applicable

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

By:

Signed by:

690E76E4DF7842B.....

Signed by:

4E4736FBB3FC436.....

Duly authorised

PART B – OTHER INFORMATION**29. 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 Euronext Dublin and listing on the official list of the Euronext Dublin with effect from or about the Issue Date.
- (ii) Estimate of total expenses related to admission to trading: EUR 1,050

30. RATINGS

Ratings: The Notes to be issued have not been rated

31. 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.

32. USE OF PROCEEDS

- (i) Use of Proceeds: The Issuer intends to apply an amount equal to the net proceeds from this offer of Notes specifically for Eligible Green Projects as described in "*Use of Proceeds*" in the Base Prospectus. The Notes are intended to be Green Bonds.
- (ii) Green Bonds: Yes
- (iii) European Green Bonds: No

33. ESTIMATED NET PROCEEDS

Estimated net proceeds: SEK 749,250,000

34. YIELD

Indication of yield: 3.268%

The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield.

35. OPERATIONAL INFORMATION

- (i) ISIN: XS3486706628
- (ii) Common Code: 348670662
- (iii) Any clearing system(s) other than Euroclear and Clearstream, Luxembourg and the relevant identification number(s): Not Applicable
- (iv) Delivery: Delivery free of payment
- (v) Names and addresses of additional Paying Agent(s) (if any) or, in the case of VPS Senior 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 intraday 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.

36. **DISTRIBUTION**

- | | | |
|--------|---|--|
| (i) | Method of distribution: | Syndicated |
| (ii) | If syndicated, names of Managers: | Danske Bank A/S, Nordea Bank Abp, Skandinaviska Enskilda Banken AB (publ) and Swedbank AB (publ) |
| (iii) | Stabilisation Manager(s) (if any): | Not Applicable |
| (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: | Not Applicable |
| (vii) | Prohibition of Sales to UK Retail Investors: | Not Applicable |
| (viii) | Singapore Sales to Institutional Investors and Accredited Investors only: | Applicable |