# 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 Floating Rate Green Notes due March 2030 (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/.

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| 1. | Issuer: | | Heimstaden Bostad AB (publ) |
| 2. | (a) | Series Number: | 46 |
| | (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 | SEK 1,000,000 |

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| | interest for Notes in global form or Registered definitive form see Conditions): | |
| 7. | (a) Issue Date: | 1 September 2026 |
| | (b) Interest Commencement Date: | Issue Date |
| 8. | Maturity Date: | Interest Payment Date falling in or nearest to March 2030 |
| 9. | Interest Basis: | 3 month STIBOR + 0.87% Floating Rate<br>(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% of their nominal amount |
| 11. | Change of Interest Basis: | Not Applicable |
| 12. | Put/Call Options: | Issuer Par Call<br>Change of Control Put<br>Clean-Up Call<br>(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**

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| 14. | Fixed Rate Note Provisions: | Not Applicable |
| 15. | Floating Rate Note Provisions: | Applicable |
| | (a) Specified Period(s)/Specified Interest Payment Dates: | 1 March, 1 June, 1 September and 1 December in each year, starting on 1 December 2026 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 |
| | (c) Additional Business Centre(s): | Not Applicable |
| | (d) Party responsible for calculating the Rate of Interest and Interest Amount / Calculation Agent (if not the Principal Paying 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 |

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| | • | Relevant Screen Page: | LSEG Screen Page STIBOR= (or any successor or replacement page) |
| | (g) | Linear Interpolation: | Not Applicable |
| | (h) | Margin(s): | +0.87% 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 |
| 16. | Zero Coupon Note Provisions: | | Not Applicable |

**PROVISIONS RELATING TO REDEMPTION**

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| 17. | Notice periods for Condition 7.2: | | Minimum period: 30 days<br>Maximum period: 60 days |
| 18. | Issuer Call: | | Not Applicable |
| 19. | Issuer Par Call: | | Applicable |
| | (a) | Par Call Period: | From (and including) 1 February 2030 (the "**Par Call Period Commencement Date**") to (but excluding) the Maturity Date |
| | (b) | Notice Periods: | Minimum period: 10 days<br>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<br>Maximum period: 30 days |

**GENERAL PROVISIONS APPLICABLE TO THE NOTES**

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

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| | | 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)**:

Signed by: Adam Lindh
690E76E4DF7842B...

Signed by: Rutger Kaeding
4E472655BB3EC436...

By: ..............................................................

*Duly authorised*

## PART B – OTHER INFORMATION

29. **LISTING AND ADMISSION TO TRADING**

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| (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**

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| 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**

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| (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**

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| Estimated net proceeds: | SEK 748,687,500 |

34. **YIELD**

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| Indication of yield: | Not Applicable |

35. **OPERATIONAL INFORMATION**

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| (i) | ISIN: | XS3486705497 |
| (ii) | Common Code: | 348670549 |
| (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 |

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| | | | 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 |