SUPPLEMENT NO. 1 DATED 3 NOVEMBER 2026
TO THE BASE PROSPECTUS DATED 6 MARCH 2026

Heimstaden Bostad AB (publ)

(*incorporated with limited liability in Sweden*)

Heimstaden Bostad Treasury B.V.

(*incorporated with limited liability in the Netherlands, and having its statutory seat (statutaire zetel) in Amsterdam, The Netherlands*)

€12,000,000,000
Euro Medium Term Note Programme
unconditionally and irrevocably guaranteed by

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

This supplement no. 1 (the "**Supplement**") is supplemental to, and must be read in conjunction with, the base prospectus dated 6 March 2026 (the "**Base Prospectus**"), prepared by Heimstaden Bostad AB (publ) ("**Heimstaden Bostad**" and, in its capacity as guarantor of Notes issued by HBT (as defined below), the "**Guarantor**") and Heimstaden Bostad Treasury B.V. ("**HBT**" and, together with Heimstaden Bostad, the "**Issuers**", and each an "**Issuer**") with respect to their €12,000,000,000 Euro Medium Term Note Programme (the "**Programme**") and constitutes a supplement for the purposes of Article 23 of Regulation (EU) 2017/1129 (as amended, the "**Prospectus Regulation**"). Terms defined in the Base Prospectus have the same meaning when used in this Supplement.

This Supplement has been approved by the Central Bank of Ireland (the "**Central Bank**"), as competent authority under the Prospectus Regulation. The Central Bank only approves this Supplement as meeting the standards of completeness, comprehensibility and consistency imposed by the Prospectus Regulation. Approval by the Central Bank should not be considered as an endorsement of the Issuers or the Guarantor or of the quality of the Notes that are the subject of the Base Prospectus. Investors should make their own assessment as to the suitability of investing in the Notes.

Each Issuer and the Guarantor accepts responsibility for the information contained in this Supplement. To the best of the knowledge of each Issuer and the Guarantor the information contained in this Supplement is in accordance with the facts and does not omit anything likely to affect the import of such information.

Purpose of this Supplement

The purpose of this Supplement is to update the information in the Base Prospectus in relation to (a) the chief executive officer and directors of Heimstaden Bostad (on pages 161 and 162 of the Base Prospectus) and (b) recent acquisitions by Heimstaden Bostad.

Directors and Management of Heimstaden Bostad

In April 2026, Wenche Nistad replaced Helge Baastad as chairperson of the board of directors of Heimstaden Bostad.

In June 2026, Mr. Manne Bergström replaced Klas Åkerbäck as a member of the board of directors of Heimstaden Bostad. Mr. Bergström is legal counsel at Alecta with a particular focus on alternative investments and corporate governance. He has experience from previous positions within M&A and private equity at Advokatfirman Vinge.

As at the date hereof, Manne Bergström is employed by one of the shareholders.

In October 2026, Helge Krogsbøl announced that he will step down as Co-CEO of Heimstaden Bostad with effect from 31 December 2026. Christian Fladeland (currently Co-CEO and CIO) will become the sole CEO of Heimstaden Bostad.

Recent acquisitions by Heimstaden Bostad

By virtue of this Supplement, the following paragraphs shall be added at the end of the section entitled "*Description of Heimstaden Bostad – Recent Developments*" on page 153 of the Base Prospectus:

"On 21 August 2026, Heimstaden Bostad announced the acquisition of a Danish property portfolio comprising 703 residential units across seven properties. Four of the properties comprise standing assets and the remaining three properties are under development and are being acquired pursuant to forward purchase arrangements, with delivery expected in the fourth quarter of 2026 and the fourth quarter of 2027, respectively.

On 31 August 2026, Heimstaden Bostad announced the acquisition of 529 residential units in a development project in the Netherlands. The project comprises three buildings currently under development and is being acquired pursuant to a forward purchase arrangement, with delivery expected in the first quarter of 2030."

Other Information

To the extent that there is any inconsistency between (a) any statements in or incorporated by reference into this Supplement and (b) any other statement in or incorporated by reference into the Base Prospectus, the statements in or incorporated by reference into this Supplement will prevail.

Save as disclosed in this Supplement, no other significant new factor, material mistake or material inaccuracy relating to information included in the Base Prospectus has arisen or been noted since the publication of the Base Prospectus.