

To the Noteholders in:

ISIN: SE0014855839 – AB Bonnier Fastigheter Finans' up to SEK 2,000,000,000 senior unsecured floating rate green notes 2021/2026

CONDITIONAL NOTICE OF EARLY REDEMPTION

This conditional notice of early redemption (the "Notice") has been sent on 18 November 2025 to Noteholders registered directly or as an authorised nominee in the debt register (Sw. skuldbok) kept by the CSD as of 17 November 2025. If you are an authorised nominee under the Swedish Central Securities Depositories and Financial Instruments Accounts Act or if you otherwise are holding Notes on behalf of someone else on a securities account, please forward this Notice to the Noteholder(s) you represent as soon as possible.

Reference is made to the terms and conditions of the abovementioned up to SEK 2,000,000,000 senior unsecured floating rate notes 2021/2026 with ISIN SE0014855839 (the "**Notes**"), issued by AB Bonnier Fastigheter Finans (the "**Issuer**") on 6 May 2021 (the "**Terms and Conditions**").

All capitalised terms used herein and not otherwise defined in this Notice shall have the meaning assigned to them in the Terms and Conditions.

The Issuer hereby gives conditional notice to all Noteholders of the Issuer's outstanding Notes for early redemption of the Notes in full in accordance with Clause 10.3 (*Voluntary redemption (call option)*) in the Terms and Conditions (the "**Redemption**"). Subject to the Condition (as defined below), the Redemption Date is set 12 December 2025 and the Record Date for the early redemption will be 5 December 2025, i.e. five (5) Business Days prior to the Redemption Date.

The Redemption is conditional upon the Issuer's successful issue of a SEK-denominated senior unsecured debt capital markets transaction (as announced in the Issuer's press release of 18 November 2025) (including the full and due receipt of funds by the Issuer, which will enable the Issuer to finance the Redemption (including any accrued interest thereon)) prior to the Record Date (the "**Condition**"). The Issuer shall not, and shall have no obligation to, redeem the Notes pursuant to this Notice unless the Condition has been satisfied prior to the Record Date.

Absent any communication through a press release from the Issuer by the Record Date, the Condition shall be deemed fulfilled and the notice of early redemption shall be unconditional. Should the Condition not be fulfilled by the Record Date it will be communicated to the Noteholders through a press release and the Redemption will not occur (unless the Condition has been waived by the Issuer at its sole discretion) and the Notes will remain outstanding and Interest will continue to accrue in accordance with the Terms and Conditions.

If the Condition is satisfied or waived by the Issuer, the Redemption will be irrevocable and all outstanding Notes will be redeemed at the redemption price of 100 per cent. of the total outstanding Nominal Amount (i.e. SEK 2,000,000 per Note) together with accrued but unpaid Interest up to and including the Redemption Date (the "**Redemption Amount**") in accordance with the Terms and Conditions. The Redemption Amount will be paid to each person who is registered as owner of Notes in the debt register maintained by Euroclear Sweden at end of business on the Record Date.

In connection with the Redemption, the Notes will be delisted from Nasdaq Stockholm.

This Notice of conditional early redemption is irrevocable (but is, for the avoidance of doubt, conditional upon the Condition being met) and is governed by Swedish law. This Notice is for information purposes only and is not to be construed as an offer to purchase or sell or a solicitation of an offer to purchase or sell with respect to any securities of the Issuer.

For further information, please contact the Issuer at:

Tomas Winqvist, Group Treasurer
Phone: +46 (0)8-736 40 41
Email: treasury@bonnier.com

Stockholm, 18 November 2025

AB Bonnier Fastigheter Finans