

Detta informationsblad till obligationsinnehavarna är endast utformat på engelska.

Vetlanda, 26 August 2024

To the noteholders in:

ISIN: SE0018535932 – Fastighetsbolaget Emilshus AB (publ) maximum SEK 1,000,000,000 senior unsecured floating rate notes 2022/2025

### UNCONDITIONAL NOTICE OF EARLY REDEMPTION

**This unconditional notice of early redemption (the “Notice”) has been sent on 26 August 2024 to Noteholders directly registered as of 23 August 2024 in the debt register (Sw. *skuldbok*) kept by the CSD. 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 you represent as soon as possible.**

Reference is made to the terms and conditions of the abovementioned note issue (the “Notes”) issued by Fastighetsbolaget Emilshus AB (publ) (the “Issuer” or “Emilshus”) on 13 September 2022 in accordance with the terms and conditions for the Notes (the “Terms and Conditions”) under which Notes in an amount of SEK 250,000,000 are outstanding.

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 unconditional notice to all Noteholders of the Issuer’s outstanding Notes for early redemption of the Notes in full in accordance with Clause 11.3 (*Voluntary total redemption (call option)*) of the Terms and Conditions (the “Redemption”). The Redemption Date is set to 19 September 2024 and the Record Date for the early redemption will be 12 Sept 2024, *i.e.* five (5) Business Days prior to the Redemption Date.

All outstanding Notes will be redeemed at the redemption price of 103.625 per cent. of the total outstanding Nominal Amount (*i.e.*, SEK 1,295,312.50 per Note) (the “Redemption Price”).

Any accrued and unpaid interest will also be paid in respect of the Notes in accordance with the Terms and Conditions. The Redemption Price together with accrued and unpaid interest up to and including the Redemption Date (the “Redemption Amount”) will be paid on the Redemption Date to each person who is registered as owner of Notes in the debt register maintained by Euroclear Sweden at the end of business on the Record Date.

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

This Notice of early redemption is irrevocable 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:

Jakob Fyrberg, CEO

E-mail: jakob.fyrberg@emilshus.com

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Vetlanda, 26 August 2024

Fastighetsbolaget Emilshus AB (publ)