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Stockholm, 17 May 2021

To the noteholders in the SEK 400,000,000 senior secured floating rate notes due 29 September 2022 with ISIN: SE0009155286

NOTICE OF EARLY REDEMPTION

This notice of early redemption has been sent on 17 May 2021 to Noteholders directly registered as of 14 May 2021 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(s) you represent as soon as possible.

Reference is made to the terms and conditions of the above-mentioned notes (with an aggregate amount outstanding of SEK 200,000,000) (the “**Notes**”) issued by Studentbostäder i Sverige AB (publ) (previously known as Prime Living AB (publ) (the “**Issuer**”) initially on 29 September 2016 in accordance with the terms and conditions for the Notes (as amended and restated, 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.

1 NOTICE

The Issuer hereby gives notice to all Noteholders that it will exercise its right to early redemption of all outstanding Notes in accordance with Clause 12.3 of the Terms and Conditions (the “**Redemption**”). The Redemption Date is set to 10 June 2021 and the Record Date for the early voluntary total redemption will be 3 June 2021, *i.e.* five (5) Business Days prior to the Redemption Date.

The Notes will, on the Redemption Date, be redeemed at a price per note equal to 100.00 per cent. of the Nominal Amount, together with accrued but unpaid interest up to and including the Redemption Date.

The redemption amount (together with accrued but unpaid interest) will be paid to each person who is registered as owner of Notes in the debt register maintained by Euroclear Sweden AB at end of business on the Record Date, being 3 June 2021.

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.

2 CONTACT DETAILS

For further information or questions to the Issuer, please contact:

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Stockholm, 17 May 2021

Studentbostäder i Sverige AB (publ)