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Stockholm, 5 March 2026

To the noteholders in the SEK 1,000,000,000 sustainable senior unsecured floating rate and PIK interest notes due 15 November 2026 with ISIN: SE0015960802

CONDITIONAL NOTICE OF EARLY VOLUNTARY REDEMPTION

This notice of early redemption has been sent on 5 March 2026 to Noteholders directly registered as of 4 March 2026 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

Reference is made to the terms and conditions of the above-mentioned notes (the “**Notes**”) issued by Studentbostäder i Norden AB (publ) (the “**Issuer**”) initially on 14 May 2021 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 conditional notice to all Noteholders that it will exercise its right to early voluntary redemption of all outstanding Notes in accordance with Clause 9.3 (*Voluntary total redemption (call option)*) in the Terms and Conditions (the “**Redemption**”). Subject to the Condition described below, the Redemption Date is set to 31 March 2026 and the Record Date for the early voluntary total redemption will be 24 March 2026, *i.e.* five (5) Business Days prior to the Redemption Date.

The Redemption is conditional upon the Issuer’s successful issuance and settlement of the senior unsecured notes issuance as announced by the Issuer by way of press release on the date hereof (the “**Condition**”).

The Issuer shall inform the Agent and the Noteholders by way of press release at least one (1) Business Day prior to the Record Date if the Condition is, or will not be, satisfied, or waived by the Issuer. Should the Condition not be fulfilled, or waived by the Issuer, by the Record Date, the Redemption will not occur.

If the Condition is satisfied or waived by the Issuer, the Redemption will be irrevocable and 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 to and including the Redemption Date (including, for the avoidance of doubt, any PIK Interest previously capitalised and any PIK Interest not yet capitalised but accruing up to, and including, the Redemption Date).

The redemption amount (together with any 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 24 March 2026.

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

This conditional notice of early voluntary 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:

Rebecka Eidenert, VD

Telefon: +46-70 786 54 54

E-mail: rebecka.eidenert@sbsstudent.se

Stockholm, 5 March 2026

Studentbostäder i Norden AB (publ)