

Detta informationsblad till obligationsinnehavarna är endast utformat på engelska.

Malmö, 20 February 2025

To the bondholders in:

ISIN: SE0020355220 – Fastighets Aktiebolaget Trianon (publ) maximum SEK 500,000,000 senior unsecured callable floating rate sustainable bonds 2023/2025

CONDITIONAL NOTICE OF EARLY REDEMPTION

This conditional notice of early redemption (the “Notice”) has been sent on 20 February 2025 to Bondholders directly registered as of 19 February 2025 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 Bonds on behalf of someone else on a securities account, please forward this Notice to the Bondholder you represent as soon as possible.

Reference is made to the terms and conditions of the abovementioned bond issue (with an aggregate amount outstanding of SEK 300,000,000) (the “**Bonds**”) issued by Fastighets Aktiebolaget Trianon (publ) (the “**Issuer**”) initially on 12 June 2023 in accordance with the terms and conditions for the Bonds (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 Bondholders of the Issuer’s outstanding Bonds for early redemption of the Bonds in full in accordance with Clause 12.3 (*Early voluntary total redemption (call option)*) in the Terms and Conditions (the “**Redemption**”). Subject to the condition described below, the Redemption Date is set to 18 March 2025 and the Record Date for the early redemption is set to 11 March 2025, *i.e.* five (5) Business Days prior to the Redemption Date.

The Redemption is conditional upon the successful settlement of a SEK-denominated senior unsecured debt capital markets transaction (in accordance with the press release published by the Issuer on the date hereof) prior to the Record Date (the “**Condition**”).

The fulfilment of the Condition will be confirmed to the Bondholders through a press release. Should the Condition not be fulfilled by the Record Date, the Redemption will not occur (unless the Condition has been waived by the Issuer at its sole discretion) which will, in such case, be confirmed to the Bondholders through a press release.

If the Condition is satisfied or waived by the Issuer, the Redemption will be irrevocable and all outstanding Bonds will be redeemed at the redemption price of 100.00 per cent. of the total outstanding Nominal Amount (*i.e.*, SEK 1,250,000 per Bond).

Any accrued and unpaid interest will also be paid in respect of the Bonds in accordance with the Terms and Conditions. The redemption amount together with accrued and unpaid interest up to and including the Redemption Date will be paid to each person who is registered as owner of Bonds in the debt register maintained by Euroclear Sweden at end of business on the Record Date. The Redemption will be financed in part with the proceeds from the issue of the new SEK-denominated senior unsecured debt capital markets transaction and available cash.

In connection with the Redemption, the Bonds 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:

Olof Andersson, CEO, +46 40-611 34 97

Mari-Louise Hedbys, CFO and Deputy CEO, +46 40-611 34 85

Malmö, 20 February 2025

Fastighets Aktiebolaget Trianon (publ)