

*This Tender and Voting Instruction constitutes a tender and voting instruction and shall be submitted by the direct registered Bondholder by email to Nordea Bank Abp ("**Nordea**") at Nordealiabilitymanagement@nordea.com. Please note that only the direct registered Bondholder on the Record Date 8 July 2020 can submit this form (for avoidance of doubt, submission through power of attorney from a direct registered Bondholder is not possible). For questions about submission of this form please contact Nordea or the Agent as set out in Section 5 (Further Information) in the Notice of Written Procedure (as defined below).*

TENDER AND VOTING INSTRUCTION

On 2 July 2020, Hemfosa Fastigheter AB Reg. No. 556917-4377 ("**Hemfosa**" or the "**Company**") made an announcement (see press release dated 2 July 2020 at: <https://hemfosa.se/en/press-en/press-releases/> the "**Press Release**"), inviting the bondholder (including any beneficial owners who hold their Bonds via nominees or custodians) (each a "**Bondholder**") of the Company's outstanding SEK senior unsecured floating rate green bonds outlined below (the "**Bonds**") to tender their Bonds for purchase by the Company (however, subject to certain terms and conditions as further set out in the Tender Information Document published 2 July 2020) (the "**Tender Offer**").

Description of the Bonds / ISIN / Issued Amount / Outstanding Amount / Minimum denomination amount / Purchase Price

2019 senior unsecured floating rate green bonds / SE0013109444 / SEK 800m / SEK 800m / SEK 1,25m / 101.56 %
2019 senior unsecured floating rate green bonds / SE0012596203 / SEK 1,300m / SEK 1,300m / SEK 1,25m / 101.89 %

In connection with the Tender Offer, the Company instigated written procedures (the "**Written Procedures**" together with the Tender Offer the "**Tender and Solicitation Process**"), for which notices were distributed 2 July 2020 (the "**Notice of Written Procedures**"), pursuant to the respective terms and conditions of the Bonds (together the "**Terms and Conditions**") in order to amend the Terms and Conditions to change the definition of Final Maturity Date to 20 August 2020.

*Before making a decision whether to submit this tender and voting instruction (the "**Tender and Voting Instruction**"), the Bondholder should carefully consider all of the information in the Notice of Written Procedure and the Tender Information Document dated 2 July 2020 prepared by the Company.*

Unless the context otherwise requires, capitalised terms used herein shall have the meaning ascribed to them in the Notice of Written Procedure and Tender Information Document.

General information

This Tender and Voting Instruction must be submitted by email to Nordea using the contact details set out in the Notice of Written Procedure in ample time before the Tender Offer and Voting deadline (15.00 CET on 17 July 2020) (the "**Tender Offer and Voting Deadline**"). Before submitting this Tender and Voting Instruction, the Bondholder must ensure that all fields in this Tender and Voting Instruction are complete and correct. Tender and Voting Instructions that are incomplete or incorrectly completed may be disregarded. Please also note that you may not submit a Tender and Voting Instruction if you have already submitted, or will submit for the same holdings of Bonds, a Voting Instruction (as defined below).

Bondholders who wish to vote in the Written Procedure without participating in the Tender Offer shall send the voting instruction attached in Notice of Written Procedure (the "**Voting Instruction**"). The Voting Instruction must be submitted by email to Nordea using the contact details set out in the Notice of Written Procedure in ample time before voting deadline 17.00 CET on 27 July 2020 (the "**Voting Deadline**"). Please contact the securities firm you hold your Bonds through if you do not know how your Bonds are registered or if you need authorisation or other assistance to participate.

I understand by giving my vote in this Tender and Voting Instruction that I approve that my identity and the other details regarding my holding of Bonds and the instructions set out in this Tender and Voting Instruction are disclosed to the Tender and Solicitation Agents (as defined below) and the Company.

The Tender Offer and Voting Deadline for being eligible to receive the Purchase Price is 15:00 CET 17 July 2020, as set out in the Tender Information Document.

The Voting Deadline is 17:00 CET 27 July 2020.

Adjustments

The Adjustments are as set out in the Tender Information Document and the Notice of Written Procedure published by the Company on 2 July 2020.

By submitting this Tender and Voting Instruction, I instruct the below-mentioned attorney-in-fact to vote in favour of the Adjustments.

Participation

Tender and consent instructions given via this Tender and Voting Instruction are irrevocable by the Bondholder.

The tendering of Bonds will be deemed to have occurred upon receipt by Nordea of a valid Tender and Voting Instruction.

In addition to the applicable Purchase Price for the Tender Offer, announced in the Press Release and set forth in the Tender Information Document, the Bondholder will also receive accrued and unpaid interest in accordance with the terms and conditions of the Bonds until the settlement date, which is expected on or about 27 July 2020, or such later date as applicable if the quorum requirement is not met and the Written Procedure is instigated again without the quorum requirement (the "**Settlement Date**").

I hereby tender (only in multiples of SEK 1,250,000) Bonds as specified below in accordance with the terms and conditions contained in the Tender Information Document and vote for the Adjustments for that same amount.

MANDATORY INFORMATION TO FILL OUT IN THIS TENDER AND VOTING INSTRUCTION

PLEASE ENSURE THAT ALL INFORMATION IS FILLED IN USING CAPITAL LETTERS ONLY.

I am a Bondholder

Full name/Company name of the Bondholder	
Personal/corporate identity no.	
Beneficial Owner / Entity	
Settlement details (Euroclear account number)	
Legal Entity Identifier	
Name of contact person	
Email address	
Telephone number	

Bonds	Amount (SEK) of Bonds subject to the Tender Offer and voting in favour of the Adjustments
2019 senior unsecured floating rate green bonds (ISIN SE0013109444)	
2019 senior unsecured floating rate green bonds (ISIN SE0012596203)	

POWER OF ATTORNEY FOR THIS TENDER AND VOTING INSTRUCTION

By signing this Voting Instruction, I hereby appoint Simon Bach Schjølin and Bibi Larsen, together with any other authorised representative of Nordea Bank Abp ("**Nordea**") or any other person appointed by any of them, each individually, to represent me and to vote in on my behalf for the Adjustments set forth in the Notice of Written Procedure published on 2 July 2020 and, if a quorum is not present in such procedure, any repeated Written Procedure with respect to the Adjustments.

I hereby confirm that the Bonds subject to the Tender Offer, have not been voted through any other person registered in the CSD and that I will not trade the Bonds until and including the Tender Settlement Date.

Place, date¹

Signature

Agreements and confirmations

By submitting or delivering the above Tender and Voting Instruction, I hereby:

- (a) confirm that I am the direct registered Bondholder eligible to vote eligible to vote;
- confirm that I am aware that the Bonds will be blocked from trading once Nordea has received this Tender and Voting Instruction;
- confirm that I will sell the Bonds, on the Settlement Date at the Purchase Price stated in the Tender Information Document, provided that the Bonds are accepted for purchase by the Company;
- confirm (i) that I have not submitted another Tender and Voting Instruction or Voting Instruction for the Bonds specified in the Tender and Voting Instruction, (ii) that I have not issued any other authorisation to vote or participate in the Written Procedure (or a repeated Written Procedure, applicable) in respect of those Bonds (for the avoidance of doubt, except the attorney-in-facts as instructed pursuant to this Tender and Voting Instruction);
- accept the Tender Offer regarding the Bonds tendered pursuant to this Tender and Voting Instruction;
- confirm that I have received and reviewed
 - the Tender Information Document; and
 - the relevant Notice of Written Procedure of the Bonds tendered;
- confirm that I am not domiciled, or have a registered address in the United States, Australia, South Africa, Hong Kong, Japan or any other country in which participation in the Tender Offer is in breach of Danish law or the offer and distribution restrictions contained in the Memorandum, and that the Tender and Voting Instruction has not been sent from any of these countries and that I am not acting on behalf of any person in such a country;
- confirm that I fully own and am the lawful Bondholder on the Record Date (as defined in the Notice of Written Procedure) and that I have obtained all necessary consents, authorisations, approvals and/or permissions required (if applicable) under the applicable laws or regulations in any jurisdiction in order to execute and deliver this Tender and Voting Instruction, that any Bonds tendered and accepted for purchase by the Company are freely transferable with full title free from all pledges, liens, charges and encumbrances, not subject to any adverse claim

¹ Please note that the Tender and Voting Instruction and the print-out of a custody account statement from the CSD may not be dated earlier than 8 July 2020 in order to be valid.

and together with all rights attached to such Bonds and that there are no other obstacles to the sale of my Bonds on the Settlement Date;

confirm that I am aware of, and are in agreement that this Tender and Voting Instruction is irrevocable; and

confirm that I am aware of, and are in agreement that an incomplete and/or erroneously completed Tender and Voting Instruction may be disregarded.

I undertake that, if any of the above confirmations, representations and/or warranties proves to be untrue or incorrect and, as a result thereof, either of the Company or any of the Tender Agents suffers any loss or damage, upon first written demand from the either of the Company or any of the Tender Agents, I will fully indemnify the Company or any of the Tender Agents for, and hold them harmless from, such loss or damage.

Personal data provided by the Eligible Bondholders in connection with this Tender and Voting Instruction or which is otherwise registered in connection therewith is processed by Nordea, SEB or Swedbank as Tender and Solicitation Agents. Processing of personal data may also be carried out by other companies with which Nordea, SEB or Swedbank co-operates. Eligible Bondholders requiring information about which personal information about them that has been processed by Nordea, SEB or Swedbank may submit a request in writing to that effect to Nordea, SEB or Swedbank at the relevant address provided above. Eligible Bondholders wishing to request rectification of erroneous or misleading data may contact Nordea, SEB or Swedbank at the relevant address above.