

Press release

May 2, 2019

Hemfosa intends to issue green bonds and announces tender offer for December 2019 bonds

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Hemfosa Fastigheter AB (publ) (the "**Company**" or "**Hemfosa**") intends to offer bond investors to invest in new senior unsecured green bonds in SEK with maturity in May 2022 (the "**New Issue**"), subject to market conditions. Hemfosa's green framework has been established according to the Green Bond Principles developed by ICMA (International Capital Markets Association) and has been evaluated by an independent third party, CICERO Shades of Green. The framework and related governance policies and reporting standards have been graded "Medium Green" by CICERO Shades of Green.

The proceeds from the New Issue will be used in accordance with Hemfosa's green framework, which entails financing or refinancing of green property and investments in energy efficiency. Green property comprise, inter alia, buildings with certificates such as Miljöbyggnad Silver, GreenBuilding and Passivhus, as well as buildings with an energy consumption which is 25 % lower than national building requirements.

In connection with the New Issue, Hemfosa offers the holders of Hemfosa's outstanding bond maturing on December 6, 2019, ISIN SE0009357403, with floating rate and an outstanding amount of SEK 1,000,000,000 (the "**Bonds**") to participate in a tender offer where the Company repurchases Bonds. Repurchase will be made up to an amount of SEK 1,000,000,000 against cash consideration at a price of 100.80 % of the nominal amount.

The tender offer is conditional upon the New Issue being successfully completed in the opinion of Hemfosa, and is otherwise made according to the complete terms and conditions set out in the tender information document dated May 2, 2019 attached to this press release, which is also made available at Hemfosa's website, www.hemfosa.se/en/bonds.

The tender offer expires at 12:00 CEST on May 9, 2019, unless Hemfosa decides to extend the offer or otherwise. Settlement of the tender offer is expected to occur on or about May 16, 2019.

The purpose of the New Issue and the tender offer is to proactively manage upcoming debt redemptions and extend the debt profile as part of Hemfosa's ongoing liability management.

Hemfosa Fastigheter AB

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The Company has appointed Nordea Bank Abp and Swedbank AB (publ) to act as dealer managers, joint bookrunners and tender agents in connection with the New Issue and tender offer. Swedbank has also been mandated to act as advisor regarding the establishment of the framework for green bonds and Second Opinion.

Appendix: Tender Information Document

Dealer managers, bookrunners and tender agents:

Nordea Bank Abp: +46 720 83 55 05, NordeaLiabilityManagement@nordea.com

Swedbank AB (publ), +46 8 700 90 22, Syndicate@swedbank.se

For further information, please contact:

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This information is such information that Hemfosa Fastigheter AB (publ) is required to publish in accordance with the EU market abuse regulation. The information was submitted for publication through the contact person stated above, at 10:00 CEST, May 2, 2019.

About Hemfosa Fastigheter

Hemfosa is a Swedish property company focused on community service properties in the Nordic region, with state and municipalities as its largest tenants. This provides stable revenue flows and a healthy yield. Hemfosa also aims to create value through active participation in the transaction market. At December 31, 2018, Hemfosa owned properties with a total property value of SEK 36.0 billion. The company's ordinary share has been listed since March 2014, and the preference share since December 2014, both on Nasdaq Stockholm. Read more at www.hemfosa.se.

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