

Magnolia Bostad considers issuance of new senior unsecured green bonds and announces tender offer regarding certain outstanding senior unsecured bonds

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Magnolia Bostad AB (publ) ("Magnolia Bostad") is offering holders of Magnolia Bostad's outstanding bonds outlined below (the "Bonds") to tender any and all of their Bonds for purchase by Magnolia Bostad for cash (the "Tender Offer") at the purchase price set out below, plus accrued and unpaid interest. The Bonds will be repurchased subject to the terms and conditions described in a tender information document dated 8 March 2021 (the "Tender Information Document").

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

2016/2021 Sr Unsec FRN / SE0009155625 / SEK 600,000,000 / SEK 600,000,000¹ / SEK 1,000,000 / 100.521%

The full terms and conditions of the Tender Offer can be found in the Tender Information Document, which is available in the following link: <https://om.magnoliabostad.se/en/bonds>.

In connection with the Tender Offer, Magnolia Bostad announces that it contemplates to issue new SEK denominated senior unsecured green bonds with an expected volume of SEK 500,000,000 under a framework of SEK 1,000,000,000 with an expected tenor of 4.0 years (the "**New Bonds**"), subject to market conditions.

An amount equivalent to the proceeds from the issuance of the New Bonds will be used in accordance with Magnolia Bostad's Green Bond Framework, including refinancing of the Bonds. Magnolia Bostad's Green Bond Framework has been awarded a "Medium Green Shade" by the reputable second party opinion provider Cicero Shades of Green.

¹ As announced on 24 September 2020, Magnolia has previously repurchased SEK 347,000,000

Magnolia Bostad AB, CIN 556797-7078 is a leading urban developer that develops new residential properties primarily rental apartments but also tenant-owned apartments, community service properties and hotels, in attractive locations in Sweden's growth areas and major cities. Housing is being developed both for sale and for self-management. Our work is based on a holistic approach where the operations are conducted in a way that promotes long-term, sustainable urban development. Magnolia Bostad's shares (MAG) are listed on Nasdaq Stockholm. More information is available at www.magnoliabostad.se

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The Tender Offer expires at 12:00 CET on 11 March 2021, unless extended, re-opened, withdrawn or terminated at the sole discretion of Magnolia Bostad. Settlement of the Tender Offer is expected to occur at or around 18 March 2021. Magnolia Bostad's repurchase of Bonds is conditional upon a successful issue of New Bonds.

Holders of Bonds who accept the Tender Offer will be eligible to receive a priority in the allocation of the New Bonds, subject to the terms set out in the Tender Information Document.

Conditional upon the consummation of a successful issue of the New Bonds, Magnolia Bostad may exercise its right to make a voluntary early redemption of the Bonds which are not being tendered in the Tender Offer, in accordance with the terms and conditions of the Bonds. The Bonds will in such early redemption be redeemed at a price equal to 100.00² per cent. of the nominal amount (plus accrued and unpaid interest).

Magnolia Bostad has mandated Nordea Bank Abp and Swedbank AB (publ) as joint arrangers and bookrunners in respect of the issuance of the New Bonds and as dealer managers and tender agents for the Tender Offer.

Attachment: The Tender Information Document.

Dealer Managers and Tender Agents:

Nordea Bank Abp: +45 6161 2996, NordeaLiabilityManagement@nordea.com

Swedbank AB (publ): +46 (0)8 700 90 22, Syndicate@swedbank.se

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This information is information that Magnolia Bostad is obliged to make public pursuant to the EU Market Abuse Regulation. The information was submitted for publication, through the agency of the contact person set out above, at 08.00 CET on 8 March 2021.

² As of 13 April 2021