

PRICING SUPPLEMENT

No prospectus is required in accordance with Regulation (EU) 2017/1129 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (the **EUWA**), for the issue of the Notes described herein. The FCA acting under Part VI of FSMA has neither approved nor reviewed information contained in this Pricing Supplement.

PROHIBITION OF SALES TO EEA RETAIL INVESTORS – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (**EEA**). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended **EU MiFID II**); (ii) a customer within the meaning of Directive (EU) 2016/97, where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of EU MiFID II; or (iii) not a qualified investor as defined in Regulation (EU) 2017/1129 (the **EU Prospectus Regulation**). Consequently no key information document required by Regulation (EU) No 1286/2014 (as amended, the **PRIIPs Regulation**) for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

PROHIBITION OF SALES TO UK RETAIL INVESTORS – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the United Kingdom (**UK**). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the EUWA; (ii) a customer within the meaning of the provisions of the FSMA and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA; or (iii) not a qualified investor as defined in Article 2 of Regulation (EU) 2017/1129 as it forms part of domestic law by virtue of the EUWA. Consequently no key information document required by Regulation (EU) No 1286/2014 as it forms part of domestic law by virtue of the EUWA (the **UK PRIIPs Regulation**) for offering or selling the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.

MiFID II product governance / Retail investors in Switzerland only, professional investors and ECPs only target market – Solely for the purposes of the manufacturer's product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is eligible counterparties and professional clients, each as defined in Directive 2014/65/EU (as amended, **MiFID II**), and retail investors in Switzerland only; and (ii) all channels for distribution of the Notes are appropriate, including investment advice, portfolio management, non-advised sales and pure execution services. Any person subsequently offering, selling or recommending the Notes (a **distributor**) should take into consideration the manufacturer's target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturer's target market assessment) and determining appropriate distribution channels.

15 April 2025

Akademiska Hus AB (publ)

Legal entity identifier (LEI): 213800573TEIBOSTZX92

Issue of CHF 100,000,000 0.9425 per cent. Notes due 17 April 2034
under the €4,000,000,000 Euro Medium Term Note Programme

PART A – CONTRACTUAL TERMS

Terms used herein shall be deemed to be defined as such for the purposes of the Conditions set forth in the Prospectus dated 23 May 2024 as supplemented by the supplements dated 10 July 2024, 25 October 2024, 6 February 2025 and 18 March 2025 which together constitute a base prospectus (the **Prospectus**) and the prospectus (including all documents incorporated by reference therein) dated 15 April 2025 prepared by the Issuer for the offer of the Notes in Switzerland and the admission to trading of the Notes on the SIX Swiss Exchange (the **Swiss Prospectus**). This document constitutes the Pricing Supplement for the Notes described herein and must be read in conjunction with the Prospectus in order to obtain all the relevant information. The Prospectus has been published on the website of the London Stock Exchange plc at <http://www.londonstockexchange.com/exchange/news/market-news/market-news-home.html>. Copies of the Swiss Prospectus may be obtained from Deutsche Bank AG Zurich Branch, Uraniastrasse 9, 8001 Zurich, Switzerland and by Email: swiss.transaction@list.db.com.

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| 1 | Issuer: | Akademiska Hus AB (publ) |
| 2 | (i) Series Number: | 114 |
| | (ii) Tranche Number: | 1 |
| | (iii) Date on which the Notes will be consolidated and form a single Series: | Not Applicable |
| 3 | Specified Currency or Currencies: | Swiss Francs (CHF) |
| 4 | Aggregate Nominal Amount of Notes admitted to trading: | |
| | (i) Series: | CHF 100,000,000 |
| | (ii) Tranche: | CHF 100,000,000 |
| 5 | Issue Price: | 100.00 per cent. of the Aggregate Nominal Amount |
| 6 | (i) Specified Denominations: | CHF 5,000 and integral multiples thereof |
| | (ii) Calculation Amount: | CHF 5,000 |
| 7 | (i) Issue Date: | 17 April 2025 |
| | (ii) Interest Commencement Date: | Issue Date |
| 8 | Maturity Date: | 17 April 2034 |
| 9 | Interest Basis: | 0.9425 per cent. Fixed Rate |
| 10 | Redemption Basis: | Subject to any purchase and cancellation or early redemption, the Notes will be redeemed on the Maturity Date at 100 per cent. of their nominal amount |
| 11 | Change of Interest Basis: | Not Applicable |
| 12 | Put/Call Options: | Not Applicable |
| 13 | Date Board approval for issuance of Notes obtained: | Not Applicable |

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

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| 14 | Fixed Rate Note Provisions | Applicable |
| | (i) Rate of Interest: | 0.9425 per cent. per annum payable in arrear on each Interest Payment Date |

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| | (ii) | Interest Payment Date(s): | 17 April in each year from and including 17 April 2026 up to and including the Maturity Date |
| | (iii) | Fixed Coupon Amount(s): | CHF 47.125 per Calculation Amount |
| | (iv) | Broken Amount(s): | Not Applicable |
| | (v) | Day Count Fraction: | 30/360 |
| | (vi) | Determination Dates: | Not Applicable |
| 15 | | Floating Rate Note Provisions | Not Applicable |
| 16 | | Zero Coupon Note Provisions | Not Applicable |
| 17 | | CPI Linked Interest Note Provisions | Not Applicable |

PROVISIONS RELATING TO REDEMPTION

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| 18 | | Call Option | Not Applicable |
| 19 | | Put Option | Not Applicable |
| 20 | | Final Redemption Amount | CHF 5,000 per Calculation Amount |
| 21 | | CPI Linked Redemption | Not Applicable |
| 22 | | Early Redemption Amount | |
| | | Early Redemption Amount(s) per Calculation Amount payable on redemption for taxation reasons or on event of default: | CHF 5,000 per Calculation Amount |

GENERAL PROVISIONS APPLICABLE TO THE NOTES

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| 23 | | Form of Notes: | |
| | (a) | Form | Condition 1 (<i>Form, Denomination and Title</i>) shall be supplemented as follows: |

The Notes and all rights in connection therewith are documented in the form of a Swiss permanent global note (the **Swiss Permanent Global Note**) substantially in the form annexed to the Supplemental Trust Deed dated 15 April 2025 between, *inter alia*, the Issuer and the Trustee which shall be deposited by Deutsche Bank AG Zurich Branch (the **Swiss Principal Paying Agent**) with SIX SIS AG or any other intermediary in Switzerland recognised for such purposes by the SIX Swiss Exchange (SIX SIS AG or any such other intermediary, the **Intermediary**) until final redemption of the Notes, or the exchange of the Swiss Permanent Global Note for definitive Notes with Coupons attached as set out below.

Once the Swiss Permanent Global Note has been deposited with the Intermediary and entered into the accounts of one or more participants of the Intermediary, the Notes will constitute intermediated securities (*Bucheffekten*) (**Intermediated Securities**) in accordance with the

provisions of the Swiss Federal Intermediated Securities Act (*Bucheffektengesetz*).

So long as the Notes are represented by the Swiss Permanent Global Note, each Holder (as defined below) shall have a quotal co-ownership interest (*Miteigentumsanteil*) in the Swiss Permanent Global Note to the extent of its claim against the Issuer, provided that for so long as the Swiss Permanent Global Note remains deposited with the Intermediary, the co-ownership interest shall be suspended and the Note may only be transferred by the entry of the transferred Notes in a securities account of the transferee.

Neither the Issuer nor the Holders shall at any time have the right to effect or demand the conversion of the Swiss Permanent Global Note (*Globalurkunde*) into, or the delivery of, uncertificated securities (*Wertrechte*) or definitive Notes (*Wertpapiere*).

The records of the Intermediary will determine the nominal amount of Notes represented by the Swiss Permanent Global Note and held by or through each participant in that Intermediary. In respect of the Notes held in the form of Intermediated Securities, the holders of the Notes (the **Holders**) will be the persons for the time being shown in the records of any custodian (*Verwahrungsstelle*) as holding the relevant nominal amount of the Notes in a securities account (*Effektenkonto*) or, in the case of intermediaries (*Verwahrungsstellen*), the intermediaries holding the Notes for their own account in a securities account which is in their name.

No physical delivery of the Notes shall be made unless and until definitive Notes (*Wertpapiere*) are printed.

The Swiss Permanent Global Note shall be exchangeable in whole but not in part for definitive Notes (*Wertpapiere*) only if the Swiss Principal Paying Agent deems the printing of definitive Notes (*Wertpapiere*) to be necessary or useful, after consultation with the Issuer or if, under Swiss or any other applicable laws and regulations, the enforcement of obligations under the Notes can only be ensured by means of presentation of definitive Notes (*Wertpapiere*). In such case, the Swiss Principal Paying Agent shall provide (at the cost and expense of the Issuer) for the printing and

delivery of definitive Notes (*Wertpapiere*) with Coupons attached in accordance with the rules and regulations of the Intermediary and without cost to the Holders.

Should definitive Notes (*Wertpapiere*) with Coupons attached be so printed, the Swiss Permanent Global Note will immediately be cancelled by the Swiss Principal Paying Agent and the definitive Notes (*Wertpapiere*) with Coupons attached shall be delivered to the Holders against cancellation of the Notes in the Holders' securities accounts.

(b) New Global Note:

No

24 Financial Centre(s):

London, Stockholm and Zurich

25 Talons for future Coupons to be attached to Definitive Notes:

No

26 Other terms or special conditions:
Paying Agents:

Deutsche Bank AG Zurich Branch shall act as Swiss principal paying agent (the **Swiss Principal Paying Agent**) in respect of the Notes.

In respect of the Notes, the Issuer will at all times maintain a paying agent having a specified office in Switzerland and will at no time maintain a paying agent having a specified office outside Switzerland.

Condition 7(e) shall be construed accordingly, and all references in the Conditions to the Issuing and Paying Agent and the Paying Agents shall, so far as the context permits, be construed as a reference to the Swiss Principal Paying Agent.

Payments:

Payments of principal and interest in respect of the Notes will be made irrespective of any present or future transfer restrictions and without regard to any bilateral or multilateral payment or clearing agreement which may be applicable at the time of such payments in freely disposable Swiss Francs without collection costs in Switzerland and without any restrictions and irrespective of nationality, domicile or residence of the Holder and without requiring any certification, affidavit or the fulfilment of any other formality.

The receipt by the Swiss Principal Paying Agent of the due and punctual payment of the funds in Swiss Francs in Zurich, in the manner provided by the Conditions and this Pricing Supplement in respect of the Notes, shall release the Issuer from its obligations under the Notes for the payment of interest and principal due on the respective Interest Payment Dates and on the Maturity Date (and on any other date(s) on which such sums become due), to the extent of such payment.

Condition 7 shall be construed accordingly.

Notices:

So long as the Notes are listed on the SIX Swiss Exchange and so long as the rules of the SIX Swiss Exchange so require, all notices in respect of the Notes shall be validly given through the Swiss Principal Paying Agent by means of electronic publication on the website of the SIX Swiss Exchange (where notices are currently published under www.six-group.com/en/products-services/the-swiss-stock-exchange/market-data/news-tools/official-notices.html) or otherwise in accordance with the regulations of the SIX Swiss Exchange. Any notices so given will be deemed to have been validly given on the date of such publication or if published more than once, on the first date of such publication.

Condition 14 shall be construed accordingly.

Jurisdiction:

The third paragraph of Condition 16(b) shall be deleted and replaced with:

To the extent allowed by law, the Trustee, the Noteholders and the Couponholders may, in respect of any Dispute or Disputes, take (i) proceedings in any court that would be competent to hear the Dispute pursuant to Regulation (EU) No 1215/2012 of the European Parliament and of the Council of 12 December 2012 on jurisdiction and the recognition and enforcement of judgments in civil and commercial matters (recast), or the 2007 Lugano Convention on jurisdiction and the recognition and enforcement of judgments in civil and commercial matters; and (ii) concurrent proceedings in any number of those jurisdictions.

THIRD PARTY INFORMATION

The explanation of ratings set out in paragraph 2 of Part B below has been extracted from the website of S&P, the Issuer confirms that such information has been accurately reproduced and that, so far as it is aware, and is able to ascertain from information published by S&P, no facts have been omitted which would render the reproduced information inaccurate or misleading.

Signed on behalf of Akademiska Hus AB (publ):

By:

Duly authorised

PART B – OTHER INFORMATION

1 LISTING AND ADMISSION TO TRADING

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| (i) | Listing and Admission to trading: | Application has been made by the Issuer (or on its behalf) for the Notes to be provisionally admitted to trading on the SIX Swiss Exchange with effect from 16 April 2025. |
| (ii) | Estimate of total expenses related to admission to trading: | Not Applicable |

2 RATINGS

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| Ratings: | <p>The Notes to be issued are expected to be rated: AA by S&P Global Ratings Europe Limited.</p> <p>A rating of AA by S&P Global Ratings Europe Limited is described by it as indicating an obligation that differs from the highest-rated obligations only to a small degree. The obligor's capacity to meet its financial commitment on the obligation is very strong.</p> |
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3 INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE/OFFER

Save for any fees payable to the Lead Manager so far as the Issuer is aware, no person involved in the offer of the Notes has an interest material to the offer. The Lead Manager and its affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform other services for, the Issuer and its affiliates in the ordinary course of business.

4 REASONS FOR THE OFFER AND ESTIMATED NET PROCEEDS

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| (i) | Reasons for the offer | See Use of Proceeds wording in the Prospectus |
| (ii) | Estimated net proceeds | CHF 99,675,000 |

5 YIELD (Fixed Rate Notes only)

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| Indication of yield: | <p>0.9425 per cent. per annum</p> <p>The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield.</p> |
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6 OPERATIONAL INFORMATION

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| (i) | ISIN: | CH1436981364 |
| (ii) | Swiss security number (<i>Valor</i>) | 143.698.136 |
| (iii) | CFI: | Not Applicable |
| (iv) | FISN: | Not Applicable |
| (v) | Common Code: | 304550074 |
| (vi) | Any clearing system(s) other than Euroclear and Clearstream Luxembourg and the relevant identification number(s): | <p>SIS SIX Ltd Baslerstrasse 100 4600 Olten Switzerland</p> |

Swiss Security Code (*Valor*): 143.698.136

- (vii) Names and addresses of additional Paying Agent(s) (if any): For the purposes of this Series of Notes only, the Issuer has, pursuant to a Supplemental Agency Agreement dated 15 April 2025, appointed Deutsche Bank AG Zurich Branch as Swiss Principal Paying Agent with its registered office located at the following address:

Deutsche Bank AG Zurich Branch
Uraniastrasse 9
8001 Zurich
Switzerland

- (viii) Intended to be held in a manner which would allow Eurosystem eligibility: No

7 DISTRIBUTION

- (i) If syndicated, names of Managers: Not Applicable
- (ii) U.S. Selling Restrictions: Reg. S Compliance Category 2; TEFRA D; in accordance with Swiss practice
- (iii) Prohibition of Sales to EEA Retail Investors: Applicable
- (iv) Prohibition of Sales to UK Retail Investors: Applicable