

## 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 the 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.

**Pricing Supplement dated 10 December 2025**

**Akademiska Hus AB (publ)**

**Legal entity identifier (LEI): 213800573TEIBOSTZX92**

**Issue of CHF150,000,000 0.8475 per cent. Notes due 12 December 2035**

**under the €5,000,000,000 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 22 May 2025 as supplemented by the supplemental Prospectuses dated 9 July 2025 and 23 October 2025, which together constitute a base prospectus (the "**Prospectus**") and the prospectus (including all documents incorporated by reference therein) dated 10 December 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 of 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 UBS AG, Investment Bank, Swiss Prospectus Switzerland, P.O. Box, 8098 Zurich, Switzerland, or can be ordered by telephone (+41 44 239 47 03) or by email ([swiss-prospectus@ubs.com](mailto:swiss-prospectus@ubs.com)).

1	Issuer:	Akademiska Hus AB (publ)
2	(i) Series Number:	119
	(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 ( <b>CHF</b> )
4	Aggregate Nominal Amount of Notes admitted to trading:	
	(i) Series:	CHF150,000,000
	(ii) Tranche:	CHF150,000,000
5	Issue Price:	100.00 per cent. of the Aggregate Nominal Amount
6	(i) Specified Denominations:	CHF5,000 and integral multiples thereof
	(ii) Calculation Amount:	CHF5,000
7	(i) Issue Date:	12 December 2025
	(ii) Interest Commencement Date:	Issue Date
8	Maturity Date:	12 December 2035
9	Interest Basis:	0.8475 per cent. Fixed Rate (see paragraph 14 below)
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**

14	<b>Fixed Rate Note Provisions</b>	Applicable
	(i) Rate of Interest:	0.8475 per cent. per annum payable in arrear on each Interest Payment Date
	(ii) Interest Payment Date(s):	12 December in each year from and including 12 December 2026 up to and including the Maturity Date
	(iii) Fixed Coupon Amount(s):	CHF42.375 per Calculation Amount
	(iv) Broken Amount(s):	Not Applicable
	(v) Day Count Fraction:	30/360
	(vi) Determination Dates:	Not Applicable
15	<b>Floating Rate Note Provisions</b>	Not Applicable
16	<b>Zero Coupon Note Provisions</b>	Not Applicable
17	<b>CPI Linked Interest Note Provisions</b>	Not Applicable

#### **PROVISIONS RELATING TO REDEMPTION**

18	<b>Call Option</b>	Not Applicable
19	<b>Put Option</b>	Not Applicable
20	<b>Final Redemption Amount</b>	CHF5,000 per Calculation Amount
21	<b>CPI Linked Redemption</b>	Not Applicable
22	<b>Early Redemption Amount</b>	
	Early Redemption Amount(s) per Calculation Amount payable on redemption for taxation reasons or on event of default:	CHF5,000 per Calculation Amount

#### **GENERAL PROVISIONS APPLICABLE TO THE NOTES**

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 " <b>Swiss Permanent Global Note</b> ") substantially in the form annexed to the Thirteenth Supplemental Trust Deed dated 10 December 2025 between, <i>inter alia</i> , the Issuer and the Trustee which shall be deposited by UBS AG (the " <b>Swiss Principal Paying Agent</b> ") 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:	UBS AG shall act as Swiss principal paying agent (the <b>Swiss Principal Paying Agent</b> ) 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 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](http://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.

**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**

- |      |                                                             |                                                                                                                                                                               |
|------|-------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (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 10 December 2025. |
| (ii) | Estimate of total expenses related to admission to trading: | CHF 8,500                                                                                                                                                                     |

### **2 RATINGS**

- |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ratings: | The Notes to be issued are expected to be rated:<br><br>AA (stable) by S&P Global Ratings Europe Limited.<br><br>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. The AA rating is modified by the addition of '(stable)' to show that the rating is not likely to change. |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### **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**

- |      |                        |                                               |
|------|------------------------|-----------------------------------------------|
| (i)  | Reasons for the offer  | See Use of Proceeds wording in the Prospectus |
| (ii) | Estimated net proceeds | CHF149,550,000                                |

### **5 YIELD (Fixed Rate Notes only)**

- |                      |                                                                                                                                                       |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Indication of yield: | 0.8475 per cent. per annum<br><br>The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield. |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|

### **6 OPERATIONAL INFORMATION**

- |       |                                                                                                                    |                                                                                                                          |
|-------|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| (i)   | ISIN:                                                                                                              | CH1503892684                                                                                                             |
| (ii)  | Swiss security number ( <i>Valor</i> ):                                                                            | 150.389.268                                                                                                              |
| (iii) | CFI:                                                                                                               | Not Applicable                                                                                                           |
| (iv)  | FISN:                                                                                                              | Not Applicable                                                                                                           |
| (v)   | Common Code:                                                                                                       | 324473289                                                                                                                |
| (vi)  | Any clearing system(s) other than Euroclear and Clearstream, Luxembourg and the relevant identification number(s): | SIS SIX Ltd<br>Baslerstrasse 100<br>4600 Olten<br>Switzerland<br><br>Swiss security number ( <i>Valor</i> ): 150.389.268 |

- (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 10 December 2025, appointed UBS AG as Swiss Principal Paying Agent with its registered office located at the following address:

UBS AG  
Bahnhofstrasse 45  
CH-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