

## Final Terms

Final Terms dated 9 June 2026

Akademiska Hus AB (publ)

Legal entity identifier (LEI): 213800573TEIBOSTZX92

Issue of SEK 750,000,000 3.043 per cent. Fixed Rate Green Notes due 11 June 2031 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 21 May 2026 which constitutes a base prospectus (the "**Prospectus**") for the purposes of the Prospectus Rules: Admission to Trading on a Regulated Market sourcebook ("**PRM**"). This document constitutes the Final Terms of the Notes described herein for the purposes of the PRM 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>.

1	Issuer:	Akademiska Hus AB (publ)
2	(i) Series Number:	123
	(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:	Swedish Kronor ("SEK")
4	Aggregate Nominal Amount of Notes admitted to trading:	
	(i) Series:	SEK 750,000,000
	(ii) Tranche:	SEK 750,000,000
5	Issue Price:	100.00 per cent. of the Aggregate Nominal Amount
6	(i) Specified Denominations:	SEK 2,000,000 and integral multiples of SEK 1,000,000 in excess thereof
	(ii) Calculation Amount:	SEK 1,000,000
7	(i) Issue Date:	11 June 2026
	(ii) Interest Commencement Date:	Issue Date
8	Maturity Date:	11 June 2031
9	Interest Basis:	3.043 per cent. Fixed Rate (see paragraph 14 below)
10	Redemption/Payment] 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:	10 December 2025
<b>PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE</b>		
14	<b>Fixed Rate Note Provisions</b>	Applicable

	(i)	Rate of Interest:	3.043 per cent. per annum payable in arrear on each Interest Payment Date
	(ii)	Interest Payment Date(s):	11 June in each year, commencing on 11 June 2027, up to and including the Maturity Date subject to adjustment, for payments only, in accordance with the Following Business Day Convention
	(iii)	Fixed Coupon Amount(s):	SEK 30,430 per Calculation Amount
	(iv)	Broken Amount(s):	Not Applicable
	(v)	Day Count Fraction:	30/360, unadjusted
	(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>	SEK 1,000,000 per Calculation Amount
21		<b>CPI Linked Redemption</b>	Not Applicable
22		<b>Early Redemption Amount</b>	SEK 1,000,000 per Calculation Amount

Early Redemption Amount(s) per Calculation Amount payable on redemption for taxation reasons or on event of default:

#### GENERAL PROVISIONS APPLICABLE TO THE NOTES

23		Form of Notes:	
	(a)	Form	Bearer Notes:  Temporary Global Note exchangeable for a Permanent Global Note which is exchangeable for Definitive Notes in the limited circumstances specified in the Permanent Global Note
	(b)	New Global Note/New Safekeeping Structure:	No
24		Financial Centre(s):	Stockholm and London
25		Talons for future Coupons to be attached to Definitive Notes:	No.

#### 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 admitted to trading on the London Stock Exchange's main market and listing on the Official List of the Financial Conduct Authority with effect from on or about the Issue Date.
- (ii) Estimate of total expenses related to admission to trading: GBP 5,300

### 2 RATINGS

- Ratings: The following ratings reflect ratings assigned to Notes of this type issued under the Programme generally:
- AA by Standard & Poor's Global Ratings Europe Limited (“S&P”).]
- According to S&P’s rating system, an obligation rated “AA” differs from the highest rated obligations only to a small degree. The obligor’s capacity to meet its financial commitments on the obligations is very strong

### 3 INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE

Save for any fees payable to the Dealers so far as the Issuer is aware, no person involved in the offer of the Notes has an interest material to the offer. The Dealers and their 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 The Notes are intended to be issued as Green Bonds under the Issuer’s Green Bond framework from May 2026.
- (ii) Estimated net proceeds SEK 748,875,000

### 5 OPERATIONAL INFORMATION

- (i) ISIN: XS3405527097
- (ii) CFI: See the website of the Association of National Numbering Agencies (ANNA) or alternatively sourced from the responsible National Numbering Agency that assigned the ISIN
- (iii) FISN: See the website of the Association of National Numbering Agencies (ANNA) or alternatively sourced from the responsible National Numbering Agency that assigned the ISIN
- (iv) Common Code: 340552709
- (v) Any clearing system(s) other than Euroclear and Clearstream, Luxembourg and the relevant identification number(s): Not Applicable

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|--------|---|---|
| (vi)   | Names and addresses of initial Paying Agent(s):                           | Citibank N.A. London Branch, Citigroup Centre, Canada Square Canary Wharf, London E14 5LB, United Kingdom   |
| (vii)  | Names and addresses of additional Paying Agent(s) (if any):               | Not Applicable  |
| (viii) | Intended to be held in a manner which would allow Eurosystem eligibility: | No. Whilst the designation is specified as “no” at the date of these Final Terms, should the Eurosystem eligibility criteria be amended in the future such that the Notes are capable of meeting them the Notes may then be deposited with one of the ICSDs as common safekeeper, and registered in the name of a nominee of one of the ICSDs acting as common safekeeper. Note that this does not necessarily mean that the Notes will then be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem at any time during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met. |

## **6 DISTRIBUTION**

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