



PRESS RELEASE
2019-09-11

Offentliga Hus i Norden AB (publ) considers issuance of a new senior unsecured green bond, announces tender offer regarding certain outstanding senior unsecured bonds and publishes new financial information

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New senior unsecured green bonds and tender offer

Offentliga Hus i Norden AB (publ) (the “**Issuer**” or “**Offentliga Hus**”) has mandated Nordea Bank Abp (“**Nordea**”) and Swedbank AB (publ) (“**Swedbank**”) as joint bookrunners to arrange investor meetings to investigate the possibility to issue a new SEK senior unsecured green bond with an expected volume of SEK 500,000,000 and a tenor of 3.5 years (the “**New Bonds**”). Subject to market conditions, a transaction will follow.

The green framework has been established according to the Green Bond Principles developed by ICMA (International Capital Markets Association) (the “**Green Finance Framework**”) and has been evaluated by an independent third party, CICERO Shades of Green (the “**Second Opinion**”). The Green Finance Framework and related governance policies and reporting standards have been graded “Medium Green” by CICERO Shades of Green.

The proceeds from the New Bonds will be used in accordance with the Green Finance Framework, which entails financing or refinancing of green property and investments in energy efficiency. The proceeds from the New Bonds will also be used for partial repayment of the Bonds (as defined below).

In connection with the issue of the New Bonds, Offentliga Hus is offering holders of the Issuer’s outstanding senior unsecured floating rate bonds maturing on 15 June 2021 with ISIN SE0010023259 and outstanding amount of SEK 700,000,000 (the “**Bonds**”) to tender up to SEK 200,000,000 for purchase by the Issuer for cash (the “**Tender Offer**”) at a price of 105.50% of the nominal amount. Bonds will be repurchased subject to the terms and conditions described in a tender information document dated 11 September 2019.

The tender information document has been made available on Offentliga Hus’ website www.offentligahus.se/obligationslan/.

The Tender Offer expires at 12:00 CEST on 20 September 2019, unless extended, re-opened, withdrawn or terminated at the sole discretion of the Issuer. Settlement of the Tender Offer is expected to occur at or around 27 September 2019. The Issuer’s repurchase of Bonds is conditional upon a successful issue of New Bonds.

As previously announced by way of press release on 2 September 2019, Offentliga Hus has been assigned the credit rating ‘BB-’; Outlook Stable from Nordic Credit Rating AS.

The Issuer 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. Nordea and Swedbank have also been mandated to act as advisors regarding the establishment of the Green Finance Framework and the Second Opinion. Gernandt & Danielsson has been appointed as legal counsel.

New financial information

In connection with its investigation of the possibility to issue the New Bonds, Offentliga Hus hereby announces its earnings capacity (the “**Earnings Capacity**”). The Earnings Capacity constitutes new financial information which has not previously been announced. The below table is based on Offentliga Hus’ current property portfolio as of 30 June 2019, calculated on annual basis, taking into account the effects on the earnings capacity of the SEK 1.1 billion acquisition announced on 1 July 2019 (the “**Acquisition**”), even as the Acquisition is expected to close during the fourth quarter 2019. The Issuer has calculated the financial costs for the Acquisition based on, to its best knowledge, its’ current financing costs, the ongoing financing discussions regarding the Acquisition as well as the estimated interest costs for the New Bonds. The information has neither been reviewed nor audited by the Issuer’s auditors.

Current earnings capacity (30 June 2019) SEKm	Offentliga Hus	The Acquisition	Offentliga Hus including the Acquisition
Rental income	316.9	73.7	390.6
Other operating income	9.8	0.0	9.8
Total operating income	326.7	73.7	400.4
Property costs	-91.3	-16.0	-107.3
Net operating income	235.4	57.7	293.1
<i>Surplus ratio</i>	<i>72.1%</i>	<i>78.3%</i>	<i>73.2%</i>
Central administration	-31.6	-3.0	-34.6
Management profit	203.8	54.7	258.5
Profit from associated companies	0.0	0.0	0.0
Financial income and costs	-108.8	-26.6	-135.4
Profit before changes in value	95.0	28.0	123.1

Attachment: Tender information document

Dealer managers, joint 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 the Issuer at::

Svante Bengtsson, Member of the board of directors

svante.bengtsson@fastator.se
+46 (0) 70 956 67 56

Christoffer Strömbäck, Acting CFO

christoffer.stromback@fastator.se
+46 (0) 70 249 72 55

This information is information that the Issuer is obliged to make public pursuant to the EU Market Abuse Regulation and the Swedish securities markets act ((2007:528)). The information was submitted for publication, through the agency of the contact person set out above, at 08:30 CEST on 11 September 2019.

About Offentliga Hus i Norden AB (publ)

Offentliga Hus is a real estate company focused on community service properties. The company was established in 2011 being one of the pioneers within the community service segment. Today we own hundreds of community service properties across Sweden. The

rental income is primarily derived from public sector operators with long-term lease agreement.

Offentliga Hus i Norden AB
Nybrogatan 3
SE-114 34 Stockholm

Switchboard 08-660 67 00
info@offentligahus.se

Company registration number. 556824-2696