Press release

Stockholm 25 August 2026

Genova successfully issues new green bonds and announces result of tender offer and early redemption of existing bonds

Genova Property Group AB (publ) (the "**Company**" or "**Genova**") has successfully issued new senior unsecured floating rate green bonds ("**New Green Bonds**") in an initial amount of SEK 350 million. The New Green Bonds were issued under a total framework of SEK 600 million, carries a floating interest rate of 3m Stibor + 350 basis points and will mature in January 2031. Genova intends to apply for admission to trading of the New Green Bonds on the sustainable bond list of Nasdaq Stockholm.

Genova also announces the results of the tender offer (the "**Tender Offer**") to the holders of Genova's existing senior unsecured green bonds with ISIN SE0022725636 with an outstanding amount of SEK 550 million ("**Outstanding Bonds**"). The Tender Offer expired at 16:00 CEST on 25 August 2026. Holders of Outstanding Bonds have in connection with the Tender Offer accepted to tender Outstanding Bonds corresponding to a total nominal amount of SEK 172.5 million. Genova will complete the Tender Offer and tender the Outstanding Bonds accepted under the Tender Offer.

Settlement for the New Green Bonds and for the Tender Offer is expected to occur on 4 September 2026.

The Company has also today sent a conditional notice of early redemption to all holders of the Outstanding Bonds. All Outstanding Bonds will be redeemed early in accordance with the terms and conditions for the Outstanding Bonds, conditional upon receipt of the proceeds from the issue of the New Green Bonds. If the condition is fulfilled, the redemption date will be 18 September 2026 and the Outstanding Bonds will be redeemed at an amount equal to 101.245 per cent. of the nominal amount plus accrued and unpaid interest.

In addition, the Company has repurchased senior unsecured green bonds with ISIN SE0024194013 in a total nominal amount of SEK 50 million.

"We continue our efforts to optimize Genova's capital structure and reduce our financing costs. During August, we have issued green bonds totaling SEK 450 million and hybrid bonds of SEK 250 million at an average credit margin of 3.8 percent. At the same time, SEK 449 million of green bonds will be redeemed and a further SEK 50 million repurchased, together carrying an average credit margin of 4.2 percent. The transactions strengthen the balance sheet and extend the debt maturity profile, and will have a clear positive impact on the company's net financial items", comments Michael Moschewitz, CEO of Genova.

Notice of early redemption is available on the following link: https://genova.se/investors/bonds/.

Danske Bank A/S, Danmark, Sverige Filial and SB1 Markets, filial i Sverige have acted as arrangers and joint bookrunners in respect of the issuance of the New Green Bonds and as dealer managers for the Tender Offer. Gernandt & Danielsson Advokatbyrå KB has acted as legal advisor.

For further information, please contact:
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About Genova
Genova Property Group AB (publ) is a dynamic property company with extensive expertise in various segments of the property market. The company aims to drive sustainable value growth through active property management, urban development, project development and property transactions in Sweden. As of 30 June 2026, Genova owned properties valued at approximately SEK 10.7 billion and the company held a substantial building rights portfolio. Genova's share has been listed on Nasdaq Stockholm since 2020.

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