Press release

Stockholm 24 August 2026

Genova contemplates to issue new green bonds and announces a voluntary tender offer of existing green bonds

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Genova Property Group AB (publ) (the "**Company**" or "**Genova**") has mandated Danske Bank A/S, Danmark, Sverige Filial and SB1 Markets, filial i Sverige to arrange fixed income investor meetings from and including 24 August 2026 to investigate the possibility to issue new green bonds denominated in SEK with a minimum issue amount of SEK 300 million under a total framework amount of SEK 600 million ("**New Green Bonds**"). A capital market transaction will follow, subject to, among other things, prevailing market conditions.

In connection with the contemplated transaction, Genova offers the holders of the Company's outstanding senior unsecured green bonds with ISIN SE0022725636 ("**Outstanding Bonds**") to participate in a tender offer in which the Company will repurchase Outstanding Bonds for cash (the "**Tender Offer**") at a price of 101.245 per cent. of the nominal amount for the Outstanding Bonds plus accrued and unpaid interest. Outstanding Bonds will be repurchased subject to the terms described in the tender information document dated 24 August 2026 (the "**Tender Information Document**").

Holders of Outstanding Bonds who accept the Tender Offer may be eligible to receive a priority in the allocation of the New Green Bonds, subject to the terms set out in the Tender Information Document. The Tender Offer is conditional upon the consummation of the issue of the New Green Bonds. The Tender Offer expires upon the book close of the book building process for the New Green Bonds, unless extended, re-opened, withdrawn or terminated at the sole discretion of the Company. The Company will announce the expiration date for the Tender Offer in connection with the opening of the book building process for the New Green Bonds, which is expected to take place no earlier than 25 August 2026. The settlement of the Tender Offer is expected to take place approximately eight banking days after the closure of the Tender Offer.

The Tender Information Document is available on the following link: https://genova.se/investors/bonds/.

Genova intends to also redeem all Outstanding Bonds early in connection with the issue of the New Green Bonds in accordance with the terms and conditions for the Outstanding Bonds at a redemption price of 101.245 per cent. of the total outstanding nominal amount plus accrued and unpaid interest, conditional upon the successful settlement of the New Green Bonds. Genova will announce such redemption via a press release and by notice to the holders of the Outstanding Bonds.

The Company has mandated Danske Bank A/S, Danmark, Sverige Filial and SB1 Markets, filial i Sverige to act 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 acts 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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