

FINAL TERMS

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 European Union (Withdrawal) Act 2018 ("**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.

EU MiFID II product governance / Professional investors and ECPs only target market – Solely for the purposes of the manufacturer's product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is eligible counterparties and professional clients only, each as defined in Directive 2014/65/EU (as amended, "**EU MiFID II**"); and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Notes (a "**distributor**") should take into consideration the manufacturer's target market assessment; however, a distributor subject to EU MiFID II is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturer's target market assessment) and determining appropriate distribution channels.

Final Terms dated 25 February 2025

Akademiska Hus AB (publ)

Legal entity identifier (LEI): 213800573TEIBOSTZX92

**Issue of SEK 750,000,000 Fixed Rate Senior Inflation-linked Notes due 1 June 2036 under the
€4,000,000,000 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 23 May 2024 and the supplemental Prospectuses dated 10 July 2024, 25 October 2024 and 6 February 2025 which together constitutes a base prospectus (the "**Prospectus**") for the purposes of the UK Prospectus Regulation. This document constitutes the Final Terms of the Notes described herein for the purposes of the UK Prospectus Regulation 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:	113
	(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:	90.377 per cent. of the Aggregate Nominal Amount plus accrued interest from 1 June 2024
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:	27 February 2025
	(ii) Interest Commencement Date:	1 June 2024
8	Maturity Date:	1 June 2036
9	Interest Basis:	CPI Linked Interest (see paragraph 17 below)
10	Redemption/Payment Basis:	CPI Linked Redemption
11	Change of Interest Basis:	Not Applicable
12	Put/Call Options:	Not Applicable
13	Date Board approval for issuance of Notes obtained:	10 December 2024

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

14	Fixed Rate Note Provisions	Not Applicable
15	Floating Rate Note Provisions	Not Applicable
16	Zero Coupon Note Provisions	Not Applicable
17	CPI Linked Interest Note Provisions	Applicable
	(i) Party responsible for calculating the Rate of Interest (if not the Calculation Agent) and Interest Amount (if not the Agent):	Not Applicable
	(ii) Base Index:	416.75, being the CPI for the Relevant Month in November 2024

(iii)	Rate of Interest:	0.75 per cent. per annum multiplied by Inflation Index Ratio
(iv)	Interest Period(s):	Annually in arrear on each Interest Payment Date
(v)	Interest Payment Dates:	1 June in each year commencing on 1 June 2025 (full first coupon) up to and including the Maturity Date
(vi)	Relevant Month:	March in each year
(vii)	Business Day Convention:	Following Business Day Convention, unadjusted
(viii)	Minimum Rate of Interest:	Not Applicable
(ix)	Maximum Rate of Interest:	Not Applicable
(x)	Benchmark Bond:	Swedish Government Inflation-linked Bond 3116 (SE0023848130)
(xi)	Day Count Fraction:	30E/360

PROVISIONS RELATING TO REDEMPTION

18	Call Option	Not Applicable
19	Put Option	Not Applicable
20	Final Redemption Amount	As per Conditions
21	CPI Linked Redemption	Applicable
	(i) Base Index:	416.75, being the CPI for the Relevant Month of the November 2024
	(ii) Relevant Year:	(March) 2036
	(iii) Party responsible for calculating the Final Redemption Amount (if not the Calculation Agent):	Not Applicable
22	Early Redemption Amount	As per Conditions
	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):	London and Stockholm
25	Talons for future Coupons to be attached to Definitive Notes:	No.

THIRD PARTY INFORMATION

The explanation of ratings in paragraph 2 of part B has been extracted from website of S&P and the explanation of CPI in paragraph 6 (ii) of part B has been extracted from website of SCB Statistics Sweden 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 and SCB, 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 Issue Date.
- (ii) Estimate of total expenses related to admission to trading: GBP 4,800

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 Dealer so far as the Issuer is aware, no person involved in the offer of the Notes has an interest material to the offer. The Dealer 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 SEK 680,543,404

5 YIELD (Fixed Rate Notes only)

Not Applicable

6 PERFORMANCE OF INDEX/FORMULA AND OTHER INFORMATION CONCERNING THE UNDERLYING (CPI-Linked Notes Only)

- (i) Name of underlying index: the Swedish consumer price index ("CPI") as published by Statistiska centralbyrån (Statistics Sweden) ("SCB") on its website at <http://www.scb.se/>, or on such replacement website or page on which such information is published.
- (ii) Information about the Index: The CPI measures the average price trend for the entire private domestic consumption based on prices consumers actually pay. The Consumer Price Index is the standard measure of compensation and inflation calculations in Sweden.

The Issuer does not intend to provide post-issuance information.

7 OPERATIONAL INFORMATION

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| (i) | ISIN: | XS3013246429 |
| (ii) | CFI: | DTFNFB, as updated, as set out on 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: | AKADEMISKA HUS/.75EMTN 20360602, as updated, as set out on 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: | 301324642 |
| (v) | Any clearing system(s) other than Euroclear and Clearstream, Luxembourg and the relevant identification number(s): | Not Applicable |
| (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. 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. |

8 DISTRIBUTION

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|-------|---|---------------------------------------|
| (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: | Applicable |
| (iv) | Prohibition of Sales to UK Retail Investors: | Applicable |