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Akelius Residential Property AB (publ)

## Akelius offers D-shares

Akelius offers common shares of class D to the general public in Sweden and institutional investors in Sweden and abroad. Akelius plans to list the D-shares on Nasdaq First North Growth Market Stockholm.

The D-shares will be denominated in EUR and any dividends will be paid in EUR.

The price per D-share in the offer will be set between EUR 1.75 and EUR 1.85.

The base offer comprises up to 110,000,000 D-shares.

The offer may be increased by up to an additional 110,000,000 D-shares.

The offer price and the size of the offer are expected to be announced 2019-10-04.

The offer price will be determined through a book building process.

First day of trading in the D-shares is expected to be 2019-10-04. Settlement is expected to be 2019-10-08.

If 110,000,000 D-shares are issued, the gross value of the offer would be EUR 203,500,000, priced at the top end of the range, and EUR 192,500,000, priced at the lower end of the range.

If the offer is increased in full with an additional 110,000,000 D-shares,

the gross value of the offer would be EUR 407,000,000, priced at the top end of the range,

and EUR 385,000,000, priced at the lower end of the range.

Transaction costs, which will be deducted from the offer proceeds, are estimated to be EUR 4.3–6.6 million.

Akelius plans to use the proceeds from the offer to repay capital that credit rating agencies, in whole or partly, classify as debt. This will support capital raising and growth through acquisitions of companies and properties.

Akelius is striving for a credit rating of BBB+ or better. The current rating is BBB.

The application period for the general public in Sweden will take place between 2019-09-19 and 2019-10-02.

The application period for institutional investors will take place between 2019-09-19 and 2019-10-03.

The full prospectus will be available in Swedish and English on Akelius' homepage [www.akelius.com](http://www.akelius.com).

The offer is subject to resolution by the board to issue the D-shares.

The rationale for the deviation from the shareholders' preferential rights is to achieve a strong institutional ownership base and wide distribution of the D-share among the public.

This will facilitate regular and liquid trading in the D-share.

At the same time Akelius raises capital in a time and cost efficient manner as part of its efforts to increase its credit rating.

Deutsche Bank Aktiengesellschaft and Swedbank AB are acting as Global Coordinators and Avanza is Retail Distributor.

Gernandt & Danielsson Advokatbyrå KB is legal adviser to the company.

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Stockholm, 2019-09-18

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*This information is information that Akelius Residential Property AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation. The information was submitted for publication, through the agency of the contact person set out above, 2019-09-18 at 08.00am CET.*

*Akelius Residential Property AB's preference shares are listed on Nasdaq First North Growth Market Stockholm. Avanza Bank is the Certified Adviser of the company, ca@avanza.se, +46-8-409 421 20.*

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