



## CATELLA AB (PUBL) ANNOUNCES TENDER OFFER REGARDING OUTSTANDING SENIOR UNSECURED BONDS FOR UP TO A TOTAL NOMINAL AMOUNT OF SEK 600 MILLION

Catella AB (publ) ("Catella" or the "Company") is offering holders of the outstanding unsecured SEK denominated floating rate bonds set out in the table below, which were issued under the Company's MTN programme established in 2024 (the "Bonds"), to participate in a tender offer whereby the Company will repurchase Bonds for up to a total nominal amount of SEK 600 million against cash consideration (the "Tender Offer").

The Tender Offer expires at 12:00 CEST on 28 August 2025, unless extended, re-opened, withdrawn or terminated at the sole discretion of the Company (the "**Expiration Date**"). Settlement of the Tender Offer is expected to occur on or around 4 September 2025. Settlement of the transactions pursuant to the Tender Offer will occur as a secondary trade via the Dealer Managers (as defined below).

### Purchase Price

Subject to the Minimum Purchase Price and the Minimum Denomination (each as specified in the table below), the Company offers to purchase the Bonds in cash at a price to be determined pursuant to a modified Dutch auction (as further described below), on the terms and subject to the conditions described in the tender document dated 21 August 2025 (the "**Tender Document**") which is available on the Company's website via the following link: [catella.com/bonds](https://catella.com/bonds).

Description	ISIN	Outstanding amount (SEK)	Minimum Denomination (SEK)	Minimum Purchase Price
Sr Unsec. 2024/2028, Loan no. 101	SE0022757837	600,000,000	1,250,000	101.85%
Sr Unsec. 2024/2029, Loan no. 102	SE0023467246	700,000,000	1,250,000	102.40%

### Modified Dutch auction procedure

Under the modified Dutch auction procedure, Catella will determine, in its sole discretion, following the Expiration Date, (i) the aggregate nominal amount of Bonds that it will accept for purchase pursuant to the Tender Offer (which shall not exceed the transaction cap of SEK 600 million), and (ii) a single purchase price for the each of the Bonds (the "**Final Purchase Prices**"), expressed as a percentage of the nominal amount of the Bonds, at which it will purchase Bonds validly tendered in the Tender Offer.



A tender instruction given in respect of the Tender Offer shall specify the purchase prices for the Bonds at which the bondholder is willing to participate in the Tender Offer. Bonds tendered at prices equal to or lower than the Final Purchase Prices for the Bonds will be accepted for purchase and will be purchased at the Final Purchase Prices. Bonds offered for tender at purchase prices above the Final Purchase Prices will not be accepted for purchase in the Tender Offer.

For further information on the procedures for participating in the Tender Offer, please refer to the Tender Document.

To ensure that the Final Purchase Prices are established on market terms, Catella's Board of Directors has resolved to carry out the modified Dutch auction procedure led by the Dealer Managers (as defined below).

The Company has mandated DNB Carnegie Investment Bank AB ("**DNB Carnegie**") and Nordea Bank Abp ("**Nordea**") as dealer managers for the Tender Offer (the "**Dealer Managers**").

**Nordea:** +45 2465 7750, [nordealiabilitymanagement@nordea.com](mailto:nordealiabilitymanagement@nordea.com)

**DNB Carnegie:** [bond.syndicate@dnb.no](mailto:bond.syndicate@dnb.no)

**For further information, please contact:**

---

Michel Fischier  
CFO  
+46-8-463 33 86  
[michel.fischier@catella.com](mailto:michel.fischier@catella.com)

#### **About Catella**

---

Catella is a leading specialist in property investments and fund management, with operations in 12 countries. The group has approximately EUR 14 billion in assets under management. Catella is listed on Nasdaq Stockholm in the Mid Cap segment. Read more at [catella.com](https://catella.com).

*This information is information that Catella AB is obliged to make public pursuant to the EU Market Abuse Regulation. The information was submitted for publication, through the agency of the contact persons set out above, at 2025-08-21 06:55 CEST.*



**PRESS RELEASE**  
21 August 2025 06:55:00 CEST

## Attachments

---

**Catella AB (publ) announces tender offer regarding outstanding senior unsecured bonds for up to a total nominal amount of SEK 600 million**