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9 February 2026

Hemsö Fastighets AB

ANNOUNCEMENT OF TENDER OFFERS

Hemsö Fastighets AB (the "**Offeror**") announces today its invitations to holders of its outstanding (i) EUR 500,000,000 1.00 per cent. Notes due 2026 (ISIN: XS1488494987) (the "**2026 Notes**") and (ii) EUR 300,000,000 1.750 per cent. Notes due 2029 (ISIN: XS1632767718) (the "**2029 Notes**" and, together with the 2026 Notes, the "**Notes**") to tender such Notes for purchase by the Offeror for cash (each such invitation an "**Offer**" and together, the "**Offers**"). The Offers are being made on the terms and subject to the satisfaction (or waiver) of the New Financing Condition (as described herein) and the other terms and conditions contained in the tender offer memorandum dated 9 February 2026 (the "**Tender Offer Memorandum**") prepared by the Offeror and is subject to the offer and distribution restrictions set out below and as more fully described in the Tender Offer Memorandum.

Copies of the Tender Offer Memorandum are (subject to offer and distribution restrictions) available from the Tender Agent as set out below. Capitalised terms used and not otherwise defined in this announcement have the meanings given in the Tender Offer Memorandum.

The Offers

<u>Description of Notes</u>	<u>ISIN / Common Code</u>	<u>Principal Amount Outstanding</u>	<u>Maturity Date</u>	<u>Reference Rate</u>	<u>Purchase Spread</u>	<u>Fixed Purchase Price</u>	<u>Amount subject to the Offers</u>
EUR 500,000,000 1.00 per cent. Notes due 2026	XS1488494987 / 148849498	EUR 500,000,000	9 September 2026	N/A	N/A	99.35 per cent.	Any and all
EUR 300,000,000 1.750 per cent. Notes due 2029	XS1632767718 / 163276771	EUR 243,132,000	19 June 2029	Interpolated Euro Mid- Swap Rate	30 bps	N/A	

THE OFFERS COMMENCE ON 9 FEBRUARY 2026 AND WILL EXPIRE AT 17.00 HOURS CET ON 16 FEBRUARY 2026 (THE "EXPIRATION DEADLINE"), UNLESS EXTENDED, WITHDRAWN, RE-OPENED OR TERMINATED IN THE SOLE AND ABSOLUTE DISCRETION OF THE OFFEROR, AS PROVIDED IN THE TENDER OFFER MEMORANDUM. TENDER INSTRUCTIONS, ONCE SUBMITTED, MAY NOT BE WITHDRAWN EXCEPT IN THE LIMITED CIRCUMSTANCES OUTLINED IN THE TENDER OFFER MEMORANDUM UNDER THE HEADING "AMENDMENT AND TERMINATION".

Custodians, Direct Participants and Clearing Systems will have deadlines for receiving instructions prior to the Expiration Deadline and holders should contact the intermediary through which they hold their Notes as soon as possible to ensure proper and timely delivery of instructions.

Rationale for the Offers

The purpose of the Offers is to allow the Offeror to proactively manage the group's debt maturity profile.

Notes purchased by the Offeror pursuant to the Offers will be cancelled and will not be re-issued or re-sold. Notes which have not been validly tendered and accepted for purchase pursuant to the Offers will remain outstanding after the Tender Offer Settlement Date.

Purchase Prices

In respect of the 2026 Notes, the Offeror will, on the Tender Offer Settlement Date, pay for 2026 Notes validly tendered and accepted by it for purchase pursuant to the relevant Offer, a cash purchase price (expressed as a percentage, the "**2026 Notes Purchase Price**") equal to 99.35 per cent. of the nominal amount of such 2026 Notes.

In respect of the 2029 Notes, the Offeror will, on the Tender Offer Settlement Date, pay for 2029 Notes validly tendered and accepted by it for purchase by the Offeror pursuant to the relevant Offer, a cash purchase price for such 2029 Notes (expressed as a percentage, the "**2029 Notes Purchase Price**" and together with the 2026 Notes Purchase Price, each a "**Purchase Price**") to be determined in consultation with the Dealer Managers at or around 10:00 hours CET on 17 February 2026 (the "**Pricing Time**") (subject to the right of the Offeror to amend such time and date in its sole discretion and without prior notice to Noteholders) in the manner described in the Tender Offer Memorandum by reference to the "**Purchase Yield**", which shall equal the sum of (i) the Purchase Spread specified in the table on page 1; and (ii) the Interpolated Euro Mid-Swap Rate (as defined in the Tender Offer Memorandum).

The 2029 Notes Purchase Price will be determined in accordance with market convention and expressed as a percentage of each EUR1,000 in principal amount of 2029 Notes accepted for purchase pursuant to the relevant Offer (rounded to the nearest 0.001 per cent., with 0.0005 per cent. rounded upwards) and is intended to reflect a yield to the Maturity Date of the 2029 Notes on the Tender Offer Settlement Date based on the Purchase Yield.

Specifically, the 2029 Notes Purchase Price will equal (a) the value of all remaining payments of principal and interest on the 2029 Notes up to and including the Maturity Date of the 2029 Notes, discounted to the Tender Offer Settlement Date at a discount rate equal to the Purchase Yield, minus (b) Accrued Interest for the Notes.

Accrued Interest Payment

The Offeror will also pay, on the Tender Offer Settlement Date, accrued and unpaid interest in respect of all Notes validly tendered and accepted for purchase pursuant to the Offers, from (and including) the interest payment date for the Notes immediately preceding the Tender Offer Settlement Date to (but excluding) the Tender Offer Settlement Date.

Any and All Offers

The Offeror proposes to accept any and all of the Notes validly tendered for purchase pursuant to the Offers on the terms and subject to the conditions contained in the Tender Offer Memorandum and there will be no scaling of any tenders of Notes accepted for purchase pursuant to the Offers.

New Financing Condition

The Offeror announced today its intention to issue, subject to market conditions, a new series of euro-denominated Subordinated Fixed to Reset Rate Green Capital Securities due 2058 (the "**New Capital Securities**"). The purchase of any Notes by the Offeror pursuant to the Offers is subject to (unless such condition is waived by the Offeror in its sole and absolute discretion), without limitation, the successful completion of the issue of the New Capital Securities (as determined by the Offeror in its sole and absolute discretion) (the "**New Financing Condition**").

*Any investment decision to purchase any New Capital Securities should be made solely on the basis of the information contained in the Preliminary Listing Particulars dated 9 February 2026 (the "**Preliminary Listing Particulars**") in respect of the New Capital Securities and no reliance is to be placed on any representations other than those contained in the Preliminary Listing Particulars. Subject to compliance*

with all applicable securities laws, the Preliminary Listing Particulars is available from the Dealer Managers on request.

Neither this announcement nor the Tender Offer Memorandum is an offer to buy or sell, or a solicitation of an offer to sell or buy, any New Capital Securities or other securities in the United States or any other jurisdiction. The New Capital Securities have not been, nor will they be, registered under the Securities Act, or with any securities regulatory authority of any state or other jurisdiction of the United States. The New Capital Securities may be offered and sold only outside of the United States to persons other than U.S. persons as defined in and in accordance with Regulation S under the Securities Act. No action has been or will be taken in any jurisdiction in relation to the New Capital Securities to permit a public offering of securities.

MiFID II product governance – *The target market for the New Capital Securities is eligible counterparties and professional clients only, each as defined in Directive 2014/65/EU (as amended, "MiFID II").*

PRIIPs Regulation / PROHIBITION OF SALES TO EEA RETAIL INVESTORS – *The New Capital Securities 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 (the "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 MiFID II; or (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 MiFID II. Consequently no key information document required by Regulation (EU) No 1286/2014 (as amended, the "PRIIPs Regulation") for offering or selling the New Capital Securities or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the New Capital Securities or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.*

UK PRIIPs Regulation / PROHIBITION OF SALES TO UK RETAIL INVESTORS – *The New Capital Securities 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 not 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 in the UK by virtue of the European Union (Withdrawal) Act 2018 (the "EUWA"). Consequently no key information document required by Regulation (EU) No 1286/2014 as it forms part of domestic law in the UK by virtue of the EUWA (the "UK PRIIPs Regulation") for offering or selling the New Capital Securities or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the New Capital Securities or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.*

No action has been or will be taken in any jurisdiction in relation to the New Capital Securities to permit a public offering of securities.

Priority in Allocation of New Capital Securities

The Offeror intends, in connection with the allocation of the proposed issue of New Capital Securities, to consider among other factors whether or not the relevant Noteholder seeking an allocation of the New Capital Securities has, prior to pricing and allocation of the New Capital Securities, validly tendered or indicated its firm intention to any of the Dealer Managers to tender their Notes pursuant to the Offers, and if so, the aggregate principal amount of the Notes validly tendered or intended to be tendered by such Noteholder.

Therefore, a Noteholder that wishes to subscribe for New Capital Securities in addition to validly tendering Notes for purchase pursuant to the Offers may, at the sole discretion of the Offeror, receive priority (the "**New Issue Priority**") in the allocation of the New Capital Securities, subject to the terms set out in the Tender Offer Memorandum, the satisfaction (or waiver) of the New Financing Condition and such Noteholder also making a separate application for the subscription of the New Capital Securities to a Dealer Manager (in its capacity as a joint bookrunner of the issue of the New Capital Securities) in accordance with the standard new issue procedures of such Dealer Manager, or by contacting the Dealer Managers using the contact details set out below. However, the Offeror is not obliged to allocate the New Capital Securities to a Noteholder who has validly tendered or indicated a firm intention to tender Notes pursuant to the Offers. Any allocation of the New Capital Securities, while being considered by the Offeror as set out above, will be made in accordance with customary new issue allocation processes and procedures and, if New Capital Securities are allocated to a Noteholder, the principal amount thereof may be less than, equal

to or greater than the aggregate principal amount of the Notes validly tendered by such Noteholder and accepted for purchase by the Offeror pursuant to the Offers. Any such priority allocation will also take into account (among other factors) the minimum denomination of the New Capital Securities, being EUR 100,000.

Noteholders should note that the pricing and allocation of the New Capital Securities is expected to take place prior to the Expiration Deadline and, as such, any Noteholder that wishes to subscribe for New Capital Securities in addition to tendering existing Notes for purchase pursuant to the Offers should therefore provide, as soon as practicable and prior to the New Capital Securities allocation, to the Dealer Managers any indications of a firm intention to tender Notes for purchase pursuant to the Offers and the quantum of Notes that it intends to tender.

It is the sole responsibility of each Noteholder of the Notes to satisfy itself that it is eligible to purchase the New Capital Securities before registering its interest with, and making an application to, a Dealer Manager (in its capacity as a joint bookrunner of the issue of the New Capital Securities) for the purchase of the New Capital Securities. Any failure to validly submit a Tender Instruction (including as a result of such Noteholder of the Notes being ineligible to be offered or to be sold the New Capital Securities in accordance with any applicable securities laws and regulations), or any failure of such Noteholder of the Notes to make an application for the purchase of the New Capital Securities in accordance with the standard new issue procedures of the relevant joint bookrunner of the issue of the New Capital Securities, will result in no New Issue Priority being given in respect of such Tender Instruction.

Tender Instructions

In order to participate in, and be eligible to receive the Purchase Consideration and Accrued Interest Payment pursuant to, the Offers, Noteholders must validly tender their Notes by delivering, or arranging to have delivered on their behalf, a valid Tender Instruction that is received by the Tender Agent by the Expiration Deadline.

Tender Instructions will be irrevocable except in the limited circumstances described in the Tender Offer Memorandum. Tender Instructions must be submitted in respect of a principal amount of Notes of the relevant Series of no less than the Minimum Denomination (being EUR 100,000), and may be submitted in integral multiples of EUR 1,000 thereafter.

Indicative Timetable

This is an indicative timetable showing one possible outcome for the timing of the Offers based on the dates in the Tender Offer Memorandum. This timetable is subject to change and the below times and dates are subject to the right of the Offeror to extend, re-open, amend, waive any condition of and/or terminate the Offers (subject to applicable law and as provided in the Tender Offer Memorandum). Accordingly, the actual timetable may differ significantly from the timetable below.

Date	Action
9 February 2026	<i>Commencement of the Offers</i> Offers announced. Tender Offer Memorandum available from the Tender Agent.
17.00 hours, CET on 16 February 2026	<i>Expiration Deadline</i> Deadline for receipt by the Tender Agent of all valid Tender Instructions in order for Noteholders to be able to participate in the Offers.
At or around 10.00 hours CET on 17 February 2026	<i>Pricing of the Offer for the 2029 Notes only</i> Determination of the Interpolated Euro Mid-Swap Rate, Purchase Yield and 2029 Notes Purchase Price.
As soon as reasonably practicable after the	<i>Announcement of Result and Pricing</i>

Pricing Time on 17 February 2026 Announcement of the Offeror's decision of whether to accept (subject to satisfaction or waiver of the Transaction Conditions on or prior to the Tender Offer Settlement Date) for purchase valid tenders of Notes pursuant to the Offers and, if so accepted: (i) the Purchase Yield in respect of the 2029 Notes; (ii) the Interpolated Euro Mid-Swap Rate in respect of the 2029 Notes; (iii) the 2029 Notes Purchase Price in respect of the 2029 Notes; and (iv) the aggregate principal amount of each Series of Notes that is expected to remain outstanding following settlement of the Offers.

Expected to be 19 February 2026 ***Tender Offer Settlement Date***
Tender Offer Settlement Date for the Offers. Subject to satisfaction (or waiver) of the Transaction Conditions, payment of Purchase Consideration and Accrued Interest Payment in respect of the Offers.

Unless stated otherwise, announcements in connection with the Offers will be made (i) by publication via the RIS publication section of the website of the Euronext Dublin (<https://direct.euronext.com/#/rispublication>) and (ii) by the delivery of notices to the Clearing Systems for communication to Direct Participants. Such announcements may also be made on the relevant Informa IGM Insider Screen and by the issue of a press release to a Notifying News Service. Copies of all such announcements, press releases and notices can also be obtained upon request from the Tender Agent, the contact details for whom are set out below. Significant delays may be experienced where notices are delivered to the Clearing Systems and Noteholders are urged to contact the Tender Agent for the relevant announcements relating to the Offers. In addition, Noteholders may contact the Dealer Managers for information using the contact details on the last page of the Tender Offer Memorandum.

Noteholders are advised to check with any bank, securities broker or other intermediary through which they hold Notes when such intermediary would require to receive instructions from a Noteholder in order for that Noteholder to be able to participate in, or (in the limited circumstances in which revocation is permitted) revoke their instruction to participate in, the Offers before the deadlines specified above and in the Tender Offer Memorandum. The deadlines set by any such intermediary and each Clearing System for the submission of Tender Instructions will be earlier than the relevant deadlines specified above and in the Tender Offer Memorandum. See "*Procedures for Participating in the Offers*" in the Tender Offer Memorandum.

Further Information

Any questions or requests for assistance in connection with the Offers may be directed to the Dealer Managers and any questions or requests for assistance in connection with the delivery of Tender Instructions or requests for copies of the Tender Offer Memorandum or related documents, which may be obtained free of charge, may be directed to the Tender Agent, in each case at the telephone number or e-mail address provided below.

Before making a decision with respect to the Offers, Noteholders should carefully consider all of the information in the Tender Offer Memorandum and, in particular, the risk factors described in the section entitled "*Risk Factors and Other Considerations*" of the Tender Offer Memorandum.

The Dealer Managers

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This announcement is released by the Offeror and contains information that qualified or may have qualified as inside information for the purposes of Article 7 of the Market Abuse Regulation (EU) 596/2014 (MAR), encompassing information relating to the Offers. For the purposes of MAR and Article 2 of Commission Implementing Regulation (EU) 2016/1055, this announcement is made by Rutger Källén, CFO of the Offeror and Nils Styf, CEO of the Offeror.

DISCLAIMER

This announcement must be read in conjunction with the Tender Offer Memorandum. No offer or invitations to acquire or exchange any securities is being made pursuant to this announcement. This announcement and the Tender Offer Memorandum contain important information, which must be read carefully before any decision is made with respect to the Offers. If any Noteholder is in any doubt as to the contents of this announcement or the Tender Offer Memorandum or the action it should take or is unsure of the impact of the Offers, it is recommended to seek its own financial and legal advice, including as to any tax consequences, from its broker, bank manager, solicitor, accountant or other independent financial, tax or legal adviser. Any individual or company whose Notes are held on its behalf by a broker, dealer, bank, custodian, trust company, direct participant or other nominee or intermediary must contact such entity if it wishes to tender such Notes for purchase in the Offers. The distribution of this announcement and the Tender Offer Memorandum in certain jurisdictions may be restricted by law (see "Offer and Distribution Restrictions" below). Persons into whose possession this announcement or the Tender Offer Memorandum comes are required by each of the Offeror, the Dealer Managers and the Tender Agent to inform themselves about and to observe any such restrictions. None of the Offeror, the Dealer Managers or the Tender Agent makes any recommendation as to whether Noteholders should tender Notes pursuant to the Offers or is providing Noteholders with any legal, business, tax, accounting, financial or other advice in this announcement or Tender Offer Memorandum. Noteholders should consult with their own advisers as needed to assist them in making an investment decision and to advise them whether they are legally permitted to offer Notes for cash.

Offer and Distribution Restrictions

United States: The Offers are not being made and will not be made, directly or indirectly, in or into, or by use of the mails of, or by any means or instrumentality of interstate or foreign commerce of, or of any facilities of a national securities exchange of, the United States or to any U.S. Person (as defined in Regulation S of the United States Securities Act of 1933, as amended (each a "U.S. Person")). This includes, but is not limited to, facsimile transmission, electronic mail, telex, telephone, the internet and other forms of electronic communication. Accordingly, copies of this announcement, the Tender Offer Memorandum and any other documents or materials relating to the Offers are not being, and must not be,

directly or indirectly, mailed or otherwise transmitted, distributed or forwarded (including, without limitation, by custodians, nominees or trustees) in or into the United States or to a U.S. Person and the Notes cannot be tendered in the Offers by any such use, means, instrumentality or facility or from or within or by persons located or resident in the United States or by any U.S. Person. Any purported tender of Notes in the Offers resulting directly or indirectly from a violation of these restrictions will be invalid and any purported tender of Notes made by a person located in the United States, a U.S. Person, by any person acting for the account or benefit of a U.S. Person, or by any agent, fiduciary or other intermediary acting on a non-discretionary basis for a principal giving instructions from within the United States will be invalid and will not be accepted.

Neither this Announcement nor the Tender Offer Memorandum is an offer of securities for sale in the United States or to U.S. Persons. Notes may not be offered or sold in the United States absent registration under, or an exemption from the registration requirements of, the Securities Act. The New Capital Securities have not been, and will not be, registered under the Securities Act or the securities laws of any state or other jurisdiction of the United States, and may not be offered, sold or delivered, directly or indirectly, in the United States or to, or for the account or benefit of, U.S. Persons.

Each Noteholder participating in the Offers will represent that it is not a U.S. Person located in the United States and is not participating in the Offers from the United States, or it is acting on a non-discretionary basis for a principal located outside the United States that is not giving an order to participate in the Offers from the United States and who is not a U.S. Person. For the purposes of this and the above paragraphs, "**United States**" means the United States of America, its territories and possessions (including, but not limited to, Puerto Rico, the U.S. Virgin Islands, Guam, American Samoa, Wake Island and the Northern Mariana Islands), any state of the United States of America and the District of Columbia.

United Kingdom: The communication of this announcement, the Tender Offer Memorandum and any other documents or materials relating to the Offers is not being made, and such documents and/or materials have not been approved, by an authorised person for the purposes of section 21 of the Financial Services and Markets Act 2000 (as amended). Accordingly, such documents and/or materials are not being distributed to, and must not be passed on to, the general public in the United Kingdom. The communication of such documents and/or materials as a financial promotion is only being made to, and may only be acted upon by, those persons in the United Kingdom falling within the definition of investment professionals (as defined in Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005, as amended (the "**Financial Promotion Order**")) or persons who are within Article 43(2) of the Financial Promotion Order or any other persons to whom it may otherwise lawfully be made under the Financial Promotion Order.

France: The Offers are not being made, directly or indirectly, in the Republic of France ("**France**") other than to qualified investors (*investisseurs qualifiés*) as referred to in Article L.411-2 1° of the French Code *monétaire et financier* and defined in Article 2(e) of Regulation (EU) 2017/1129 (as amended). None of this announcement, the Tender Offer Memorandum nor any other document or materials relating to the Offers have been or shall be distributed in France other than to qualified investors (*investisseurs qualifiés*) and only qualified investors (*investisseurs qualifiés*) are eligible to participate in the Offers. Each of this announcement, the Tender Offer Memorandum and any other document or material relating to the Offers have not been and will not be submitted for clearance to nor approved by the *Autorité des Marchés Financiers*.

Italy: None of this announcement, the Offers, the Tender Offer Memorandum or any other documents or materials relating to the Offers have been or will be submitted to the clearance procedure of the Commissione Nazionale per le Società e la Borsa ("**CONSOB**"), pursuant to Italian laws and regulations.

The Offers are being carried out in the Republic of Italy ("**Italy**") as an exempted offer pursuant to article 101-bis, paragraph 3-bis of the Legislative Decree No. 58 of 24 February 1998, as amended (the "**Financial Services Act**") and article 35-bis, paragraph 4 of CONSOB Regulation No. 11971 of 14 May 1999, as amended.

Accordingly, Noteholders, or beneficial owners of the Notes that are located in Italy, can tender some or all of their Notes pursuant to the Offers through authorised persons (such as investment firms, banks or financial intermediaries permitted to conduct such activities in Italy in accordance with the Financial Services Act, CONSOB Regulation No. 20307 of 15 February 2018, as amended from time to time, and Legislative Decree No. 385 of September 1, 1993, as amended) and in compliance with applicable laws and regulations or with requirements imposed by CONSOB or any other Italian authority.

Each intermediary must comply with the applicable laws and regulations concerning information duties *vis-à-vis* its clients in connection with the New Capital Securities or the Offers.

General: Neither this announcement nor the Tender Offer Memorandum nor the electronic transmission thereof constitutes an offer to buy or the solicitation of an offer to sell Notes (and tenders of Notes for purchase pursuant to the Offers will not be accepted from Noteholders) in any circumstances in which such offer or solicitation is unlawful. In those jurisdictions where the securities, blue sky or other laws require the Offers to be made by a licensed broker or dealer and any of the Dealer Managers or any of their respective affiliates is such a licensed broker or dealer in any such jurisdiction, the Offers shall be deemed to be made by the relevant Dealer Manager or such affiliate, as the case may be, on behalf of the Offeror in such jurisdiction.

In addition to the representations referred to above in respect of the United States, each Noteholder participating in the Offers will be deemed to give certain representations in respect of the other jurisdictions referred to above and generally as set out in "*Procedures for Participating in the Offers*" in the Tender Offer Memorandum. Any tender of Notes for purchase pursuant to the Offers from a Noteholder that is unable to make these representations will not be accepted.

Each of the Offeror, the Dealer Managers and the Tender Agent reserves the right, in its sole and absolute discretion, to investigate, in relation to any tender of Notes for purchase pursuant to the Offers, whether any such representation given by a Noteholder is correct and, if such investigation is undertaken and as a result the Offeror determines (for any reason) that such representation is not correct, such tender or submission may be rejected.