

NP3 Fastigheter considers issuance of green SEK notes and announces a voluntary conditional tender offer and total redemption of certain outstanding notes

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NP3 Fastigheter AB (publ) (the “**Issuer**” or “**NP3**”) has mandated SB1 Markets, filial i Sverige (“**SB1M**”) and Danske Bank A/S, Danmark, Sverige Filial (“**Danske Bank**”) as joint bookrunners to arrange investor meetings from and including today, on 25 May 2026 to investigate the possibility to issue new green SEK senior unsecured notes with a minimum volume of SEK 300,000,000 and an expected tenor of 3 years under the Issuer’s existing MTN programme (the “**New Green Notes**”). Subject to, inter alia, prevailing market conditions, a capital market transaction may follow.

In connection with the potential issue of the New Green Notes, NP3 is offering holders of the Issuer’s outstanding senior unsecured green floating rate notes, maturing on 14 December 2026 with ISIN SE0020847424 and an outstanding amount of SEK 400,000,000 (the “**Existing Notes**”), to tender their Existing Notes for purchase by the Issuer in cash at a price corresponding to 100.00 per cent. of the nominal amount for the Existing Notes plus any accrued and unpaid interest (the “**Tender Offer**”). The Existing Notes will be repurchased in accordance with the terms and conditions described in a tender information document dated 25 May 2026 (the “**Tender Information Document**”).

The Tender Offer expires at 14:00 CEST on 27 May 2026, unless extended, re-opened, withdrawn or terminated at the sole discretion of the Issuer. Settlement of the Tender Offer is expected to occur on or around 5 June 2026 and to the extent possible on the same day as the settlement of the New Green Notes. The Tender Offer is conditional upon, inter alia, the completion of the issuance of the New Green Notes, as further described in the Tender Information Document.

Holders of Existing Notes accepting the Tender Offer may receive priority in the allocation of the New Green Notes, subject to the terms and conditions set out in the Tender Information Document.

NP3 further announces that the Issuer will exercise its right of early redemption in respect of all Existing Notes, in accordance with the terms and conditions of the Existing Notes (the “**Redemption**”). The Existing Notes not being tendered in the Tender Offer will be redeemed on 15 June 2026 (the “**Redemption Date**”) at a price equal to 100.00 per cent. of the nominal amount of the Existing Notes plus any accrued and unpaid interest (the “**Redemption Price**”). The Redemption Price, including any

accrued and unpaid interest, will be paid to each person who is registered as owner of Existing Notes in the debt register maintained by Euroclear Sweden AB (“**Euroclear**”) at the close of business on 8 June 2026. The Redemption is conditional upon the completion of the issuance of the New Green Notes, as further described in the Notice of Conditional Redemption (as defined below).

The Existing Notes will be delisted from Nasdaq Stockholm’s sustainable bond list in connection with the Redemption.

A notice of conditional redemption (the “**Notice of Conditional Redemption**”) is sent today, on 25 May 2026, to directly registered owners of the Existing Notes in the debt register maintained by Euroclear as of 22 May 2026.

The Issuer will announce by way of press release the outcome of the issuance of New Green Notes and the Tender Offer and whether the conditions for the Redemption are satisfied or otherwise waived.

The Tender Information Document and the Notice of Conditional Redemption are available on the Issuer’s website, via the following link: <https://www.np3fastigheter.se/investerare/obligationslan>

The Issuer has mandated SB1M and Danske Bank to act as dealer managers and joint bookrunners in connection with the issue of the New Green Notes and the Tender Offer and Snellman Advokatbyrå AB acts as legal counsel in the transactions.

Dealer Managers

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***NP3** is a cash flow oriented real estate company focusing on commercial and high yielding investment properties, primarily in northern Sweden. As of 31 March 2026, the property portfolio comprised of 2,379,000 square metres lettable area distributed over 643 properties within the segments industrial, logistics, retail, offices and others. The property portfolio is divided into eight business areas: Sundsvall, Gävle, Dalarna, Östersund, Umeå, Skellefteå, Luleå and Middle Sweden. The property value as of 31 March 2026 amounted to SEK 26.6 billion. The NP3 share is listed on Nasdaq Stockholm, Large Cap. NP3 was founded in 2010 and is based in Sundsvall. Read more on www.np3fastigheter.se.*

Attachments

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