NP3 carries out a directed issue of 2.75 million ordinary shares and thereby raises proceeds of SEK 632.5 million

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The Board of Directors of NP3 Fastigheter AB (publ) (”NP3” or the ”Company”) has, based on the authorisation granted by the Annual General Meeting on 4 May 2022, resolved on a directed issue of 2,750,000 ordinary shares at a price of SEK 230 per share (the ”Share Issue”). The Company will thereby receive proceeds of SEK 632,500,000 before transaction costs. The price in the Share Issue has been determined through a so-called accelerated book building procedure led by ABG Sundal Collier AB (”ABG Sundal Collier”), Nordea Bank Abp, filial i Sverige (”Nordea”) and Swedbank AB (publ) (”Swedbank”) and corresponds to a discount of 5.7 percent in relation to the closing share price on 14 February 2023. In relation to the volume-weighted average share price the last ten trading days up until 14 February 2023, the price in the Share Issue corresponds to a discount of 2.4 percent.

The shares in the Share Issue were offered and allotted to Swedish and international professional and institutional investors. The Share Issue was heavily oversubscribed. The Company’s second largest shareholder, AB Sagax, participated in the Share Issue. In connection with the Share Issue, the Company has undertaken towards ABG Sundal Collier, Nordea and Swedbank, with customary exceptions including e.g. exceptions for share issues of consideration shares in connection with acquisitions, not to issue additional ordinary shares for a period of 180 calendar days after the settlement date of the Share Issue on or around 17 February 2023. Furthermore, the Company’s Board of Directors and management team have undertaken towards ABG Sundal Collier, Nordea and Swedbank, with customary exceptions, not to sell or transfer their ordinary shares in the Company for a period of 90 calendar days after the settlement date of the Share Issue.

The net proceeds from the Share Issue enables the Company to strengthen the balance sheet which will increase flexibility ahead of upcoming loan maturities in the capital markets, and to provide possibilities to carry out accretive investments in existing properties and new construction projects and to capitalise on potential acquisition opportunities.

The Board of Directors has carefully considered the possibility to raise capital through a rights issue and has made the assessment that it currently, for several reasons, is more advantageous for the Company and the shareholders to raise capital through a directed share issue. A rights issue would take significantly longer time to execute, which could reduce the Company's financial flexibility and prevent the Company from seizing potential business opportunities, especially in the current volatile market environment. Furthermore, the Company wishes to expand and strengthen its base of institutional and professional shareholders, with the aim of further strengthening the liquidity of the Company's share and broadening the base of financially strong shareholders further. In the current volatile market environment – which may entail that the prerequisites for capital raises can change rapidly – the Company wishes to ensure a strong balance sheet and seize the opportunity of a capital raise from institutional and professional investors that is favourable to the Company and its shareholders, which the Board of Directors and the Company’s advisors now assess to exist. In view of this, it is the overall assessment of the Board of Directors that it is in the Company’s and its shareholders’ interests to carry out the Share Issue with deviation from the main rule of shareholders' pre-emptive rights.

The Board of Directors' assessment is that the issue price in the Share Issue is on market terms since, *inter alia*, it was determined through an accelerated book building procedure and thus reflects prevailing market conditions and investor demand.

As a result of the Share Issue, the total number of shares in the Company will increase from 92,607,856 shares to 95,357,856 shares divided on 57,357,856 ordinary shares and 38,000,000 preference shares and the Company's share capital increases from SEK 324,127,496 to SEK 333,752,496. The Share Issue entails a dilution of 2.9 percent of the shares and 4.5 percent of the votes in relation to the total number of shares and votes in the Company, respectively, after the Share Issue. For administrative reasons the Share Issue will be subscribed for by Swedbank at the quota value to arrange and advance the delivery of ordinary shares to the investors in the Share Issue.

Advisors

ABG Sundal Collier, Nordea and Swedbank are Joint Global Coordinators and Joint Bookrunners in connection with the Share Issue. Hannes Snellman is legal advisor to NP3 and Baker McKenzie is legal advisor to the Joint Global Coordinators and Joint Bookrunners in connection with the Share Issue.

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This information is information that NP3 Fastigheter 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, on 14 February 2023 at 22.40 CET.

Important information

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This press release does not identify or suggest, or purport to identify or suggest, the risks (direct or indirect) that may be associated with an investment in NP3's shares. Any investment decision in connection with the Share Issue must be made on the basis of all publicly available information relating to the Company and the Company's shares. Such information has not been independently verified by ABG Sundal Collier, Nordea or Swedbank. The information contained in this press release is for background purposes only and does not purport to be full or complete. No reliance may be placed for any purpose on the information contained in this press release or its accuracy or completeness. ABG Sundal Collier, Nordea and Swedbank are acting for the Company in connection with the Share Issue and no one else and will not be responsible to anyone other than the Company for providing the protections afforded to its clients nor for giving advice in relation to the Share Issue or any other matter referred to herein.

This press release does not constitute a recommendation concerning any investor's decision with respect to the Share Issue. Each investor or prospective investor should conduct his, her or its own investigation, analysis and evaluation of the business and information described in this press release and all publicly available information. The price and value of securities can go down as well as up. Past performance is not a guide to future performance.

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NP3 *is a cash flow oriented real estate company focusing on commercial and high yielding investment properties, mainly in northern Sweden. As of 31 December 2022 the property portfolio comprised 1,950,000 square metres lettable area distributed over 488 real estate properties within the segments retail, industrial, logistics, offices and others. The property portfolio is divided into eight business areas: Sundsvall, Gävle, Dalarna, Östersund, Umeå, Skellefteå, Luleå and mid-Sweden. The property value as of 31 December 2022 amounted to SEK 19,805m. 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.*