

NOTICE OF CONDITIONAL REDEMPTION

**by NP3 Fastigheter AB (publ) of its
2023/2026 Senior Unsecured Floating Rate Green Notes
with ISIN SE0020847424**

To: **The Noteholders and the Agent under the Final Terms (as defined below)**

Date: **25 May 2026**

We refer to the SEK 400,000,000 senior unsecured floating rate green notes 2023/2026 with ISIN SE0020847424 (the “**Notes**”) issued by NP3 Fastigheter AB (publ) (the “**Issuer**”) and to the final terms for such Notes dated 8 September 2023 (the “**Final Terms**”).

All capitalised terms used herein and not otherwise defined in this notice shall have the meaning assigned to them in the Final Terms.

Subject to the satisfaction of the Financing Condition (as defined below), notice is hereby given pursuant to Clause 14 (*Voluntary total redemption (call option)*) of the Final Terms, that the Issuer is exercising its option to redeem in full all outstanding Notes which are not being tendered in the tender offer announced by the Issuer on the date hereof on 15 June 2026 (the “**Redemption Date**”), at a redemption price of 100.00 per cent. of the Nominal Amount, together with accrued but unpaid interest (the “**Redemption Amount**”) (the “**Conditional Redemption**”).

The record date on which any holder must hold any Note to be entitled to receive payment of the Redemption Amount is 8 June 2026 (the “**Record Date**”).

The Conditional Redemption is conditional upon a successful issue of new SEK denominated senior unsecured green floating rate notes issued by the Issuer with a minimum volume of SEK 300,000,000, subject to market conditions (the “**Financing Condition**”). The redemption of the Notes and the giving of this Notice of Conditional Redemption, is subject to and conditioned upon the satisfaction of the Financing Condition, and the Issuer shall not, and shall have no obligation to, redeem any of the Notes pursuant this Notice of Conditional Redemption unless the Financing Condition has been satisfied or waived on or prior to the Record Date.

The Issuer shall inform the Agent and Noteholders by way of a press release at least one (1) business day prior to the Record Date if the Financing Condition is met or will not be satisfied or waived.

If the Financing Condition is not satisfied or waived on or prior to the Record Date, the Notes will remain outstanding and interest will continue to accrue in accordance with the Final Terms.

This notice of conditional voluntary total redemption has been published by the Issuer on its website on the date hereof and will be sent on the date hereof to the Noteholders directly registered as of 22 May 2026 in the debt register (Sw. *skuldbok*) kept by Euroclear Sweden. If you are an authorised nominee under the Swedish Central Securities Depositories and Financial Instruments Accounts Act or if you otherwise are holding Notes on behalf of

someone else on a securities account, please forward this notice to the Noteholder you represent as soon as practicable.

NP3 Fastigheter AB (publ)

For more information, please contact:

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