

## NP3 Fastigheter AB (publ)

### Final Terms

#### for Loan number 108

#### under NP3 Fastigheter AB (publ)'s Swedish MTN Programme (the "MTN Programme")

The following are the final terms and conditions ("Final Terms") of Loan no. 108 (the "Loan") that NP3 Fastigheter AB (publ), reg. no. 556749-1963, (the "Issuer") issues in the capital market under the MTN Programme.

The general terms and conditions dated 22 June 2023 (the "General Terms and Conditions") set out in the Issuer's base prospectus dated, approved and registered with the Swedish Financial Supervisory Authority on 19 June 2025, as supplemented on 21 May 2026, prepared by the Issuer in accordance with Article 8 of the Regulation (EU) 2017/1129 "Prospectus Regulation" (the "Base Prospectus") and the Final Terms set forth below shall apply to the Loan. Unless otherwise stated, definitions used in these Final Terms shall have the meaning set forth in the General Terms and Conditions or otherwise in the Issuer's Base Prospectus, including any published supplemental prospectus prepared for the MTN Programme from time to time in accordance with the Prospectus Regulation.

This document constitutes the Final Terms for the Loan and has been prepared in accordance with Article 8.4 of the Prospectus Regulation. Complete information regarding the Issuer and the Loan may only be obtained through a reading of the Final Terms together with the Base Prospectus. The Issuer's Green Bond Framework, the Base Prospectus and any supplemental prospectus are available on the Issuer's website ([www.np3fastigheter.se](http://www.np3fastigheter.se)).

#### GENERAL

1. **Loan number:** 108
  - (i) Tranche number: 1
2. **Aggregate Nominal Amount:**
  - (i) For the Loan: SEK 500,000,000
  - (ii) Tranche 1: SEK 500,000,000
3. **Price per Note:** 100.00 % of the Nominal Amount
4. **Currency:** SEK
5. **Nominal Amount:** SEK 1,250,000
6. **Issue Date:** 5 June 2026
7. **Interest Commencement Date:** Issue Date
8. **Maturity Date:** 21 June 2029
9. **Voluntary total redemption (call option):** Further details specified under paragraph 15
10. **Interest structure:** Floating Rate (FRN)

11. **Basis for calculation of interest:** Nominal Amount

#### **BASIS FOR CALCULATION OF RETURN**

12. **Fixed Interest Rate** Not applicable

13. **Floating Rate (FRN):** Applicable

(i) Base Rate: Three months STIBOR

(ii) Margin: 2.00 % *per annum*

(iii) Interest Determination Date: Two Business Days prior to the first day of each Interest Period, commencing on 3 June 2026

(iv) Interest Period: Period from (but excluding) 5 June 2026 up to and including 5 September 2026 (the first interest period) and thereafter each period of approximately three months with the final day on an Interest Payment Date

(v) Interest Payment Date(s): 5 September, 5 December, 5 March and 5 June of each year, the first time on 5 September 2026 and the last time on 21 June 2029. However, if such a day is not a Business Day, the Interest Payment Date shall instead be the next Business Day provided that such Business Day does not fall in the new calendar month, in which case the Interest Payment Date shall be the preceding Business Day

(vi) Day Count Convention: Actual/360

(vii) Risk factors: In accordance with the risk factor with the heading “*Notes with floating interest rate*” in the Base Prospectus

#### **REPAYMENT**

14. **Amount with which Notes are to be repaid on the Maturity Date:** 100.00 % of the Nominal Amount

15. **Voluntary total redemption (call option):** Applicable

The Issuer may redeem all, and not some only, of the outstanding Notes in accordance with Clause 8.2 in the General Terms and Conditions on any Business Day falling on or after 24 months after the Issue Date but before the Maturity Date at:

(a) 100.600 per cent. of the Nominal Amount if the call option is exercised on or after the date falling 24 months after the Issue Date to, but not including, the date falling 27 months after the Issue Date;

(b) 100.400 per cent. of the Nominal Amount if the call option is exercised on or after the date falling 27 months

after the Issue Date to, but not including, the date falling 30 months after the Issue Date;

- (c) 100.00 per cent. of the Nominal Amount if the call option is exercised on or after the date falling 30 months after the Issue Date to, but not including, the Maturity Date.

## MISCELLANEOUS

16. **Green Notes:** Applicable
- Green Bond Framework dated April 2026 is applicable in relation to this Loan
- (i) Risk factors: In accordance with the risk factor with the heading “*Risks related to Green Notes*” in the Base Prospectus
17. **Sustainability-Linked Notes** Not applicable
18. **Issuing Dealer(s):** Danske Bank A/S, Danmark, Sverige Filial and SB1 Markets, filial i Sverige
19. **Administrative Agent:** Nordic Trustee & Agency AB (publ)
20. **CSD:** Euroclear (Sweden) AB
21. **Admission to trading:** Applicable
- (i) Regulated Market: An application for registration will be submitted to the Sustainable bond list of Nasdaq Stockholm
- (ii) Estimate of all costs in conjunction with admission to trading: SEK 70,000
- (iii) Total number of Notes admitted to trading: 400
- (iv) Earliest date for admission to trading: Tranche 1: Issue Date
22. **ISIN:** ISIN SE0029277508
23. **Common Code:** Not applicable
24. **Credit rating for Loan:** Not applicable
25. **Resolution as basis for the Issue:** Resolution to issue the Loan was made on 27 May 2026 based on authorisation from the Issuer’s board of directors made on 18 June 2025
26. **Interests of natural or legal persons involved in the issue:** Other than the compensation paid to the Issuing Dealers based on their participation in the MTN Programme and this issue,

the Issuer is not aware of any persons involved with any interest of significance to the issue

27. **Information from third parties:** Not applicable
28. **Use of proceeds:** An amount equal to the Net Proceeds shall be used in accordance with the Issuer's Green Bond Framework, including financing or refinancing of green properties and investments in energy efficiency, and refinancing of the Issuer's outstanding notes with ISIN SE0020847424, including financing the repurchase of SEK 67,500,000 of such notes
29. **Net Proceeds:** SEK 500,000,000 less customary transaction costs and fees

The Issuer confirms that it has disclosed all material events after the date of this MTN Programme regarding the Base Prospectus that could affect the market's perception of the Issuer.

The Issuer further confirms that the above Final Terms are applicable to the Loan, together with the General Terms and Conditions, and undertakes accordingly to pay principal and, where applicable, interest.

28 May 2026

**NP3 FASTIGHETER AB (PUBL)**

*The Issuer*  
**NP3 Fastigheter AB (publ)**

*The Agent*  
**Nordic Trustee & Agency AB (publ)**

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Name:

  
\_\_\_\_\_  
Name: Anna Litewka

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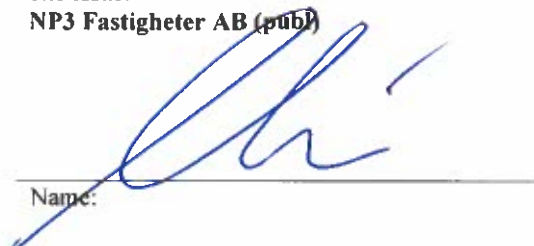
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28 May 2026

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Name: \_\_\_\_\_

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Name: