

## Tender Application Form

On 25 May 2026, NP3 Fastigheter AB (publ), Reg. No. 556749-1963 (the “**Issuer**”) made an announcement (see press release dated 25 May 2026 at [www.np3fastigheter.se](http://www.np3fastigheter.se), the “**Press Release**”), inviting the holders (including any beneficial owners who hold their Notes (as defined below) via nominees or custodians) (the “**Noteholders**”) of the Issuer’s outstanding notes set out below (the “**Notes**”) to tender their Notes for purchase by the Issuer (however, subject to certain terms and conditions (including a financing condition) as further set out in the Tender Information Document, as defined below)) (the “**Tender Offer**”). The details and complete terms and conditions for the consummation of the Tender Offer are set out in a tender information document (the “**Tender Information Document**”), a copy of which is enclosed to this Tender Application Form as [Appendix I](#) (*Tender Information Document*) and also published on the Issuer’s website.

Description of the Notes / ISIN / Outstanding Amount / Minimum Denomination / Purchase Price

2023/2026 Sr Unsec Green FRN / ISIN SE0020847424 / SEK 400,000,000 / SEK 1,250,000 / 100.00 %

The Issuer will also pay an amount equal to any accrued and unpaid interest on the Notes in accordance with the terms and conditions of the Notes.

In connection with the Tender Offer, the Issuer intends to issue new SEK denominated senior unsecured green floating rate notes with an expected issue size of a minimum volume of SEK 300,000,000 and expected tenor of 3.0 years, maturing on 21 June 2029 (the “**New Notes**”), subject to market conditions. The Issuer has mandated each of Danske Bank A/S, Danmark, Sverige Filial (“**Danske Bank**”) and SB1 Markets, filial i Sverige (“**SB1M**”) as dealer managers and joint bookrunners in respect of the issuance of the New Notes.

**All words and expressions defined in the Tender Information Document shall have the same meanings in this Tender Application Form, unless separately defined herein.**

### Tender Instructions

Danske Bank and SB1M have been appointed to act as dealer managers for the Tender Offer (hereinafter, the “**Dealer Managers**” and each a “**Dealer Manager**”). The Dealer Managers will only accept tenders of Notes for purchase pursuant to the Tender Offer which are made by way of the submission of valid Tender Instructions (as defined below) in accordance with the procedures set out in this section “*Tender Instructions*”.

To tender Notes for purchase pursuant to the Tender Offer, a Noteholder should either (i) deliver a valid and duly executed tender application form in the form set out below (the “**Tender Application Form**”) to any of the Dealer Managers, (ii) place an application by e-mail or telephone (recorded by the relevant Dealer Manager) or (iii) place an application by the messenger service of Bloomberg L.P. (or other equivalent messenger services), in each case with such accompanying confirmations as might be requested by the Dealer Manager, to a Dealer Manager before the Expiration Date (as defined in the Tender Information Document) (a “**Tender Instruction**”). Tender Instructions must be submitted in a minimum principal amount of Notes of no less than the minimum denomination of the Notes (SEK 1,250,000), and may thereafter be submitted in integral multiples of SEK 1,250,000.

The tendering of Notes in the Tender Offer will be deemed to have occurred upon receipt by a Dealer Manager of a valid and duly executed Tender Instruction before the Expiration Date (as defined in the Tender Information Document).

A valid and duly executed Tender Instruction submitted in accordance with these procedures is irrevocable, except in the situation where the Dealer Managers amend the applicable Purchase Price and such amendment has an adverse effect for the Noteholders.

Only Noteholders who are clients of, and can execute a secondary trade upon settlement with, a Dealer Manager with all required know your customer (KYC) and similar documentation in place to the satisfaction of the relevant Dealer Manager (“**Eligible Holders**”) may submit Tender Instructions.

By submitting a Tender Instruction to a Dealer Manager, each Noteholder agrees to sell its respective Notes to such Dealer Manager on the Settlement Date at the Purchase Price as outlined in the Press Release and the Tender Information Document provided that the Notes are accepted for purchase by the relevant Dealer Manager on behalf of the Issuer. In respect of (ii) and (iii) as set out in the definition of Tender Instruction above, such Dealer Manager may request that the order is subsequently confirmed by execution of a Tender Application Form and may if the Noteholder fails to satisfy such requirement, in its sole discretion, disregard the tender application, without any liability towards the Noteholder).

## Offer to holders of debt instruments – Tender Application Form

Acceptance period for the Tender Offer: From 25 May 2026 to 27 May 2026 at 14.00 CEST.

This application form may be sent to one of the Dealer Managers set out below:

Danske Bank A/S, Danmark, Sverige Filial  
E-mail: [dcm\\_admin@danskebank.se](mailto:dcm_admin@danskebank.se)

SB1 Markets, filial i Sverige  
E-mail: [dcm.liability.management@sb1markets.com](mailto:dcm.liability.management@sb1markets.com)

Noteholders interested in subscribing for the New Notes may further contact their regular sales contacts with either Danske Bank or SB1M for further information.

**The Tender Application Form should be sent by e-mail to one of the e-mail addresses provided above or a valid Tender Instruction shall be provided over recorded telephone or through the message service Bloomberg L.P. as agreed with a Dealer Manager so it is received by Danske Bank or SB1M no later than 14.00 CEST on 27 May 2026 (the “Expiration Date”). Late Tender Instructions may be deemed invalid and may not be accepted.**

In addition to the applicable Purchase Price for the Tender Offer, announced in the Press Release and set forth in the Tender Information Document, any Eligible Holder whose tender is accepted will also receive accrued and unpaid interest in accordance with the terms and conditions of the Notes until the settlement date of the Tender Offer, which is expected to occur at or around 5 June 2026 (the “**Settlement Date**”). To the extent possible, the Settlement Date will fall on the same date as the settlement of the New Notes, such Settlement Date to be communicated as part of the New Notes book building process.

I hereby tender (only in multiples of SEK 1,250,000) Notes as specified below in accordance with the terms and conditions contained in the Tender Information Document.

**By signing this Tender Application Form or otherwise providing a valid Tender Instruction by recorded telephone or through the message service of Bloomberg L.P. as agreed with a Dealer Manager, agreement is given to the following:**

- I accept the Tender Offer regarding the below-mentioned Notes;
- I have read and accept the information in the Tender Offer. I have read and approve the terms and conditions of the Tender Offer and I make the following representations and warranties to the relevant Dealer Manager and the Issuer:
  - I confirm that I am not a person to whom it is unlawful to make an invitation pursuant to the Tender Offer under applicable securities laws and I have (before submitting, or arranging for the submission on my behalf, as the case may be, of this Tender Instruction in respect of the Notes I am tendering for purchase, as applicable) complied with all laws and regulations applicable to me for the purposes of my participation in the Tender Offer. In particular, I confirm that I am not domiciled, or have a registered address in, the United States, United Kingdom or in any other country in which participation in the Tender Offer is in breach of applicable laws, and that the order has not been sent from any of these countries and that I am not acting on behalf of any person in such a country;
  - I confirm that I fully own and am the lawful holder of my Notes and that I have obtained all necessary consents, authorisations, approvals and/or permissions required (if applicable) under the applicable laws or regulations in any jurisdiction in order to execute and deliver this Tender Instruction, that any Notes tendered and accepted for purchase by the Issuer are freely transferable with full title free from all pledges, liens, charges and encumbrances, not subject to any adverse claim and together with all rights attached to such Notes and that there are no other obstacles to the sale of my Notes on the Settlement Date;
  - I confirm that I am an Eligible Holder (as defined above) to a Dealer Manager and that I will sell the Notes tendered to such Dealer Manager on the Settlement Date at the Purchase Price stated in the Press Release and the Tender Information Document, provided that the Notes are accepted for purchase by the Issuer;
  - I confirm that this Tender Instruction constitutes clear and distinct instructions to the relevant Dealer Manager upon which it may rely without investigation;
  - I undertake not to sell any Notes for which I have accepted the Tender Offer (other than pursuant to the Tender Offer) during the period from the date of this Tender Instruction until the earlier of (i) the Settlement Date, (ii) a cancellation of the Tender Offer, or (iii) (to the extent permitted hereunder) a revocation of this Tender Instruction;
  - I confirm that no information has been provided to me by the Issuer, the Dealer Managers or their respective directors, employees of affiliates, with regard to the tax consequences arising from the purchase of the Notes by the Issuer pursuant to the Tender Offer or the receipt by the Noteholder of the applicable Purchase Price, and I acknowledge that I am solely liable for any taxes and similar or related payments imposed on me under the laws of any applicable jurisdiction as a result of its participation in the Tender Offer and I agree that I will not and do not have any right of recourse (whether by way of reimbursement, indemnity or otherwise) against the Issuer, the Dealer Managers or any of their respective directors, employees or affiliates, or any other person in respect of such taxes and payments;

- I confirm that I have had access to such financial and other information concerning the Notes, and have consulted with my own legal, regulatory, tax, business, investment, financial and accounting advisers, as I deem necessary or appropriate, in order for me to make an informed decision with respect to the tendering of Notes for purchase in the Tender Offer; I am not relying on any communication (written or oral) made by any party involved in the Tender Offer or any such party's affiliates as constituting a recommendation to tender Notes in the Tender Offer; and I am able to bear the economic risks of participating in the Tender Offer.
- I accept that the Issuer is under no obligation to accept tenders of Notes for purchase pursuant to the Tender Offer, and accordingly such tender may be accepted or rejected by the Issuer in its sole discretion and for any reason;
- I confirm that all authority conferred or agreed to be conferred pursuant to my acknowledgements, agreements, representations, warranties and undertakings, and all of my obligations shall be binding upon my successors, assigns, heirs, executors, trustees in bankruptcy and legal representatives, and shall not be affected by, and shall survive, my death or incapacity; and
- I confirm that I am in compliance with Sanctions Laws and that I am not (i) a Restricted Party or otherwise subject to any Sanctions Laws, (ii) acting on behalf, or for the benefit, of a Restricted Party, (iii) involved in any transaction through which I am likely to become a Restricted Party or (iv) subject to or involved in any inquiry, claim, action, suit, proceeding or investigation against me with respect to Sanctions Laws enacted by any Sanctions Authority.

For the purposes of the above:

- **"Restricted Party"** shall mean any entity or individual; (i) that is listed on any Sanctions List (whether designated by name or by reason of being included in a class/category of persons), (ii) that is domiciled, registered as located or having its main place of business in, or is incorporated under the laws of a Sanctioned Country, or (iii) that is directly or indirectly owned or controlled by, or acting on behalf of, a person referred to in paragraph (i) and/or (ii) above.
  - **"Sanctioned Country"** shall mean a country or territory subject to a general export, import, financial or investment embargo under any Sanctions Laws.
  - **"Sanctions Authority"** shall mean the United Nations, the European Union, the member states of the European Economic Area, the United Kingdom, the United States of America (including OFAC) and any authority acting on behalf of any of them in connection with Sanctions Laws (including His Majesty's Treasury Revenue and Customs) and any authority acting on behalf of any of the above in connection with Sanctions Laws.
  - **"Sanctions Laws"** shall mean the economic or financial sanctions laws and/or regulations, trade embargoes, prohibitions, restrictive measures, decisions, executive orders or notices from regulators implemented, adapted imposed, administered, enacted and/or enforced by any Sanctions Authority.
  - **"Sanctions List"** shall mean any list of persons or entities published in connection with Sanctions Laws by or on behalf of any Sanctions Authority.
- I understand that the Tender Offer will only be accepted if the New Financing Condition and all other conditions set forth in the Tender Information Document are fulfilled.
  - I am informed, and give my consent to, the handling of personal data provided in this Tender Application Form by the Dealer Managers as set forth below.
  - I understand and accept that the Dealer Managers make no undertaking, representation or warranty, express or implied, regarding the accuracy or completeness of the documentation pertaining to the Tender Offer and any other information (whether written or oral), concerning the Issuer or the Tender Offer received by the undersigned, whether such information was received through the Dealer Managers or otherwise, and I acknowledge that I have not been induced to execute this Tender Application Form by any representation, warranty or undertaking by any of the aforementioned. The Dealer Managers hereby expressly disclaim any liability whatsoever towards the undersigned in connection with the Tender Offer and the undersigned understands and expressly agrees that it is participating in the Tender Offer on this basis.
  - I understand that the relevant Dealer Manager is a financial institution, offering a broad range of banking- and investment services and I acknowledge and accept that the Dealer Managers may from time to time provide financing or other banking- and investment products or services to the Issuer and may thereby, as well as a result of other activities (including corporate finance, analysis and stock broking), have interests and act in a manner which is conflicting with the interests of Noteholders.
  - I confirm that I am responsible for executing a sell order towards the Dealer Managers (to whom I am an Eligible Holder) to the account I have agreed with my sales contact of the tendered Notes with settlement on the Settlement Date, once such Dealer Manager confirms the acceptance of Notes and whether the Notes will be accepted in full or down-scaled.

**Notes:****Tendered amount (SEK):**

SE0020847424	
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**Information regarding the Noteholder (mandatory)**

Noteholder's full name/ Company name	
Name of contact person with Noteholder	
Telephone (day time)	Telefax (voluntary)
E-mail address	
Street address etc. (private purchasers: state home address)	
Postal code and area, country	
Settlement Details (Euroclear or Clearstream Account Number)	
Sales contact	
The bank the sales contact represents	
Date of birth and national ID number (10 digits)/company registration number <b>(MUST BE COMPLETED)</b>	
Legal Entity Identifier ("LEI")/National Client Identifier ("NID") <b>(MUST BE COMPLETED) *</b>	

*\* A LEI number is a global identification code for legal entities and a NID number is a global identification code for natural persons. As a result of MiFID II/MIFIR, all legal entities and natural persons need a LEI/NID code in order to participate in financial transactions from 3 January 2018.*

*The Dealer Managers have the right to disregard the application, without any liability towards the Noteholder, if a LEI or a NID number or any other compulsory information requested in this Tender Application Form is not filled in. Notwithstanding the aforementioned, in case LEI or NID number or other compulsory information is not filled in by the Noteholder, the Dealer Managers reserve the right to obtain such information through publicly available sources and use such number in the Tender Application Form.*

The personal data provided by the Noteholder in connection with this Tender Instruction and the Tender Offer or which is otherwise registered in connection with this Tender Application Form is processed by the Dealer Managers to administer the Tender Offer and to ensure that the Dealer Managers are able to fulfill their obligations thereunder. Any personal data may also be processed by other companies with which Danske Bank and SB1M co-operate and Clearstream's or Euroclear's Central Securities Depository Registry and may be revealed to the Issuer for the purpose of finalizing the Tender Offer. A Noteholder can request to receive information about collected personal data, and the processing of such, from the Dealer Managers. A Noteholder may also request a correction of incorrect or misleading information. For information on the Dealer Managers' processing of personal data, please see the website of the Dealer Managers or ask the Dealer Managers for further information.

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**Application date and place**


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**Binding signature and specification of whether signed by custodian or beneficial owner**

The Noteholder must be of age. For corporate entities, documentation in form of company certificate of registration and (if utilized) a power of attorney must be enclosed.

**Appendix I – Tender Information Document**

[To be included]