

Detta informationsblad till obligationsinnehavarna är endast utformat på engelska.

Sundsvall, 18 September 2023

To the bondholders in:

ISIN: SE0014956686 – NP3 Fastigheter AB (publ) maximum SEK 800,000,000 senior unsecured callable floating rate green bonds 2020/2024

NOTICE OF EARLY REDEMPTION

This notice of early redemption (the “Notice”) has been sent on 18 September 2023 to Holders directly registered as of 15 September 2023 in the debt register (Sw. *skuldbok*) kept by the CSD. If you are an authorised nominee under the Swedish Central Securities Depositories and Financial Instruments Accounts Act or if you otherwise are holding Bonds on behalf of someone else on a securities account, please forward this Notice to the Holder you represent as soon as possible.

Reference is made to the terms and conditions of the abovementioned bond issue (the “**Bonds**”) issued by NP3 Fastigheter AB (publ) (the “**Issuer**”) initially on 17 September 2020 in accordance with the terms and conditions for the Bonds (the “**Terms and Conditions**”).

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

The Issuer hereby gives notice to all Holders of the Issuer’s outstanding Bonds for early redemption of the Bonds in full in accordance with Clause 11.3 (*Early voluntary redemption by the Issuer (call option)*) in the Terms and Conditions (the “**Redemption**”). The Redemption Date is set to 12 October 2023 and the Record Date for the early redemption will be 5 October 2023, *i.e.* five (5) Business Days prior to the Redemption Date.

All outstanding Bonds will be redeemed at the redemption price of one hundred (100.00) per cent. of the total outstanding Nominal Amount (*i.e.*, SEK 1,250,000 per Bond).

Any accrued and unpaid interest will also be paid in respect of the Bonds in accordance with the Terms and Conditions. The redemption amount together with accrued and unpaid interest up to and including the Redemption Date will be paid to each person who is registered as owner of Bonds in the debt register maintained by Euroclear Sweden at end of business on the Record Date.

In connection with the Redemption, the Bonds will be delisted from Nasdaq Stockholm.

This Notice of early redemption is irrevocable and is governed by Swedish law. This Notice is for information purposes only and is not to be construed as an offer to purchase or sell or a solicitation of an offer to purchase or sell with respect to any securities of the Issuer.

For further information, please contact the Issuer at:

Andreas Wahlén, CEO
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Sundsvall, 18 September 2023

NP3 Fastigheter AB (publ)