

NP3 Fastigheter AB (publ)

Final Terms

for Loan number 106

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. 106 (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, 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).

GENERAL

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| 1. | Loan number: | 106 |
| | (i) Tranche number: | 1 |
| 2. | Aggregate Nominal Amount: | |
| | (i) For the Loan: | SEK 400,000,000 |
| | (ii) Tranche 1: | SEK 400,000,000 |
| 3. | Price per Note: | 100.00 % of the Nominal Amount |
| 4. | Currency: | SEK |
| 5. | Nominal Amount: | SEK 1,250,000 |
| 6. | Issue Date: | 3 September 2025 |
| 7. | Interest Commencement Date: | Issue Date |
| 8. | Maturity Date: | 3 December 2028 |
| 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:	2.15 % <i>per annum</i>
(iii)	Interest Determination Date:	Two Business Days prior to the first day of each Interest Period, commencing on the 1 September 2025
(iv)	Interest Period:	Period from (but excluding) 3 September 2025 up to and including 3 December 2025 (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):	3 September, 3 December, 3 March and 3 June of each year, the first time on 3 December 2025 and the last time on 3 December 2028. 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 “ <i>Notes with floating interest rate</i> ” 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 twenty-seven (27) months after the Issue Date but before the Maturity Date at:

- (a) 100.645 per cent. of the Nominal Amount if the call option is exercised on or after the date falling twenty-seven (27) months after the Issue Date to, but not including, the date falling thirty (30) months after the Issue Date;
- (b) 100.430 per cent. of the Nominal Amount if the call option is exercised on or after the date falling thirty (30) months after the Issue Date to, but not including, the

date falling thirty-three (33) months after the Issue Date;

- (c) unless paragraph (d) below applies, 100.215 per cent. of the Nominal Amount if the call option is exercised on or after the date falling thirty-three (33) months after the Issue Date to, but not including, the Maturity Date; and
- (d) 100.00 per cent. of the Nominal Amount if the call option is exercised on or after the date falling thirty-three (33) months after the Issue Date to, but not including, the Maturity Date, provided that such early redemption is financed in full or in part by way of the Issuer issuing Market Loans.

MISCELLANEOUS

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| 16. | Green Notes: | Applicable |
| | | Green Bond Framework dated September 2023 is applicable in relation to this Loan |
| | (i) Risk factors: | In accordance with the risk factor with the heading “ <i>Risks related to Green Notes</i> ” in the Base Prospectus |
| 17. | Sustainability-Linked Notes | Not applicable |
| 18. | Issuing Dealer(s): | Swedbank AB (publ) and Danske Bank A/S, Danmark, Sverige Filial |
| 19. | Administrative Agent: | Danske Bank A/S, Danmark, Sverige Filial |
| 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: | 320 |
| | (iv) Earliest date for admission to trading: | Tranche 1: Issue Date |
| 22. | ISIN: | ISIN SE0026141137 |
| 23. | Common Code: | Not applicable |
| 24. | Credit rating for Loan: | Not applicable |

25. **Resolution as basis for the Issue:** The Issuer's board of directors resolved to issue the Loan 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 refinancing of the Issuer's outstanding notes with ISIN SE0020051555
29. **Net Proceeds:** SEK 400,000,000 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 August 2025

NP3 FASTIGHETER AB (PUBL)

The Issuer
NP3 Fastigheter AB (publ)


Name: **Håkan Vallin**

The Agent
Nordic Trustee & Agency AB (publ)

Name:

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28 August 2025

NP3 FASTIGHETER AB (PUBL)

The Issuer
NP3 Fastigheter AB (publ)

The Agent
Nordic Trustee & Agency AB (publ)

Name:



Name **Victor Schander**