

## NOTICE OF EARLY REDEMPTION

### by NP3 Fastigheter AB (publ) of its 2023/2026 Senior Unsecured Floating Rate Notes with ISIN SE0020051555

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

Date: **3 September 2025**

We refer to the SEK 500,000,000 senior unsecured floating rate notes 2023/2026 with ISIN SE0020051555 (the “**Notes**”) issued by NP3 Fastigheter AB (publ) (the “**Issuer**”), of which the Issuer as of today is itself the holder of SEK 347,500,000, and to the final terms for such Notes dated 4 April 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.

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 on 13 October 2025, at a redemption price of 100.00 per cent. of the Nominal Amount, together with accrued but unpaid interest (the “**Redemption Amount**”) (the “**Redemption**”). The Redemption is financed by way of the Issuer issuing a Market Loan.

The record date on which any holder must hold any Note to be entitled to receive payment of the Redemption Amount is 6 October 2025 (the “**Record Date**”).

This notice of voluntary total redemption has been published by the Issuer on its website on the date hereof and will be sent on 3 September 2025 to the Noteholders directly registered as of 2 September 2025 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:

NP3 Fastigheter AB (publ)  
Håkan Wallin, CFO,  
Email: [hakan.wallin@np3fastigheter.se](mailto:hakan.wallin@np3fastigheter.se)

---