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## Nyfosa contemplates to issue senior unsecured green bonds, announces a tender offer for its outstanding senior and hybrid bonds, and announces its future intention of redemption

Nyfosa AB ("**Nyfosa**" or the "**Company**") has mandated Nordea Bank Abp, ("**Nordea**") and Skandinaviska Enskilda Banken AB (publ) ("**SEB**"), as arrangers and joint bookrunners, to evaluate the conditions for issuing senior unsecured floating rate green bonds in a minimum amount of SEK 400 million and with a maturity of approximately 3.3 years (the "**New Green Bonds**"). Subject to prevailing market conditions, a capital markets transaction may follow.

In connection with the contemplated issue of the New Green Bonds, Nyfosa will offer holders of the Company's outstanding senior bonds 2023/2026 with ISIN SE0020052967 maturing in April 2026 (the "**Senior Bonds**"), and holders of the Company's subordinated hybrid bonds issued in November 2021 with ISIN SE0017084486 (the "**Hybrid Bonds**" and together with the Senior Bonds, the "**Outstanding Bonds**") to tender any and all of their Outstanding Bonds for repurchase by the Company for cash whereby Nyfosa repurchases Senior Bonds at a price of 101.60 percent of the nominal amount and the Hybrid Bonds at a price of 101.30 percent of the nominal amount, in each case plus accrued but unpaid interest (the "**Tender Offer**").

The Tender Offer expires at the later of 11:00 CEST on 10 June 2025 or the pricing of the New Green Bonds unless extended, reopened, withdrawn or terminated at the discretion of the Company. Settlement of the Tender Offer is expected to occur on or about 12 June 2025 and is expected to coincide with the settlement date of the New Green Bonds to the extent possible. In connection with the allotment of the New Green Bonds, the Company will consider, inter alia, whether the investor seeking allotment of the New Green Bonds has validly participated in the Tender Offer.

Full details of the Tender Offer are set out in a document dated 2 June 2025 (the "**Tender Document**") which is available on Nyfosa's website, [www.nyfosa.se/en](http://www.nyfosa.se/en).

### Nyfosa

- Besöksadress Hästholmsvägen 28, 131 30 Nacka Telefon 08 406 64 00
- Postadress Box 4044, 131 04 Nacka. E-post [info@nyfosa.se](mailto:info@nyfosa.se)

In relation to the contemplated issuance of the New Green Bonds and the Tender Offer, Nyfosa announces its future intention to redeem the Senior Bonds in accordance with their terms, at a price equal to 100 percent of the nominal amount plus accrued and unpaid interest. Such early redemption of the Senior Bonds is intended to take place on or about, but not prior to, 17 October 2025, which corresponds to the relevant date on which the Company, under certain conditions, is entitled to redeem the Senior Bonds at 100 percent of their nominal amount.

Nordea and SEB have been mandated to act as arrangers and joint bookrunners in connection with the issue of the New Green Bonds and dealer managers in the Tender Offer. Advokatfirman Cederquist KB is acting as legal advisor in connection with the New Green Bonds and the Tender Offer.

**Dealer Managers:**

Nordea: [NordeaLiabilityManagement@nordea.com](mailto:NordeaLiabilityManagement@nordea.com)

SEB: [SEBLiabilityManagement@seb.se](mailto:SEBLiabilityManagement@seb.se)

**For more information please contact:**

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Carl-Johan Hugner, CEO, tel: 070-772 58 26, e-post: [carl-johan.hugner@nyfosa.se](mailto:carl-johan.hugner@nyfosa.se)  
Johan Ejerhed, Head of Finance, tel: +46(0) 70-393 98 87, e-mail: [johan.ejerhed@nyfosa.se](mailto:johan.ejerhed@nyfosa.se)

**About Nyfosa**

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Nyfosa is a transaction-intensive real estate company that creates value by building sustainable cash flows and constantly evaluating new business opportunities. With our opportunistic strategy, we invest in properties in different geographies and categories. We are currently active on the Swedish, Finnish and Norwegian markets with a focus on commercial properties in high-growth regions. We manage and develop our properties in close collaboration with tenants and the surrounding community, with the perspective that sustainability and profitability go hand in hand. As of March 31, 2025, Nyfosa's property value amounted to SEK 38.8 billion. Nyfosa's share has been listed on Nasdaq Stockholm Large Cap since 2018. Read more at [www.nyfosa.se](http://www.nyfosa.se).

*This information is information that Nyfosa is obliged to make public pursuant to the EU Market Abuse Regulation. The information was submitted for publication, through the agency of the contact persons set out above, at 2025-06-02 08:00 CEST.*

**Attachments**

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