# PPI Public Property Invest AB has resolved on a set-off Issue Pursuant to an authorisation from the Extraordinary General Meeting

**PPI Public Property Invest AB (publ), corp. reg. no. 559547-5061 ("PPI" or the "Company"), announces that the board of directors, pursuant to an authorisation granted by the extraordinary general meeting held on 10 April 2026, has resolved on a set-off issue of 39,453,642 new shares to SocialCo Fastigheter AB, corp. reg. no. 559547-5053, which is a subsidiary of Samhällsbyggnadsbolaget i Norden AB (publ).**

**Background and reasons for the issue**

The reason for not applying the shareholders' pre-emption rights is to fulfil the Company's commitments pursuant to the transaction that the Company announced in a press release on 21 September 2026, which was approved by the extraordinary general meeting of the Company held on 23 October 2026. The press release is available on the Company's website, www.publicproperty.se/en/.

**Terms and conditions of the issue**

Pursuant to an authorisation granted by the extraordinary general meeting held on 10 April 2026, the board of directors has resolved to issue 39,453,642 new shares on the following terms and conditions:

• The issue is directed to SocialCo Fastigheter AB, corp. reg. no. 559547-5053, which is a subsidiary of Samhällsbyggnadsbolaget i Norden AB (publ), corp. reg. no. 556981-7660, which shall be entitled to subscribe for all 39,453,642 shares.

• The subscription price amounts to SEK 25.67 per share. The basis for the subscription price is an agreement between the parties following arm's length negotiations. The subscription price corresponds to the company's net asset value per share as of 30 June 2026. SocialCo Fastigheter AB's claim originates from the above-mentioned transaction, which was completed at a discount of approximately three (3) percent against the most recent external valuations of the properties. The discount was determined following arm's length negotiations between the company and SocialCo Fastigheter AB.

• Subscription for the newly issued shares shall take place within three weeks from the date of the resolution on the share issue. Payment for the new shares shall be made by way of set-off against SocialCo Fastigheter AB's claim against the Company. The Board of Directors shall be entitled to extend the subscription period and the payment period.

**Changes in share capital and number of shares**
Through the issue, the share capital will increase by SEK 20,881.830237, from SEK 500,518.528697 to SEK 521,400.358934. The number of shares will increase by 39,453,642 shares, from 945,668,010 shares to 985,121,652 shares.

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**About Us**
PPI Public Property Invest AB (publ) is a Nordic real estate company focused on owning, operating and developing social infrastructure properties with public-sector tenants. The company's portfolio comprises community service properties across the Nordic region, including elderly and healthcare facilities, schools and other social infrastructure assets. PPI is listed on Nasdaq Stockholm and Euronext Oslo Børs. For more information, please visit: www.publicproperty.se