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Intea evaluates the conditions for carrying out a directed issue of approximately 15 million D-shares

Intea Fastigheter AB (publ) ("**Intea**" or the "**Company**") has mandated ABG Sundal Collier and DNB Carnegie ("**Joint Bookrunners**") to evaluate the conditions for carrying out a directed issue of approximately 15 million D-shares (the "**Share Issue**"). In connection with the Share Issue, the Company is also contemplating to effect an offering to non-institutional investors of new shares up to the SEK equivalent of approximately EUR 2.5 million (the "**Retail Tranche**") via the PrimaryBid platform which is available on the facilities of Nordnet Bank AB.

The share issue is intended to be carried out with deviation from the shareholders' pre-emptive rights, partly based on the authorisation granted to the board of directors at the annual general meeting held on May 5, 2025 ("**Tranche 1**"), partly subject to subsequent approval at an extraordinary general meeting ("**Tranche 2**"), and partly subject to subsequent approval at the same extraordinary general meeting with respect to potential subscribers included in the category covered by Chapter 16 of the Swedish Companies Act (2005:551) (Sw. *Leo-lagen*) ("**Tranche 3**"). The subscription price and the total number of new D-shares will be determined through an accelerated book building procedure, which will be conducted by the Joint Bookrunners and will commence immediately after the publication of this press release. The completion of the accelerated book building procedure, pricing and allocation of new D-shares is expected to occur before trading commences on Nasdaq Stockholm at 09.00 CET on 27 November 2025. The deadline for expression of interest, pricing and allocation in the book building procedure is determined by the Company, and the Company may at any time shorten, extend or terminate, and wholly or partially refrain from carrying out the Share Issue. The Company will announce the outcome of the Share Issue through a press release after the book building procedure has been completed. Tranche 1, Tranche 2 and Tranche 3 are independent of, and not conditional upon, each other.

The Company's founder and board member, Henrik Lindekrantz, has expressed an interest in participating in the Share Issue.

Background and reasons and use of proceeds

Since its IPO in December last year, Intea has completed acquisitions totalling approximately SEK 2.2 billion and added new projects in the judicial sector with an estimated total investment amount of approximately SEK 10.9 billion. In total, Intea's project volume as per today is estimated to approximately SEK 12.6 billion, of which approximately SEK 1.4 billion has been invested and the remaining part will be invested in projects that are estimated to be completed during the years 2025 – 2030.

Intea sees further interesting business opportunities that would also contribute to the Company's financial targets of annual growth in long-term net asset value and management profit per A- and B-share, while at the same time the Company must consider its financial risk limitations and credit rating for the purpose of enabling effective external borrowing that remains beneficial to both Intea and its shareholders. The proceeds from the potential Share Issue are intended to be used to pursue business opportunities in the current market and at the same time maintain a flexible and balanced capital structure.

In addition, the potential Share Issue would significantly increase the number of outstanding D-shares, which is expected to improve the liquidity of the D-shares and broaden the shareholder base for the D-shares. This is considered beneficial not only for existing and new owners of D-shares, but also for owners of A- and B-shares and for the Company.

Deviation from the shareholders' pre-emptive rights

Prior to the Share Issue, the Company's board of directors has made an overall assessment and carefully considered the possibility of raising capital through a new share issue with pre-emptive rights for the Company's shareholders. The board of directors considers the reasons for deviating from the shareholders' pre-emptive rights are (i) to diversify and strengthen the Company's base of D-share owners primarily with new institutional investors and improve the liquidity of the Company's D-shares, (ii) that a rights issue, compared to a directed share issue, would take longer time to carry out which, considering the terms of the Company's D-shares relative to its A- and B-shares, would entail an exposure to potential market volatility with a higher potential risk of a material negative impact on the share price, (iii) a directed share issue can be carried out at a lower cost and with less complexity compared with a rights issue, which, given that the Company's D-shares are considered particularly suitable for a certain category of investors, would be disproportionately burdensome and entail additional costs in the form of time-consuming processes for the Company, and (iv) further strengthen the Company's flexible and balanced capital structure to enable the Company to actively pursue investment opportunities in the current market. In light of the above, the board of directors has made the assessment that a directed share issue with deviation from the shareholders' pre-emptive rights is the most favourable alternative for the Company, creates value for the Company, and is in the best interest of the Company's shareholders.

Since the subscription price in the Share Issue will be determined through an accelerated book building procedure, it is the board of directors' assessment that the market value of the subscription price is ensured by reflecting prevailing market conditions and investor demand.

Notice of extraordinary general meeting

Subject to the board of directors of Intea resolving on the Share Issue, a notice to an extraordinary general meeting, in accordance with the above, will be published separately.

Commitments to vote in favor of the Share Issue at the potential extraordinary general meeting have been obtained from shareholders who, with respect to Tranche 2, together represent 22.3 per cent of the total number of shares and 35.4 per cent of the total voting rights in the Company after the additional D-shares in Tranche 1 have been issued, and from shareholders who, with respect to Tranche 3, together represent 18.9 per cent of the total number of shares and 24.2 per cent of the total

voting rights in the Company.[1] In addition, shareholders[2] who together represent 8.4 per cent of the total number of shares and 7 per cent of the total voting rights in the Company, after the additional D-shares in Tranche 1 have been issued, have expressed their support for the Share Issue and stated that they intend to vote in favor of the Share Issue at the potential extraordinary general meeting.

Intea's founder and board member, Henrik Lindekrantz has, as stated above, has expressed an interest in participating in the Share Issue which the Company deems positive for the Share Issue. Any participation by Henrik Lindekrantz in the Share Issue will be subject to Chapter 16 of the Swedish Companies Act (2005:551), which requires that a valid resolution be approved by at least nine-tenths of both the votes cast and the shares represented at the extraordinary general meeting.

Lock-up

Provided that the Share Issue is completed, the Company will undertake to, during a period of 180 calendar days after the settlement date of the Share Issue, not without the prior consent of the Joint Bookrunners, propose or issue additional D-shares, with certain exceptions, for example as consideration shares in connection with acquisitions.

The Retail Tranche

The contemplated Retail Tranche may consist of an offer to non-institutional investors of D-shares of up to the SEK equivalent of EUR 2.5 million in Sweden. The Retail Tranche, if any, will be made available through PrimaryBid's platform via the facilities of Nordnet Bank AB.

Non-institutional investors in Sweden may indicate interest for participating in the Retail Tranche by using the following link: www.nordnet.se/aktier/ipo.

The Company may, at its sole discretion, resolve to extend or shorten the application period for the Retail Tranche at any time and for any reason on short or without notice. The Retail Tranche is incidental to the Share Issue and will not be completed if the Share Issue is not completed.

Advisors

ABG Sundal Collier and DNB Carnegie are Joint Bookrunners in connection with the Share Issue. Advokatfirman Vinge is acting as legal advisor to the Company.

For additional information, please contact:

Charlotta Wallman Hörlin, CEO, mobile +46-733-24 50 25

About Intea

Intea invests in and manages social infrastructure for its own long-term management. As of September 30, 2025, the property portfolio's value amounted to SEK 25.7 billion, with a leasable area of 609,000 sqm. The property portfolio consists of properties and projects with public tenants, such as justice, higher education, and healthcare. Read more at www.intea.se.

Important Information

The release, announcement or distribution of this press release may, in certain jurisdictions, be subject to restrictions and the recipients of this press release in jurisdictions where this press release has been published or distributed should inform themselves of and follow such restrictions. The recipient of this press release is responsible for using this press release, and the information contained herein, in accordance with applicable rules in each jurisdiction. This press release does not constitute an offer, or a solicitation of any offer, to buy or subscribe for any securities in Intea in any jurisdiction, neither from Intea nor from someone else. The Joint Bookrunners are acting for the Company in connection with the Share Issue and no one else and will not be responsible to anyone other than the Company for providing the protections afforded to its clients nor for giving advice in relation to the Share Issue or any other matter referred to herein.

Any investment decision in connection with the Share Issue must be made on the basis of all publicly available information relating to the Company and the Company's shares. Such information has not been independently verified by the Joint Bookrunners. The information contained in this announcement is for background purposes only and does not purport to be full or complete. No reliance may be placed for any purpose on the information contained in this announcement or its accuracy or completeness.

This press release does not constitute or form part of an offer or solicitation to purchase or subscribe for securities in the United States. The securities referred to herein may not be sold in the United States absent registration or an exemption from registration under the U.S. Securities Act of 1933, as amended (the "**Securities Act**"), and may not be offered or sold within the United States absent registration or an applicable exemption from, or in a transaction not subject to, the registration requirements of the Securities Act. The securities referred to herein have not been registered under the Securities Act and there is no intention to register any securities referred to herein in the United States or to make a public offering of the securities in the United States. The information in this press release may not be announced, published, copied, reproduced or distributed, directly or indirectly, in whole or in part, within or into the United States, the United Kingdom, Australia, Canada, Hong Kong, Israel, Japan, New Zealand, South Africa, Switzerland or in any other jurisdiction where such announcement, publication or distribution of the information would not comply with applicable laws and regulations or where such actions are subject to legal restrictions or would require additional registration or other measures than what is required under Swedish law. Actions taken in violation of this instruction may constitute a crime against applicable securities laws and regulations.

This announcement is not a prospectus for the purposes of Regulation (EU) 2017/1129 of 14 June 2017 (the "**Prospectus Regulation**") and has not been approved by any regulatory authority in any jurisdiction. Intea has not authorized any offer to the public of shares or other securities in any member state of the EEA. In any EEA Member State, this communication is only addressed to and is only directed at "qualified investors" in that Member State within the meaning of the Prospectus Regulation.

In the United Kingdom, this document and any other materials in relation to the securities described herein is only being distributed to, and is only directed at, and any investment or investment activity to which this document relates is available only to, and will be engaged in only with, "qualified investors" (within the meaning of the Prospectus Regulation as it forms part of domestic law in the United Kingdom by virtue of the European Union (Withdrawal) Act 2018), who are (i) persons having professional experience in matters relating to investments who fall within the definition of "investment professionals" in Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (the "**Order**"); or (ii) high net worth entities falling within Article 49(2)(a) to (d) of the Order (all such persons together being referred to as "**relevant persons**"). In the United Kingdom, any investment or investment activity to which this communication relates is available only to, and will be engaged in only with, relevant persons. Persons who are not relevant persons should not take any action on the basis of this press release and should not act or rely on it.

Information to distributors

Solely for the purposes of the product governance requirements contained within: (a) EU Directive 2014/65/EU on markets in financial instruments, as amended ("**MiFID II**"); (b) Articles 9 and 10 of Commission Delegated Directive (EU) 2017/593 supplementing MiFID II; and (c) local implementing measures (together, the "**MiFID II Product Governance Requirements**"), and disclaiming all and any liability, whether arising in tort, contract or otherwise, which any "manufacturer" (for the purposes of the MiFID II Product Governance Requirements) may otherwise have with respect thereto, the shares in Intea have been subject to a product approval process, which has determined that such shares are: (i) compatible with an end target market of retail investors and investors who meet the criteria of professional clients and eligible counterparties, each as defined in MiFID II; and (ii) suitable for

distribution through all distribution channels as are permitted by MiFID II (the “**Target Market Assessment**”). Notwithstanding the Target Market Assessment, Distributors should note that: the price of the shares in Intea may decline and investors could lose all or part of their investment; the shares in Intea offer no guaranteed income and no capital protection; and an investment in the shares in Intea is compatible only with investors who do not need a guaranteed income or capital protection, who (either alone or in conjunction with an appropriate financial or other adviser) are capable of evaluating the merits and risks of such an investment and who have sufficient resources to be able to bear any losses that may result therefrom. The Target Market Assessment is without prejudice to the requirements of any contractual, legal or regulatory selling restrictions in relation to the Share Issue. Furthermore, it is noted that, notwithstanding the Target Market Assessment, the Joint Bookrunners will only procure investors who meet the criteria of professional clients and eligible counterparties. For the avoidance of doubt, the Target Market Assessment does not constitute: (a) an assessment of suitability or appropriateness for the purposes of MiFID II; or (b) a recommendation to any investor or group of investors to invest in, or purchase, or take any other action whatsoever with respect to the shares in Intea. Each distributor is responsible for undertaking its own target market assessment in respect of the shares in Intea and determining appropriate distribution channels.

Forward-looking statements

This press release contains forward-looking statements that reflect the Company’s intentions, beliefs, or current expectations about and targets for the Company’s future results of operations, financial condition, liquidity, performance, prospects, anticipated growth, strategies and opportunities and the markets in which the Company operates. Forward-looking statements are statements that are not historical facts and may be identified by words such as “believe”, “expect”, “anticipate”, “intend”, “may”, “plan”, “estimate”, “will”, “should”, “could”, “aim” or “might”, or, in each case, their negative, or similar expressions. The forward-looking statements in this press release are based upon various assumptions, many of which are based, in turn, upon further assumptions. Although the Company believes that the expectations reflected in these forward-looking statements are reasonable, it can give no assurances that they will materialize or prove to be correct. Because these statements are based on assumptions or estimates and are subject to risks and uncertainties, the actual results or outcome could differ materially from those set out in the forward-looking statements as a result of many factors. Such risks, uncertainties, contingencies, and other important factors could cause actual events to differ materially from the expectations expressed or implied in this release by such forward-looking statements. The Company does not guarantee that the assumptions underlying the forward-looking statements in this press release are free from errors and, furthermore, do not undertake any responsibility for the future accuracy of the views expressed, or any obligation to update or revise the statements of this press release with the purpose to better reflect subsequent events. Readers of this press release should not place undue reliance on the forward-looking statements in this press release. The information, opinions and forward-looking statements that are expressly or implicitly contained herein speak only as of its date and are subject to change without notice. Neither the Company nor anyone else undertake to review, update, confirm or to release publicly any revisions to any forward-looking statements to reflect events that occur or circumstances that arise in relation to the content of this press release, unless it is not required by law or Nasdaq Stockholm rule book for issuers.

[1] Commitments to vote have been provided by Volvo Pensionsstiftelse, Saab Pensionsstiftelse, PRI Pensionsgaranti, and Christian Haglund with respect to Tranche 2 and Tranche 3. Henrik Lindekrantz has only provided a commitment to vote for the resolutions relating to Tranche 2. The number of shares and votes is based on the total number of outstanding shares and votes in the Company after completion of Tranche 1 but not Tranche 2 and Tranche 3.

[2] Svenska Handelsbankens Pensionsstiftelse. The number of shares and votes is based on the total number of outstanding shares and votes in the Company after completion of Tranche 1 but not Tranche 2 and Tranche 3.

About Intea

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This information is information that Intea Fastigheter AB (publ) 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 2025-11-26 17:31 CET.

Attachments

[Intea evaluates the conditions for carrying out a directed issue of approximately 15 million D-shares](#)