

NP3 Fastigheter considers issuance of green SEK notes and announces a voluntary tender offer for certain outstanding notes

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NP3 Fastigheter AB (publ) (the “**Issuer**” or “**NP3**”) has mandated Swedbank AB (publ) (“**Swedbank**”) and Danske Bank A/S, Danmark, Sverige Filial (“**Danske Bank**”) as joint bookrunners to arrange investor meetings from and including 25 August 2025 to investigate the possibility to issue new green SEK senior unsecured notes with an expected volume of approximately SEK 400,000,000 and an expected tenor of 3.25 years under the Issuer’s existing MTN programme (the “**New Green Notes**”). Subject to, *inter alia*, prevailing market conditions, a capital market transaction may follow.

In connection with the potential issue of the New Green Notes, NP3 is offering holders of the Issuer’s outstanding senior unsecured green floating rate notes, maturing on 12 April 2026 with ISIN SE0020051555 and an outstanding amount of SEK 500,000,000 (of which NP3 previously has repurchased, but not cancelled, SEK 48,750,000) (the “**Existing Notes**”), to tender their Existing Notes for purchase by the Issuer in cash at a price corresponding to 100.50 per cent. of the nominal amount for the Existing Notes plus any accrued and unpaid interest (the “**Tender Offer**”). The Existing Notes will be repurchased in accordance with the terms and conditions described in a tender information document dated 25 August 2025 (the “**Tender Information Document**”).

The Tender Information Document can be found via the following link:

<https://www.np3fastigheter.se/investerare/obligationslan>

The Tender Offer expires at 14:00 CEST on 27 August 2025, unless extended, re-opened, withdrawn or terminated at the sole discretion of the Issuer. Settlement of the Tender Offer is expected to occur on or around 3 September 2025 and to the extent possible on the same day as the settlement of the New Green Notes. The Tender Offer is conditional upon, *inter alia*, the completion of the issuance of the New Green Notes, as further described in the Tender Information Document.

Holders of Existing Notes accepting the Tender Offer may receive priority in the allocation of the New Green Notes. In the same way, holders of Existing Notes who subscribe for and are allocated the New Green Notes may receive priority in the Tender Offer, subject to the terms and conditions set out in the Tender Information Document.

The Issuer intends to redeem the Existing Notes in full at a price corresponding to 100.00 per cent. of the nominal amount in October 2025, in accordance with the terms and conditions for the Existing Notes.

The Issuer has mandated Swedbank and Danske Bank to act as dealer managers and joint bookrunners in connection with the issue of the New Green Notes and the Tender Offer and Snellman Advokatbyrå AB acts as legal counsel in the transactions.

Dealer Managers

Swedbank: liabilitymanagement@swedbank.se

Danske Bank: dcm_admin@danskebank.se

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NP3 is a cash flow oriented real estate company focusing on commercial and high yielding investment properties, mainly in northern Sweden. As of 30 June 2025, the property portfolio comprised of 2,258,000 square metres lettable area distributed over 575 properties within the segments industrial, logistics, retail, offices and others. The property portfolio is divided into eight business areas: Sundsvall, Gävle, Dalarna, Östersund, Umeå, Skellefteå, Luleå and mid-Sweden. The property value as of 30 June 2025 amounted to SEK 24.5bn. The NP3 share is listed on Nasdaq Stockholm, Large Cap. NP3 was founded in 2010 and is based in Sundsvall. Read more on www.np3fastigheter.se.

Bifogade filer

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