

NOTICE OF CONDITIONAL REDEMPTION

**by NP3 Fastigheter AB (publ) of its
2022/2025 Senior Unsecured Floating Rate Notes
with ISIN SE0018537623**

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

Date: **25 September 2024**

We refer to the SEK 400,000,000 senior unsecured floating rate notes 2022/2025 with ISIN SE0018537623 (the “**Notes**”) issued by NP3 Fastigheter AB (publ) (the “**Issuer**”), of which the Issuer as of today is itself the holder of SEK 38,750,000, and to the final terms for such Notes dated 19 September 2022 (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.

Subject to the satisfaction of the Financing Condition (as defined below), 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 21 October 2024 (the “**Redemption Date**”), at a redemption price of 101.95 per cent. of the Nominal Amount, together with accrued but unpaid interest (the “**Redemption Amount**”) (the “**Conditional Redemption**”).

The record date on which any holder must hold any Note to be entitled to receive payment of the Redemption Amount is 14 October 2024 (the “**Record Date**”).

The Conditional Redemption is conditional upon a successful issue of new senior unsecured notes issued by the Issuer in an expected amount of approximately SEK 300,000,000, subject to market conditions (the “**Financing Condition**”). The redemption of the Notes and the giving of this Notice of Conditional Redemption, is subject to and conditioned upon the satisfaction of the Financing Condition, and the Issuer shall not, and shall have no obligation to, redeem any of the Notes pursuant this Notice of Conditional Redemption unless the Financing Condition has been satisfied or waived on or prior to the Record Date.

The Issuer shall inform the Agent and Noteholders by way of a press release at least one (1) business day prior to the Record Date if the Financing Condition is met or will not be satisfied or waived.

If the Financing Condition is not satisfied or waived on or prior to the Record Date, the Notes will remain outstanding and interest will continue to accrue in accordance with the Final Terms.

This notice of conditional voluntary total redemption has been published by the Issuer on its website on the date hereof and will be sent on 25 September 2024 to the Noteholders directly registered as of 24 September 2024 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
