



Press release

April 19, 2021

Nyfosa has established a green finance framework and considers issuance of a green bond, and announces a conditional tender offer for the company's outstanding bonds

Nyfosa AB (publ) ("**Nyfosa**" or "**the Company**") has mandated Danske Bank and SEB as joint bookrunners to arrange a series of investor meetings commencing on April 22 in order to explore the possibility to issue a three year, green, senior unsecured floating rate bond (the "**New Green Bonds**"). Subject to market conditions, a capital markets transaction may follow. The proceeds from the potential transaction will be used in accordance with the newly established green finance framework and include financing or refinancing of green assets and investments to improve energy efficiency and for repurchasing of parts of the Company's outstanding senior unsecured bond with maturity in May 2022 and ISIN SE0012569655 ("**2019/2022 Bonds**").

The green finance framework is established in line with the International Capital Markets Association's (ICMA) Green Bond Principles and has been evaluated by an independent third party, CICERO Shades of Green. The framework and related governing documents and reporting standards have received a "Medium Green" shading from CICERO Shades of Green. SEB have acted structuring advisor of the green finance framework. The green finance framework and second opinion are available on the links below:

Green finance framework: https://nyfosa.se/app/uploads/2021/04/Nyfosa_GFF_2021.pdf

Second opinion: <https://nyfosa.se/app/uploads/2021/04/Second-Opinion-Nyfosa-14Apr2021.pdf>

In conjunction with the contemplated issue of the New Green Bonds, Nyfosa will offer holders of the 2019/2022 Bonds to participate in a tender offer for cash where Nyfosa might purchase up to approximately MSEK 500 at a price of 101.85 per cent of the nominal amount plus accrued but unpaid interest (the "**Tender Offer**"). The tender offer expires April 23 at 12:00 CEST unless extended, re-opened, withdrawn or terminated at the sole discretion of the Company. Settlement of the Tender Offer is expected to occur around April 30. The Tender Offer is conditional upon a successful issue of the New Green Bonds. Further information regarding the Tender Offer is available in a document dated April 19 which is available in English here: <https://nyfosa.se/en/investor-relations/bond/>

For more information, please contact:

Stina Lindh Hök, CEO, Nyfosa, stina.lindh.hok@nyfosa.se, mobile +46 70 577 18 85

Johan Ejerhed, Head of Finance, johan.ejerhed@nyfosa.se, mobile +4670 393 98 87

The information is inside information that Nyfosa AB is obligated to disclose in accordance with the EU Market Abuse Regulation. The information was submitted for publication through the agency of the aforementioned contact person on April 19, 2021 at 09:30 a.m. CEST

Nyfosa AB

Street address: Hästholmsvägen 28, SE-131 30 Nacka, Sweden **Telephone:** +46 (0)8 406 64 00

Postal address Box 4044, SE-131 04 Nacka, Sweden **E-mail** info@nyfosa.se

About Nyfosa

Nyfosa is a transaction-based property company that creates value by accumulating sustainable cash flows and continuously evaluating new business opportunities. Our opportunistic investment strategy enables acquisitions in various geographies and categories, but we prioritize commercial properties in high-growth municipalities. 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 December 31, 2020, Nyfosa's property value amounted to approximately SEK 29,4 billion. Nyfosa's share has been listed on Nasdaq Stockholm Large Cap since 2018. Read more at www.nyfosa.se.

Nyfosa AB

Street address: Hästholmsvägen 28, SE-131 30 Nacka, Sweden **Telephone:** +46 (0)8 406 64 00
Postal address Box 4044, SE-131 04 Nacka, Sweden **E-mail** info@nyfosa.se