



**Press release**

June 9, 2021

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## **Nyfosa completes a directed issue of 6,521,740 shares, raising proceeds of approximately SEK 750 million**

**The Board of Directors of Nyfosa AB ("Nyfosa" or the "Company") has, based on the authorisation granted by the Annual General Meeting on April 21, 2021, resolved on a directed issue of 6,521,740 shares at a price of SEK 115 per share (the "Directed Issue"). The price has been determined through an accelerated book building procedure and corresponds to a discount of approximately 4.4 percent in relation to the closing price on Nasdaq Stockholm on June 9, 2021. Nyfosa receives approximately SEK 750 million before transaction costs through the Directed Issue.**

The Directed Issue was directed to selected Swedish and international institutional investors, among others Lannebo Fonder, Länsförsäkringar Fonder, PriorNilsson and Sagax. Nyfosa intends to use the proceeds from the Directed Issue to maintain the Company's stable capital structure and create financial readiness for new business opportunities. The reason for deviating from the pre-emptive rights of existing shareholders was to complete an equity raise in a time and cost efficient manner, thereby enabling the Company to continue acting swiftly on new business opportunities according to its strategy as a growth oriented, transaction-based and opportunistic property company. Additionally, the Directed Issue was an opportunity to further diversify the Company's shareholder base with Swedish and international institutional investors.

Following the Directed Issue, the total number of shares in Nyfosa will increase with 6,521,740, from 184,501,073 to 191,022,813. The share capital will increase with SEK 3,260,870.00, from SEK 92,250,536.50 to SEK 95,511,406.50. The Directed Issue entails a dilution of approximately 3.4 percent, based on the total amount of shares in Nyfosa after the Directed Issue.

In connection with the Directed Issue, the Company has undertaken not to issue any shares or other share related securities during a lock-up period of 75 days. The lock-up is subject to certain exceptions, including the right for the Company to issue shares in connection with corporate acquisitions.

"We see that there are interesting business opportunities for Nyfosa and the directed share issue creates a strengthened financial readiness that enables us to act swiftly for further growth. The directed share issue has faced a substantial demand from both Swedish and international institutional investors which shows that our opportunistic business model with focus on strong cash flows is appreciated. At the same time, it is positive for Nyfosa with a more diversified shareholder base", comments Stina Lindh Hök, CEO of Nyfosa.

### **Nyfosa AB**

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Nyfosa has, in connection with the Directed Issue, appointed Nordea Bank Abp, filial i Sverige ("Nordea") and Swedbank AB (publ) ("Swedbank") as Joint Global Coordinators and Joint Bookrunners (together, the "Managers"). Advokatfirman Cederquist KB acted as legal adviser to the Company and Roschier Advokatbyrå AB acted as legal adviser to the Managers.

**For more information, please contact:**

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*The information was prior to this release inside information and is information that Nyfosa AB 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 on June 9, 2021 at 11.59 p.m. CEST.*

## **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 prioritise 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 March 31, 2021, Nyfosa's property value amounted to approximately SEK 30.6 billion. Nyfosa's share has been listed on Nasdaq Stockholm Large Cap since 2018. Read more at [www.nyfosa.se](http://www.nyfosa.se).*

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This press release is not a prospectus. Nyfosa has not authorised any offer to the public of shares or rights in any member state of the EEA and no prospectus has been prepared or will be prepared in connection with the Directed Issue.

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