Detta informationsblad till obligationsinnehavarna är endast utformat på engelska.

Värnamo, 29 October 2026

To the bondholders in:

ISIN: SE0023261771 – Nivika Fastigheter AB (publ) maximum SEK 800,000,000 senior unsecured floating rate green bonds 2024/2028

UNCONDITIONAL NOTICE OF EARLY REDEMPTION

This unconditional notice of early redemption (the "Notice") has been sent on 29 October 2026 to Bondholders directly registered as of 28 October 2026 in the debt register (Sw. *skuldbok*) kept by the CSD. If you are an authorised nominee under the Swedish Central Securities Depositories and Financial Instruments Accounts Act or if you otherwise are holding Bonds on behalf of someone else on a securities account, pleaseforward this Notice to the person you represent as soon as possible.

Reference is made to the terms and conditions of the abovementioned bonds (the "**Bonds**") issued by Nivika Fastigheter AB (publ) (the "**Issuer**" or "**Nivika**") on 14 November 2024 in accordance with the terms and conditions for the Bonds (the "**Terms and Conditions**") under which Bonds in an amount of SEK 122.5 million are outstanding.

All capitalised terms used herein and not otherwise defined in this Notice shall have the meaning assigned to them in the Terms and Conditions.

The Issuer hereby gives unconditional notice to all Bondholders of the Issuer's outstanding Bonds for early redemption of the Bonds in full in accordance with Clause 11.3 (*Voluntary total redemption (call option)*) of the Terms and Conditions (the "**Redemption**"). The Redemption Date is set to 23 November 2026 and the Record Date for the early redemption will be 16 November 2026, *i.e.* five (5) Business Days prior to the Redemption Date.

All outstanding Bonds will be redeemed at the redemption price of 100.975 per cent. of the Nominal Amount of each Bond (*i.e.*, SEK 1,262,187.50 per Bond) (the "**Redemption Price**").

Any accrued and unpaid interest will also be paid in respect of the Bonds in accordance with the Terms and Conditions. The Redemption Price together with accrued and unpaid interest up to and including the Redemption Date (the "**Redemption Amount**") will be paid in respect of each Bond on the Redemption Date, in accordance with Clause 8 (*Payments in respect of the Bonds*) of the Terms and Conditions, to the person registered as Bondholder on the Record Date or such other person registered with the CSD on that date as being entitled to receive the payment.

In connection with the Redemption, the Bonds will be delisted from Nasdaq Stockholm.

This Notice of early redemption is irrevocable and is governed by Swedish law. This Notice is for information purposes only and is not to be construed as an offer to purchase or sell or a solicitation of an offer to purchase or sell with respect to any securities of the Issuer.

For further information, please contact the Issuer at:

Sverker Källgården, CEO
E-mail: sverker.kallgarden@nivika.se

Värnamo, 29 October 2026
Nivika Fastigheter AB (publ)