



Press release

February 17, 2020

NOT FOR PUBLICATION, DISTRIBUTION OR RELEASE, DIRECTLY OR INDIRECTLY, IN OR INTO AUSTRALIA, CANADA, HONG KONG, JAPAN, NEW ZEALAND, SINGAPORE, SOUTH AFRICA, SWITZERLAND OR THE UNITED STATES OF AMERICA, OR ANY OTHER JURISDICTION IN WHICH THE DISTRIBUTION OR RELEASE WOULD BE UNLAWFUL.

Nyfosa explores the conditions for a directed issue of shares

Nyfosa AB ("Nyfosa" or the "Company") has appointed ABG Sundal Collier to explore the conditions for a directed issue of up to 6.46 million shares (the "Share issue") through an accelerated book building procedure. If conducted, the Share issue will be directed towards Swedish and international institutional investors.

The Share issue is subject to a resolution by the board of directors of Nyfosa, which, alongside pricing and allocation, is expected to occur before trading starts on Nasdaq Stockholm at 09.00 a.m. on February 18, 2020. The potential Share issue is executed in accordance with the authorization granted by the annual general meeting on May 9, 2019. The Company will publish the result of the Share issue when the book building procedure is finished.

Nyfosa is actively participating on the Swedish property transaction market and expects further business opportunities ahead. Nyfosa intends to use the potential proceeds from the Share 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 is to complete an equity raise in a time and cost efficient manner, thus 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.

The board of directors may at its sole discretion decide to terminate the book building procedure and refrain from executing the Share issue.

For more information, please contact:

Jens Engwall, CEO, jens.engwall@nyfosa.se, tel: +46 706 906 550

Johan Ejerhed, Head of Finance, johan.ejerhed@nyfosa.se, tel: +46 703 939 887

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 February 17, 2020 at 5.31 p.m. CET.

Nyfosa AB

Visiting address Hästholmsvägen 28, 131 30 Nacka **Phone** +46 8 406 64 00

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

About Nyfosa

Nyfosa is a transaction-based and opportunistic property company. The company's business concept is based on active participation in the Swedish transaction market combined with an investment strategy that can be flexible to the property market. The goal is to develop and add value to a growing property portfolio while generating sustained high returns. At present, Nyfosa is focusing primarily on commercial properties in Sweden. As of December 31, 2019, Nyfosa owned commercial properties with a total property value of approximately SEK 19.6 billion. The company's stock is listed on Nasdaq Stockholm since November 2018. Read more at www.nyfosa.se.

Important information

Release, announcement or distribution of this press release may, in certain jurisdictions, be subject to restrictions according to law and people in those jurisdictions, in which this press release has been announced or distributed, should inform themselves of and follow such legal restrictions. This press release does not constitute an offer, or a solicitation of any offer, to buy or subscribe for any securities in Nyfosa in any jurisdiction.

This press release does not constitute or form part of an offer or solicitation to purchase or subscribe for securities in the United States. The securities referred to herein may not be sold in the United States absent registration or an exemption from registration under the US Securities Act of 1933, as amended. The information in this press release may not be announced, published or distributed to the United States, Australia, Canada, Hong Kong, Japan, New Zealand, Singapore, South Africa, Switzerland or in any other jurisdiction where the announcement, publication or distribution of the information would not comply with applicable laws and regulations.

This press release is not a prospectus. Nyfosa has not authorized 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 new share issue.

Nyfosa AB

Visiting address Hästholmsvägen 28, 131 30 Nacka **Phone** +46 8 406 64 00
Postal address Box 4044, 131 04 Nacka **E-mail** info@nyfosa.se