



# Episurf Medical has entered into letters of intent to acquire four real estate portfolios with a combined agreed property value of approximately SEK 2.6 billion

Episurf Medical AB (publ) (Nasdaq: EPIS B) ("Episurf" or the "Company") has entered into letters of intent to acquire four portfolios of real estate assets with a combined agreed property value of approximately SEK 2.6 billion. The portfolios comprise light industrial, residential, and community properties located in Sweden. Preliminary signing and completion of all portfolios are expected to take place during the second and third quarters of 2026.

## Overview

The acquisitions comprise a total of approximately 90 properties with a combined lettable area of approximately 150,000 square metres. The portfolios together generate a net operating income (NOI) of approximately SEK 165 mn per year at an average yield of approximately 6.4 per cent.

*"The letters of intent are a clear testament to the interest in the platform we are building. We look forward to completing the acquisitions."*

– Jens Andersson, CEO, Episurf Medical

## Financing

The acquisitions will be financed through a combination of assumed bank loans, newly issued Class B shares, convertible notes, and short-term vendor-financed loans. Assumed bank loans constitute the largest financing component and relate to existing senior credit facilities attached to each respective real estate portfolio.

The portion of the purchase price not covered by assumed loans will be settled through the issuance of Class B shares in Episurf at a subscription price of SEK 0.055 per Class B share and through convertible notes. The convertible notes have a term of up to 24 months and may be converted into Class B shares in Episurf at conversion prices that increase gradually from SEK 0.065 to SEK 0.085 per Class B share over the term. For one of the portfolios, a portion of the purchase price will additionally be settled through a short-term vendor-financed loan with a term of 12 months.

## Background and Rationale

The acquisitions form part of Episurf's strategy to build a diversified and cash flow-generating real estate platform with a focus on Nordic properties. The portfolios add stable rental income, with municipally funded tenants as a significant component, and

are expected to strengthen the Company's net operating income and total property value per share.

**For further information, please contact:**

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About Episurf Medical AB

*Episurf Medical is a real estate company with exposure to a diversified portfolio of real estate assets. The Company's objective is to create value growth through the acquisition and management of Nordic properties. The Company also has a medical technology business based on the individualised implant Episealer® and associated surgical instruments, used to treat cartilage damage in joints. Episurf Medical's head office is in Stockholm.*

*This information is information that Episurf Medical AB is obliged to make public pursuant to the EU Market Abuse Regulation 596/2014. The information was submitted for publication, through the agency of the contact person set out above, at 08:40 on 5 May 2026.*

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