

Episurf Medical acquires properties in Borås

Episurf Medical AB (publ) (Nasdaq: EPIS B) has entered into an agreement to acquire all shares in HanssonGruppen Rävaskalla AB. The acquisition comprises two properties in Rävaskalla, Borås, with a total lettable area of 1,735 sqm, and strengthens the Company's property portfolio with fully let light-industrial premises generating stable cash flows.

The acquisition in brief

- Two properties in Rävaskalla, Borås (Rävaskalla 1:435 and Rävaskalla 1:506), with a total lettable area of 1,735 sqm.
- Agreed property value of SEK 12 mn after deduction of deferred tax.
- Fully let with a net operating income (NOI) of approximately SEK 1.0 mn per year, corresponding to a NOI yield of 8.4 per cent.
- Stable cash flows with a weighted average unexpired lease term (WAULT) of 6.5 years.
- Preliminary completion on 1 July 2026.

Financing

The acquisition is intended to be financed through a combination of consideration shares in the form of newly issued class B shares to be issued in connection with or shortly after completion, a convertible loan and a loan from a bank or credit institution. The newly issued class B shares are intended to be issued at a subscription price of SEK 0.10 per class B share and increasing conversion prices of SEK 0.11, SEK 0.12 and SEK 0.13 based on the time of conversion. The terms of the share issue in kind, including the number of shares and dilution, will be disclosed in connection with the issue resolution.

Background and rationale

The acquisition represents a further step in the Company's strategy of building a broad and cash-flow-generating property platform with a focus on properties offering a sound yield. The properties are fully let to three tenants active within industry, logistics and storage, providing stable and predictable cash flows.

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About Episurf Medical AB

Episurf Medical is a real estate company with exposure to a diversified portfolio of property 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 operation based on the individualised Episealer® implant and associated surgical instruments, used to treat cartilage injuries in joints. Episurf Medical's head office is located in Stockholm, Sweden.

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