



# **Episurf Medical acquires a portfolio of four properties in Uppsala with an agreed property value of SEK 300 mn from Setune**

Episurf Medical AB (publ) (Nasdaq: EPIS B) has entered into an agreement to acquire a portfolio of light warehouse and office properties from Setune Assets AB. The agreed property value amounts to SEK 285.5 mn, corresponding to a gross property value of SEK 300 mn before customary deduction for deferred tax.

The acquisition brings the Company a portfolio with rental income of approximately SEK 22 mn per year and a net operating income (NOI) of approximately SEK 17.5 mn. Closing is conditional on financing and is expected to occur no later than 1 November 2026.

“Through the acquisition of this well-managed portfolio in Uppsala, we further strengthen our position in one of Sweden’s most attractive growth regions. The properties are characterised by stable tenants and strong cash flows, which creates a solid foundation for continued long-term value growth.”

– Jens Andersson, CEO Episurf Medical

“We have managed this portfolio for a long time and are proud of the stability and quality that has been built up over the years. We now see a good opportunity to hand over responsibility to a long-term and growth-oriented owner, while continuing to be part of the company’s growth journey through our shareholding.”

– Michael Pettersson, CEO, Setune Assets AB

## **The acquisition in brief**

The portfolio comprises four properties, primarily light warehouse and office, located in Boländerna in central Uppsala.

The agreed property value amounts to SEK 285.5 mn. Annual rental income amounts to approximately SEK 21.6 mn and net operating income (NOI) to approximately SEK 17.5 mn, corresponding to a NOI yield of around 6 per cent.

Closing is conditional on financing and is expected to occur no later than 1 November 2026.

Financial adviser to the vendor was TOBOPROP.

Legal adviser to the vendor was Lindahl Uppsala.

Legal adviser to the purchaser was CMS Wistrand.

## **Payment of the purchase price**

The purchase price is financed through an issue of B-shares of SEK 100 mn at a subscription price of SEK 0.10 per B-share, and bank financing.

## **Dilution**

The issue of B-shares may result in a dilution for existing shareholders of approximately 18.6 per cent based on the current number of registered shares. Calculated on all issued and contracted shares prior to the acquisition (fully diluted basis), the dilution amounts to approximately 2.6 per cent.

## **Background and rationale**

On 30 December 2025, Episurf's board of directors announced that the Company had resolved to acquire property companies in order to broaden its operations and strengthen its financial position. Episurf has subsequently entered into agreements to acquire Frusipe Intressenter Target 1 AB, KlaraBo Empire Holding AB, Mofast Invest II AB, a property portfolio from Botrygg AB, a property portfolio from Lilium and two smaller properties from HanssonGruppen.

With the acquisition of the property portfolio from Setune, Episurf continues to build its Nordic property platform with a focus on cash flow and returns. Based on already signed property acquisitions, Episurf's property segment's annual rental income on a pro forma basis is expected to increase from approximately SEK 335 mn to approximately SEK 357 mn following the acquisition, and total property assets from approximately SEK 4,007 mn to approximately SEK 4,292 mn.

A diversified tenant mix including public sector operators and established companies, combined with long-term leases with Actic until 2033 and Peab until 2031, provides a stable income base. The portfolio also contains building rights of more than 5,000 sqm and potential to increase NOI through partial conversion to self-storage.

## **Key metrics for the property portfolio**

The portfolio comprises four properties in Uppsala with a total lettable area of approximately 12,313 sqm. The agreed property value amounts to SEK 285.5 mn with a NOI yield of around 6 per cent and a WAULT of 3.5 years. The occupancy rate amounts to approximately 83 per cent, with an initial economic vacancy expected to decrease overtime.

## **For further information, please contact:**

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## **About Episurf Medical**

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 business based on the patient-specific implant Episealer® and associated surgical instruments, used to treat cartilage damage in joints. Episurf Medical's head office is located in Stockholm, Sweden.

## **About Setune**

Setune Assets AB, reg. no. 559045–3964, is a privately held property company headquartered in Uppsala, focused on owning and managing commercial properties in attractive locations. The company is characterised by strong personal commitment, high quality, modern material choices and considered design. With a lean organisation and a network of specialists, Setune works closely with architects and consultants suited to each assignment, with a stated connection between good architecture, sustainability and profitability.

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 15:43 on 29 May 2026.

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