Episurf Medical has entered into an agreement for the financing of the Lilium and Setune acquisitions and closing of the property acquisitions takes place on 31 August 2026

Episurf Medical AB (publ) ("**Episurf**" or the "**Company**") (Nasdaq Stockholm: EPIS B) has entered into an agreement for the financing of the previously communicated acquisitions of the property portfolio comprising 45 properties from Fastighetsaktiebolaget Lilium (the "**Lilium Acquisition**") and the property portfolio comprising four properties from Setune Assets AB (the "**Setune Acquisition**", and together with the Lilium Acquisition, the "**Acquisitions**"). The closing of the Acquisitions will take place on 31 August 2026.

"We are pleased to complete our first bond issue together with DNB Carnegie and Pareto. We broaden our financing base, enable the completion of announced acquisitions, and free up cash proceeds of just over SEK 200 million that will primarily fund our continued growth"

– Jens Andersson, CEO, Episurf Medical AB

Financing

The Acquisitions are financed through the issuance by Goldcup 40207 AB (unct. EPI Target 3 AB), an indirect subsidiary of Episurf, of senior secured bonds (2026/2030) in an aggregate nominal amount of up to MSEK 550 (the "**Bonds**"). As security for the Bonds, the Company has pledged certain assets. The Bonds will mature on 31 August 2030 and will carry an interest rate of 5.60 per cent per annum.

Consideration

The total consideration and the consideration structure, comprising consideration shares, a convertible loan and vendor loan notes, are unchanged compared with what has previously been communicated for the Acquisitions in their entirety. The part of the total consideration that will be paid through a convertible loan in connection with the Lilium Acquisition has, however, been increased by MSEK 30, while the consideration that will be paid by way of a vendor note has been reduced by a corresponding amount. The issues of the Class B shares and the convertible debenture that constitute part of the consideration for the Acquisitions will be carried out in connection with closing, by virtue of the authorisation from the Annual General Meeting held on 25 May 2026.

Liquidity effects

Following completion of both portfolios, repayment of existing property financing and transaction and issue costs, the Group is expected to hold cash and cash equivalents of more than SEK 200 million.

Background

The Lilium Acquisition was announced on 22 May 2026 and the Setune Acquisition was announced on 29 May 2026. The property portfolio acquired through the Lilium Acquisition has an agreed property value of MSEK 660 and the property portfolio acquired through the Setune Acquisition has an agreed property value of MSEK 285.5. Closing of the Acquisitions will take place on 31 August 2026.[1]

DNB Carnegie acted as financial adviser.

Roschier and CMS Wistrand acted as legal advisers.

For further information, please contact:

Jens Andersson, CEO, Episurf Medical

Tel: +46 (0) 768 55 67 02

Email: jens.andersson@episurf.com

About Episurf

Episurf Medical is a property 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 individualized implant Episealer® and associated surgical instruments, which are used to treat cartilage injuries in joints. Episurf Medical's head office is in Stockholm, Sweden.

This information is information that Episurf Medical AB (publ) 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 21:38 CEST on 19 August 2026.

[1] For further information regarding Episurf's acquisitions, please refer to the press releases published by Episurf on 22 May 2026 in respect of the Lilium Acquisition and on 29 May 2026 in respect of the Setune Acquisition.