



## TERM SHEET

<b>Issuer</b>	Fastighetsbolaget Emilshus AB ("Emilshus" or the "Company")
<b>Issuer description</b>	Emilshus is a real estate company, that focuses on high-yield, commercial real estate. The Company focuses on acquiring, developing, and managing high-yield commercial properties for financially stable tenants with long leases. The purpose is to build close and stable relationships with its tenants through local presence and engagement, in the Småland region and neighboring growth regions
<b>Offering type</b>	Initial Public Offering ("IPO")
<b>Securities offered</b>	Newly issued ordinary shares of Series B
<b>Listing venue</b>	Nasdaq Stockholm Main Market
<b>Ticker / ISIN</b>	EMIL B / SE0016785786
<b>Fixed price</b>	SEK 28 per share
<b>Base offer</b>	Base offering size of 24,000,000 shares / SEK 672 million / USD 69 million, where all shares are newly issued shares of Series B (primary shares) ("Base offer")
<b>Overallotment option</b>	Overallotment option size of 3,000,000 newly issued shares of Series B (corresponding to 12.5% of the number of shares in the Base offer) / SEK 84 million / USD 9 million (the "Overallotment option")
<b>Total offer size</b>	Total offer size of 27,000,000 shares / SEK 756 million / USD 78 million (the "Offering")
<b>Expected free float as % of B-shares</b>	25.8% excluding the Overallotment option 28.4% including the Overallotment option
<b>Implied post-money equity value</b>	SEK 2,669 million / USD 274 million (incl. overallotment option, fully diluted)
<b>Shares outstanding post IPO</b>	93,446,380 shares of series A & B outstanding assuming full exercise of the Overallotment option In addition to this, the Company has 20,628,625 preference shares outstanding <sup>1)</sup>
<b>Current shareholders</b>	Aptare Holding (37.5%), Sagax (25.1%), NP3 Fastigheter (20.7%), Thureda Fastigheter (3.4%), Castar Europe (3.1%), Brunudden Kapital (2.7%), Investment AB Chiffonjén (1.3%), Loggen Invest (1.3%), Famkar Invest (0.9%), Canola (0.8%), Others (3.5%)
<b>Use of primary proceeds</b>	The Company intends to use the net proceeds from the Base offer and any proceeds from the Overallotment option to finance continued growth through real estate investments
<b>Cornerstone investors</b>	Funds managed and advised by, Carnegie Fonder AB, Lannebo Fonder AB, Länsförsäkringar Fondförvaltning AB, NP3 Fastigheter AB, NRP Anaxo Management AS, Odin Förvaltning AS, PriorNilsson Fonder, Third Swedish National Pension Fund, AB Sagax have committed to acquire shares for a total amount of approx. SEK 571 million, corresponding to 76% of the Offering
<b>Lock-up arrangements<sup>2)</sup></b>	Management, BoD and large owners with BoD representation: 720 days for Johan Ericsson (Castar Europe), Jakob Fyrberg and Pierre Folkesson (Aptare), Sagax and NP3 Fastigheter and 360 days for Elisabeth Thuresson (Thureda AB), Liselotte Hjort and Jonas Karlsson (Famkar) Certain existing shareholders: 180 days The Company: 180 days
<b>Selling restrictions</b>	The shares will be offered to institutional investors in Sweden and internationally, and to the general public in Sweden International offering to institutions outside the U.S. in compliance with Reg S No offering in the US
<b>Syndicate</b>	Carnegie and Swedbank acts as Joint Global Coordinators and Joint Bookrunners
<b>Carnegie analysts</b>	Erik Granström, Phone: +46 8 5886 8594 / E-mail: <a href="mailto:erik.granstrom@carnegie.se">erik.granstrom@carnegie.se</a> Fredric Cyon, Phone: +46 8 5886 8838 / E-mail: <a href="mailto:fredric.cyon@carnegie.se">fredric.cyon@carnegie.se</a>
<b>Expected timetable</b>	2 June: Intention to float and publication of Prospectus 2 - 10 June: Subscription period for the general public in Sweden 2 - 10 June: Subscription period for institutional investors 13 June: First day of trading on Nasdaq Stockholm 15 June: Settlement

Further information about Emilshus and the Offer is included in the prospectus published by the Company in connection with the Listing at the Company's website [www.emilshus.com](http://www.emilshus.com)

- Including a new issue of 1,504,898 preferential shares to current shareholder NP3 Fastigheter AB (publ). The new preference shares were paid by set-off of liabilities
- Aptare Holding AB, AB Sagax, NP3 Fastigheter AB, Castar Europe AB: 720 days, Thureda Gruppen AB, Famkar Invest AB, Liselotte Hjort: 360 days, Brunudder Kapital AS, Investment AB Chiffonjén, Loggen Invest AB, Canola AB: 180 days

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