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## IPO TERM SHEET

<b>Issuer</b>	Intea Fastigheter AB (publ) ("Intea" or the "Company")
<b>Offering Type</b>	Initial Public Offering ("IPO")
<b>Listing Venue</b>	Nasdaq Stockholm (main market)
<b>Ticker / ISIN</b>	INTEAB SS / SE0017072259 INTEAD SS / SE0017072267
<b>Business Description</b>	Intea is a real estate company focused on investing in and developing social infrastructure for its own long-term management. By social infrastructure, Intea means premises for essential services that are specially adapted for their purpose and have public-sector tenants such as government agencies, authorities, regions and other public authorities. The property portfolio is located in several cities in Sweden and includes properties primarily within the justice, higher education, and healthcare sectors. As of 30 September 2024, the share of public tenants was 95.3 percent Intea was founded in 2015 by Ossie Everum, Christian Haglund, and Henrik Lindekrantz. Since its founding, the Company has built a property portfolio in Sweden with a total value of SEK 22.6 billion as of 30 September 2024
<b>Offering Structure</b>	Primary shares of Class B: between 50,000,000 and 52,631,579 newly issued shares / SEK 2,000 million Existing shares of Class B: 11,000,000 existing shares / between SEK 418 million and SEK 440 million - Including over-allotment of existing Class B shares: Corresponding of up to 13% of the final amount of Class B shares in the Offering Total Offering (Class B): up to 63,631,579 newly issued and existing shares / SEK 2,440 million Primary shares of Class D: 1,000,000 newly issued shares / SEK 27.5 million
<b>Offer Price and Valuation</b>	Price range for the Class B share: SEK 38.00-40.00 Fixed price for the Class D share: SEK 27.50 Post-money equity value: SEK 7,633 million – SEK 7,929 million (A/B shares)
<b>Selling Shareholders</b>	Svenska Handelsbankens Pensionsstiftelse: 5,000,000 Class B shares Pensionskassan SHB Tjänstepensionsförening: 5,000,000 Class B shares Åke Wibergs Stiftelse: 1,000,000 Class B shares
<b>Cornerstone Investors</b>	The cornerstone investors Third Swedish National Pension Fund (SEK 350m), AFA Försäkring (SEK 240m), Swedbank Robur (SEK 220m), Länsförsäkringar Fondförvaltning (SEK 200m), Bell Rock Capital Management LLP (SEK 120m) have, subject to certain conditions, undertaken to acquire B-shares in the Offering corresponding to a total value of SEK 1,130 million
<b>Commitments &amp; Declarations of intent</b>	The Company's founders and board members, Christian Haglund and Henrik Lindekrantz, have committed to acquire 1.25 million Class B shares each in the Offering. In addition, senior executives, certain board members, and other employees have committed to acquire a total of approximately 195,000 Class B shares in the Offering
<b>Use of Proceeds</b>	Intea intends to use the net proceeds from the new issue in connection with the offering to finance continued long-term growth through additional property investments in social infrastructure for long-term management and to strengthen the Company's financial position
<b>Lock-up</b>	All existing shareholders - except for shareholding employees that are not PDMR's - as well as all board members and senior executives, have entered customary lock-up commitments for their Class A shares for 720 days and Class B shares for 360 days
<b>EPRA NRV</b>	SEK 46.50 per A/B-share as of 30 September 2024
<b>Timetable</b>	3 December 2024: Publication of the prospectus 4 December – 11 December 2024: Application period for retail investors 4 December – 11 December 2024 (15:00 CET): Application period for institutional investors 12 December 2024: First day of trading 16 December 2024: Settlement date (DVP T+2)
<b>Documentation</b>	Prospectus in Swedish available on the Company's website
<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 of shares in the US End target market for the shares is professional investors and retail as well as eligible counterparties which do not need a guaranteed income or capital protection
<b>Carnegie Research</b>	IPO research published on 18 November 2024 Carnegie clients received electronic copies of Carnegie's research report through ResearchFN – please check your inbox for emails from <a href="mailto:CarnegieIPOresearch@mg.researchfn.com">CarnegieIPOresearch@mg.researchfn.com</a> The blackout period began 23:59 (CET) on 18 November – no distribution of research after this time
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<b>Syndicate</b>	Carnegie, ABG Sundal Collier and Handelsbanken are Joint Global Coordinators and Joint Bookrunners

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