

Episurf Medical acquires Kuststaden Invest with a property portfolio at an agreed property value of SEK 647 mn

Episurf Medical AB (publ) (Nasdaq: EPIS B) has entered into an agreement to acquire all shares in Kuststaden Invest AB, including the company's wholly owned property-owning subsidiaries, from the company's current owners. The property portfolio comprises approximately twenty properties, primarily in Oskarshamn, with an agreed property value of SEK 647 mn, a lettable area of approximately 52,000 sqm and a rental income of approximately SEK 56.9 mn. Closing is expected to take place during the fourth quarter of 2026.

“Kuststaden is a well-managed property portfolio in Oskarshamn with tenants such as Scania, Coop and Region Kalmar län and an occupancy rate of around 95 percent. Through the acquisition, Episurf gains a portfolio with over 8 years of average lease term and an experienced local management organisation.”

– Jens Andersson, CEO Episurf Medical

“We believe in the team at Episurf and their ability to build a strong property company with a focus on cash flow and returns. The Kuststaden team and I look forward to continuing to create value as part of the new affiliation with Episurf, where greater access to the capital markets combined with our network in the region provides good conditions to continue doing business in our region.”

– Magnus Johansson, CEO Kuststaden Invest AB

The acquisition in brief

Episurf has entered into an agreement to acquire all shares in Kuststaden Invest AB, corp. reg. no. 559419-5231, including the company's wholly owned property-owning subsidiaries. The sellers are the company's current owners: NEEL Capital Partners AB (corp. reg. no. 559015-7706), Virbo Invest AB (corp. reg. no. 559015-7698), Polberga AB (corp. reg. no. 556338-7538), Magnus Johansson and Robert Pejic (jointly the “Sellers”).

The property portfolio comprises twenty properties with a total lettable area of approximately 52,000 sqm, primarily located in Oskarshamn with additional properties in Västervik, Mönsterås and Hultsfred. The portfolio is mixed-use and comprises retail, grocery, light industry and logistics, office and residential, with tenants such as Scania, Coop, Region Kalmar län, Oskarshamn Municipality and Swedbank.

The total agreed property value amounts to SEK 647 mn.

Payment of the purchase price

The purchase price is financed through an issue of B-shares of SEK 184 mn at a price of SEK 0.10 per B-share, together with financing from banks and credit institutions. The

acquisition is conditional upon the buyer obtaining the requisite financing.

Dilution

The issue of B-shares may result in dilution for existing shareholders of approximately 30.1 percent 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 4.23 percent.

Background and rationale

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

With the acquisition of Kuststaden Invest, Episurf continues to build its Nordic property platform with a focus on cash flow and returns. Based on property acquisitions already signed, the annual rental income of Episurf's property segment is, on a pro forma basis following the acquisition, expected to increase from approximately SEK 439 mn to approximately SEK 496 mn, and total property assets from approximately SEK 5,264 mn to approximately SEK 5,911 mn.

Key figures for the property portfolio

The property portfolio has an agreed property value of SEK 647 mn, a lettable area of approximately 52,000 sqm, a rental income of approximately SEK 56.9 mn and an occupancy rate of approximately 95 percent. The yield amounts to approximately 7.2 percent and the weighted average unexpired lease term (WAULT) to approximately 8.2 years.

Advisers

CMS Wistrand is legal adviser to Episurf. Bergman & Eek Advokat AB is legal adviser to the Sellers and Bolton Advisors, through Michael Wilton, is financial adviser to the Sellers.

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About Episurf Medical

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 business based on the individualised implant Episealer® and associated surgical instruments, which are used to treat cartilage injuries in joints. Episurf Medical's head office is located in Stockholm, Sweden.

About Kuststaden

Kuststaden is a property company operating in south-eastern Sweden with a focus on high-yielding assets. Through a market-driven and creative approach, the group focuses on creating long-term value and sustainable cash flows, with strong roots in the local region. The company has long experience of the property industry and a well-established network, where value-creating transactions, refinement of holdings and growth have always been at the forefront over the years.

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 13:34 on 10 June 2026.

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