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PRESS RELEASE

Malmö, Sweden, 15 March 2022



SLP publishes prospectus

Swedish Logistic Property AB ("SLP" or the "Company") today publishes a prospectus in connection with the Company's offering to the general public in Sweden as well as institutional investors in Sweden and internationally for subscription of the Company's shares of series B (the "Offering") and subsequent listing on Nasdaq Stockholm.

The prospectus that has been prepared in connection with the Offering (the "Prospectus") has been approved and registered by the Swedish Financial Supervisory Authority, and is available on SLP's website, www.slproperty.se, and Carnegie's and Nordnet's websites. Within a couple of days the Prospectus will also be published in the Swedish Financial Supervisory Authority's prospectus register, www.fi.se.

About SLP:

SLP's business concept is to acquire, develop and manage logistics properties with sustainability in focus. The Company is expanding and improving its property portfolio at a high pace and has a clear growth ambition. This is made possible by short decision paths and financial strength. The overall goals are to generate an average annual growth in net asset value (NAV) per share of at least 15 percent and an average annual increase in income from property management of at least 15 percent per share. The work with sustainability is an integral part of SLP's operations, business model and daily work and is followed up through the Company's sustainability goals.

SLP's properties are located in strategic logistics locations adjacent to the major motorways from Malmö in the south to Uppsala in the north. As of 31 December 2021, SLP owned 70 properties, and had several ongoing new construction projects. The reported value for all properties as of 31 December 2021 amounted to SEK 6,498m, which includes SEK 253m related to major ongoing projects. Since 31 December 2021, SLP has completed 3 additional acquisitions¹.

This press release was made public, through the agency of the persons below, at 08:45 a.m. CET on 15 March 2022.

For further information:

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¹ Including the acquired, but not yet accessed property Okularet 12 in Falköping.

Important information:

This press release is not an offer to sell or a solicitation of any offer to buy any securities issued by Swedish Logistic Property AB in any jurisdiction.

Copies of this press release are not being made and may not be distributed or sent into the United States, Australia, Hong Kong, Japan, Canada, New Zealand, Singapore, South Africa or any other jurisdiction in which such distribution would be unlawful or would require registration or other measures. The securities referred to in this press release have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "Securities Act"), and accordingly may not be offered or sold in the United States absent registration or an exemption from the registration requirements of the Securities Act and in accordance with applicable U.S. state securities laws. SLP does not intend to register any offering in the United States or to conduct a public offering of securities in the United States.

An offering of the securities referred to in this press release has today been made by means of a prospectus that has been published on SLP's website, <https://slproperty.se/>, following approval from the Swedish Financial Supervisory Authority. This press release is an advertisement and not a prospectus for the purposes of Regulation (EU) 2017/1129 (together with any applicable implementing measures in any Member State, the "Prospectus Regulation"). Investors should not invest in any securities referred to in this press release except on the basis of information contained in the prospectus and potential investors should read the prospectus before making an investment decision in order to fully understand the potential risks and rewards associated with the decision to invest in the securities. The approval by the Swedish Financial Supervisory Authority of the prospectus should not be understood as an endorsement of the securities that are the subject of such prospectus.

In any EEA Member State other than Sweden (each, a "Relevant Member State"), this press release is only addressed to and is only directed at qualified investors in that Relevant Member State within the meaning of article 2(e) of the Prospectus Regulation, that is, only to investors who can receive the offer without an approved prospectus in such Relevant Member State.

The contents of this press release have been prepared by and is the sole responsibility of the Company. The information contained in this press release is for background purposes only and does not purport to be full or complete.

This press release is only being distributed to and is only directed at (a) persons who are located outside the United Kingdom, or (b) persons who are located in the United Kingdom that either (i) have professional experience in matters relating to investments falling within Article 19(1) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005, as amended (the "Order"), or (ii) are high net worth entities or other persons to whom this press release may lawfully be communicated, falling within Article 49(2)(a) to (d) of the Order (all such persons together being referred to as "Relevant Persons"). This press release must not be acted on or relied on by persons who are not Relevant Persons. Any investment or investment activity to which this press release relates is available only to Relevant Persons and will be engaged in only with Relevant Persons. Persons distributing this press release must satisfy themselves that it is lawful to do so.

Carnegie Investment Bank AB (publ) ("Carnegie") and Nordea Bank Abp, filial i Sverige ("Nordea") are financial advisors to and are acting exclusively for the

Company and no one else in connection with the intended Offering. Carnegie and Nordea will not regard any other person as their respective clients in relation to the intended Offering and will not be responsible to anyone other than the Company for providing the protections afforded to their respective clients nor for giving advice in relation to the intended Offering or any transaction or arrangement referred to in this press release.

Forward-looking statements:

Matters discussed in this press release may constitute forward-looking statements. Forward-looking statements are statements that are not historical facts and may be identified by words such as "believe", "expect", "anticipate", "intends", "estimate", "will", "may", "continue", "should" and similar expressions. The forward-looking statements in this press release are based upon various assumptions, many of which are based, in turn, upon further assumptions. Although SLP believes that these assumptions were reasonable when made, these assumptions are inherently subject to significant known and unknown risks, uncertainties, contingencies, and other important factors which are difficult or impossible to predict and are beyond its control. Such risks, uncertainties, contingencies, and other important factors could cause actual events to differ materially from the expectations expressed or implied in this press release by such forward-looking statements. The information, opinions and forward-looking statements contained in this press release speak only as at its date and are subject to change without notice.

Stabilization measures

In connection with the offer or sale of securities referred to herein, a financial advisor engaged by SLP may over-allot securities/conduct stabilization or effect transactions with a view to supporting the market price of the securities at a level higher than that which might otherwise prevail. Any stabilisation action or over-allotment will be conducted by the engaged financial advisor in accordance with all applicable laws and rules.

Information to distributors

For the purposes of the product governance requirements contained within: (a) EU Directive 2014/65/EU on markets in financial instruments, as amended ("MiFID II"); (b) Articles 9 and 10 of Commission Delegated Directive (EU) 2017/593 supplementing MiFID II; and (c) national implementing measures, (together the "MiFID II Product Governance Requirements"), and disclaiming all and any liability, whether arising in tort, contract or otherwise, which any "manufacturer" (for the purposes of the MiFID II Product Governance Requirements) may otherwise have with respect thereto, the offered shares have been subject to a product approval process, who have established that these shares are: (i) suitable for a target market consisting of non-professional investors and investors who fulfil the criteria for professional clients and eligible counterparties, each as defined in MiFID II, and (ii) suitable for distribution through all distribution channels that has been approved in MiFID II ("Target Market Assessment").

Irrespective of the Target Market Assessment, distributors should note that: the price of the securities in SLP may decline and investors could lose all or part of their investment; the SLP securities offer no guaranteed income and no capital protection; and an investment in SLP securities is compatible only with investors who do not

need a guaranteed income or capital protection, who (either alone or in conjunction with an appropriate financial or other adviser) are capable of evaluating the merits and risks of such an investment and who have sufficient resources to be able to bear any losses that may result therefrom. The target market assessment is without prejudice to the requirements of any contractual, legal or regulatory selling restrictions in relation to any offering.

The target market assessment does not constitute: (a) an assessment of suitability or appropriateness for the purposes of MiFID II; or (b) a recommendation to any investor or group of investors to invest in, purchase, or take any other action whatsoever with respect to the securities of SLP.

Each distributor is responsible for undertaking its own target market assessment in respect of the securities of SLP and determining appropriate distribution channels.