

Year-end Report

JANUARY-DECEMBER 2025



SLP
SWEDISH
LOGISTIC
PROPERTY

Significant events

Significant events in the period

January-December

- Rental income increased by 43%, amounting to SEK 1,015 m (710).
- Net operating income increased by 46%, amounting to SEK 891 m (610).
- Profit from property management increased by 46% and amounted to SEK 583 m (398).
- Earnings per share increased by 12%, amounting to SEK 2.77 (2.48).
- Net asset value (NAV) per share increased by 15% in the period and amounted to SEK 33.66.
- Profit from property management per share increased by 33% in the period and amounted to SEK 2.23.
- Value changes in investment properties totalled SEK 414 m (361).
- Sustainable financing amounted to SEK 8,958 m (5,404) at the end of the period, corresponding to 95% (92) of the loan portfolio.
- Net leasing income amounted to SEK 6.8 m (26.1) and the letting ratio to 96.7% (96.5).
- A revised sustainability policy and new sustainability targets have been adopted.

- During January, occupancy commenced in SLP's largest new construction project to date, totalling 61,500 square meters, in Hallsberg.
- 16 properties, of which one is an ongoing new construction project, were acquired and taken into ownership, with a lettable area of 341,000 square metres and a property value of SEK 4,089 m (1,747).
- Filip Persson assumed the position of CEO of SLP on 1 September 2025, while former CEO Tommy Åstrand was elected to the Board of Directors at the Annual General Meeting.
- SLP is included in the FTSE EPRA Nareit Global Real Estate Index ("EPRA Index") as of 22 September 2025.
- SLP has signed a 10-year lease agreement for a new construction project in Malmö comprising approximately 27,000 square metres. The project is subject to regulatory approvals, which are expected to be obtained during spring 2026. The building is expected to be ready for occupancy during the winter 2026/2027.
- In December, the company carried out a directed share issue of Class B shares amounting to SEK 800 m, at a subscription price of SEK 40 per share, corresponding to a premium of 25 percent to net asset value at the time, increasing the number of shares by 20 million.

Significant events after the end of the period

- SLP has signed a lease agreement for 19,300 square meters in Eskilstuna, with a lease term of 5.5 years.
- SLP's Board of Directors intends to propose to the Annual General Meeting that no dividend be paid for the 2025 financial year, in line with the company's dividend policy.

Key performance indicators

	2025 Oct-Dec	2024 Oct-Dec	2025 Jan-Dec	2024 Jan-Dec
	3 months	3 months	12 months	12 months
Property value, SEK m	18,491	13,489	18,491	13,489
Rental income, SEK m	271	194	1,015	710
Net operating income, SEK m	235	166	891	610
Profit from property management, SEK m	152	112	583	398
Profit for the period, SEK m	220	189	726	587
Earnings per share after dilution, SEK	0.83	0.73	2.77	2.48
Net asset value (NAV) per share after dilution, SEK	33.66	29.39	33.66	29.39
Growth in net asset value (NAV) per share after dilution, %	5	3	15	16
Profit from property management per share after dilution, SEK	0.57	0.43	2.23	1.68
Growth in profit from property management per share after dilution, %	32	21	33	10
Loan-to-value ratio, %	47.9	42.4	47.9	42.4
Interest coverage ratio, multiple	3.0	3.4	3.1	3.2
Remaining lease period, years	6.8	6.4	6.8	6.4

For definitions of key performance measures and alternative performance measures, see Definitions.



The Zinken 3 property in Norrköping.

A strong year with record growth

The fourth quarter of 2025 concluded a year of record growth, clearly demonstrating the strength of SLP's business model. We continued to deliver in line with our stated targets and to execute our long-term strategy, focusing on acquiring, developing and managing attractive logistics properties in selected locations.

Strong growth in rental income and profit

We ended 2025 with a continued strong performance, resulting in increases of 43 percent in rental income and 46 percent in net operating income, while profit from property management improved by 46 percent during the period. The profit development was driven by completed acquisitions, active operational management and value-creating property development, reflecting the strength of SLP's business model and the organisation's execution capability.

Demand for modern logistics space remains high, supported by continued growth in e-commerce, the need for efficient last-mile logistics, increased reshoring of production, and defence investments generating demand for preparedness and contingency logistics. At the same time, we continue to closely monitor the geopolitical situation.

Record acquisition volume

2025 was a record year in terms of acquisition volume, with total acquisitions amounting to SEK 4.1 bn. During the year, we acquired a total of 16 value-add logistics properties with a lettable area of 341,000 square metres and a total annual rental value of SEK 291 m, significantly strengthening the company's earnings ability.

During the fourth quarter, we completed a strategically important sale-and-leaseback transaction with DSV, comprising four fully let logistics properties at a property value of SEK 1.1 bn. The transaction provides long, stable cash flows and reflects our approach to working with strong tenants in attractive locations. We also took ownership of the previously announced logistics property in Gothenburg at a property value of SEK 625 m, strengthening our presence in the Gothenburg region, one of Sweden's most attractive logistics markets.

Increased tenant activity continues to drive value creation

Property development is a core component of SLP's business model and a key contributor to organic growth over time. During the year, net operating income in the like-for-like portfolio increased by approximately 3 percent, of which around 1.6 percentage points were attributable to CPI adjustments, with the remainder driven by active property management and development. Net lettings were positive in all quarters and amounted to SEK 6.8 m on an annual basis, increasing the occupancy rate to 96.7 percent at year-end.

Interest in investments in the existing portfolio and tenant demand for logistics space increased towards the end of the year compared with the first half of the year. The share of value-add area amounts to 51 percent, providing scope for further value-creating projects that are expected to strengthen the company's earnings ability. A key strength of our operational model is our close collaboration with tenants, which enables development activities to be carried out during ongoing operations without adverse effects on rental income.

A significant portion of these investments relates to energy-efficiency measures, highlighting the alignment between sustainability performance and long-term business value. To ensure that our sustainability efforts are scientifically grounded, we have submitted our climate targets to the Science Based Targets initiative (SBTi) for validation, with a decision expected during 2026.

Strengthened financial position

At year-end, SLP carried out a directed share issue of 20 million Class B shares, providing the company with approximately SEK 800 m. The share issue, which was completed at a premium of 25 percent to net asset value, attracted strong interest from both Swedish and international investors and further strengthened the company's financial position.

Interest from our Nordic banking partners remains strong, and following the early refinancing completed in the second quarter, the average margin in the loan portfolio was reduced to 1.32 percent at year-end. The share of sustainable financing increased to 95 percent of the loan portfolio, supporting our sustainability efforts while also contributing to improved financing terms.

We see a solid pipeline of attractive business opportunities. With a strong cash position, robust cash flow and unutilised credit facilities of approximately SEK 1,300 m, the company has significant capacity to carry out value-add projects, new construction and acquisitions in order to support continued profitable growth.

Our successful strategy remains unchanged

I am proud to conclude 2025 with record growth in both acquisitions and profit from property management. We operate a business with strong execution capability, where acquisitions, property development and management work together to create a long-term attractive portfolio.

SLP's distinctive culture, supported by employee share ownership, fosters strong commitment and accountability and has been a key component of our strategy since the company's inception. This culture will continue to form the foundation of our value creation going forward.

I would like to conclude by thanking my colleagues for their efforts, our tenants for their trust, and our financiers and investors for their long-term support.

Filip Persson, CEO



SLP in brief

SLP shall acquire, develop and manage logistics properties with a focus on sustainability.

Overarching goal

Generate an average annual growth of at least 15% per share in net asset value (NAV) and profit from property management.

Financial risk limitations

- Minimum interest coverage ratio of 2.5 x
- Maximum long-term loan-to-value ratio of 55%
- Minimum equity/assets ratio of 40%

Dividend policy

SLP shall continue to grow and therefore reinvest in its operations with the aim of generating further growth through property acquisitions and investments in new construction, conversions and extensions. This means that dividends will be low or zero over the coming years.

Overarching strategy

In order to reach its overarching goals the company works with its own staff in five strategic areas: acquisitions, property development, property management, financing and sustainability.

- Acquisitions:** The company grows its property holdings by acquiring properties and building rights. The properties acquired are in strategic logistics locations and are suitable development targets.
- Property development:** Properties are developed through new construction, extensions and conversions, and by optimizing net operating income for the properties. Net operating income is optimized by letting vacant premises, renegotiating and extending lease agreements, and through increased energy efficiency and cost reduction activities.
- Property management:** SLP's property management is characterized by active customer dialogue, short decision paths and a long-term view.
- Financing:** The company secures long-term, cost-effective financing while optimizing the debt/equity ratio.
- Sustainability:** SLP takes an ambitious approach to sustainability, with a strong commitment to environmental and social responsibility. Read more about our sustainability work on the following pages.

127
Properties

6.8 years
Remaining lease period

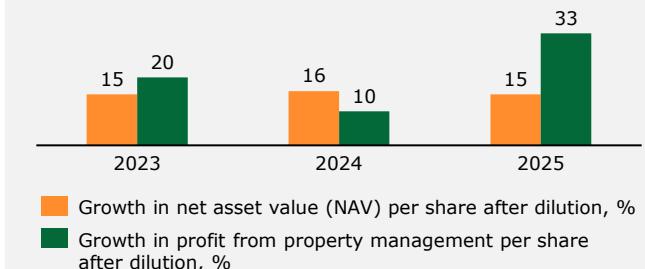
1,491,000 m²
Lettable area

97%
Letting ratio

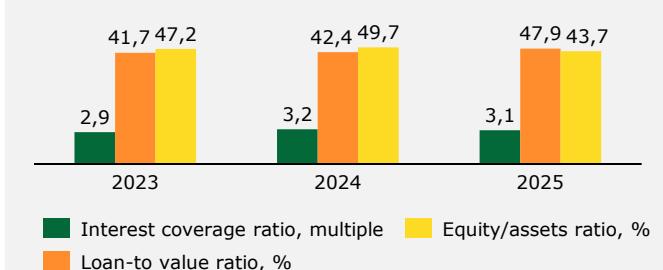
SEK 1,155 m
Contractual annual rent

SEK 18,491 m
Property value

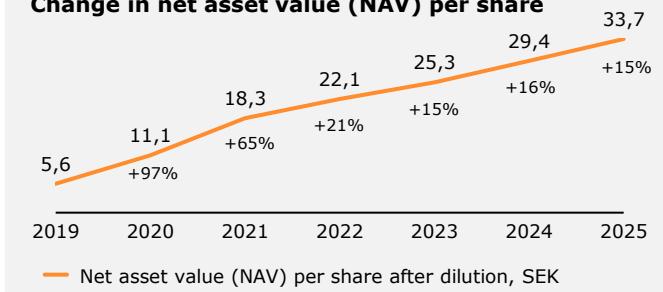
Outcome – overarching goal



Outcome – financial risk limitations



Change in net asset value (NAV) per share



Developments on the logistics market

Geopolitical unrest shifts warehousing and production back to Sweden

Global uncertainty and geopolitical tensions are leading companies to reassess their supply chains and relocate production and warehousing closer to domestic markets in order to reduce risk and increase delivery reliability.



E-commerce and digital maturity leads to changing behaviours

Digital maturity and e-commerce growth in Sweden has changed consumer behaviour and created new challenges and opportunities for the logistics sector in terms of managing increased online retailing and expectations on quick deliveries.



Growing demand for modern refrigerator and freezer warehousing

Global trade and high consumer expectations on availability of foods are driving growing demand for modern refrigerator and freezer delivery and warehousing. This is critical for ensuring product quality and shelf life, which requires investments in new technology and infrastructure.



Growing demand for city logistics

In order to address challenges such as crowding, environmental impact and delivery efficiency, there is growing demand for efficient logistics solutions, which makes city logistics an increasingly important area. City logistics are required to meet the need for fast, sustainable deliveries in urban environments.

Challenging external environment

A challenging external environment places high demands on being an active property owner, maintaining close dialogue, and working in close collaboration with tenants to create long-term value for both parties.

Demands for more circular and sustainable distribution

The need for making supply chains more sustainable is becoming increasingly pressing. Components shortages are driving companies to build more sustainable and resilient supply chains.

Sustainability - goals

SLP strives to ensure sustainable working methods that contribute to improving the environment and society, today and for the future. We consider sustainability an integral part of our business model and daily operations.

Our Responsibility- sustainability framework

We have chosen to call our sustainability framework *Our Responsibility*. It spans three focus areas – Planet, People and Business – and includes the company's key sustainability areas. Our Responsibility contains concrete goals, KPIs and activities in each focus area and is founded on a double materiality assessment and stakeholder dialogues.

For each focus area in the sustainability framework, targets have been formulated and adopted by the company's Board of Directors. See the sustainability targets to the right and the follow-up on target achievement on the following page. Several of the sustainability targets are monitored and reported on a quarterly basis, while certain targets are reported annually, as indicated in the table.

CSRD and statutory requirements

In 2024, SLP conducted a double materiality assessment based on the requirements outlined in the EU Sustainability Reporting Standards (ESRS). The outcome of the double materiality assessment was approved by SLP's Board of Directors in December 2024 and formed the basis for the company's sustainability efforts and sustainability reporting in 2025. During 2025, the EU, and Sweden, adopted changes aimed at simplifying the sustainability reporting process. SLP's sustainability report for 2025 has been prepared in accordance with the Swedish Annual Accounts Act.

Sustainability Report

This is an interim report and includes some of SLP's sustainability work and goal monitoring. The full picture of the company's sustainability work and goal attainment is published annually in the Annual and Sustainability Report. Read more about our sustainability work here: [link to sustainability reporting](#).



PLANET

Material topics

- Climate change mitigation
- Climate change adaptation
- Energy
- Resource inflows, incl. resource consumption
- Waste
- Water withdrawals

Goals

Ongoing

- 100% renewable electricity
- 100% Environmentally certified new production in accordance with the Sweden Green Building Council Silver level or equivalent
- Reduce energy consumption by 15% over five years – comparable portfolio

By 2025

- Started at least three climate-neutral projects
- Started at least one charging infrastructure project for heavy vehicles

By 2027

- 70% of the lettable area should be environmentally certified according to BREEAM In-Use Very Good or an equivalent standard
- The installed effect in solar cell systems should reach 25 MWp
- Reduce the lettable area from properties with energy class F and G through relocation – maximum 5% by year-end

By 2030

- 100% fossil-free energy
- Net-zero CO2 emissions in property management (Scope 1 & 2)

By 2040

- Net zero CO2 emissions scope 3



PEOPLE

Material topics

- Working conditions (own workforce & workers in the value chain):
 - Working hours
 - Fair wages
 - Secure employment
 - Health and safety
- Equal treatment (own workforce & workers in the value chain)
 - Equality
 - Harassment
- Access to goods and services



Goals

Ongoing

- eNPS >45
- <2% short-term sick leave for our employees
- <3% short-term sick leave for our employees
- Local summer workers in all areas where SLP manages properties

By 2025

- 40–60% gender balance across occupational categories within our own operations
- >80% satisfied tenants

BUSINESS

Material topics

- Responsible business practices:
 - Corruption and bribery
 - Management of relationships with suppliers
 - Corporate culture
 - Protection of whistle-blowers
- Long-term return



Goals

Ongoing

- Zero tolerance of corruption
- All key suppliers shall sign our Code of Conduct
- All key contracting suppliers must conduct self-assessments based on the Code of Conduct

By 2027

- 85% sustainable loans (excluding sustainability-linked financing)

Sustainability - goal attainment

Key performance indicators	2025	2024	Goal
Planet			
Renewable electricity, %	100	100	100%
Fossil-free energy, %	91	96	100%
Energy intensity, Change in comparable holding, % - base year 2021	-22%	-22%	Reduce by 15% over five years
- base year 2022	-25%	-21%	
- base year 2023	-12%	-0%	
Installed solar panel systems, MWp	21.9	17.9	25 MWp by 2027
Climate-neutral projects, no.	3	2	3 cases by 2025
Project with charging infrastructure for heavy vehicles, no.	1	1	1 case by 2025
Scope 1, tonne CO ₂ e	11	158*	Net zero by 2030
Scope 2 - market based, tonne CO ₂ e	435	455	Net zero by 2030
Scope 2 - location based, tonne CO ₂ e	633	696*	Net zero by 2030
Scope 3, tonne CO ₂ e	27,085	51,498*	Net zero by 2040
Total emissions Scope 1, 2 and 3 - market based, tonne CO ₂ e	27,531	52,111*	-
Environmentally certified area, %	67	62	70% by 2027
Environmentally certified new production, %	100	100	100%
Share of lettable area in properties with energy class F and G, %	3	7	Max 5% by 2027
People			
Employee willingness for recommendation, eNPS	92	98	>45
Short-term sick leave, %	0.3	0.1	<2
Long-term sick leave, %	0.0	0.9	<3
Proportion of locations with local summer workers, %	100	67	All
Proportion of women/men, % - Board	33/67	33/67	40-60% equality in occupational categories by 2025
- Management	33/67	33/67	
- Office workers	33/67	33/67	
Satisfied tenants, %	81	78	>80 by 2025
Business			
Corruption charges, no.	0	0	0
Suppliers that follow the Code of Conduct, %	100	100	100%
Sustainable loans, %	83	78	85% by 2027
Sustainable financing, %	95	92	-

*Recalculation of the previous year's emissions has been conducted based on new emission factors to ensure comparability between years.

67%
Environmentally certified area

21.9
Output from installed
solar panel systems, MWp

95%
Sustainable financing

Science Based Target initiative (SBTi)

As part of SLP's sustainability efforts, SLP submitted its climate targets for Scope 1 and Scope 2 for validation by the Science Based Targets initiative (SBTi) at the end of 2025, with validation expected during 2026.



Progress, installed solar panel systems, MWp



Property holdings

SLP's properties are strategically situated in prime logistics locations across Sweden. At the end of the period, the property holding encompassed 127 properties with a total lettable area of 1,491,000 square metres, including major ongoing projects.

11,700 m²

Average lettable area per property

SEK 147/m²

Difference in net operating income for investment properties and development properties

51%

Percentage of development properties

In order to present differences in the character of the property holdings according to whether the intention is to acquire, develop or manage the properties, we have divided the holdings into the following categories: property management, development, projects and building rights.

Property management

This category includes properties that are essentially fully developed and thereby generate stable cash flows.

Development

This category covers the properties characterized by their potential to create value. It may for example include substantial vacancies, rental potential or the opportunity for cost reductions.

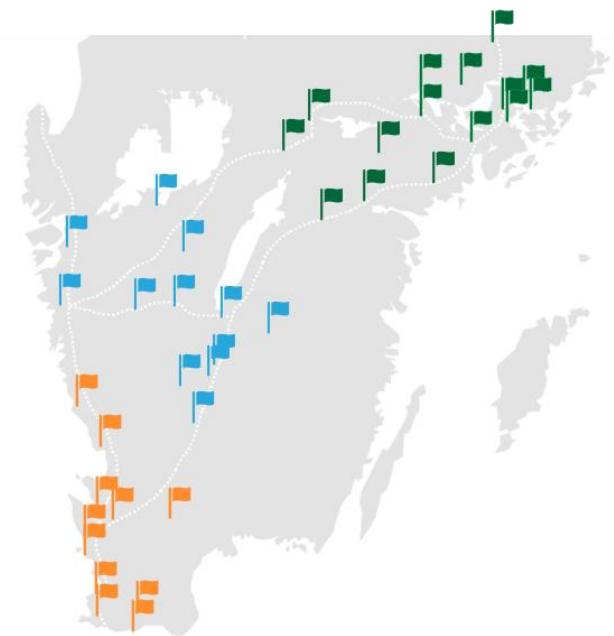
Projects

To create attractive logistics properties, ongoing new construction projects are carried out as well as adaptations for tenants in the form of conversions and extensions.

Building rights

Acquiring properties that also have building rights and exploiting the building rights in existing holdings increase the lettable area further.

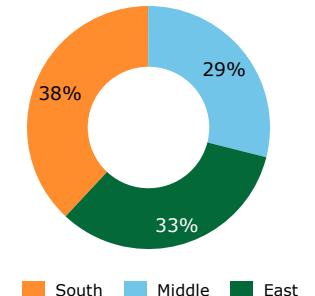
The following table presents the distribution of the property holding according to this categorization and current earnings ability as of 1 January 2026.



Property holdings

	No. of properties	Lettable area m ² (000)	Property value		Rental value SEK m	Letting ratio, %	Rental income		Property costs incl. property admin.		Net operating income	
			SEK m	SEK/m ²			SEK m	SEK/m ²	SEK m	SEK/m ²	SEK m	SEK/m ²
Property management	71	693	9,813	14,153	605	98.3	595	871	52	75	543	783
Property development	55	759	8,057	10,619	589	95.1	560	794	78	102	482	636
Total	126	1,452	17,869	12,307	1,194	96.7	1,155	832	130	89	1,025	706
Ongoing projects	1	39	398	10,321								
Building rights			223									
Total	127	1,491	18,491	12,405								

The summary relates to properties owned by SLP at the end of the period. Rental values relate to contractual rent plus annualized vacancies. Net operating income relates to contractual rent less normalized property costs including property administration. Rental income SEK/m² is based on the area let in each category. The judgements and assumptions that form the basis for the information contained in this table imply uncertainties and the information should not be viewed as a forecast.



The distribution is based on property value at the end of the period.

Projects

To create attractive logistics properties, SLP carries out ongoing new construction projects as well as adaptations for tenants in the form of conversions and extensions. The projects are carried out in close collaboration with our tenants.

Ongoing projects

At present, one major project is in progress relating to new construction with a total area of 38,500 square metres.

Two major projects were completed during the period: occupancy took place on 20 January 2025 for a newly constructed 61,500 square metres property in Hallsberg, and an extension project of 3,000 square metres in Helsingborg was completed during the second quarter.

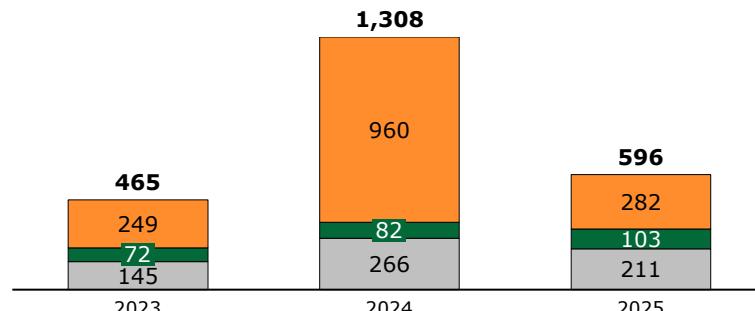
In the third quarter, a 10-year lease agreement was signed for a new construction of 27,000 square metres in Malmö. The project will be included in the financial reporting once construction begins, which is subject to regulatory approvals expected to be in place during spring 2026. The building is expected to be ready for occupancy during winter 2026/2027.

The table to the right presents ongoing projects with a value of over SEK 25 m.

Other projects

In addition to the projects in the table, several smaller rent-generating, cost-reducing or energy-saving projects are continuously in progress. Approximately 130 smaller projects are currently in progress.

During the period, SEK 103 m was invested in energy-saving projects and SEK 211 m in other projects, primarily related to minor conversions and extensions of existing properties.



Other investments - Development of the Mossshaga 7 property in Nässjö

In May 2025, SLP announced an extension of 1,500 square metres at the Mossshaga 7 property in Nässjö, utilising existing building rights. The project has progressed according to schedule and the extension will be completed in the beginning of January 2026. In addition to increasing the property's total lettable area to approximately 16,500 square metres, the lease with the existing tenant has also been extended by a further three years, until May 2035.

“This development project is a clear example of how we can make effective use of our building rights while continuing to develop the property and grow alongside our tenants,” commented Filip Persson, CEO of SLP.



Major ongoing projects > SEK 25 m

Property	Municipality	Type of investment	Planned completion date	Lettable area m ² (000)	Rental value, SEK m	Net operating m income, SEK m	Letting ratio, %	Investment, SEK m	Carrying amount, SEK m
Tröinge 6:124	Falkenberg	New construction	Q2 2026	38.5	28.5	27.0	100	430	352
Total				38.5	28.5	27.0	100	430	352

Information about projects in the report is based on estimates regarding size and scope, and expected completion dates. Furthermore, the information is based on estimates relating to future project costs and rental values. The judgements and assumptions should not be viewed as a forecast and they imply uncertainties in terms of project completion, structure and scale, time plan, project costs and future rental value and net operating income. Information about ongoing construction and planned projects is evaluated regularly, and judgements and assumptions are adjusted in line with ongoing construction projects being completed or started, and changing conditions generally.

Transactions

Acquisitions of development properties are a central part of SLP's growth strategy. Eight transactions took place in the period.

Acquisitions

SLP took ownership of sixteen acquired properties in the period, which increased lettable area by 341,000 square metres and rental value by SEK 291 m.

In January, SLP completed and took ownership of its largest acquisition to date, which comprised five strategically located logistics properties—four in Norrköping and one in Örebro. The properties have a total lettable area of 153,000 square metres, and the agreed property value amounts to SEK 1,383 m.

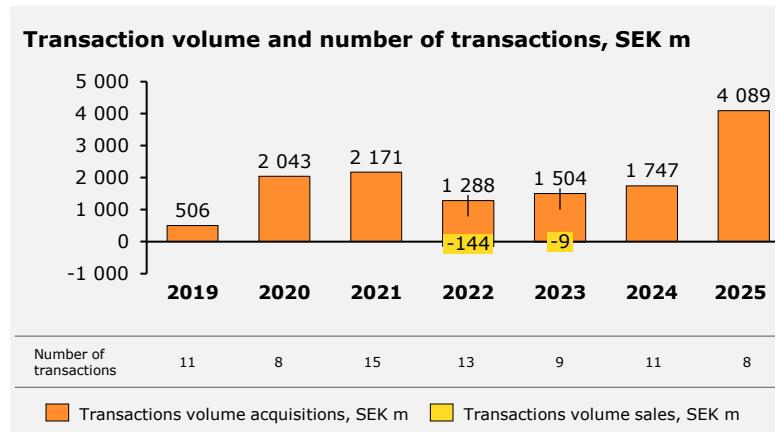
In March, SLP acquired and took ownership of two logistics properties in Haninge with an agreed property value of SEK 465 m. The properties have a total lettable area of approximately 24,000 square metres, with a large proportion consisting of chilled space, and a total annual rental value of approximately SEK 30 m.

In May, SLP acquired and took ownership of a newly developed project in Falkenberg comprising 38,500 square metres, with a total annual rental value of SEK 28 million and planned occupancy during the second quarter of 2026. In May, SLP also took ownership of a logistics property in Trelleborg with a lettable area of approximately 11,000 square metres and an agreed property value of SEK 90 million - an acquisition that was announced in January 2025.

In June, SLP took ownership of two newly built logistics properties in Jönköping with a total lettable area of approximately 19,000 square metres and an agreed property value of SEK 266 million - an acquisition announced in March 2025.

In November, SLP acquired four logistics properties located in Malmö, Helsingborg, Västerås and Borås through a sale-and-leaseback transaction. The agreed property value amounted to SEK 1,111 m and the total lettable area to approximately 67,000 square metres. SLP took ownership of the properties during November and December, respectively.

In December, SLP also took ownership of a logistics property comprising 28,000 square metres in Gothenburg, an acquisition that was announced in April 2025. The agreed property value amounted to SEK 625 m and the annual rental value to just over SEK 40 m.



The Sörred 7:8 property in Gothenburg.

Transactions						
Property	Transaction	Location	Access date	Rental value, SEK m	Lettable area, m ² (000)	
Sylten 4:5 & 4:10	Acquisitions	Norrköping	31/01/2025	9.4	21.5	
Händelö 2:34	Acquisitions	Norrköping	31/01/2025	16.3	29.5	
Zinken 3	Acquisitions	Norrköping	31/01/2025	13.0	23.0	
Kardinalmärket 1	Acquisitions	Norrköping	31/01/2025	27.9	48.0	
Ånsta 20:272	Acquisitions	Örebro	31/01/2025	24.1	31.1	
Jordbromalm 6:90	Acquisitions	Haninge	28/03/2025	5.3	5.5	
Jordbromalm 4:4	Acquisitions	Haninge	28/03/2025	25.2	19.0	
Tröinge 6:124	Acquisitions	Falkenberg	07/05/2025	28.5	38.5	
NIO-E 3	Acquisitions	Trelleborg	09/05/2025	6.4	11.5	
Stödstorps 2:30	Acquisitions	Vaggeryd	30/06/2025	6.1	7.9	
Stigamo 1:42	Acquisitions	Jönköping	30/06/2025	11.2	11.4	
Köpmannen 10	Acquisitions	Västerås	28/11/2025	15.3	12.5	
Vindtrycket 1	Acquisitions	Borås	28/11/2025	18.2	16.6	
Ättelehögen Östra 1	Acquisitions	Helsingborg	28/11/2025	14.0	12.5	
Sörred 7:8	Acquisitions	Gothenburg	01/12/2025	39.6	28.1	
Benkammen 20	Acquisitions	Malmö	05/12/2025	30.2	25.0	
Total				290.6	341.5	

Tenants

SLP's portfolio of contracts is long term and the properties are developed and managed in close collaboration with the tenants. The tenants operate in a variety of industries, which is deemed to reduce the risk of vacancies and rental losses.

Lease agreement structure

The company aims to ensure long and evenly spaced lease periods in order to minimize risk. At the end of the period, the remaining lease period was 6.8 years (6.4). Contracts representing 49% of the contractual annual rent expire after 2031.

Contractual annual rent was divided between 390 contracts (346) at the end of the period.

The tenants operate in a variety of industries, the largest being transport and logistics, and food retail.

Rental value

The rental value of SLP's lease agreements, i.e. the contractual annual rent plus estimated market rent for vacant premises, amounted to SEK 1,194 m (850) at the end of the period. This corresponds to a rental value of SEK 822/m² (784).

Contractual annual rent of SEK 1,155 m was impacted by rental discounts of SEK 15 m annually. In cases where rental discounts are granted, they typically apply at the beginning of the lease term and are gradually phased out. Some of our tenants are facing a challenging market climate, and we maintain close dialogue and collaboration in order to generate long-term value for both parties.

100% of the contractual annual rent is indexed through lease agreements linked to the CPI or has fixed increases, see the table Agreement structure – indexation.

Letting ratio

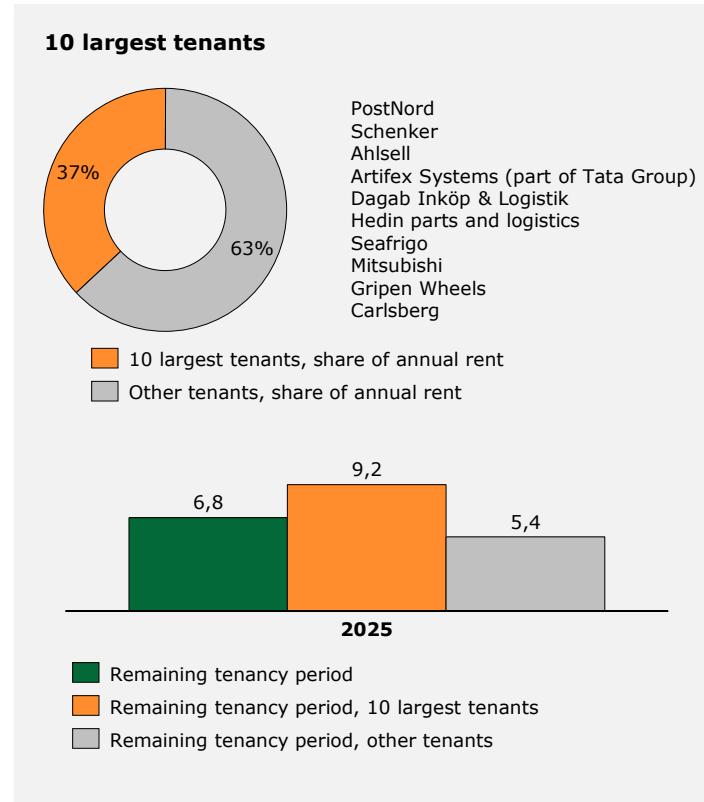
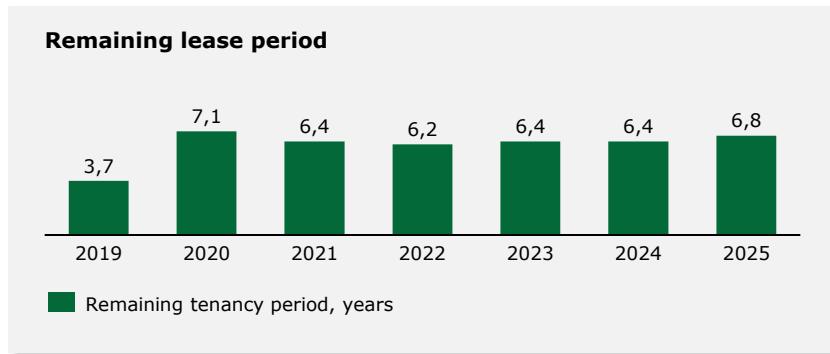
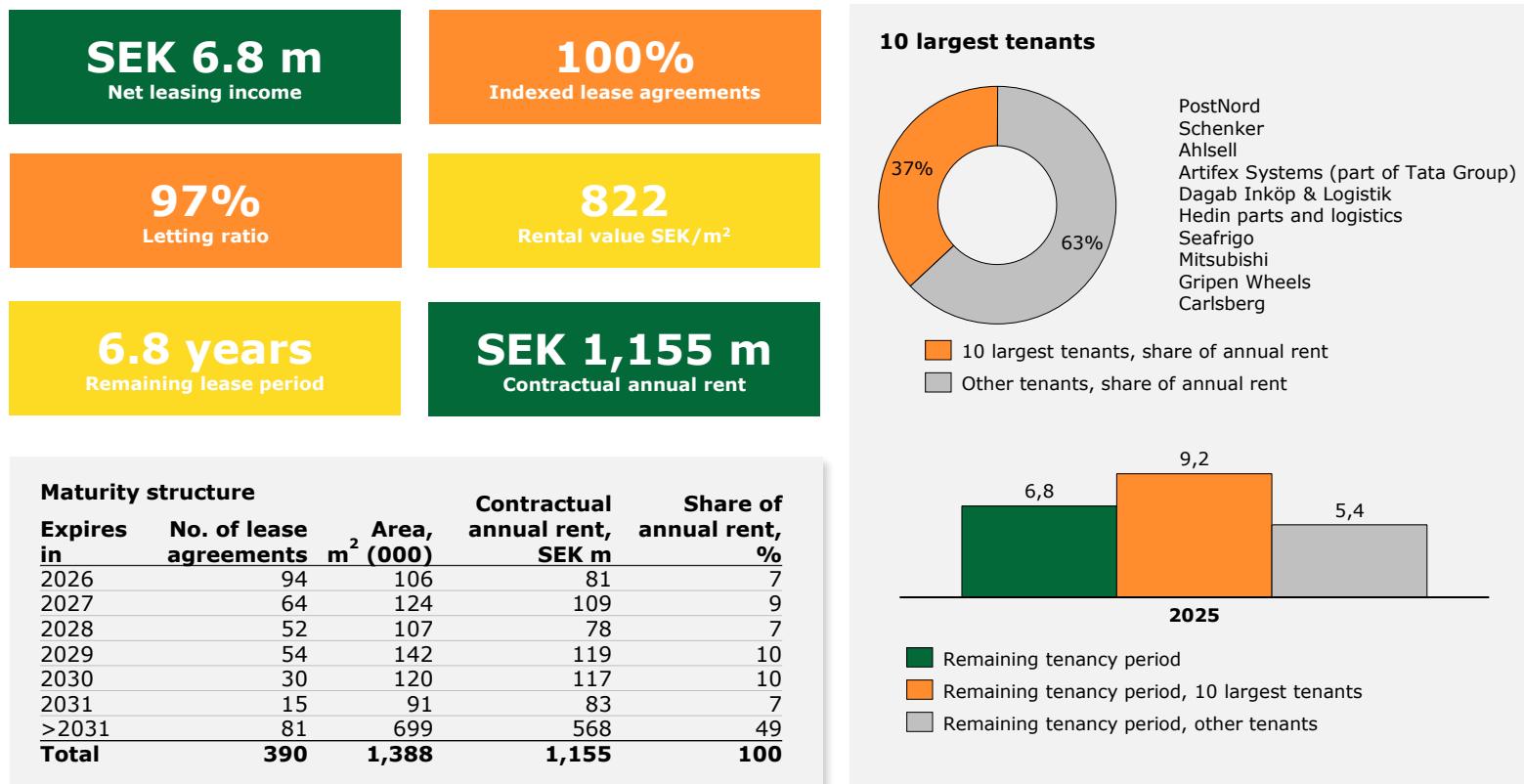
At the end of the period, the letting ratio was 96.7% (96.5).

10 largest tenants

The 10 largest lease agreements at the end of the period accounted for 37% of the contractual annual rent and had an average remaining lease period of 9.2 years.

Net leasing income

Net leasing income amounted to SEK 6.8 m (26.1) in the period, of which SEK 0.6 m (2.6) in the fourth quarter.



Current earnings ability

Current earnings ability excl. major ongoing projects							
SEK m	01/01/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022	31/12/2020	31/12/2019
Rental income	1,155	820	652	509	359	214	60
Property costs	-123	-111	-97	-89	-66	-44	-15
Property administration	-7	-5	-5	-5	-4	-1	-1
Net operating income	1,025	704	549	415	289	169	44
Central administration costs	-24	-24	-23	-22	-19	-16	-13
Financial income	9	4	25	0	0	0	0
Financial expenses	-321	-202	-186	-129	-57	-30	-4
Ground rent	-4	-3	-2	-2	-3	-2	0
Profit from property management	685	479	363	262	211	122	26
Tax for the period	-141	-99	-75	-54	-43	-25	-5
Profit for the period	544	380	288	208	167	97	21
Key performance indicators							
Profit from property management per share after dilution, SEK	2.43	1.83	1.60	1.43	1.43	0.89	0.27

Current earnings ability

The table reflects the company's earnings ability on a 12-month basis as of 1 January 2026 based on properties where SLP had taken ownership as of the record date, excluding major ongoing projects. Because this summary does not represent a forecast, and aims to reflect a normal year, actual outcomes may vary due to decisions and unexpected events.

Earnings ability does not include estimated changes in rental, vacancy or interest rates. Neither does the earnings ability presented take into account value changes, changes to the property holdings or derivatives.

Net operating income is based on contractual annual rent as of 1 January 2026 and property costs based on a normal year for the current holdings excluding major ongoing projects.

Rental income is impacted by rental discounts of SEK 15 m annually. In cases where rental discounts are granted, they typically apply at the beginning of the lease term and are gradually phased out.

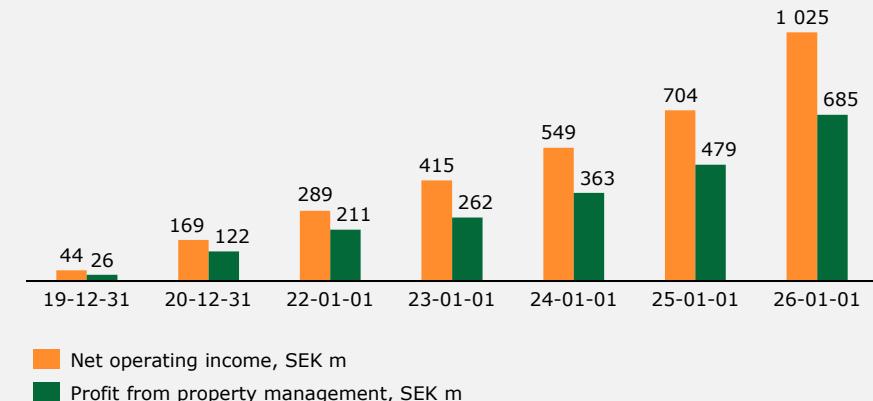
Financial income is based on the company's cash and cash equivalents on the balance sheet date at the applicable deposit rate.

Financial expenses are based on the company's interest rate at the end of the period including interest rate derivatives for interest-bearing liabilities on the balance sheet date, adjusted for borrowing attributable to major ongoing projects. From time to time, financing is temporarily more expensive in connection with acquisitions and new construction, this has been normalized in the calculation of net financial items.

Tax has been calculated at a standard rate on the basis of the applicable tax rate at each point in time.



Current earnings ability, SEK m



Income, expenses and profit

Profit/loss items relate to the period January to December 2025.

Comparison items relate to the corresponding period of the previous year.

Statement of comprehensive income				
SEK m	2025 Oct-Dec	2024 Oct-Dec	2025 Jan-Dec	2024 Jan-Dec
Rental income	271	194	1,015	710
Property costs	-34	-26	-116	-93
Property administration	-2	-2	-7	-6
Net operating income	235	166	891	610
Central administration costs	-6	-7	-27	-25
Financial income	1	6	4	15
Financial expenses	-76	-51	-280	-199
Ground rent	-1	-1	-4	-3
Profit from property management	152	112	583	398
Value changes				
Investment properties	149	73	414	361
Derivatives	15	65	-22	-1
Profit/loss before tax	317	250	974	759
Tax	-97	-60	-249	-172
Profit for the period	220	189	726	587
Comprehensive income for the period	220	189	726	587
Comprehensive income for the period attributable to Parent Company shareholders	220	189	726	587
Key performance indicators				
Earnings per share before dilution, SEK	0.83	0.73	2.78	2.48
Earnings per share after dilution, SEK	0.83	0.73	2.77	2.48
Average number of shares after dilution, m	266.4	259.2	261.6	237.0

Rental income

Rental income amounted to SEK 1,015 m (710). The increase compared with the previous year is mainly attributable to a larger property portfolio resulting from a high acquisition rate, occupancy in newly constructed projects, new lettings, and CPI adjustments.

The letting ratio was 96.7% (96.5).

Property costs

Property costs amounted to SEK -116 m (-93). Property costs include operating, utilities, and maintenance costs, and property tax and insurance. The year-on-year increase in property costs was related to a larger property holding due to the high acquisition rate, higher property tax and increased energy- and utility costs, which are partly offset by completed energy-efficiency projects.

Most of the costs associated with utilities and property tax are invoiced to tenants.

Property administration

Property administration amounted to SEK -7 m (-6) and relates to staff costs for property management and letting.

Net operating income

Net operating income for the period amounted to SEK 891 m (610). For comparable holdings, net operating income increased by 3% on the previous year. The increase related to leases, CPI adjustments of rents of 1.6% and ongoing value-adding projects in the properties, including investments in energy-saving measures.

Central administration costs

Central administration costs amounted to SEK -27 m (-25).

Central administration costs include personnel costs, group-wide costs, marketing costs and legal fees in relation to acquisitions.

Net financial income/expense

Net financial items for the period amounted to SEK -277 m (-184). The higher year-on-year financial expenses primarily related to new borrowing as a result of the increased property holding. This is partly offset by a lower average interest rate compared with the corresponding period last year.

The interest coverage ratio was 3.1 (3.2), compared to the financial risk threshold of a minimum multiple of 2.5.

Ground rent for the period amounted to SEK -4 m (-3).

Profit from property management

Profit from property management for the period amounted to SEK 583 m (398).

Value change in investment properties

All properties were subject to an external valuation by Newsec at the end of the period.

The value change in the properties amounted to SEK 414 m (361) and related entirely to unrealized value changes.

Unrealized value changes were positively affected during the period by new lettings and new construction projects, deductions for deferred tax in connection with acquisitions and value creating energy projects. Unrealized value changes were negatively affected by an adjusted inflation assumption of 1.5% for rental income in 2027, compared to an assumption of 2.0% at the start of 2025. The long-term assumption from 2028 onwards is 2.0%. 100% of the company's rents are indexed.

The average direct return requirement in the valuations totalled 5.9% (5.9), unchanged since June 2023.

Value change in derivatives

Unrealized value changes in derivatives amounted to SEK -22 m (-1). The negative value change is linked to lower market interest rates for interest rate derivatives.

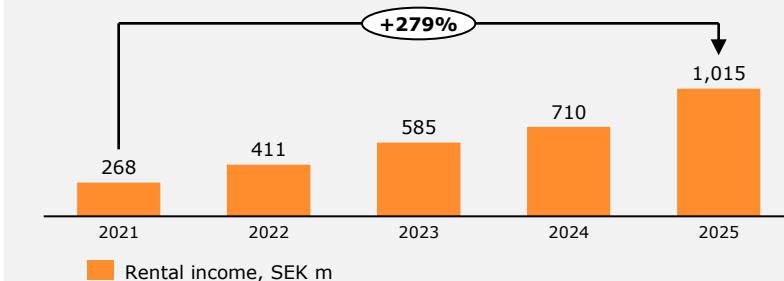
Tax

The tax cost for the period amounted to SEK -249 m (-172) and was primarily due to deferred tax on unrealized value changes on investment properties depreciation, untaxed reserves, carry-forwards of tax losses. Current tax for the period amounted to SEK -7 m.

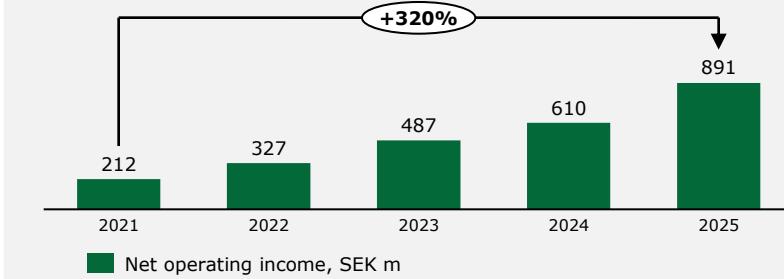
Profit for the period

Profit for the period amounted to SEK 726 m (587), corresponding to earnings per share after dilution of SEK 2.77 (2.48).

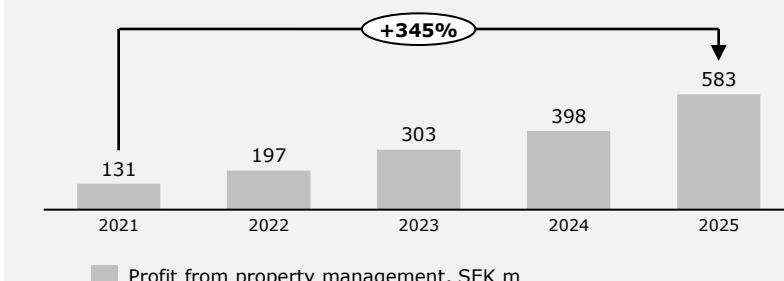
Rental income, SEK m



Net operating income, SEK m



Profit from property management, SEK m



Financial position

Balance sheet items relate to the position at the end of the period. Comparison items relate to closing balances for the corresponding period of the previous year.

Statement of financial position in summary

SEK m	31/12/2025	31/12/2024
ASSETS		
Non-current assets		
Investment properties	18,491	13,489
Leasing agreements, right of use	139	113
Derivatives	-	10
Other non-current assets	7	6
Total non-current assets	18,636	13,619
 Current assets		
Other current assets	113	83
Cash and cash equivalents	569	153
Total current assets	682	236
 TOTAL ASSETS	19,318	13,855
 EQUITY AND LIABILITIES		
Equity	8,447	6,885
 Non-current liabilities		
Deferred tax liability	971	728
Non-current lease liability, right of use	139	113
Non-current interest-bearing liabilities	8,081	4,545
Derivatives	12	-
Total non-current liabilities	9,203	5,386
 Current liabilities		
Current interest-bearing liabilities	1,340	1,322
Other current liabilities	328	261
Total current liabilities	1,668	1,583
 TOTAL EQUITY AND LIABILITIES	19,318	13,855

Statement of changes in equity

SEK m	Share capital	Other capital contributions	Retained earnings incl. profit for the year	Total equity
Opening equity as of 1 Jan 2024	2	3,064	2,104	5,170
Profit/loss for the year	0	0	587	587
Total comprehensive income	0	0	587	587
Capital raisings	0	1,142	0	1,142
Transaction costs net after tax	0	-14	0	-14
Total capital raisings	0	1,128	0	1,128
 Closing equity as of 31 Dec 2024	2	4,193	2,691	6,885
 SEK m	 Share capital	 Other capital contributions	 Retained earnings incl. profit for the year	 Total equity
Opening equity as of 1 Jan 2025	2	4,193	2,691	6,885
Profit/loss for the year	0	0	726	726
Total comprehensive income	0	0	726	726
Capital raisings	0	847	0	847
Transaction costs net after tax	0	-10	0	-10
Total capital raisings	0	836	0	836
 Closing equity as of 31 Dec 2025	2	5,029	3,416	8,447

Comments on the statement of financial position

Investment properties

At the end of the period, the property holding encompassed 127 properties with a total lettable area of 1,491,000 square metres, including major ongoing projects.

The carrying amount for all properties amounted to SEK 18,491 m (13,489) at the end of the period, including SEK 398 m (874) relating to major ongoing projects and SEK 223 m (190) relating to building rights. 100% of the building rights have zoning plans in place and these are expected to generate construction of approximately 290,000 square meters of lettable area. The estimated investment for this totals approximately SEK 2,900 m.

Valuation method and completion

The properties are recognized at fair value in accordance with IFRS 13 Level 3. The company's policy is that all of the property holdings are valued externally on a quarterly basis. The main method used in the valuation is cash flow calculations, which determine the present value of net operating income, investments and residual value. The calculation period is adjusted based on the remaining term of existing lease agreements and ranges from 5 to 25 years. Of the company's rents, 100 percent are index-linked and inflation is assumed at 1.5% for rental income in 2027 and 2.0% from 2028 and onwards.

All properties were subject to an external valuation by Newsec at the end of the period. The average direct return requirement in the valuations was 5.9%, which remains unchanged compared to the start of the year.

Ongoing projects are valued according to the same principle as for investment properties, but with a deduction for the remaining investment. Unrealized value changes are added depending on the phase the project is in and the estimated remaining risk.

Transactions

During the period, SLP completed and took ownership of eight acquisitions totalling approximately SEK 4,000 m. Sixteen properties were taken into ownership during the period comprising a total lettable area of approximately 341,000 square metres. Read more about acquisitions carried out in the *Transactions* section.

New construction, conversions and extensions

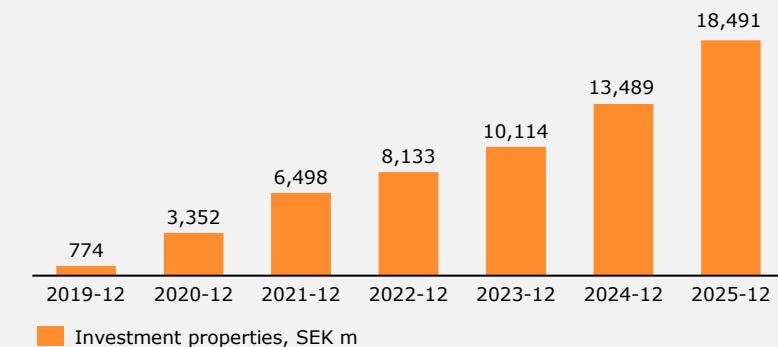
During the period, a total of SEK 596 m (1,308) was invested in existing property holdings, in new construction, conversions and extensions, energy investments as well as other investments. Other investments mainly relate to minor conversions and extensions.

Leasing agreements, right of use

Parts of the property holding include right-of-use agreements that generate right-of-use assets and lease liabilities. In the period, the company has taken ownership of a site leasehold as a result of the acquisition of Sylten 4:5 & 4:10 Norrköping.

Sensitivity analysis	Change	Impact, SEK m
Market rent	+/- 5%	+/- 664
Direct return	+0.5 pp	- 716
Direct return	+0.5 pp	+ 851

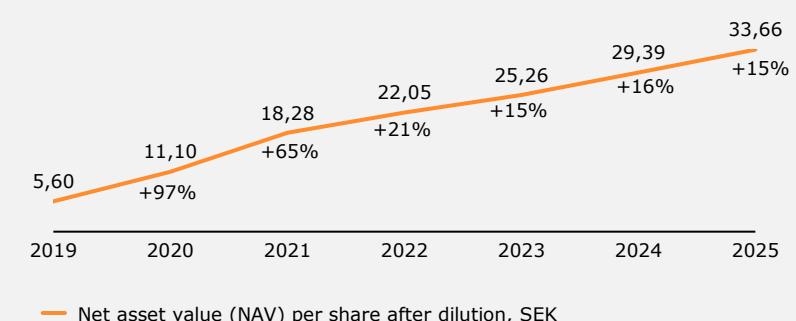
Value growth of investment properties



Change in investment properties

	SEK m
Opening value as of 1 Jan 2025	13,489
+ Property acquisitions	3,992
+Investments	596
-Divestments	-
+/-Value changes	414
Closing value as of 31 Dec 2025	18,491

Change in net asset value (NAV) per share



Financing

Equity

Group equity amounted to SEK 8,447 m (6,885), corresponding to an equity/assets ratio of 43.7% (49.7) compared to the risk threshold minimum of 40%. Equity has been positively affected by profit for the period of SEK 726 m.

During the fourth quarter, the company carried out a directed share issue of 20 million Class B shares at a subscription price of SEK 40 per share, providing the company with SEK 800 m before issue costs.

In connection with an acquisition in the period, payment was made using internally-generated funds plus a partial payment in the form of shares. A new share issue of 1,100,000 Class B shares was completed at a share price of SEK 35.25 per share, corresponding to a value of SEK 40 m. The acquired property was measured at fair value with a positive value change, implying an additional increase in equity of SEK 7 m.

Interest-bearing liabilities

The Group's interest-bearing liabilities amounted to SEK 9,421 m (5,868), corresponding to a loan-to-value ratio of 47.9% (42.4) compared to the long-term risk threshold of a maximum of 55%. Net debt/EBITDA was a multiple of 8.6 (8.4). All liabilities are comprised of secured bank financing with Nordic banks.

The change in interest-bearing liabilities is linked to the financing of acquisitions. At the end of the period, the average interest rate including interest rate derivatives was 3.5% (3.8). and the average credit margin was 1.32% (1.46).

The average fixed interest period was 1.7 years (2.7) and the average period of capital tied up was 1.8 years (1.8). The target average period for capital tied up is around two years in order to optimize capital costs and refinancing opportunities.

During the period, a significant portion of the loan portfolio was refinanced early on improved terms. The refinancing covers loans approximately SEK 2,800 million, originally maturing in 2025 and 2026, which have now been extended by up to an additional three years. The refinancing contributed to a reduction in the average credit margin and an increase in the average debt maturity.

The portfolio of interest rate derivatives comprises swaption agreements totalling SEK 725 m starting in 2026-2028 with an average term of 4.2

years and an average contractual interest rate of 2.7%, which have not been taken into account in the fixed interest period. The proportion of loans with interest rate hedging via derivatives was 60%.

The existing loan portfolio has been renegotiated to sustainable secured bank loans, which means that the proportion of sustainable loans was 83 percent (78) at the end of the period and 95 percent (92) including sustainability-linked loans. The financing agreements are based on parts of SLP's property portfolio that are either environmentally certified according to specific standards or have low energy consumption. The sustainable bank loans contain a margin discount of 5-10 basis points per annum compared to existing loans.

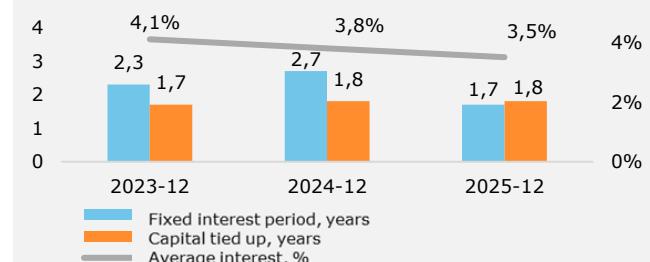
Cash and cash equivalents

Cash and cash equivalents amounted to SEK 569 m (153) at the end of the period. In addition to cash and cash equivalents, the company has access to available funds in the form of unutilized acquisition credits totalling SEK 100 m, an unutilized overdraft facility of SEK 200 m and approved secured property credits of SEK 1,002 m.

Sensitivity analysis	Change, 3m STIBOR	Annual impact, SEK m
Financial expenses	+0.5 pp	- 17
Financial expenses	-0.5 pp	+ 17

Maturity structure			
Credit agreement	Approved SEK m	Of which utilized	Proportion of utilized amount, %
0-1 years	1,446	1,146	12
1-2 years	4,725	4,725	50
2-3 years	4,552	3,550	38
3-4 years	0	0	0
4-5 years	0	0	0
Total	10,723	9,421	100

Loan portfolio



Interest rate hedging via interest rate swaps

Maturity	SEK m	Fixed interest, %*	Contractual interest rate, %*
0-1 years	1,190	1.8	-0.2
1-2 years	965	2.0	0.1
2-3 years	1,065	2.3	0.4
3-4 years	1,050	2.5	0.5
4-5 years	1,425	2.5	0.5
Total	5,695		

* Contractual interest rate comprises the differences between fixed interest and 3 months Stibor as of 30 December 2025.

Interest maturity structure

Maturity date	SEK m
0-1 years	4,916
1-2 years	965
2-3 years	1,065
3-4 years	1,050
4-5 years	1,425
Total	9,421

Cash flow

Statement of cash flow

SEK m	2025 Jan-Dec	2024 Jan-Dec
Operating activities		
Operating profit before financial items	863	584
Adjustment for depreciation/amortization	2	2
Adjustment for other items not affecting cash flow	0	0
Interest received	4	15
Interest paid	-265	-199
Tax paid	-13	-10
Cash flow from operating activities before change in working capital	591	393
Cash flow from change in working capital		
Change in current receivables	20	-11
Change in current liabilities	-66	4
Cash flow from operating activities	545	386
Investing activities		
Investments in existing properties and projects	-596	-1,308
Investments in other non-current assets	-2	-1
Investments in investment properties	-3,539	-1,653
<u>Sales of investment properties</u>	0	0
Cash flow from investment activities	-4,136	-2,963
Financing activities		
New share issue, net	787	1,082
Borrowing	3,484	1,088
Amortization of loans	-263	-118
Cash flow from financing activities	4,007	2,053
Cash flow for the period	416	-524
Opening cash and cash equivalents	153	677
Closing cash and cash equivalents	569	153

Cash flow from operating activities before change in working capital, SEK m



The Romberga 11:4 property in Enköping.

Key performance indicators

Key performance indicators	2025 Oct-Dec	2024 Oct-Dec	2025 Jan-Dec	2024 Jan-Dec	2023 Jan-Dec	2022 Jan-Dec	2021 Jan-Dec
Property-related key performance indicators	3 months	3 months	12 months	12 months	12 months	12 months	12 months
Rental income, SEK m	271	194	1,015	710	585	411	268
Net operating income, SEK m	235	166	891	610	487	327	212
Letting ratio, %	96.7	96.5	96.7	96.5	94.6	95.0	92.1
Remaining lease period, years	6.8	6.4	6.8	6.4	6.4	6.2	6.4
Net leasing income, SEK m	0.6	2.6	6.8	26.1	76.3	11.7	25.8
Rental value, SEK m	1,194	850	1,194	850	689	535	390
Rental value, SEK/m ²	822	784	822	784	780	737	648
Property value, SEK m	18,491	13,489	18,491	13,489	10,114	8,133	6,498
Property value, SEK/m ²	12,405	11,744	12,405	11,744	10,488	10,988	10,353
No. of properties	127	110	127	110	98	86	70
Lettable area, m ² (000)	1,491	1,149	1,491	1,149	964	740	628
Average lettable area per property, m ² (000)	11.7	10.4	11.7	10.4	9.8	8.6	9.0
Direct return requirement valuation, %	5.9	5.9	5.9	5.9	5.9	5.6	5.2
Financial key performance indicators	3 months	3 months	12 months	12 months	12 months	12 months	12 months
Profit from property management, SEK m	152	112	583	398	303	197	131
<i>Excluding listing expenses, SEK m</i>	-	-	-	-	-	222	139
Profit for the period, SEK m	220	189	726	587	308	419	752
Equity/assets ratio, %	43.7	49.7	43.7	49.7	47.2	43.7	37.0
Loan-to-value ratio, %	47.9	42.4	47.9	42.4	41.7	49.6	55.1
Interest coverage ratio, multiple	3.0	3.4	3.1	3.2	2.9	3.6	3.8
<i>Excluding listing expenses, multiple</i>	-	-	-	-	-	3.9	4.0
Net debt/EBITDA, multiple ¹	8.6	8.4	8.6	8.4	8.0	10.3	13.2
Average interest, %	3.5	3.8	3.5	3.8	4.1	3.2	1.7
Fixed interest period, years	1.7	2.7	1.7	2.7	2.3	1.8	1.8
Capital tied up, years	1.8	1.8	1.8	1.8	1.7	1.9	2.5
Return on equity, %	2.8	2.8	9.4	9.7	6.9	13.5	39.1
Equity, SEK m	8,447	6,885	8,447	6,885	5,170	3,702	2,479
Equity after dilution, SEK m	8,514	6,952	8,514	6,952	5,170	3,714	2,491

For definitions of key performance measures and alternative performance measures, see Definitions.

¹ Figures are affected by new definitions of key performance indicators from June 2025 onwards. Historical figures have not been adjusted to correspond to new definitions.

Key performance indicators	2025 Oct-Dec	2024 Oct-Dec	2025 Jan-Dec	2024 Jan-Dec	2023 Jan-Dec	2022 Jan-Dec	2021 Jan-Dec
Share-related key performance indicators	3 months	3 months	12 months	12 months	12 months	12 months	12 months
Profit before dilution, SEK	0.83	0.73	2.78	2.48	1.56	2.41	5.37
Profit after dilution, SEK	0.83	0.73	2.77	2.48	1.55	2.39	5.30
Net asset value (NAV) after dilution, SEK	33.66	29.39	33.66	29.39	25.26	22.05	18.28
Growth in net asset value (NAV) after dilution, %	5	3	15	16	15	21	65
Profit from property management after dilution, SEK	0.57	0.43	2.23	1.68	1.52	1.13	0.93
<i>Excluding listing expenses, SEK</i>	-	-	-	-	-	1.27	0.98
Growth in profit from property management per share after dilution, %	32	21	33	10	35	22	126
<i>Excluding listing expenses, %</i>	-	-	-	-	20	29	140
Cash flow after dilution, SEK	-	-	2.26	1.66	1.45	1.22	0.89
No. of outstanding shares before dilution, m	280.2	259.1	280.2	259.1	226.6	181.5	145.0
No. of outstanding shares after dilution, m	282.1	261.0	282.1	261.0	226.6	183.5	147.0
Average no. of shares before dilution, m	266.1	259.1	261.4	237.0	198.0	173.7	140.0
Average no. of shares after dilution, m	266.4	259.2	261.6	237.0	198.4	175.2	142.0
Share price at the end of the period, SEK	41.5	39.0	41.5	39.0	32.6	24.4	-
No. of shares including exercised convertibles	-	-	-	-	-	-	154.9



Quarterly overview

Quarterly overview	2025 Q4	2025 Q3	2025 Q2	2025 Q1	2024 Q4	2024 Q3	2024 Q2	2024 Q1	2023 Q4	2023 Q3
	3 months									
Property value, SEK m	18,491	16,436	16,312	15,544	13,489	12,446	11,885	10,578	10,114	9,534
Rental income, SEK m	271	255	253	236	194	181	169	166	155	150
Net operating income, SEK m	235	229	224	203	166	158	149	137	125	130
Profit from property management, SEK m	152	151	145	134	112	104	94	89	75	83
Profit for the period, SEK m	220	151	135	219	189	70	169	159	27	158
Earnings per share after dilution, SEK	0.83	0.58	0.52	0.85	0.73	0.30	0.74	0.70	0.13	0.77
Net asset value (NAV) per share after dilution, SEK	33.66	31.98	31.38	30.44	29.39	28.64	26.97	25.95	25.26	24.20
Growth in net asset value (NAV) per share after dilution, %	5	2	3	4	3	6	4	3	4	5
Profit from property management per share after dilution, SEK	0.57	0.58	0.56	0.52	0.43	0.44	0.41	0.39	0.36	0.40
Growth in profit from property management per share after dilution, %	32	31	35	32	21	10	6	4	25	24
Loan-to-value ratio, %	47.9	48.4	49.3	48.2	42.4	39.1	46.8	42.7	41.7	46.5
Interest coverage ratio, multiple	3.0	3.2	3.1	3.2	3.4	3.2	2.9	3.1	2.7	3.0
Remaining lease period, years	6.8	6.7	6.8	6.7	6.4	5.9	6.0	6.3	6.4	6.2



Parent Company income statement

Parent Company income statement in summary				
SEK m	2025 Oct-Dec	2024 Oct-Dec	2025 Jan-Dec	2024 Jan-Dec
Net sales	12	7	26	25
Costs for services rendered	-12	-27	-32	-56
Operating profit	1	-20	-6	-31
Net financial income/expense	60	43	128	163
Profit/loss after financial items	61	23	122	132
Appropriations	26	35	26	35
Profit/loss before tax	86	58	148	167
Tax	-3	0	-4	-4
Profit for the period	84	58	144	164
Comprehensive income	84	58	144	164



Parent Company balance sheet

Parent Company balance sheet in summary				
SEK m		31/12/2025	31/12/2024	
ASSETS				
Non-current assets				
Property, plant and equipment		7	6	
Financial non-current assets		12,535	11,010	
Total non-current assets		12,542	11,016	
Current assets				
Current receivables		3	4	
Cash and cash equivalents		562	136	
Total current assets		566	140	
TOTAL ASSETS		13,107	11,156	
EQUITY AND LIABILITIES				
Equity				
Restricted equity		2	2	
Non-restricted equity		5,127	4,153	
Total equity		5,129	4,155	
Untaxed reserves				
Untaxed reserves		0	0	
Liabilities				
Non-current liabilities		7,965	6,990	
Current liabilities		13	11	
TOTAL EQUITY AND LIABILITIES		13,107	11,156	

Shares and shareholders

Shares

SLP has two share classes, Class A and Class B. Class A shares confer the right to 5 votes per share, and Class B shares to 1 vote per share.

SLP's Class B shares (ticker SLP B) have been listed on Nasdaq Stockholm, Mid Cap since 23 March 2022. At the end of the period, SLP had a total of 280,204,506 shares outstanding.

In the period, the company conducted a directed new share issue of 20 million Class B shares at a subscription price of SEK 40, which contributed SEK 800 m to the company before issue expenses. The subscription price corresponded to a premium of 25 percent to net asset value as at 30 September 2025 and a discount of 0.4 percent relative to the closing price of the Class B share on the relevant day.

In connection with an acquisition in the period, payment was made using own funds plus a partial payment in the form of shares. A new share issue of 1,100,000 Class B shares was completed at a share price of SEK 35.25 per share corresponding to a value of SEK 40 m.

Since 22 September 2025, SLP has been included in the FTSE EPRA Nareit Global Real Estate Index (the "EPRA Index").

Warrants

SLP has one warrant programme for employees. In total, employees hold warrants with subscription rights corresponding to 1,912,349 Class B shares. The programme expires in Q2 2026 and has a strike price of SEK 35.2 per share.

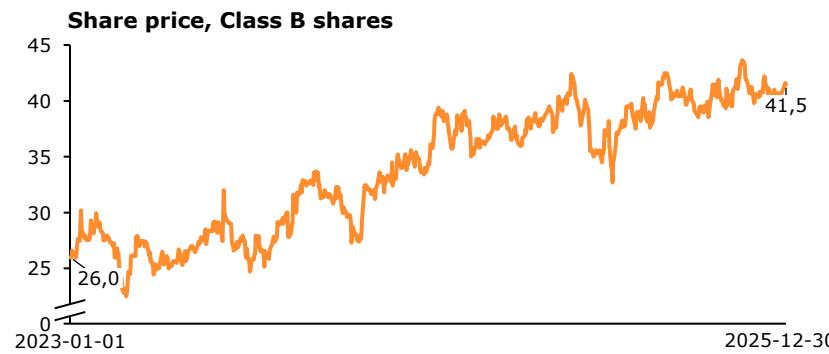


Shareholders as of 31 December 2025	No. of shares			Proportion of	
	Class A	Class B	Total	Share capital	Voting rights
Erik Selin through companies	14,551,535	16,242,780	30,794,315	11.0	20.5
Peter Strand through companies	12,281,125	14,687,885	26,969,010	9.6	17.5
Mikael Hofmann through companies	11,882,500	5,379,760	17,262,260	6.2	14.9
The Fourth Swedish National Pension Fund (AP4)	0	25,231,270	25,231,270	9.0	5.8
Länsförsäkringar fastighetsfond	0	19,642,714	19,642,714	7.0	4.5
SEB Fonder	0	16,576,940	16,576,940	5.9	3.8
Cohen & Steers	0	11,545,093	11,545,093	4.1	2.7
The Central Bank of Norway	0	11,170,000	11,170,000	4.0	2.6
Nordnet Pensionsförsäkring	0	8,085,366	8,085,366	2.9	1.9
Capital Group ¹	0	7,939,069	7,939,069	2.8	1.8
ODIN Fonder	0	7,745,358	7,745,358	2.8	1.8
Danske Bank	0	6,140,000	6,140,000	2.2	1.4
Bergendahl Invest AB	0	5,221,047	5,221,047	1.9	1.2
Case Kapitalförvaltning	0	4,554,583	4,554,583	1.6	1.0
Skandia Fonder	0	4,343,013	4,343,013	1.5	1.0
Carnegie Fonder	0	4,320,576	4,320,576	1.5	1.0
The Second Swedish National Pension Fund (AP2)	0	3,689,840	3,689,840	1.3	0.8
Handelsbanken Fonder	0	3,560,238	3,560,238	1.3	0.8
Humle small caps fund	0	2,850,000	2,850,000	1.0	0.7
Tosito AB	0	2,653,776	2,653,776	0.9	0.6
Cliens Kapitalförvaltning	0	2,481,206	2,481,206	0.9	0.6
Brummer & Partners	0	2,237,619	2,237,619	0.8	0.5
Kilenkrysset	0	2,134,699	2,134,699	0.8	0.5
Employees	0	860,441	860,441	0.3	0.2
Other	0	52,196,073	52,196,073	18.6	12.0
Total	38,715,160	241,489,346	280,204,506	100	100

Source: Euroclear Sweden.

¹ Reconciled as of 30 September 2025.

Marketplace	Nasdaq Stockholm
Name of share	Swedish Logistic Property B
Ticker	SLP B
ISIN code	SE0017565476
Segment	Real Estate
Total shares outstanding	280,204,506
Total listed Class B shares	241,489,346
No. of shareholders	2,420
Proportion of foreign shareholders, %*	31
Closing price, SEK	41.5
Total market value, SEK m**	11,614



Information as of 30 December 2025.

**Share of foreign shareholders based on proportion of share capital as of 31 December 2025.*

**Market value is based on all shares in the company, as Class A shares may be converted into Class B shares upon request, at the last paid price for the Class B share on 30 December 2025.

Other information

Employees

The company had 15 employees at the end of the period. The company has its own staff in acquisitions, property management, projects, letting, sustainability, financing and finance. Property caretakers and technicians are hired locally by partners close to where our properties are located to ensure all tenants have the best possible service.

Transactions with closely related parties

The Parent Company provided property administration services to subsidiaries with a total value of SEK 26 m.

All transactions with related parties have been priced on market terms.

Risks and uncertainties

The Group's operations, financial position and profit can be positively and negatively affected by risks and external factors. The estimated risks are mapped, evaluated and managed on an ongoing basis. For more information about risks and uncertainties, see the Annual Report and Sustainability Report 2024.

The ongoing war in Ukraine, the conflicts in the Middle East, and the unstable geopolitical situation are having a negative impact on the global economy. We cannot see that any of our tenants' operations have any direct exposure to these markets. However, the operations, depending on which industry they operate in, are impacted indirectly due to inflation, disruptions to supply chains and price rises on the commodity market. Furthermore, we have not noted any significant direct impact on SLP's operations in terms of cost increases, project delays or increased credit margins. However, the proportion of SLP's loans with no interest hedging via derivatives is impacted by the increased 3-month STIBOR interest rate. In the current circumstances, we assess the total impact as low.

2026 Annual General Meeting

The 2026 Annual General Meeting will be held in Malmö, Sweden, on 16 April 2026. Shareholders wishing to have a matter addressed at the Annual General Meeting can submit a written request by email to: info@slproperty.se or by post to: Swedish Logistic Property AB, Krusegränd 42 D, SE-212 25 Malmö, Sweden. The request must be received by no later than 26 February 2026 in order to be included in the Notice and Agenda of the Meeting.

Estimates and judgements

In order to prepare the company's financial statements in accordance with accepted accounting practice, the management and Board make judgements and assumptions that affect the recognition of assets and liabilities, and income and expenses, as well as other information presented in the accounts. Actual outcomes may differ from these estimates. Reporting is especially sensitive to judgements and assumptions that form the basis for the valuation of investment properties. See sensitivity analysis under "Comments on the Statement of Financial Position" and Annual Report and Sustainability Report 2024.

Accounting principles

This summary Interim Report has been prepared in accordance with International Accounting Standards (IAS) 34 Interim Reporting. In the Report, IFRS refers to the application of the International Financial Reporting Standards (IFRS) adopted by the EU and the interpretations of the International Reporting Interpretations Committee (IFRIC).

Investment properties are recognized at fair value in accordance with Level 3 in the fair value hierarchy.

The Parent Company applies the Annual Accounts Act and RFR 2 Accounting for Legal Entities.

Segment reporting

The Group consists of a single segment, Investment properties.

Audit review

This report has not been subject to review by auditors.



Significant events after the end of the period

- SLP has signed a lease agreement for 19,300 square meters in Eskilstuna, with a lease term of 5.5 years.
- SLP's Board of Directors intends to propose to the Annual General Meeting that no dividend be paid for the 2025 financial year, in line with the company's dividend policy.

Signatures

The Board and CEO hereby offer their assurance that the Report presents a fair review of the company's and Group's operations, financial position and profit, and that it describes the material risks and uncertainties the company and the companies included in the Group face.

Malmö, Sweden, 05 February 2026

CHAIRMAN
Erik Selin

DEPUTY CHAIRMAN
Peter Strand

DIRECTOR
Sofia Ljungdahl

DIRECTOR
Unni Sollie

DIRECTOR
Jacob Karlsson

DIRECTOR
Tommy Åstrand

CEO
Filip Persson



This information is such that Swedish Logistic Property AB (publ) is obliged to disclose in accordance with the EU's Market Abuse Regulation. The information was submitted for publication at 08:00am CET on 05 February 2026.

The interim report is published in Swedish and English. The Swedish version is the original version and takes precedence over the English if it differ from the original.

Definitions

SLP applies the guidelines for alternative key performance indicators issued by the European Securities and Market Authority (ESMA). Alternative key performance indicators refer to financial measures in addition to historical or future profit performance, financial position, financial profit or cash flows that are not defined or indicated in the applicable rules for financial reporting according to IFRS. The starting point is that alternative key performance indicators are used by the company management to evaluate financial performance and thereby provide shareholders and other stakeholders with valuable information. For a complete account of KPIs and definitions, purpose and reconciliation tables, see SLP's website.

Property-related key performance indicators

Rental income, SEK m

Rental income according to the income statement, SEK m

Net operating income, SEK m

Net operating income according to the income statement, SEK m

Letting ratio, %

Relates to financial letting ratio. Contractual annual rent for lease agreements at the end of the period as a percentage of rental value.

Net leasing income, SEK m

Net amount of annual rent excluding discounts, additional charges and property tax for newly signed, terminated and renegotiated contracts. No consideration is given to the contract term.

Contractual annual rent, SEK m

Rent per year in accordance with contracts including discounts, additional charges and property tax.

Rental value, SEK m

Contractual annual rent plus estimated vacant rent.

Rental value, SEK/m²

Contractual annual rent plus estimated vacant rent in relation to lettable area, excluding ongoing projects.

Property value, SEK m

Investment properties according to the statement of financial position, SEK m.

Property value SEK/m²

Investment properties, SEK m in relation to lettable area.

Lettable area, m²

Lettable area at the end of the period including major ongoing projects

Average lettable area per property, m² (000)

Lettable area at the end of the period including ongoing new construction projects in relation to the number of properties at the end of the period.

Direct return requirement valuation, %

Average direct return requirement based on external valuation at the end of the period.

Financial key performance indicators

Profit from property management, SEK m

Profit from property management according to the income statement, SEK m

Excluding listing expenses

Profit from property management according to the income statement, excluding listing expenses, SEK m

Profit for the period, SEK m

Profit for the period according to the income statement, SEK m

Equity/asset ratio, %

Equity as a percentage of total assets (total equity and liabilities).

Loan-to-value ratio, %

Interest-bearing liabilities less cash and cash equivalents as a percentage of investment properties at the end of the period.

Interest coverage ratio, multiple

Profit from property management plus net financial income and expenses in relation to net financial income and expenses.

Excluding listing expenses

Profit from property management excluding listing expenses plus net financial income and expenses in relation to net financial income and expenses.

Net debt/EBITDA, multiple

Interest-bearing liabilities, excluding borrowing relating to major ongoing projects, less cash and cash equivalents in relation to net operating income less central administration costs according to current earnings ability.

Average interest, %

Average interest rate on the loan portfolio including interest rate derivatives on the balance sheet date.

Fixed interest period, years

Average remaining fixed interest period on the loan portfolio including derivatives.

Capital tied up, years

Average remaining period for capital tied up in the loan portfolio.

Return on Equity, %

Profit for the period as a percentage of average equity after dilution.

Equity, SEK m

Equity according to the statement of financial position, SEK m.

Equity after dilution, SEK m

Equity according to the statement of financial position including outstanding warrants.

Share-related key performance indicators

Profit before dilution, SEK

Profit for the period in relation to average number of shares before dilution.

Profit after dilution, SEK

Profit for the period in relation to the average number of shares after dilution resulting from outstanding warrants.

Net Asset Value (NAV) after dilution, SEK

Equity including outstanding warrants plus reversal of deferred tax and derivatives according to the statement of financial position in relation to the number of outstanding shares at the end of the period after dilution.

Growth in Net Asset Value (NAV) after dilution, % NAV per share after dilution for the current period in relation to the previous period expressed as a percentage.

Profit from property management after dilution,

SEK

Profit from property management in relation to average number of shares after dilution.

Excluding listing expenses

Profit from property management excluding listing expenses, in relation to average number of shares after dilution.

Growth in Net Asset Value Profit from property management after dilution, %

Profit from property management per share after dilution for the current period in relation to the preceding period expressed as a percentage.

Excluding listing expenses

Profit from property management, excluding listing expenses, per share after dilution for the current period in relation to the preceding period expressed as a percentage.

Cash flow after dilution, SEK

Cash flow from operating activities before change in working capital in relation to the average number of outstanding shares after dilution.

No. of outstanding shares before dilution, m

Number of outstanding shares at the end of the period excluding warrants.

No. of outstanding shares after dilution, m

Number of outstanding shares at the end of the period including outstanding warrants.

Average no. of shares before dilution, m

Average number of shares for the period excluding outstanding warrants

Average no. of shares after dilution, m

Average number of shares in the period including outstanding warrants.

Share price at the end of the period, SEK

Share price at the end of the period.

Definitions

Sustainability

MWp

Maximum effect from solar panels installed at SLP's properties.

Scope 1

Relates to direct emissions from sources under proprietary control.

Scope 2

Relates to indirect emissions from purchased energy.

Scope 3

Relates to other indirect emissions that arise as a result of SLP's operations but that SLP does not have direct control over. Scope 3 includes tenant energy use, business travel, employee commutes to work and completed new production.

eNPS

employee Net Promoter Score is a standardized tool for measuring how likely employees are to recommend the company as an employer.

Suppliers that follow the Code of Conduct

Material suppliers that have signed SLP's *Code of Conduct for Suppliers*. Material suppliers refers to suppliers with a purchase price in excess of SEK 250,000 in the last 12 months.

Sustainable financing

Consists of *Sustainable loans* and *Sustainability-Linked Loans*.

Sustainable loans comprises financing agreements based on the property portfolio being environmentally certified according to certain standards, or on the basis of low energy use. These agreements include a margin discount of 5-10 basis points per year compared to existing loans. Sustainability-linked loans mean that the margin is dependent on the achievement of the Group's sustainability-related targets. Unlike sustainable loans, which are tied to a specific property, these loan agreements are linked to SLP's overall sustainability performance.

Calendar

Calendar

Annual Report 2025	26 March 2026
2026 Annual General Meeting	16 April 2026
Interim Report Jan-Mar 2026	16 April 2026
Interim Report Jan-Jun 2026	9 July 2026
Interim Report Jan-Sep 2026	15 October 2026
Year-end Report 2026	4 February 2027



IR contact

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A selection of press releases in the quarter

SLP extends lease agreements by five years and increases rental value	7 October 2025
SLP enters into a new seven-year lease agreement in Malmö	15 October 2025
SLP lets 6,500 square metres in Norrköping under a 10-year lease agreement	18 November 2025
SLP acquires logistics properties from DSV for SEK 1.1 bn in a sale-and-leaseback transaction	28 November 2025
SLP takes ownership of a logistics property in Gothenburg – acquisition of SEK 625 m now completed	1 December 2025
SLP Fastigheter completes a directed share issue of 20 million Class B shares, raising SEK 800 m	3 December 2025

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