



INTERIM REPORT JAN-MAR 2026, PRESENTATION

“Continued high activity in leasing and acquisitions”

Filip Persson, CEO

Tommy Åstrand, Board member & acting CFO



Agenda

1 Summary of January to March -26

2 About SLP

3 Property Portfolio

4 Financial Development

5 Summary

6 Q&A



Summary of January to March -26

Rental income	Net operating income	Profit from property management	Loan-to-value ratio
+26% SEK 296 m (236)	+27% SEK 258 m (203)	+30% SEK 174 m (134)	49.6%
Profit from property management per share	Property value acquisitions	Sustainable financing	Interest coverage ratio
+20% 0.62 SEK (0.52)	895 SEK m	95% SEK 9,296 m (7,111)	3.3x

- Net asset value (NAV) per share increased by 3% in the period and amounted to SEK 34.51.
- Value changes for investment properties totalled SEK 74 m.
- Cash flow from operating activities increased by 21% and amounted to SEK 167 m.
- 3 properties, with a letting ratio of 82.2%, were acquired and taken into ownership, with a lettable area of 122,000 square metres and a property value of SEK 895 m.
- SLP will carry out an extension of approximately 23,000 square meters on the property Rönnedal 1 in Ulricehamn. In connection with the extension, the lease agreement for the entire property, which will comprise approximately 47,000 square meters, will be extended by 10 years.

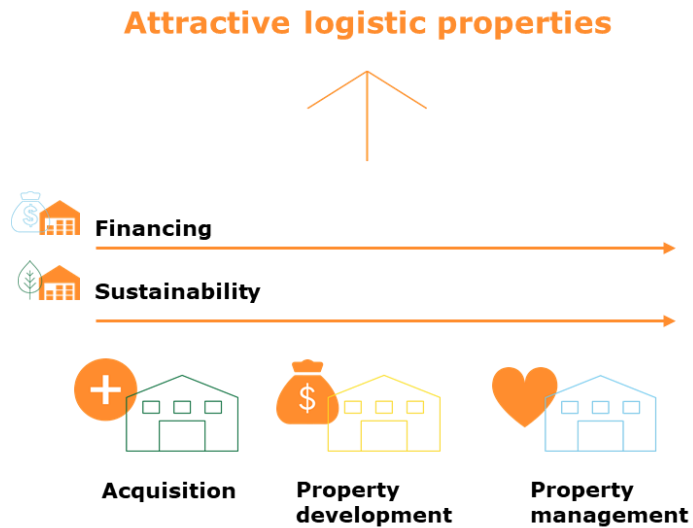
About SLP



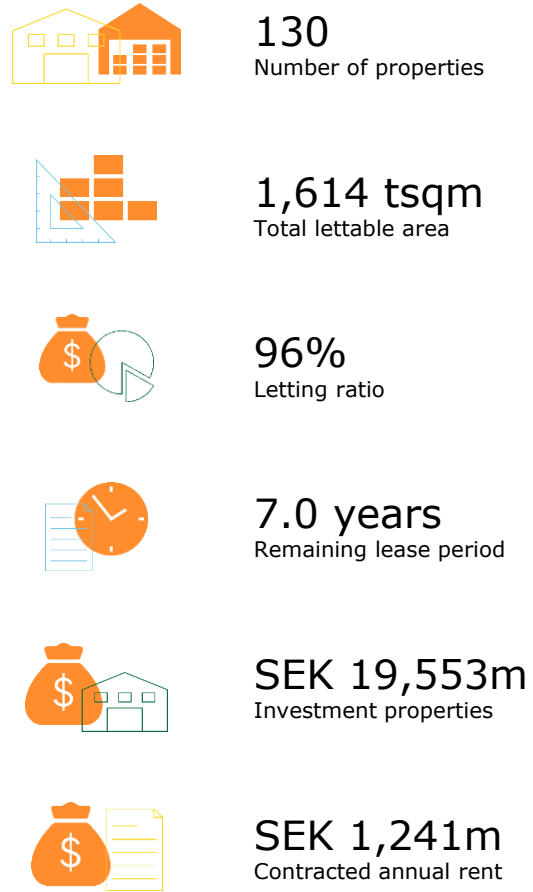
Business concept and goals

- **SLP** – Swedish Logistic Property – shall acquire, develop and manage logistic 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.

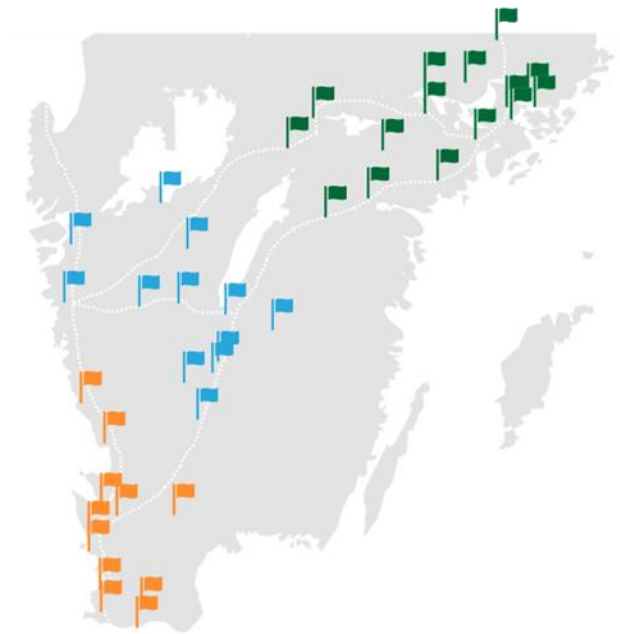
Business model and strategic areas



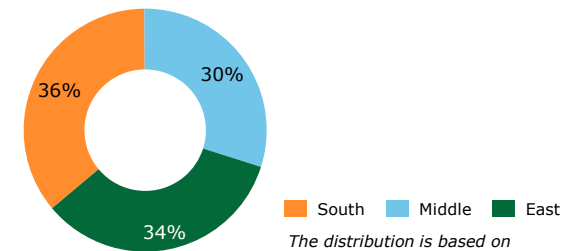
Property portfolio as of Q1 2026



Geographical presence



SLP presence as of 31 March 2026

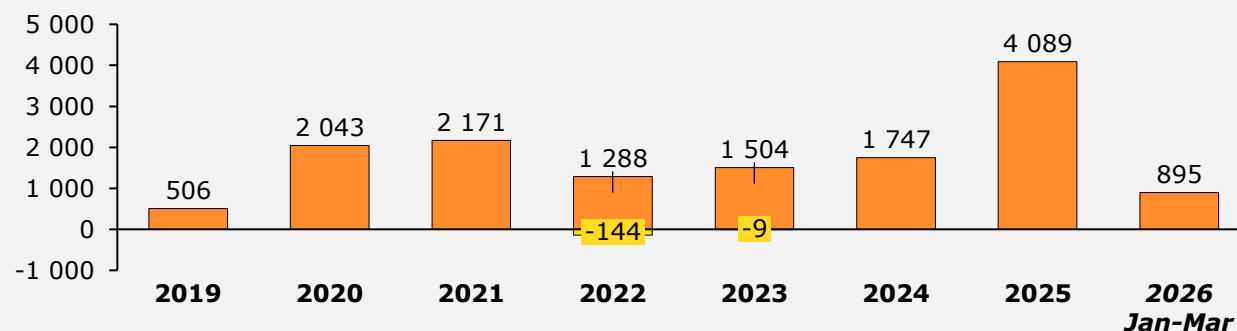


The distribution is based on property value at the end of the period.

Transactions

Acquisition of properties for development is a key part of SLP's growth strategy

Transaction volume and number of transactions, SEK m

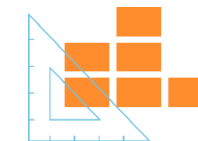


No. of transactions	2019	2020	2021	2022	2023	2024	2025	2026 Jan-Mar
	11	8	15	13	9	11	8	2

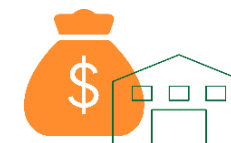
■ Transactions volume acquisitions, SEK m
 ■ Transactions volume sales, SEK m



3
Acquired properties



122 tsqm
Lettable area acquired properties



SEK 54m
Rental value acquired properties

SLP acquires logistics property in Jönköping for SEK 502 million in a "sale and leaseback transaction" with IKEA

During the quarter, SLP acquired and took ownership of a logistics property in Jönköping through a "sale and leaseback transaction" with IKEA (INGKA). The property, with an attractive location at the E4, has a lettable area of approximately 94,000 square meters and a land area of approximately 176,000 square meters in total.

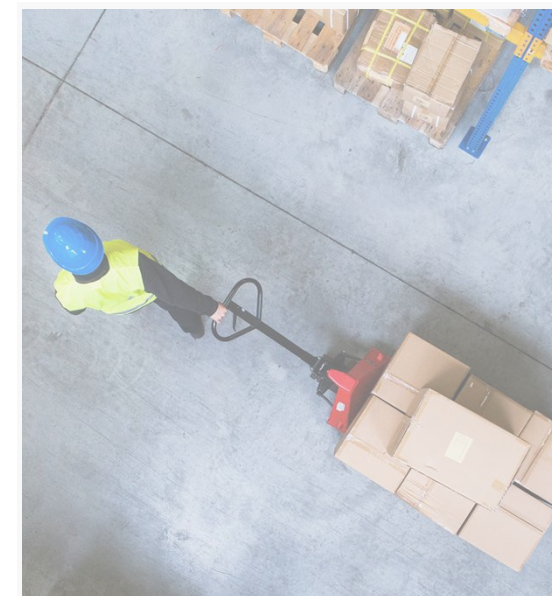
In connection with the acquisition, a fully indexed 10-year lease agreement has been signed with IKEA for 63,698 square meters, corresponding to approximately 68 percent of the area, with an initial rental value of SEK 26.6 million. The agreed property value amounts to SEK 502 million.

Property portfolio



The property portfolio consists of investment properties, development properties, building rights and ongoing projects

Property management	Property development	Projects	Building rights
 <p>Terminalen 3 Hässleholm</p> <ul style="list-style-type: none"> Properties that are substantially completed and therefore generate a stable cash flow 	 <p>Kolven 4 Helsingborg</p> <ul style="list-style-type: none"> Properties characterised by value creation potential May include, for example, large vacancies, rental potential and opportunities for cost-cutting measures 	 <ul style="list-style-type: none"> Ongoing projects > SEK 25m All new construction projects are environmentally certified according to Miljöbyggnad level silver 	 <p>Hedenstorp 2:1 Jönköping</p> <ul style="list-style-type: none"> Undeveloped land with potential for development Enables expansion for existing tenants



Property portfolio												
	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	SEK/m ²	SEK m	SEK/m ²	
Property management	73	773	10,676	13,806	662	98.9	655	856	53	68	602	778
Property development	57	841	8,647	10,286	636	92.1	586	788	81	97	504	600
Total	130	1,614	19,323	11,973	1,298	95.6	1,241	823	135	83	1,106	685
Ongoing projects												
Building rights			230									
Total	130	1,614	19,553	12,115								

SEK 179

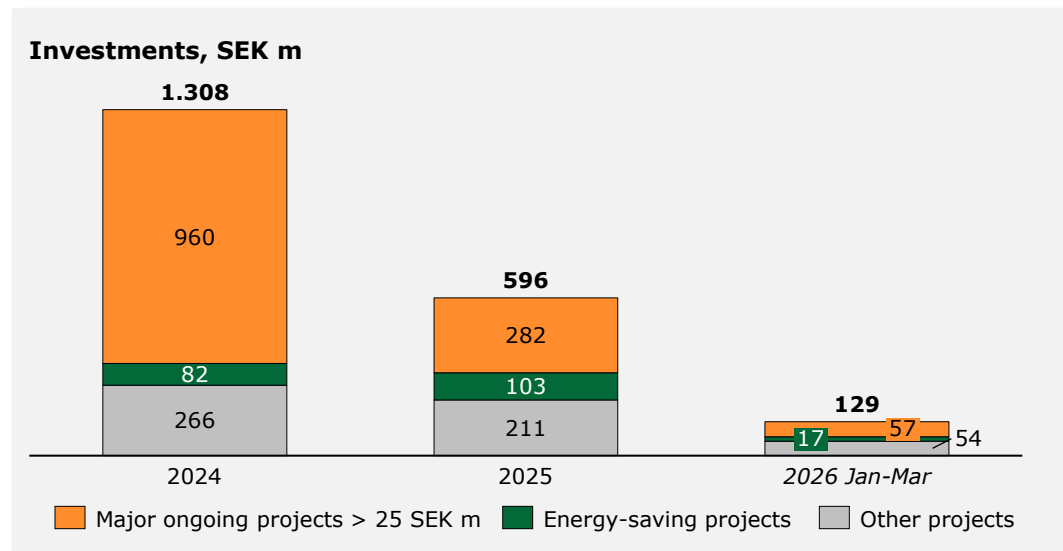
Difference in net operating income for investment properties and development properties per m²

52%

Percentage of development properties

Ongoing projects

Ongoing projects add value to the property portfolio through new construction, renovations and extensions



SLP to carry out extension of approximately 23,300 square meters and extend lease by 10 years

SLP will carry out an extension of approximately 23,300 square meters on the property Rönneådal 1 in Ulricehamn after the existing tenant exercised its option for additional space. In connection with the extension, the lease for the entire property, which will comprise approximately 47,000 square meters, will be extended by 10 years from the planned commencement date of 1 August 2027. The project is conditional upon regulatory approvals and is expected to be finalised during the second quarter of 2026.

”It is very positive that our tenant chooses to expand within the property and extend the lease. Through the structure established at the time of the acquisition, an attractive return is secured while strengthening cash flow and the average lease duration in the portfolio,” says Filip Persson, CEO of SLP.

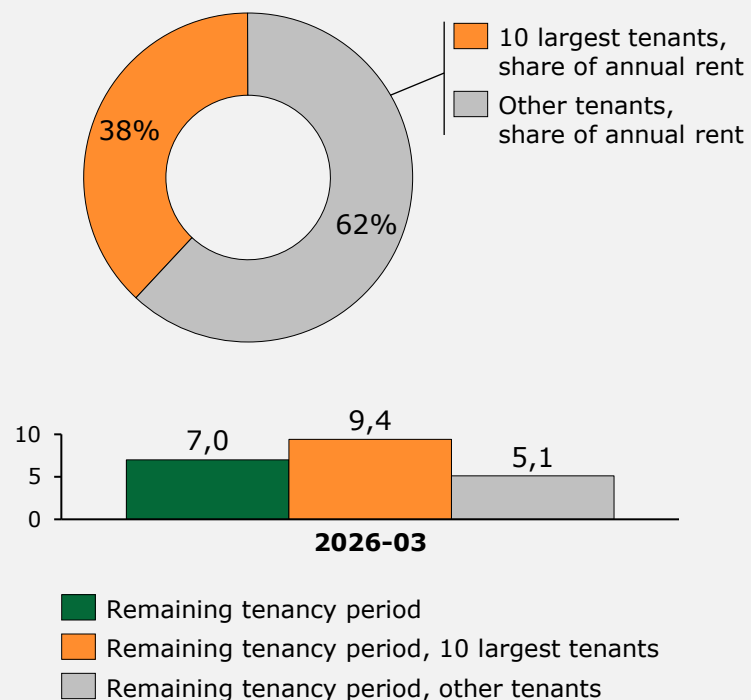


Tenants

Stable CPI-indexed rental income from large tenants with long leases

10 largest tenants

- DAGAB
- postnord
- SPEED
- SEAFRIGO
- ahlsell
- DSV
- ARTIFEX
- MITSUBISHI ELECTRIC
- INGKA
- HEDIN PARTS



96%

Letting ratio

100%

Indexed annual rent

SEK 5.7 m

Net leasing income

7.0 years

Remaining lease period

Maturity structure

Expires in	No. of lease agreements	Area, m ² (000)	Contractual annual rent, SEK m	Share of annual rent, %
2026	81	105	80	6
2027	62	78	76	6
2028	51	117	81	7
2029	63	149	128	10
2030	32	119	115	9
2031	16	91	83	7
>2031	90	850	678	55
Total	395	1,508	1,241	100

Sustainability

Goal attainment for targets that are monitored and reported on a quarterly basis

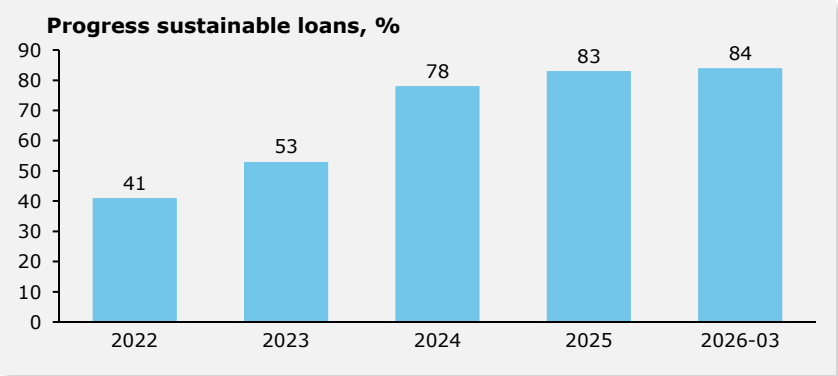
Key performance indicators	2026-03	2025-03	Goal
Planet			
Output from installed solar panel systems, MWp	23.2	20.2	25 MWp by 2027
Environmentally certified area, %	64	64	70% by 2027
Environmentally certified new production, %	100	100	100%
Share of lettable area in properties with energy class F and G, %	2	3	Max 5% by 2027
People			
Employee willingness for recommendation, eNPS	87	93	>45
Proportion of women/men, %			40-60% gender balance
- Board	33/67	33/67	
- Management	33/67	25/75	
- Office workers	42/58	33/67	
Business			
Corruption charges, no.	0	0	0
Suppliers that have signed the Code of Conduct, %	100	100	100%
Sustainable loans, %	84	83	85% by 2027
Sustainable financing, %	95	93	-

2%
Properties with energy class F and G

95%
Sustainable financing

100%
Environmentally certified new production

Sustainability framework



Goals and outcome

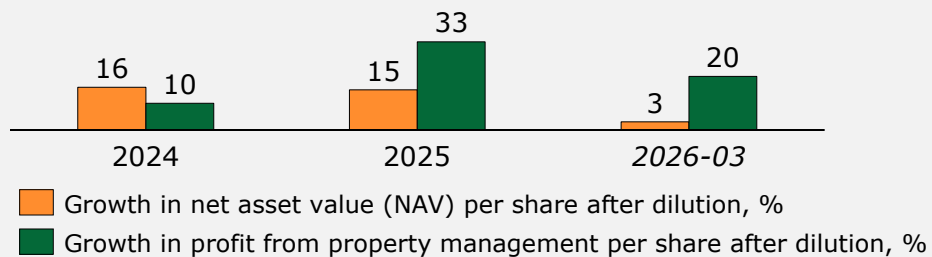
Overarching goals

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

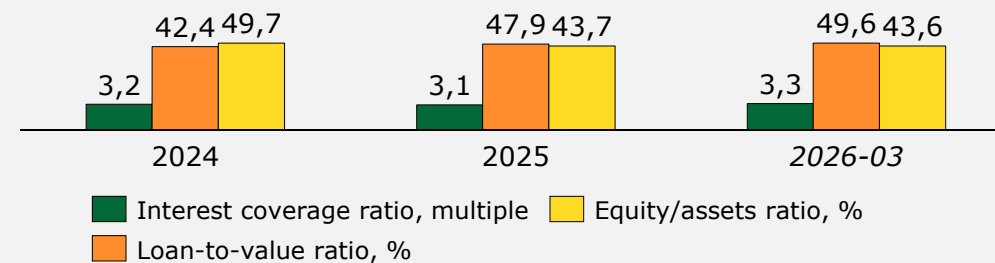
Financial risk limitations

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

Outcome - overarching goals



Outcome - financial risk limitations

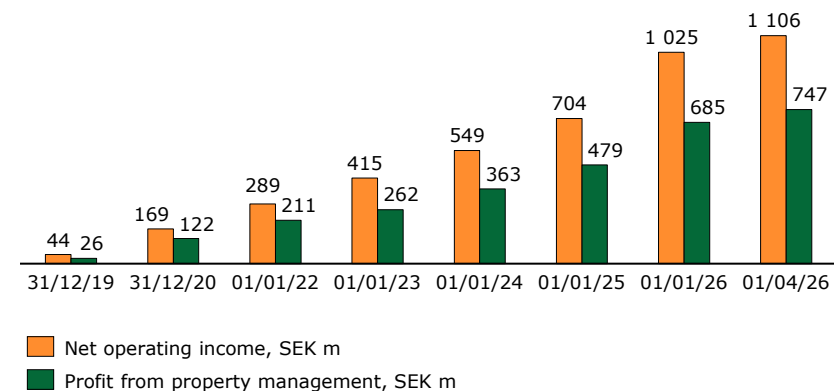


Current earnings ability

Current earnings ability excl. ongoing construction projects > SEK 25m

Current earnings ability excl. major ongoing projects								
SEK m	01/04/2026	01/01/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022	31/12/2020	31/12/2019
Rental income	1,241	1,155	820	652	509	359	214	60
Property costs	-128	-123	-111	-97	-89	-66	-44	-15
Property administration	-7	-7	-5	-5	-5	-4	-1	-1
Net operating income	1,106	1,025	704	549	415	289	169	44
Central administration costs	-24	-24	-24	-23	-22	-19	-16	-13
Financial income	1	9	4	25	0	0	0	0
Financial expenses	-332	-321	-202	-186	-129	-57	-30	-4
Ground rent	-4	-4	-3	-2	-2	-3	-2	0
Profit from property management	747	685	479	363	262	211	122	26
Tax for the period	-154	-141	-99	-75	-54	-43	-25	-5
Profit for the period	593	544	380	288	208	167	97	21
Key performance indicators								
Profit from property management per share after dilution, SEK	2.65	2.43	1.83	1.60	1.43	1.43	0.89	0.27

Current earnings ability, SEK m



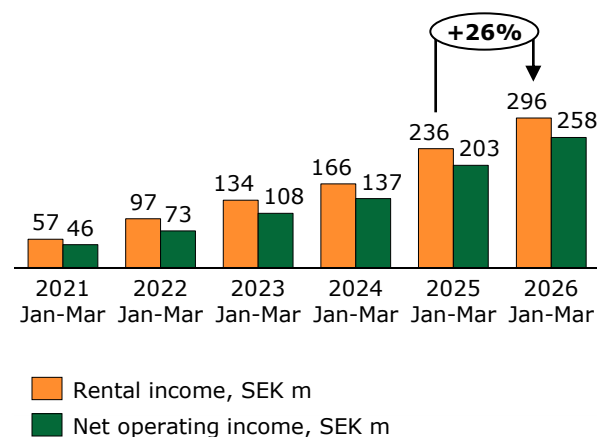
Income, expenses and profit



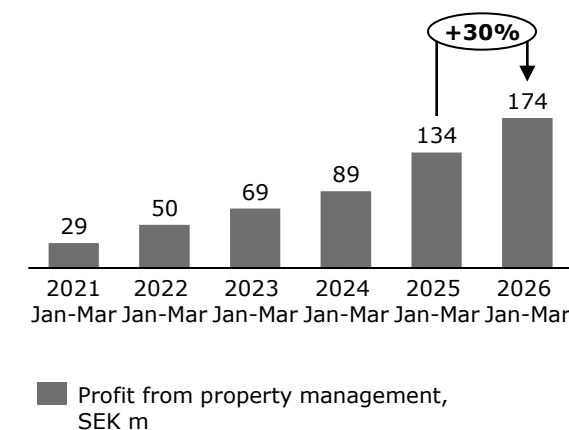
Income, expenses and profit

Statement of comprehensive income			
SEK m	2026 Jan-Mar	2025 Jan-Mar	2025 Jan-Dec
Rental income	296	236	1,015
Property costs	-36	-30	-116
Property administration	-2	-2	-7
Net operating income	258	203	891
Central administration costs	-5	-6	-27
Financial income	2	1	4
Financial expenses	-79	-62	-280
Ground rent	-1	-1	-4
Profit from property management	174	134	583
<i>Value changes</i>			
Investment properties	74	137	414
Derivatives	53	11	-22
Profit/loss before tax	302	282	974
Tax	-71	-63	-249
Profit for the period	231	219	726
Comprehensive income for the period	231	219	726
Comprehensive income for the period attributable to Parent Company shareholders	231	219	726
Key performance indicators			
Earnings per share before dilution, SEK	0.82	0.85	2.78
Earnings per share after dilution, SEK	0.82	0.85	2.77
Average number of shares after dilution, m	280.4	259.2	261.6

Rental income and net operating income



Profit from property management



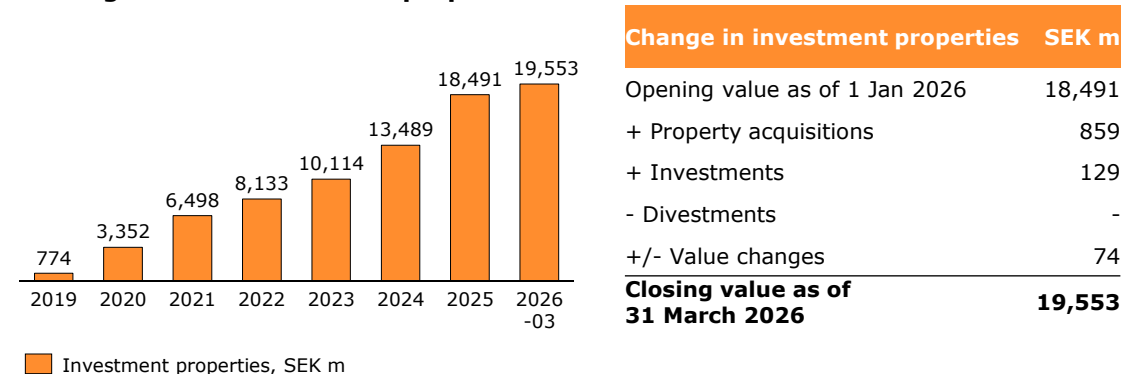
- Increase of rental income by 26%.
- Increase of net operating income by 27%.
- Increase of profit from property management by 30%.
- For comparable holdings, net operating income increased by 3%.
- Positive value changes in investment properties by SEK 74 m.

Statement of Financial Position

Statement of Financial Position

Statement of financial position in summary			
SEK m	31/03/2026	31/03/2025	31/12/2025
ASSETS			
Non-current assets			
Investment properties	19,553	15,544	18,491
Leasing agreements, right of use	140	125	139
Derivatives	41	20	-
Other non-current assets	6	7	7
Total non-current assets	19,740	15,697	18,636
Current assets			
Other current assets	99	87	113
Cash and cash equivalents	63	104	569
Total current assets	161	191	682
TOTAL ASSETS	19,902	15,888	19,318
EQUITY AND LIABILITIES			
Equity	8,678	7,150	8,447
Non-current liabilities			
Deferred tax liability	1,031	782	971
Non-current lease liability, right of use	140	125	139
Non-current interest-bearing liabilities	8,008	5,139	8,081
Derivatives	-	-	12
Total non-current liabilities	9,178	6,046	9,203
Current liabilities			
Current interest-bearing liabilities	1,751	2,457	1,340
Other current liabilities	294	234	328
Total current liabilities	2,045	2,691	1,668
TOTAL EQUITY AND LIABILITIES	19,902	15,888	19,318

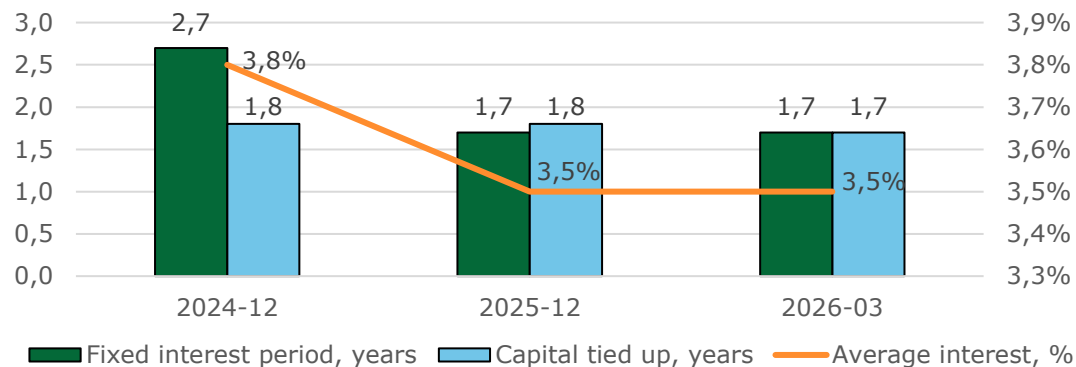
Value growth of investment properties



- Continued growth of investment properties.
- Loan-to-value ratio of 49.6%.
- Net asset value (NAV) per share of SEK 34.51 kr.

Financing - only secured bank financing with Nordic banks

Loan portfolio


1.29%

Average credit margin

61%

Proportion of loans with interest rate hedging via derivatives

95%

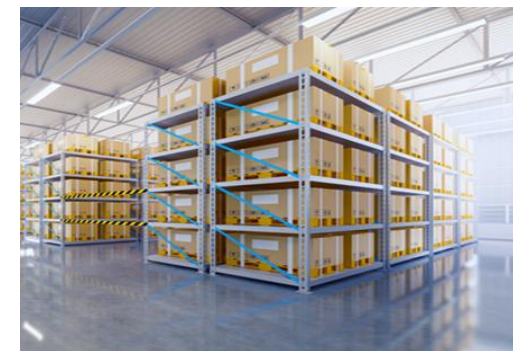
Share of sustainable financing

Maturity structure and interest maturity structure

Maturity structure				Interest maturity structure	
Credit agreement	Approved SEK m	Of which utilized	Proportion of utilized amount, %	Maturity date	SEK m
0-1 years	1,858	1,558	16	0-1 years	5,204
1-2 years	4,973	4,973	51	1-2 years	765
2-3 years	4,162	3,228	33	2-3 years	1,215
3-4 years	0	0	0	3-4 years	1,150
4-5 years	0	0	0	4-5 years	1,425
Total	10,993	9,759	100	Total	9,759

Interest rate hedging

Interest rate hedging via interest rate swaps			
Maturity	SEK m	Fixed interest, %	Contractual interest rate, %
0-1 years	1,390	1.8	-0.3
1-2 years	765	1.9	-0.2
2-3 years	1,215	2.4	0.2
3-4 years	1,150	2.5	0.3
4-5 years	1,425	2.5	0.3
Total	5,945		



Shareholders as of 31 March 2026

Shareholders as of 31 March 2026	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	4,879,760	16,762,260	6.0	14.8
The Fourth Swedish National Pension Fund (AP4)	0	26,106,270	26,106,270	9.3	6.0
Länsförsäkringar fastighetsfond	0	17,453,692	17,453,692	6.2	4.0
The Central Bank of Norway	0	11,367,681	11,367,681	4.1	2.6
SEB Fonder	0	9,732,815	9,732,815	3.5	2.2
Capital Group ¹	0	8,639,069	8,639,069	3.1	2.0
Cohen & Steers	0	8,571,100	8,571,100	3.1	2.0
Nordnet Pensionsförsäkring	0	8,150,996	8,150,996	2.9	1.9
ODIN Fonder	0	7,411,363	7,411,363	2.6	1.7
Danske Bank	0	5,977,750	5,977,750	2.1	1.4
Bergendahl Invest AB	0	5,221,047	5,221,047	1.9	1.2
Carnegie Fonder	0	4,448,576	4,448,576	1.6	1.0
Skandia Fonder	0	4,348,463	4,348,463	1.6	1.0
Clearance Capital	0	4,335,639	4,335,639	1.5	1.0
Swedbank Robur Fonder	0	3,959,185	3,959,185	1.4	0.9
Case Kapitalförvaltning	0	3,716,231	3,716,231	1.3	0.9
The Second Swedish National Pension Fund (AP2)	0	3,689,840	3,689,840	1.3	0.8
Humble 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
Kilenkryssset	0	2,134,699	2,134,699	0.8	0.5
Employees	0	861,291	861,291	0.3	0.2
Other	0	61,568,232	61,568,232	22.0	14.2
Total	38,715,160	241,489,346	280,204,506	100	100

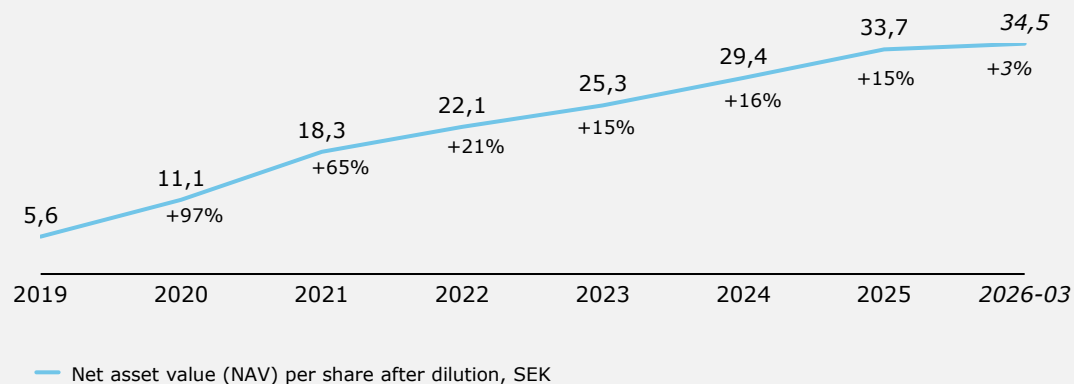


Source: Euroclear Sweden.

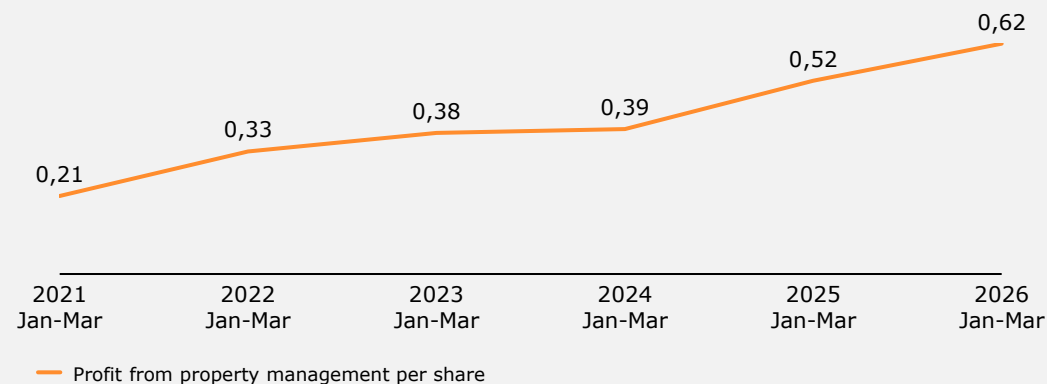
¹ Reconciled as of 30 December 2025.

Summary

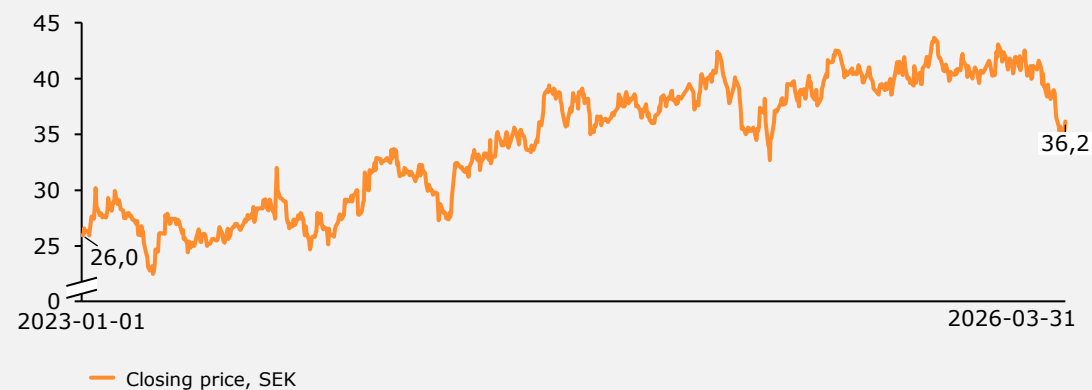
Net asset value (NAV) per share



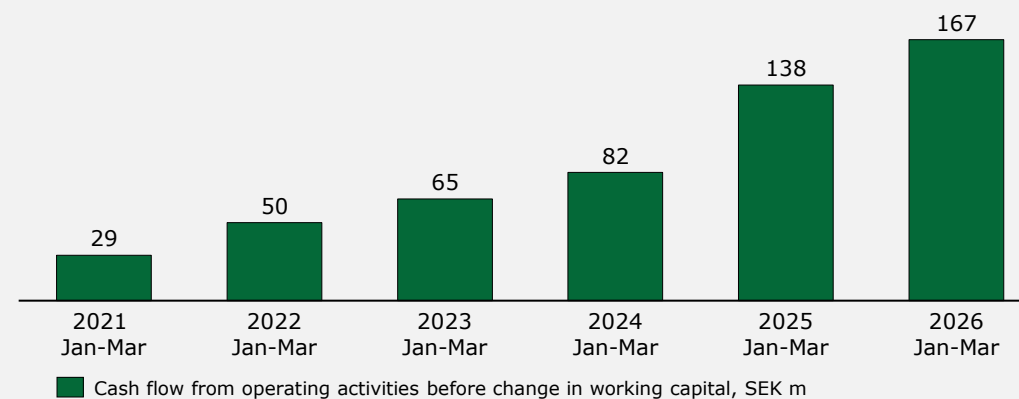
Profit from property management per share



Share price



Cash flow from operating activities





INTERIM REPORT JAN-MAR 2026, PRESENTATION

Questions?

info@slproperty.se

This presentation has been prepared by Swedish Logistic Property AB ("SLP" or the "Company") solely for use at this presentation and is furnished to you solely for your information and may not be reproduced or redistributed, in whole or in part, to any other person. The presentation does not constitute an invitation or offer to acquire, purchase or subscribe for securities. By attending the meeting where this presentation is made, or by reading the presentation slides, you agree to be bound by the following limitations.

-This presentation is not for presentation or transmission into the United States or to any U.S. person, as that term is defined under Regulation S promulgated under the Securities Act of 1933, as amended.

-This presentation contains various forward-looking statements that reflect management's current views with respect to future events and financial and operational performance. The words "believe," "expect," "anticipate," "intend," "may," "plan," "estimate," "should," "could," "aim," "target," "might," or, in each case, their negative, or similar expressions identify certain of these forward-looking statements. Others can be identified from the context in which the statements are made. These forward-looking statements involve known and unknown risks, uncertainties and other factors, which are in some cases beyond the SLP's control and may cause actual results or performance to differ materially from those expressed or implied from such forward-looking statements. These risks include but are not limited to the Company's ability to operate profitably, maintain its competitive position, to promote and improve its reputation and the awareness of the brands in its portfolio, to successfully operate its growth strategy and the impact of changes in pricing policies, political and regulatory developments in the markets in which the Company operates, and other risks.

-The information and opinions contained in this document are provided as at the date of this presentation and are subject to change without notice.

-No representation or warranty (expressed or implied) is made as to, and no reliance should be placed on, the fairness, accuracy or completeness of the information contained herein. Accordingly, none of the Company, or any of its principal shareholders or subsidiary undertakings or any of such person's officers or employees accepts any liability whatsoever arising directly or indirectly from the use of this document.

© 2026 Swedish Logistic Property AB