INTERIM REPORT JAN-JUN 2026, PRESENTATION

”Strong net letting and several major development projects”

Filip Persson, CEO
Tommy Åstrand, Board member & acting CFO

Agenda

1. Summary of January to June -26
2. About SLP
3. Property Portfolio
4. Financial Development
5. Summary
6. Q&A

Summary of January to June -26

Rental income	Net operating income	Profit from property management	Loan-to-value ratio
+24% SEK 607 m (489)	+25% SEK 535 m (427)	+29% SEK 360 m (280)	48.7%

Profit from property management per share	Property value acquisitions	Sustainable financing	Interest coverage ratio
+19% 1.28 SEK (1.08)	895 SEK m	95% SEK 9,240 m (7,670)	3.2x

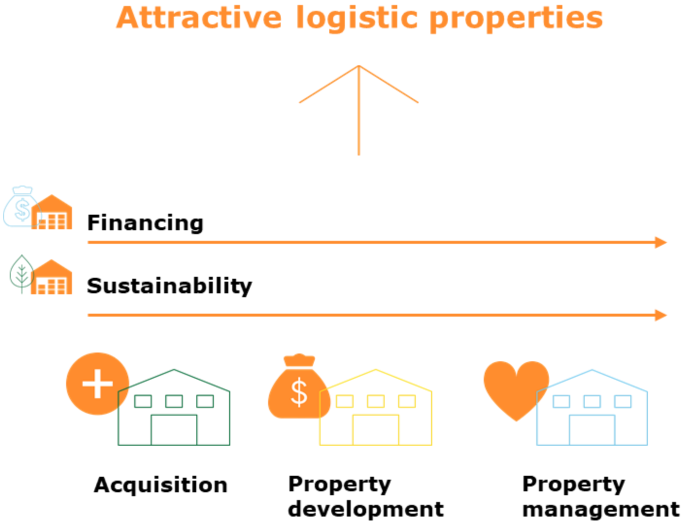
- Net asset value (NAV) per share increased by 5% in the period and amounted to SEK 35.32.
- Value changes for investment properties totalled SEK 127 m.
- Cash flow from operating activities before change in working capital increased by 26% to SEK 354 m.
- 3 properties, with a letting ratio of 82.2%, were acquired and taken into ownership, with a lettable area of 122,000 square metres and a property value of SEK 895 m.
- Strong net letting of SEK 33.9 m includes, among other, letting of approximately 30,000 square meters to Essity, of which approximately 7,250 square meters will comprise an extension, and construction of a new logistics property comprising approximately 22,000 square meters to Spobik.

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 Q2 2026

131
Number of properties

1,635 tsqm
Total lettable area

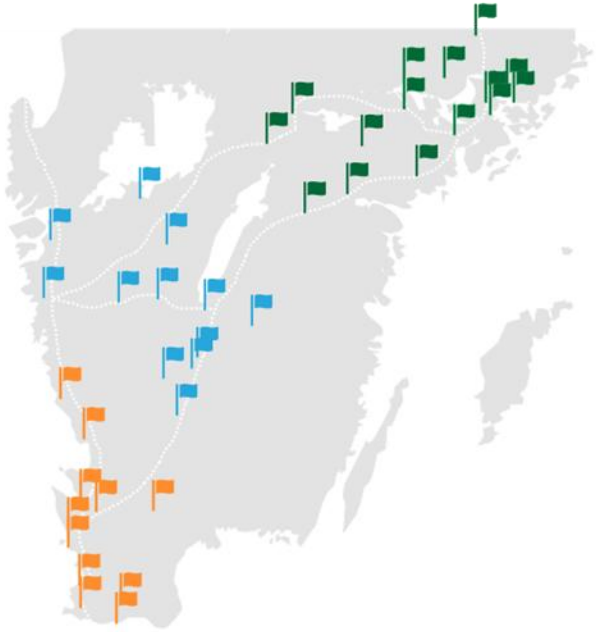
96%
Letting ratio

6.8 years
Remaining lease period

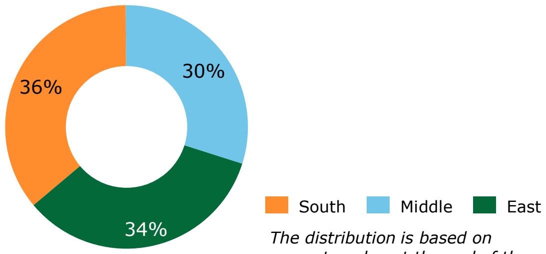
SEK 19,716m
Investment properties

SEK 1,245m
Contracted annual rent

Geographical presence



SLP presence as of 30 June 2026

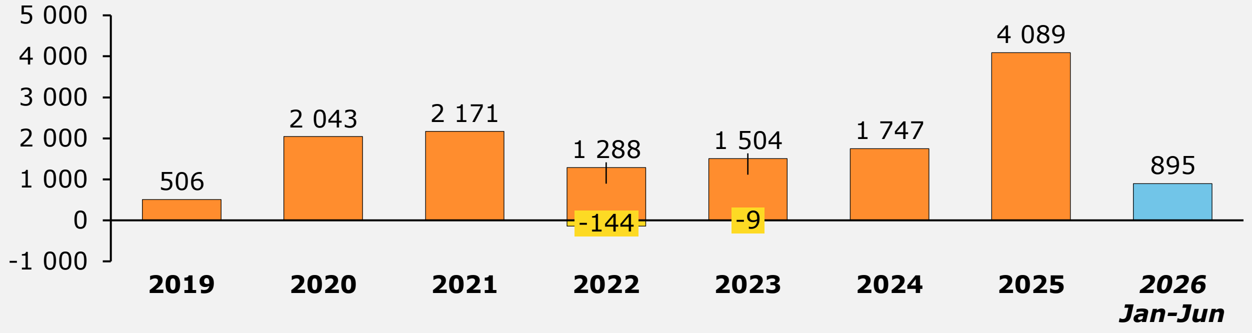


The distribution is based on property value at the end of the period.

Transactions

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

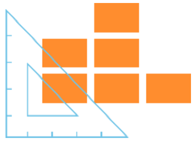
Transaction volume and number of transactions, SEK m



	2019	2020	2021	2022	2023	2024	2025	2026 Jan-Jun
No. of transactions	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

Property portfolio

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

Property management

Terminalen 3
Hässleholm

- Properties that are substantially completed and therefore generate a stable cash flow

Property development

Kolven 4
Helsingborg

- Properties characterised by value creation potential
- May include, for example, large vacancies, rental potential and opportunities for cost-cutting measures

Projects

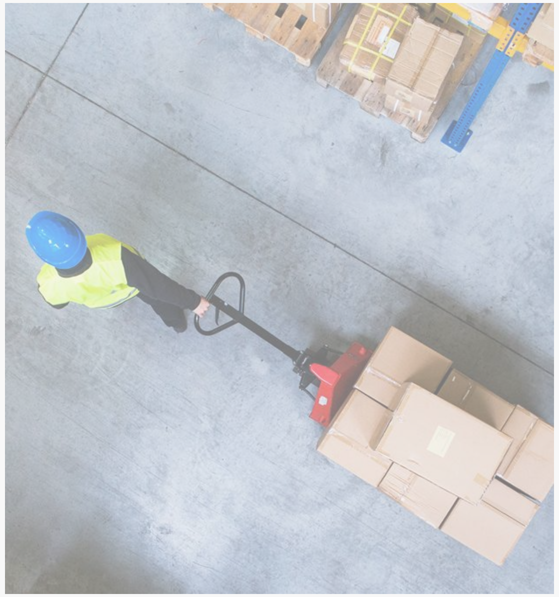
Äringen 4
Jönköping

- Ongoing projects > SEK 25m
- All new construction projects are environmentally certified according to Miljöbyggnad level silver

Building rights

Hedenstorp 2:1
Jönköping

- Undeveloped land with potential for development
- Enables expansion for existing tenants



Property portfolio

	No. of properties	Lettable area m² (000)	Property value		Rental value	Letting ratio, %	Rental income		Property costs incl. property admin.		Net operating income	
			SEK m	SEK/m²	SEK m		SEK m	SEK/m²	SEK m	SEK/m²	SEK m	SEK/m²
Property management	74	776	10,761	13,869	666	99.1%	660	859	54	70	606	781
Property development	56	838	8,685	10,365	634	92.1%	584	796	78	93	506	604
Total	**130**	**1,614**	**19,446**	**12,050**	**1,301**	**95.7%**	**1,245**	**828**	**133**	**82**	**1,112**	**689**
Ongoing projects	1	22	40	1,857								
Building rights			231									
Total	**131**	**1,635**	**19,716**	**12,056**								

SEK 177
Difference in net operating income for investment properties and development properties per m²

51%
Percentage of development properties

Ongoing projects > SEK 25 m

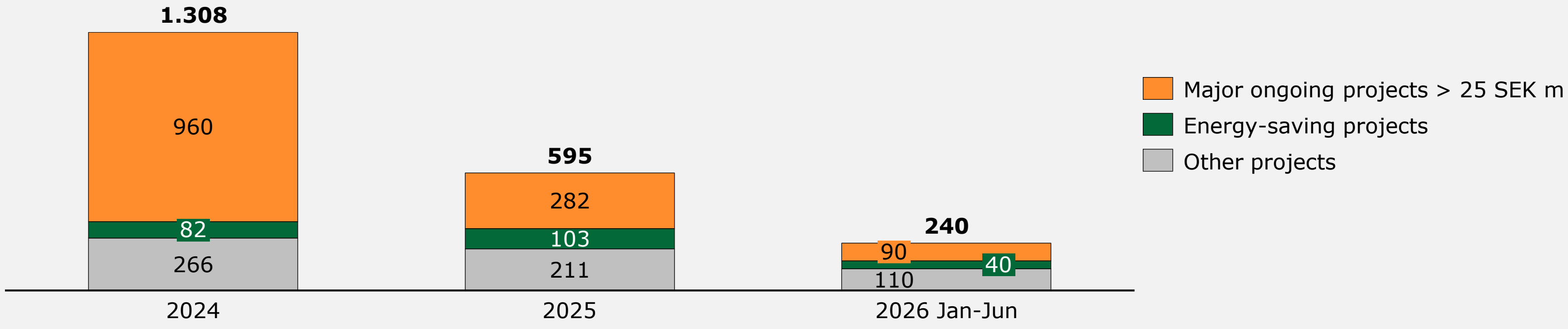
SLP

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

Äringen 4
New construction

SEK 16.5 m *Rental value*	21.6 tsqm *Lettable area*
Environmental certification	100% *Occupancy rate*

Investments, SEK m



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 income, SEK m	Letting ratio, %	Investment, SEK m	
								Estimated	Carrying amount
Äringen 4	Jönköping	New construction	Q3 2027	21.6	16.5	15.5	100	231	40
Total				**21.6**	**16.5**	**15.5**	**100**	**231**	**40**

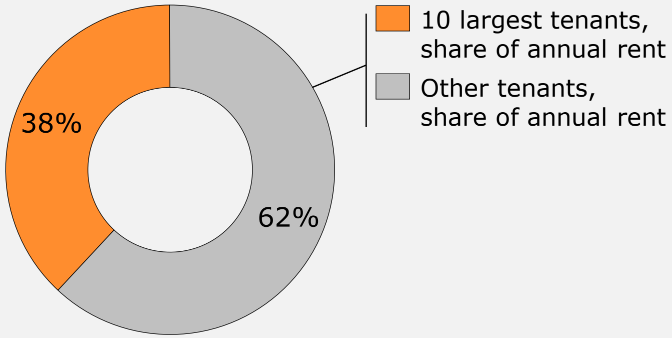
Tenants

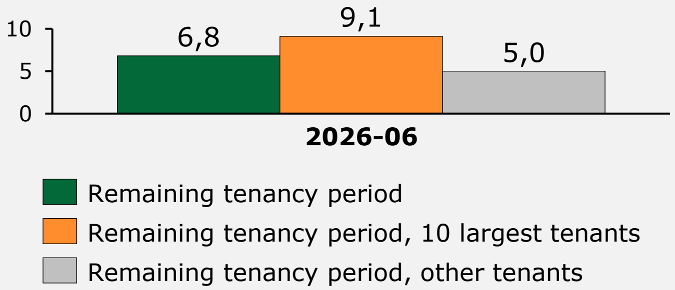
SLP

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 33.9 m	Net leasing income
6.8 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	74	99	77	6
2027	61	78	73	6
2028	53	117	80	6
2029	61	147	126	10
2030	35	114	110	9
2031	17	91	84	7
>2031	95	856	695	56
Total	**396**	**1,503**	**1,245**	**100**

Sustainability

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

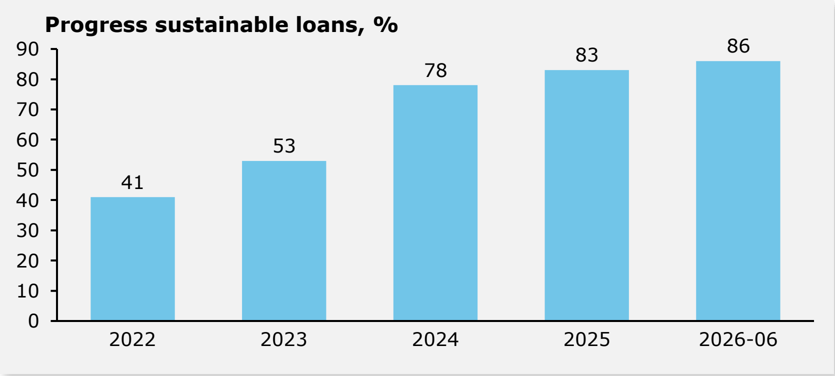
Key performance indicators	2026-06	2025-06	Goal
Planet			
Output from installed solar panel systems, MWp	25.6	20.7	25 MWp by 2027
Environmentally certified area, %	65	64	70% by 2027
Environmentally certified new production, %	100	100	100%
Share of lettable area in properties with energy class F and G, %	2	3	Max 5% by 2027
People			
Employee willingness for recommendation, eNPS	80	91	>45
Proportion of women/men, %			40–60% gender balance
- *Board*	33/67	33/67	
- *Management*	33/67	25/75	
- *Office workers*	42/58	36/64	
Business			
Corruption charges, no.	0	0	0
Suppliers that have signed the Code of Conduct, %	100	100	100%
Sustainable loans, %	86	84	85% by 2027
Sustainable financing, %	95	94	-

2%
Properties with energy class F and G

95%
Sustainable financing

100%
Environmentally certified new production

Sustainability framework



Goals and outcome

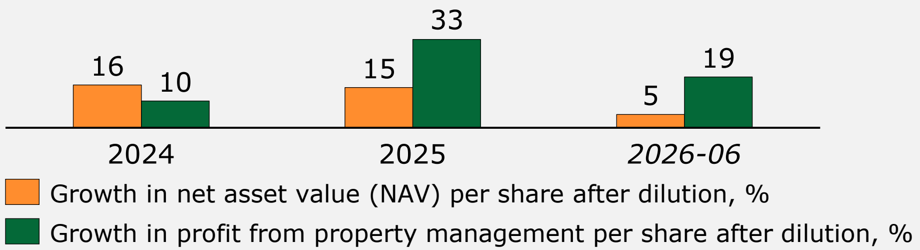
Overarching goals

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

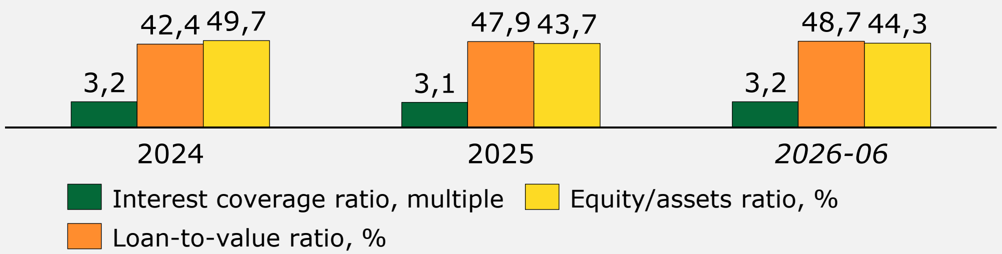
Financial risk limitations

- 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



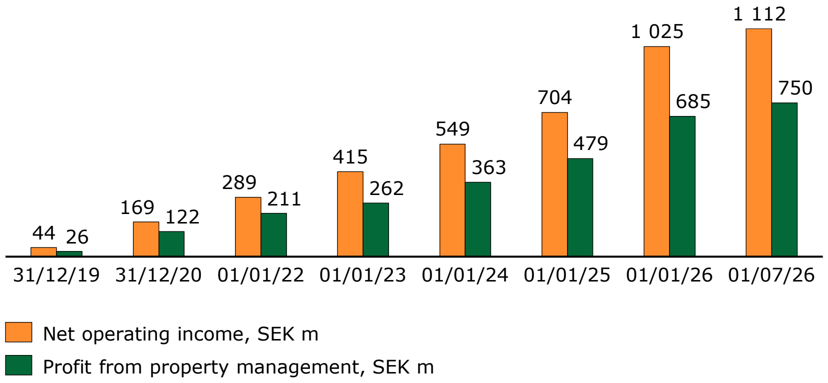
Current earnings ability

SLP

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

Current earnings ability excl. major ongoing projects								
SEK m	**01/07/2026**	**01/01/2026**	**01/01/2025**	**01/01/2024**	**01/01/2023**	**01/01/2022**	**31/12/2020**	**31/12/2019**
Rental income	1,245	1,155	820	652	509	359	214	60
Property costs	-126	-123	-111	-97	-89	-66	-44	-15
Property administration	-7	-7	-5	-5	-5	-4	-1	-1
Net operating income	**1,112**	**1,025**	**704**	**549**	**415**	**289**	**169**	**44**
Central administration costs	-24	-24	-24	-23	-22	-19	-16	-13
Financial income	2	9	4	25	0	0	0	0
Financial expenses	-336	-321	-202	-186	-129	-57	-30	-4
Ground rent	-4	-4	-3	-2	-2	-3	-2	0
Profit from property management	**750**	**685**	**479**	**363**	**262**	**211**	**122**	**26**
Tax for the period	-154	-141	-99	-75	-54	-43	-25	-5
Profit for the period	**595**	**544**	**380**	**288**	**208**	**167**	**97**	**21**
Key performance indicators								
Profit from property management per share after dilution, SEK	2.66	2.43	1.83	1.60	1.43	1.43	0.89	0.27

Current earnings ability, SEK m

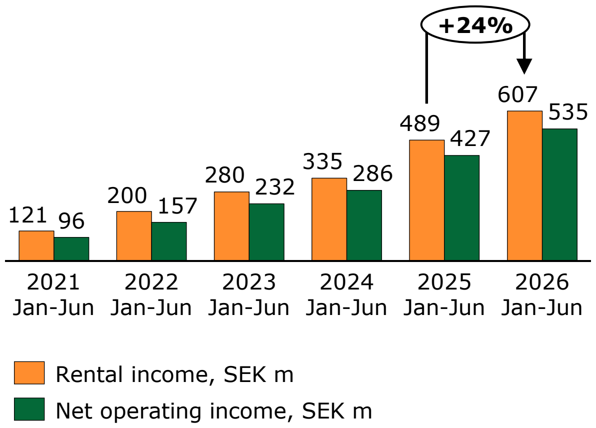


Income, expenses and profit

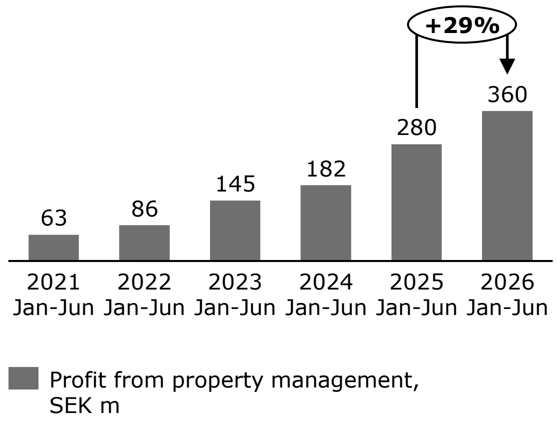
Income, expenses and profit

Statement of comprehensive income					
SEK m	**2026 Apr-Jun**	**2025 Apr-Jun**	**2026 Jan-Jun**	**2025 Jan-Jun**	**2025 Jan-Dec**
Rental income	311	253	607	489	1,015
Property costs	-31	-27	-67	-57	-116
Property administration	-2	-2	-4	-4	-7
Net operating income	**278**	**224**	**535**	**427**	**891**
Central administration costs	-7	-7	-13	-13	-27
Financial income	1	1	3	1	4
Financial expenses	-84	-71	-163	-133	-280
Ground rent	-1	-1	-2	-2	-4
Profit from property management	**186**	**145**	**360**	**280**	**583**
Value changes					
Investment properties	53	112	127	249	414
Derivatives	-64	-77	-11	-66	-22
Profit/loss before tax	**175**	**181**	**477**	**463**	**974**
Tax	-29	-46	-99	-109	-249
Profit for the period	**146**	**135**	**377**	**354**	**726**
Comprehensive income for the period	**146**	**135**	**377**	**354**	**726**
Comprehensive income for the period attributable to Parent Company shareholders	**146**	**135**	**377**	**354**	**726**
Key performance indicators					
Earnings per share before dilution, SEK	0.52	0.52	1.34	1.36	2.78
Earnings per share after dilution, SEK	0.52	0.52	1.34	1.36	2.77
Average number of shares after dilution, m	281.0	260.4	280.6	259.8	261.6

Rental income and net operating income



Profit from property management



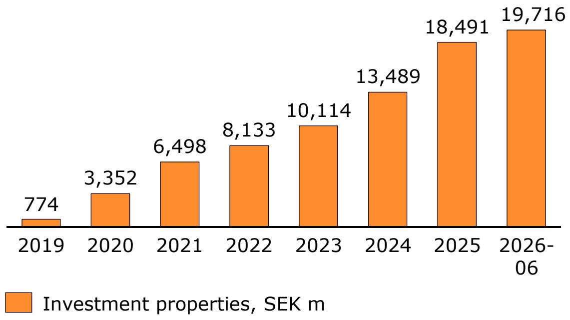
- Increase of rental income by 24%.
- Increase of net operating income by 25%.
- Increase of profit from property management by 29%.
- For comparable holdings, net operating income increased by 2%.
- Positive value changes in investment properties by SEK 127 m.

Statement of Financial Position

Statement of Financial Position

Statement of financial position in summary			
SEK m	**30/06/2026**	**30/06/2025**	**31/12/2025**
ASSETS			
Non-current assets			
Investment properties	19,716	16,312	18,491
Leasing agreements, right of use	140	126	139
Derivatives	-	-	-
Other non-current assets	6	7	7
Total non-current assets	**19,862**	**16,445**	**18,636**
Current assets			
Other current assets	110	101	113
Cash and cash equivalents	109	159	569
Total current assets	**219**	**260**	**682**
TOTAL ASSETS	**20,081**	**16,705**	**19,318**
EQUITY AND LIABILITIES			
Equity	**8,894**	**7,285**	**8,447**
Non-current liabilities			
Deferred tax liability	1,048	817	971
Non-current lease liability, right of use	140	126	139
Non-current interest-bearing liabilities	6,837	7,043	8,081
Derivatives	23	57	12
Total non-current liabilities	**8,047**	**8,042**	**9,203**
Current liabilities			
Current interest-bearing liabilities	2,865	1,151	1,340
Other current liabilities	274	227	328
Total current liabilities	**3,139**	**1,378**	**1,668**
TOTAL EQUITY AND LIABILITIES	**20,081**	**16,705**	**19,318**

Value growth of investment properties

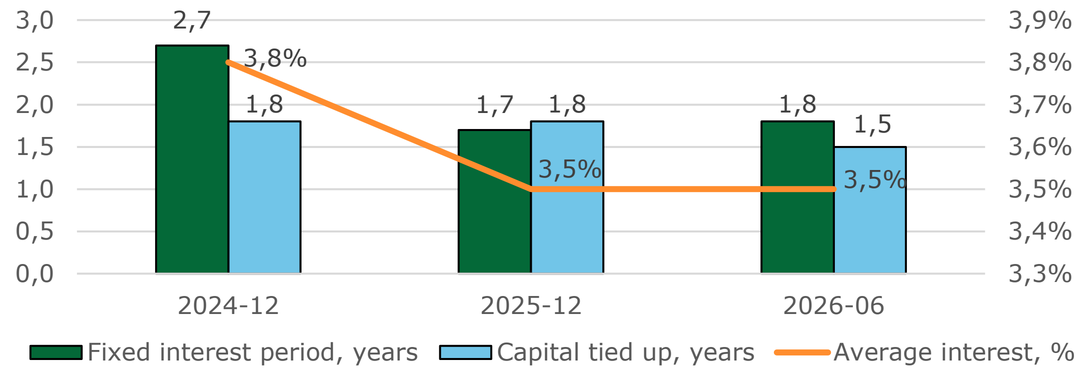


Change in investment properties	SEK m
Opening value as of 1 Jan 2026	18,491
+ Property acquisitions	859
+ Investments	240
- Divestments	-
+/- Value changes	127
Closing value as of 30 June 2026	**19,716**

- Continued growth of investment properties.
- Loan-to-value ratio of 48.7%.
- Net asset value (NAV) per share of SEK 35.32 kr.

Financing - only secured bank financing with Nordic banks

Loan portfolio



1.29%	Average credit margin
64%	Proportion of loans with interest rate hedging via derivatives
95%	Share of sustainable financing

Maturity structure and interest maturity structure

Maturity structure

Credit agreement	Approved SEK m	Of which utilized	Proportion of utilized amount, %
0-1 years	3,009	2,709	28
1-2 years	5,472	5,472	56
2-3 years	2,456	1,522	16
3-4 years	0	0	0
4-5 years	0	0	0
Total	**10,936**	**9,702**	**100**

Interest maturity structure

Maturity date	SEK m
0-1 years	5,122
1-2 years	380
2-3 years	1,450
3-4 years	1,425
4-5 years	1,325
Total	**9,702**

Interest rate hedging

Interest rate hedging via interest rate swaps

Maturity	SEK m	Fixed interest, %	Contractual interest rate, %
0-1 years	1,665	1.7	-0.2
1-2 years	380	1.5	-0.4
2-3 years	1,450	2.5	0.5
3-4 years	1,425	2.5	0.5
4-5 years	1,325	2.5	0.5
Total	**6,245**		

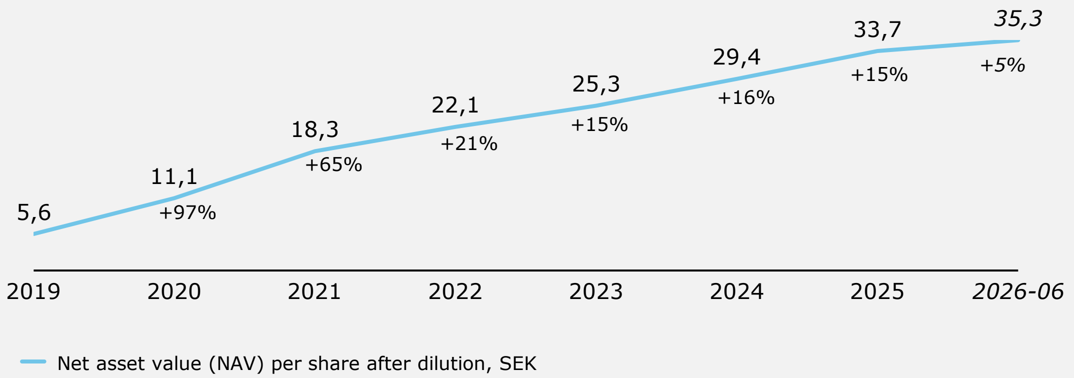
***Shareholders** as of 30 June 2026*

Shareholders as of 30 June 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	10.9	20.4
Peter Strand through companies	12,281,125	14,687,885	26,969,010	9.6	17.4
Mikael Hofmann through companies	11,882,500	3,559,760	15,442,260	5.5	14.4
The Fourth Swedish National Pension Fund (AP4)	0	23,956,270	23,956,270	8.5	5.5
Länsförsäkringar fastighetsfond	0	17,244,533	17,244,533	6.1	3.9
The Central Bank of Norway	0	10,408,084	10,408,084	3.7	2.4
Cohen & Steers	0	9,086,591	9,086,591	3.2	2.1
Capital Group[1]	0	8,639,069	8,639,069	3.1	2.0
Nordnet Pensionsförsäkring	0	7,996,576	7,996,576	2.8	1.8
ODIN Fonder	0	7,771,363	7,771,363	2.8	1.8
SEB Fonder	0	7,419,809	7,419,809	2.6	1.7
Swedbank Robur Fonder	0	7,364,315	7,364,315	2.6	1.7
Danske Bank	0	6,275,000	6,275,000	2.2	1.4
The Third Swedish National Pension Fund (AP3)	0	5,584,802	5,584,802	2.0	1.3
Bergendahl Invest AB	0	5,221,047	5,221,047	1.9	1.2
Handelsbanken Fonder	0	4,898,095	4,898,095	1.7	1.1
Carnegie Fonder	0	4,413,781	4,413,781	1.6	1.0
Skandia Fonder	0	4,362,611	4,362,611	1.5	1.0
Clearance Capital	0	4,331,321	4,331,321	1.5	1.0
The Second Swedish National Pension Fund (AP2)	0	3,689,840	3,689,840	1.3	0.8
Case Kapitalförvaltning	0	3,382,913	3,382,913	1.2	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
Employees	0	930,911	930,911	0.3	0.2
Other	0	60,430,563	60,430,563	21.4	13.8
Total	**38,715,160**	**243,401,695**	**282,116,855**	**100**	**100**

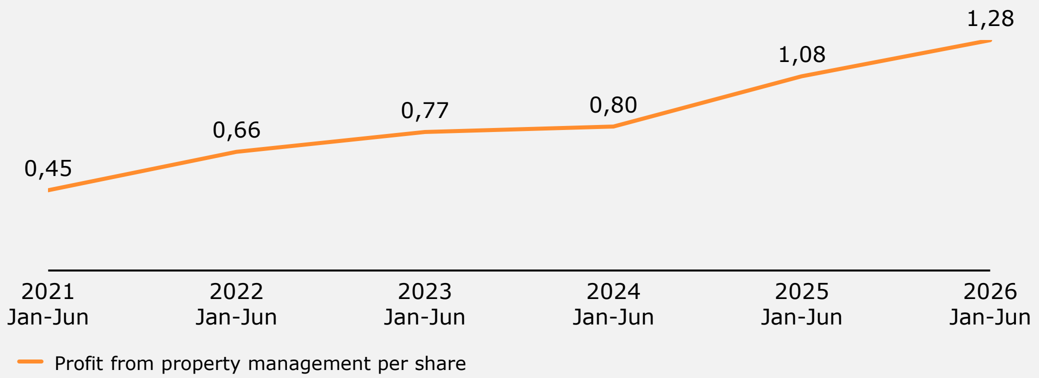
Source: Euroclear Sweden.
[1] *Reconciled as of 30 December 2025.*

Summary

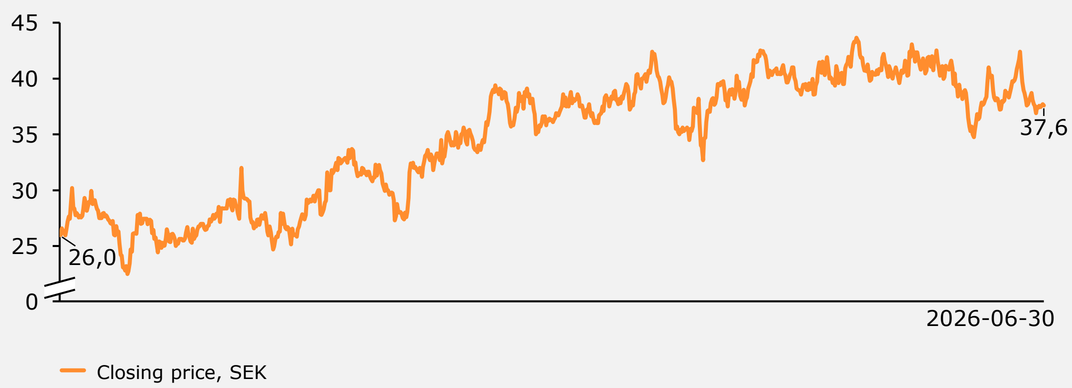
Net asset value (NAV) per share



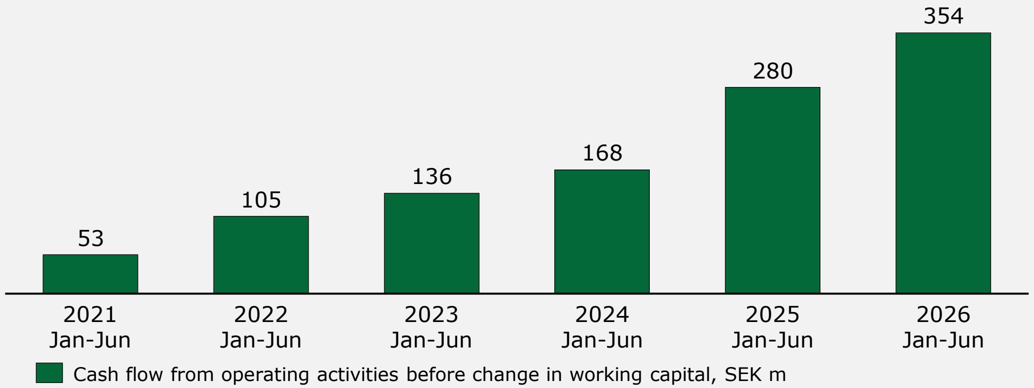
Profit from property management per share



Share price



Cash flow from operating activities



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Questions?

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