



INTERIM REPORT JAN-SEP 2026, PRESENTATION

“Continued growth and development of our property portfolio”

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



Agenda

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Summary of January to September -26

Rental income	Net operating income	Profit from property management	Loan-to-value ratio
+24% SEK 920 m (744)	+25% SEK 818 m (656)	+27% SEK 549 m (430)	49.1%
Profit from property management per share	Property value acquisitions	Sustainable financing	Interest coverage ratio
+18% 1.95 SEK (1.66)	1,482 ^{SEK} _m	95% SEK 9,553 m (7,873)	3.2^x

- Net asset value (NAV) per share increased by 8% in the period and amounted to SEK 36.49.
- Value changes for investment properties totalled SEK 277 m.
- Cash flow from operating activities before change in working capital increased by 26% to SEK 544 m.
- 6 properties, of which one undeveloped, were acquired and taken into ownership, with a lettable area of 161,000 square meters and a property value of SEK 1,482 m.
- Strong net letting of SEK 38.1 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 in Jönköping comprising approximately 22,000 square meters, and in Helsingborg comprising approximately 25,000 square meters.

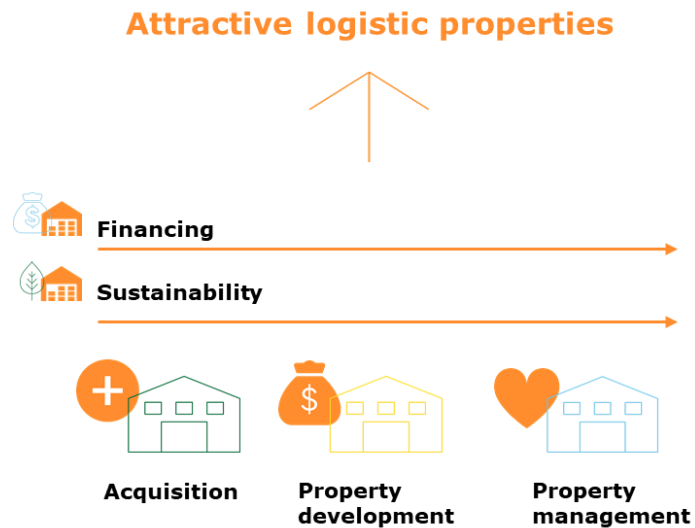
About SLP



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 Q3 2026



135

Number of properties



1,732 tsqm

Total lettable area



96%

Letting ratio



6.8 years

Remaining lease period



SEK 20,544m

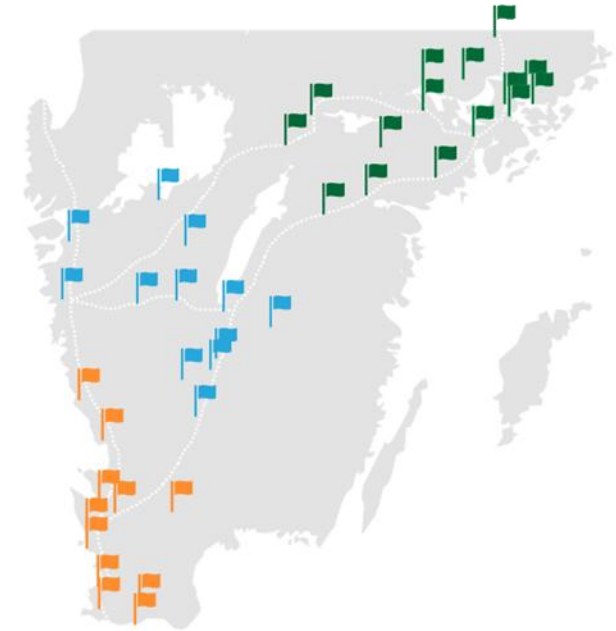
Investment properties



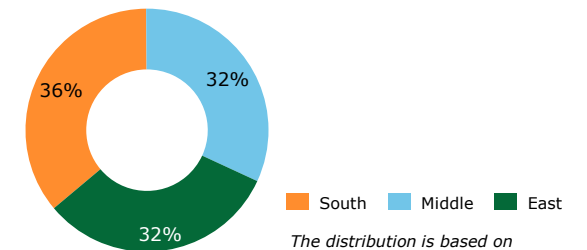
SEK 1,291m

Contracted annual rent

Geographical presence



SLP presence as of 30 September 2026

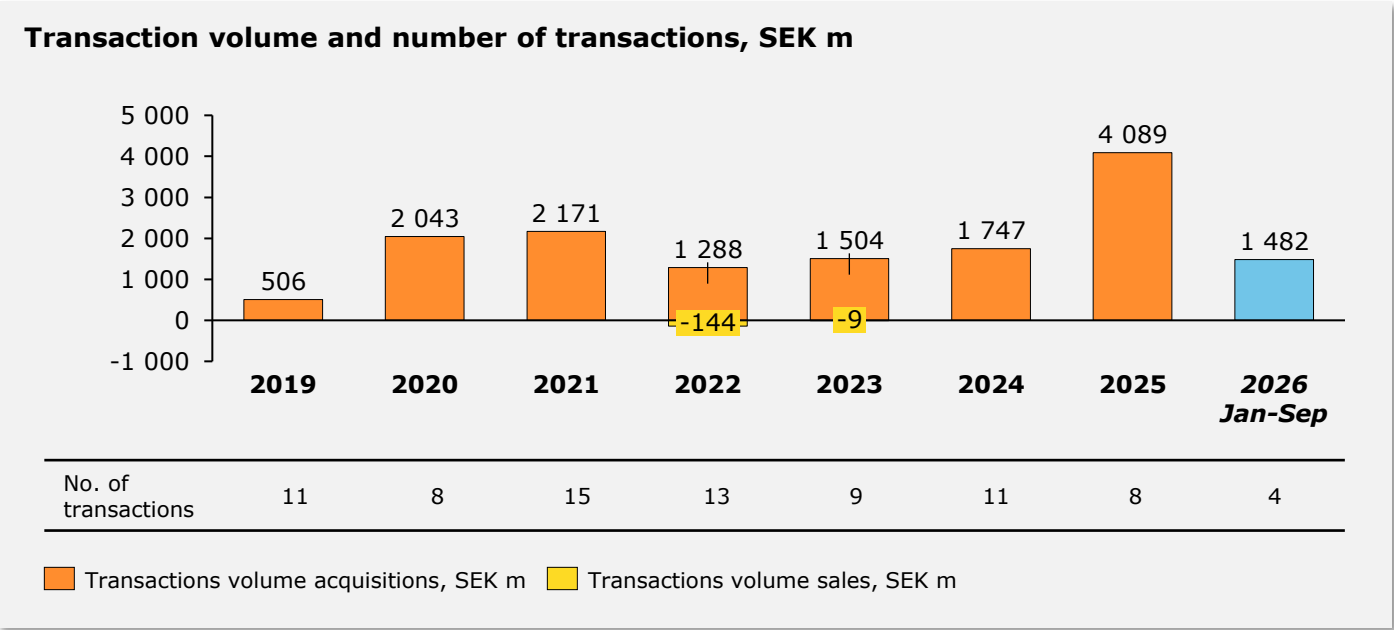


The distribution is based on property value at the end of the period.

Transactions



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



5
Acquired properties



161 tsqm
Lettable area acquired properties



SEK 98m
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 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	74	801	11,122	13,883	688	98.7	679	859	54	67	625	781
Property development	59	852	9,008	10,576	654	93.5	611	806	79	93	532	625
Total	133	1,653	20,131	12,179	1,342	96.2	1,291	833	133	81	1,158	700
Ongoing projects	2	79	159	2,002								
Building rights			254									
Total	135	1,732	20,544	11,860								

SEK 156

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

49%

Percentage of development properties

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Ongoing projects > SEK 25 m



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



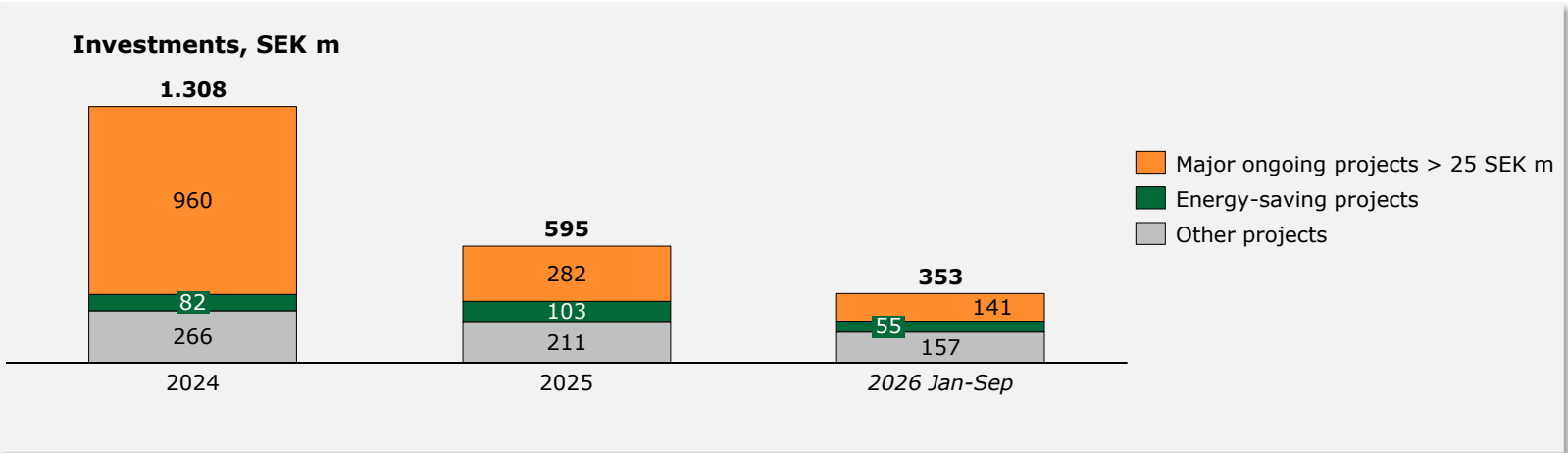
Äringen 4
New construction

SEK 16.5 m
Rental value

21.6 tsqm
Lettable area

Environmental
certification

100%
Occupancy rate



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	64
Tjockoljan 3	Malmö	New construction	Q3 2027	27.1	21.8	18.9	100	285	77
Tröinge 6:90	Falkenberg	Extension	Q3 2027	7.2	4.5	4.2	100	63	7
Rönnedal 1	Ulricehamn	Extension	Q3 2027	23.3	8.5	8.0	100	117	12
Total				79.2	51.3	46.6	100	696	159

Tenants



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

10 largest tenants

DAGAB

postnord

SPEED

SEAFRIGO

ahlsell

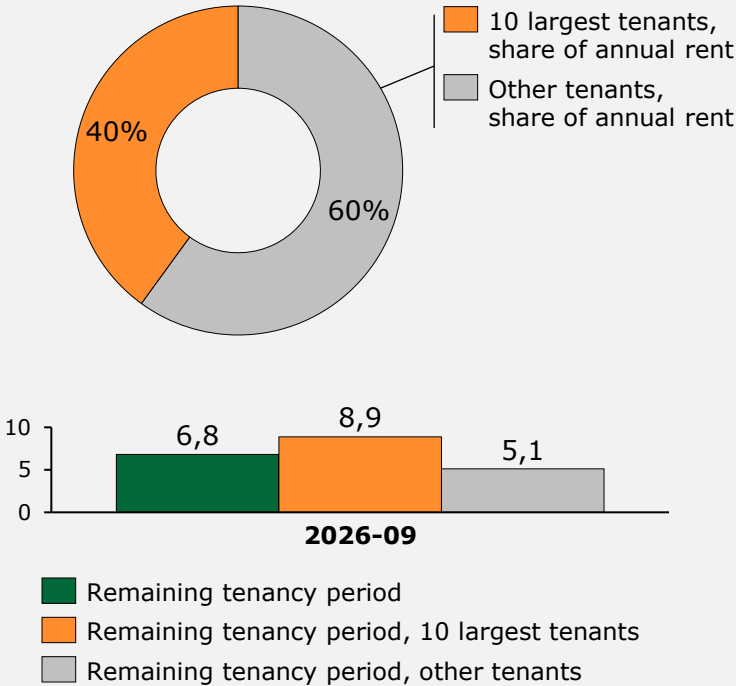
DSV

ARTIFEX

MITSUBISHI ELECTRIC

INGKA

HEDIN PARTS



96%

Letting ratio

100%

Indexed annual rent

SEK 38.1 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	58	44	40	3
2027	69	117	100	8
2028	55	106	74	6
2029	65	135	112	9
2030	35	114	109	8
2031	18	92	85	7
>2031	103	941	772	60
Total	403	1,549	1,291	100

Sustainability

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

Key performance indicators	2026-09	2025-09	Goal
Planet			
Output from installed solar panel systems, MWp	25.7	21.1	25 MWp by 2027
Environmentally certified area, %	63	67	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	75	93	>45
Proportion of women/men, %			
- Board	33/67	33/67	40–60% gender balance
- Management	33/67	33/67	
- Office workers	42/58	29/71	
Business			
Corruption charges, no.	0	0	0
Suppliers that have signed the Code of Conduct, %	100	100	100%
Sustainable loans, %	89	87	85% by 2027
Sustainable financing, %	95	97	-

2%

Properties with energy class F and G

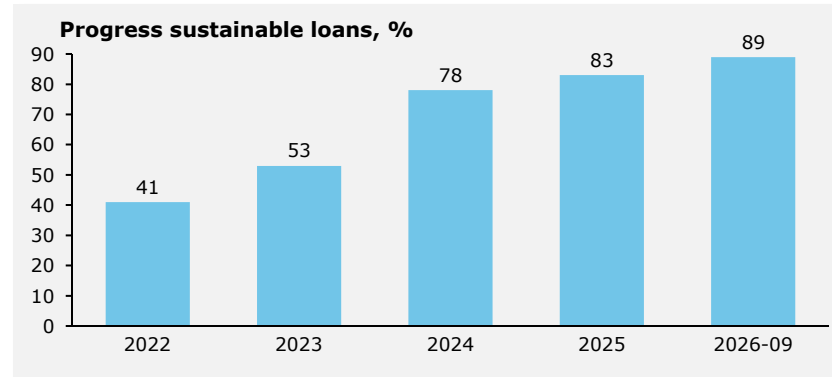
95%

Sustainable financing

100%

Environmentally certified new production

Sustainability framework



Goals and outcome

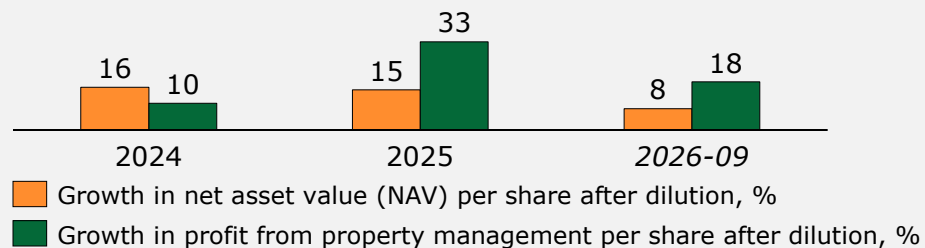
Overarching goals

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

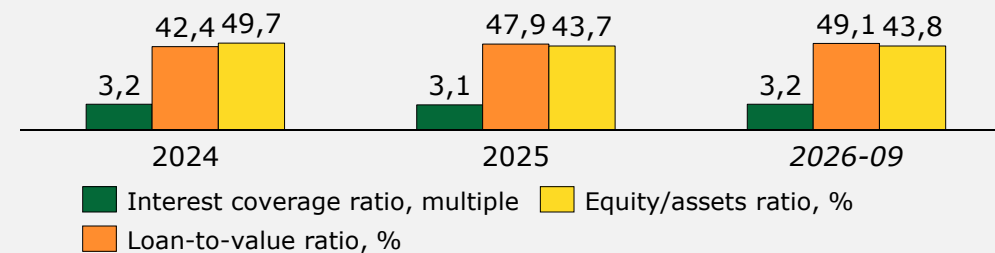
Financial risk limitations

- 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

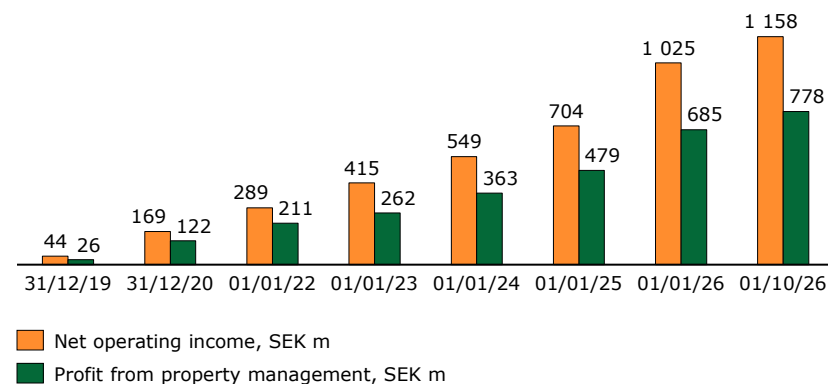


Current earnings ability

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

Current earnings ability excl. major ongoing projects								
SEK m	01/10/2026	01/01/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022	31/12/2020	31/12/2019
Rental income	1,291	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	1,158	1,025	704	549	415	289	169	44
Central administration costs	-24	-24	-24	-23	-22	-19	-16	-13
Financial income	0	9	4	25	0	0	0	0
Financial expenses	-346	-321	-202	-186	-129	-57	-30	-4
Ground rent	-10	-4	-3	-2	-2	-3	-2	0
Profit from property management	778	685	479	363	262	211	122	26
Tax for the period	-160	-141	-99	-75	-54	-43	-25	-5
Profit for the period	618	544	380	288	208	167	97	21
Key performance indicators								
Profit from property management per share after dilution, SEK	2.76	2.43	1.83	1.60	1.43	1.43	0.89	0.27

Current earnings ability, SEK m



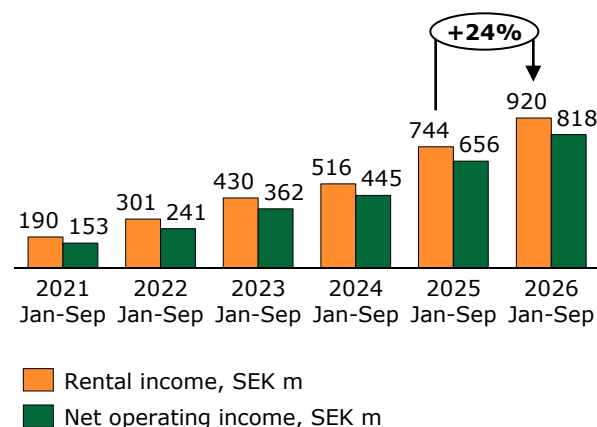
Income, expenses and profit



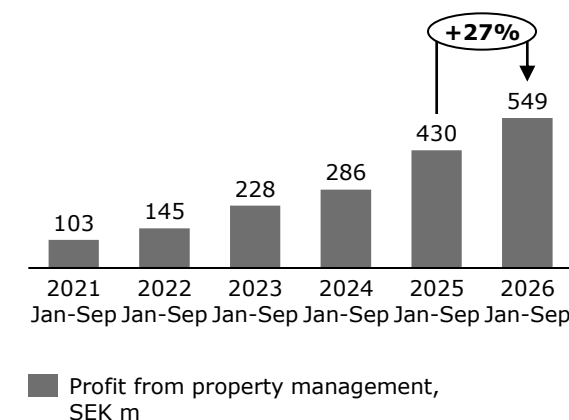
Income, expenses and profit

Statement of comprehensive income					
SEK m	2026 Jul-Sep	2025 Jul-Sep	2026 Jan-Sep	2025 Jan-Sep	2025 Jan-Dec
Rental income	313	255	920	744	1,015
Property costs	-29	-25	-96	-82	-116
Property administration	-1	-1	-5	-6	-7
Net operating income	283	229	818	656	891
Central administration costs	-7	-7	-20	-21	-27
Financial income	1	1	4	2	4
Financial expenses	-86	-71	-250	-204	-280
Ground rent	-1	-1	-3	-3	-4
Profit from property management	188	151	549	430	583
<i>Value changes</i>					
Investment properties	150	15	277	264	414
Derivatives	101	29	90	-37	-22
Profit/loss before tax	439	195	916	657	974
Tax	-101	-43	-200	-152	-249
Profit for the period	338	151	715	505	726
Comprehensive income for the period	338	151	715	505	726
Comprehensive income for the period attributable to Parent Company shareholders	338	151	715	505	726
Key performance indicators					
Earnings per share before dilution, SEK	1.20	0.58	2.54	1.94	2.78
Earnings per share after dilution, SEK	1.20	0.58	2.54	1.94	2.77
Average number of shares after dilution, m	282.1	260.4	281.1	260.0	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 27%.
- For comparable holdings, net operating income increased by 2%.
- Positive value changes in investment properties by SEK 277 m.

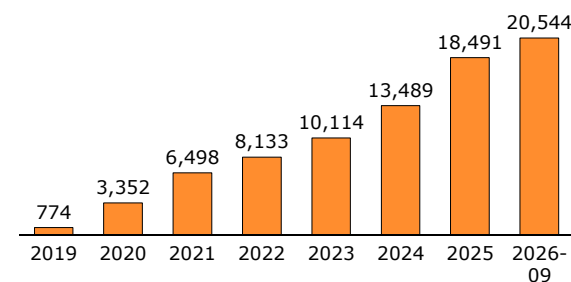
Statement of Financial Position

Statement of Financial Position

Statement of financial position in summary

SEK m	30/09/2026	30/09/2025	31/12/2025
ASSETS			
Non-current assets			
Investment properties	20,544	16,436	18,491
Leasing agreements, right of use	314	133	139
Derivatives	78	-	-
Other non-current assets	6	7	7
Total non-current assets	20,942	16,576	18,636
Current assets			
Other current assets	123	82	113
Cash and cash equivalents	6	191	569
Total current assets	128	273	682
TOTAL ASSETS	21,070	16,849	19,318
EQUITY AND LIABILITIES			
Equity	9,233	7,437	8,447
Non-current liabilities			
Deferred tax liability	1,138	851	971
Non-current lease liability, right of use	315	132	139
Non-current interest-bearing liabilities	5,544	6,822	8,081
Derivatives	-	27	12
Total non-current liabilities	6,997	7,833	9,203
Current liabilities			
Current interest-bearing liabilities	4,554	1,323	1,340
Other current liabilities	287	256	328
Total current liabilities	4,841	1,579	1,668
TOTAL EQUITY AND LIABILITIES	21,070	16,849	19,318

Value growth of investment properties



Investment properties, SEK m

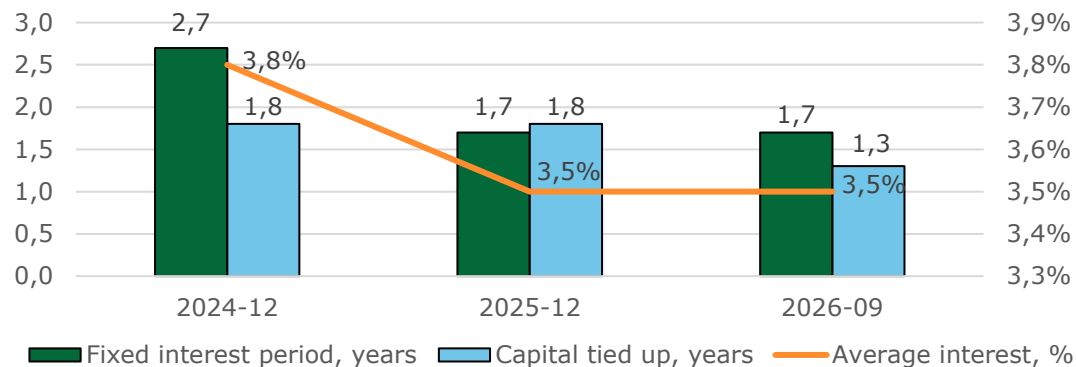
Change in investment properties SEK m

Opening value as of 1 Jan 2026	18,491
+ Property acquisitions	1 424
+ Investments	353
- Divestments	-
+/- Value changes	277
Closing value as of 30 September 2026	20,544

- Continued growth of investment properties.
- Loan-to-value ratio of 49.1%.
- Net asset value (NAV) per share of SEK 36.49 kr.

Financing - only secured bank financing with Nordic banks

Loan portfolio



1.28%

Average credit margin

67%

Proportion of loans with interest rate hedging via derivatives

95%

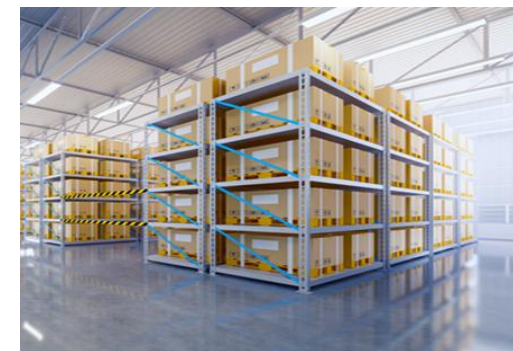
Share of sustainable financing

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	4,461	4,423	44	0-1 years	5,332
1-2 years	4,467	4,467	44	1-2 years	965
2-3 years	2,294	1,207	12	2-3 years	1,450
3-4 years	0	0	0	3-4 years	1,225
4-5 years	0	0	0	4-5 years	1,125
Total	11,222	10,097	100	Total	10,097

Interest rate hedging

Interest rate hedging via interest rate swaps			
Maturity	SEK m	Fixed interest, %	Contractual interest rate, %
0-1 years	1,980	1.8	-0.2
1-2 years	965	2.1	0.1
2-3 years	1,450	2.6	0.6
3-4 years	1,225	2.5	0.5
4-5 years	1,125	2.6	0.6
Total	6,745		



Shareholders as of 30 September 2026



Shareholders as of 30 September 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	1,096,228	12,978,728	4.6	13.8
The Fourth Swedish National Pension Fund (AP4)	0	24,176,270	24,176,270	8.6	5.5
Länsförsäkringar fastighetsfond	0	17,964,371	17,964,371	6.4	4.1
The Central Bank of Norway	0	10,070,631	10,070,631	3.6	2.3
Cohen & Steers	0	9,870,372	9,870,372	3.5	2.3
Swedbank Robur Fonder	0	9,165,102	9,165,102	3.2	2.1
Capital Group ¹	0	8,639,069	8,639,069	3.1	2.0
Nordnet Pensionsförsäkring	0	7,946,605	7,946,605	2.8	1.8
SEB Fonder	0	7,360,689	7,360,689	2.6	1.7
Clearance Capital	0	6,831,556	6,831,556	2.4	1.6
The Third Swedish National Pension Fund (AP3)	0	6,741,128	6,741,128	2.4	1.5
ODIN Fonder	0	6,531,363	6,531,363	2.3	1.5
Bergendahl Invest AB	0	5,221,047	5,221,047	1.9	1.2
Skandia Fonder	0	4,348,217	4,348,217	1.5	1.0
Handelsbanken Fonder	0	4,254,832	4,254,832	1.5	1.0
Carnegie Fonder	0	4,008,781	4,008,781	1.4	0.9
Danske Bank	0	3,720,000	3,720,000	1.3	0.9
The Second Swedish National Pension Fund (AP2)	0	3,689,840	3,689,840	1.3	0.8
Case Kapitalförvaltning	0	3,320,740	3,320,740	1.2	0.8
Tosito AB	0	2,653,776	2,653,776	0.9	0.6
Humble small caps fund	0	2,350,000	2,350,000	0.8	0.5
Employees	0	898,116	898,116	0.3	0.2
Other	0	61,612,297	61,612,297	21.8	14.1
Total	38,715,160	243,401,695	282,116,855	100.0	100.0

Source: Euroclear Sweden.

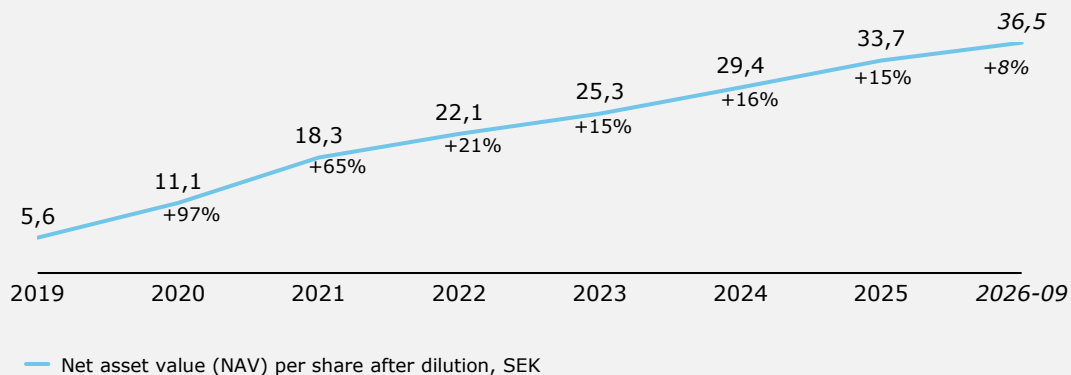
¹ Reconciled as of 30 December 2025.



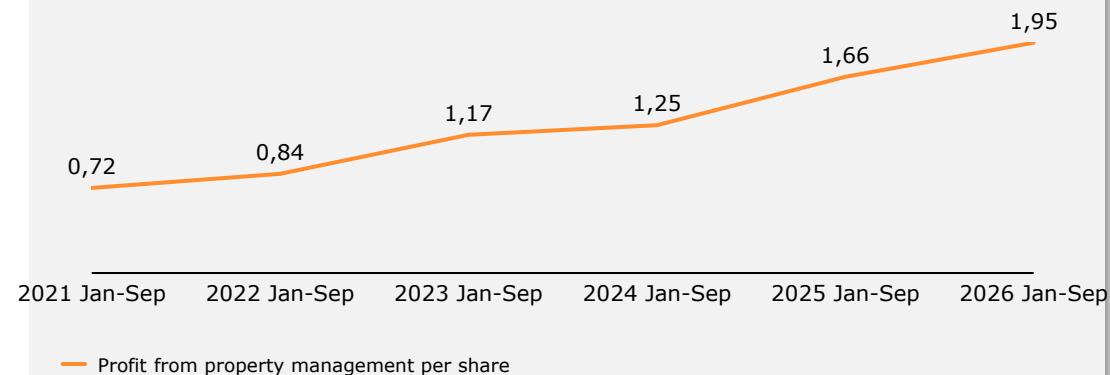
Summary



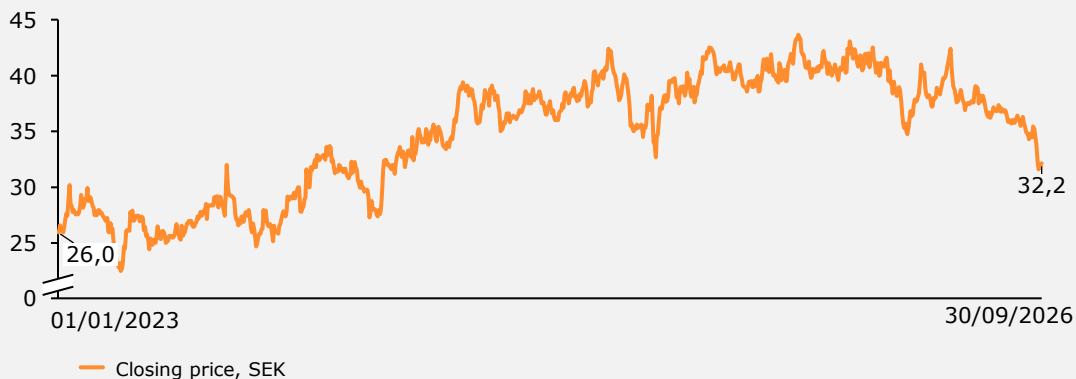
Net asset value (NAV) per share



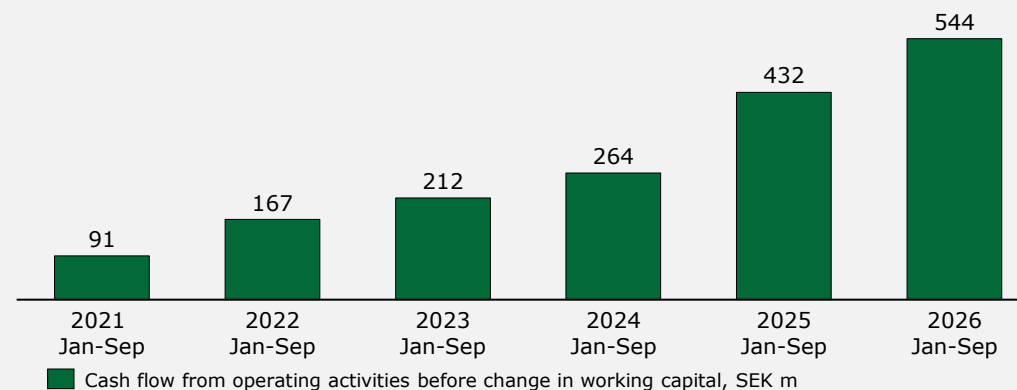
Profit from property management per share



Share price



Cash flow from operating activities





INTERIM REPORT JAN-SEP 2026, PRESENTATION

Questions?

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