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PRESS RELEASE

Malmö, Sweden, 3 December 2025



SLP explores the conditions for carrying out a directed issue of approximately 20 million B-shares

Swedish Logistic Property AB (publ) ("SLP" or the "Company") has appointed Danske Bank A/S, Danmark, Sverige Filial, DNB Carnegie, and Skandinaviska Enskilda Banken AB ("Joint Bookrunners") to explore the conditions for carrying out a directed issue of approximately 20 million B-shares (the "Share Issue").

The Share Issue is intended to be carried out with deviation from the shareholders' pre-emptive rights and be resolved by the board of directors pursuant to the authorization from the annual general meeting held on April 29, 2025. The subscription price and the total number of new B-shares will be determined through an accelerated book building procedure, which will be conducted by the Joint Bookrunners and commence immediately after the publication of this press release. The completion of the accelerated book building procedure, pricing and allocation of new B-shares is expected to occur before trading commences on Nasdaq Stockholm at 9.00 CET on December 4, 2025. The time for the final expression of interest, pricing and allocation in the book building procedure is determined by SLP, and the Company may at any time shorten, extend or terminate, and wholly or partially refrain from carrying out the Share Issue. The Company will announce the outcome of the Share Issue through a press release after the book building procedure has been completed.

Background and rationale

SLP is a growth-oriented property company whose growth is driven by acquisition, development and management of logistics properties with a focus on sustainability. As of Q3 2025, the Company managed a property portfolio amounting to approximately SEK 16.4 billion with an average direct return requirement of 5.9 percent, a letting ratio of 96.5 percent and an average remaining lease period of 6.7 years.

So far during 2025, SLP has completed fully financed investments that have increased the property holdings by approximately SEK 4.5 billion. Investments have primarily been made through acquisitions of logistics properties amounting to approximately SEK 4.1 billion, contributing with a total annual rental value of approximately SEK 290 million. In addition, SLP has invested approximately SEK 0.4 billion into existing properties and projects. The single largest investment into existing assets relates to the fully let ongoing construction of 38,000 sqm in Falkenberg. In total, the Company has grown the property holdings by approximately 35 percent during 2025 (up to date). The Company continues to be well positioned to continue its growth strategy in line with the long-term goals of generating an average annual growth of at least 15 percent per share in net asset value (NAV) and in profit from property management.

SLP continues to see strong tenant demand for attractive logistics spaces and continues to see a strong pipeline of value-added opportunities in order to further increase the net operating income, profit from property management per share and growth rate in the net asset value per share. The Share Issue will, as such, enable SLP to execute on future investment opportunities while ensuring that the Company continues to have ample financial flexibility and a stable financial risk profile in line with the Company's financing strategy to optimize the balance between own equity and external borrowing. Overall, the board of directors assesses that the Share Issue will contribute to increased profit from property management and net asset value per share within the next year.

Deviation from the shareholders' pre-emptive rights

Prior to the Share Issue, the Company's board of directors has made an overall assessment and carefully considered the possibility of raising capital through a new share issue with pre-emptive rights for the Company's shareholders.

The board of directors makes the assessment that there are currently several reasons why it is preferable for the Company and the shareholders to raise the proceeds through a directed new share issue. The board of directors considers that the reasons for deviating from the shareholders' pre-emptive rights are (i) that a rights issue would take significantly longer to implement and entail a higher risk of a negative effect on the share price, especially under current volatile and challenging market conditions, (ii) to diversify and strengthen the Company's shareholder base with institutional investors, and (iii) that the implementation of a directed share issue can be done at a lower cost and with less complexity than a rights issue. With the above considered, the board of directors has made the assessment that a directed issue of B-shares with deviation from the shareholders' pre-emptive rights is the most favorable alternative for the Company to carry out the capital raising.

Since the subscription price in the Share Issue will be determined through an accelerated book building procedure, it is the board of directors' assessment that the market value of the subscription price is ensured by reflecting prevailing market conditions and investor demand.

Lock-up

Provided that the Share Issue is completed, the Company will undertake to, during a period of 90 calendar days after the board of directors' decision to carry out the Share Issue, not to, without the consent of the Joint Bookrunners, propose or issue additional shares or other financial instruments, with certain exceptions, for example issues under the Company's existing share-based incentive program.

Furthermore, the members of the Company's board of directors, management and the Company's third largest owner (in terms of votes) Mikael Hofmann (via company), will undertake, with certain exceptions, not to, without the consent of the Joint Bookrunners, sell or in other ways dispose of their shares or other financial instruments in the Company for a period of 90 calendar days after the board of directors' decision to carry out the Share Issue.

Advisors

Danske Bank A/S, Danmark, Sverige Filial, DNB Carnegie and Skandinaviska Enskilda Banken AB are Joint Bookrunners in connection with the Share Issue. Setterwalls Advokatbyrå AB is legal adviser to the Company in connection with the Share Issue.

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This information constitutes inside information that Swedish Logistic Property AB is obliged to make public pursuant to the EU Market Abuse Regulation. The information was submitted for publication through the agency of the contact person set out above on 3 December 2025 5.31 p.m. CET.

About SLP – Swedish Logistic Property

Swedish Logistic Property – SLP – is a Swedish property company that acquires, develops, and manages logistics properties with sustainability in focus. Value growth is created through development of the properties which are located in Sweden's most important logistics hubs. The property portfolio comprises a lettable area of approx. 1,475,000 sq.m. SLP is a partner that takes responsibility and through this creates value for both tenants as well as for the Company and its shareholders. SLP's B-shares are listed on Nasdaq Stockholm Mid Cap. For further information about SLP: slproperty.se

Important information

The release, announcement or distribution of this press release may, in certain jurisdictions, be subject to restrictions according to law and recipients of this press release in jurisdictions where this press release has been published or distributed should inform themselves of and follow such legal restrictions. The recipient of this press release is responsible for using this press release, and the information contained herein, in accordance with applicable rules in each jurisdiction. This press release does not constitute an offer to sell, or a solicitation of any offer, to acquire or subscribe for any securities in the Company in any jurisdiction, where such offer would be considered illegal or require registration or other measures.

This press release does not constitute or form part of an offer or solicitation to purchase or subscribe for securities in the United States. The securities referred to herein may not be sold in the United States absent registration or an exemption from registration under the US Securities Act of 1933, as amended (the "**Securities Act**"), and may not be offered or sold within the United States absent registration or an applicable exemption from, or in a transaction not subject to, the registration requirements of the Securities Act. There is no intention to register any securities referred to herein in the United States or to make a public offering of the securities in the United States. The information in this press release may not be announced, published, copied, reproduced or distributed, directly or indirectly, in whole or in part, within or into the United States, Australia, Japan, Canada, or in any other jurisdiction where such announcement, publication or distribution of the information would not comply with applicable laws and regulations or where such actions are subject to legal restrictions or would require registration or other measures than what is required under Swedish law. Actions taken in violation of this instruction may constitute a crime against applicable securities laws and regulations.

This press release is not a prospectus as set forth in Regulation (EU) 2017/1129 (the "**Prospectus Regulation**") and has not been approved by any regulatory authority in any jurisdiction. The Company has not approved any securities offering to the public

in any member state of the EES, and no prospectus has been or will be prepared in connection with the Share Issue or the admission to trading of shares in the Share Issue. In each member state of the EES, this message is only directed towards "qualified investors" in that member state in accordance with the definition in the Prospectus Regulation.

In the United Kingdom, this document and any other materials in relation to the securities described herein is only being distributed to, and is only directed at, and any investment or investment activity to which this document relates is available only to, and will be engaged in only with, "qualified investors" (within the meaning of the Prospectus Regulation as it forms part of domestic law in the United Kingdom by virtue of the European Union (Withdrawal) Act 2018) who are (i) persons having professional experience in matters relating to investments who fall within the definition of "investment professionals" in Article 19(5) of the British Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (the "**Order**"); or (ii) high net worth entities etc. falling within Article 49(2)(a)-(d) of the Order (all such persons together being referred to as "relevant persons"). In the United Kingdom, any investment or investment activity to which this communication relates is available only to, and will be engaged in only with, relevant persons. Persons who are not relevant persons should not take any action on the basis of this press release and should not act or rely on it.

This press release does not identify, or purport to identify, the risks (direct or indirect) that may be associated with an investment in the Company's shares. Any investment decision to acquire or subscribe for new shares in the Share Issue should be made on the basis of all publicly available information relating to the Company and the Company's shares. Such information has not been verified by the Joint Bookrunners. The Joint Bookrunners act for the Company in connection with the Share Issue and no one else. The Joint Bookrunners will not be responsible to anyone other than the Company for providing the protections afforded to its clients nor for giving advice in relation to the Share Issue or any other matter referred to herein.

This press release does not constitute a recommendation for any investors' decisions regarding the Share Issue. Each investor or potential investor should conduct an examination on their own, analysis and evaluation of the business and information described in this press release and any publicly available information. The price and value of the securities can decrease as well as increase. Achieved results do not provide guidance for future results. Neither the contents of the Company's website nor any other website accessible through hyperlinks on the Company's website are incorporated into or form part of this press release.

Failure to follow these instructions may result in a breach of the Securities Act or applicable laws in other jurisdictions.

Information to investors pursuant to the Foreign Direct Investment Screening Act

The Company considers that it carries out protection-worthy activities under the Foreign Direct Investment Screening Act (the "**Swedish FDI Act**") (Sw. *lag (2023:560) om granskning av utländska direktinvesteringar*). According to the Swedish FDI Act, the Company must inform presumptive investors that the Company's activities may fall under the regulation and that the investment may be subject to mandatory filing. If an investment is subject to mandatory filing, it must prior to its completion, be filed with the Inspectorate of Strategic Products (the "**ISP**"). An investment may be subject to mandatory filing if the investor, a member of the investor's ownership structure or a person on whose behalf the investor is acting would, after the completion of the investment, hold votes in the Company equal to, or exceeding any of the thresholds of 10, 20, 30, 50, 65 or 90 percent of the total number of votes in the Company. The investor may be imposed an administrative sanction if a

mandatory filing investment is carried out before the ISP either i) decided to leave the notification without action or ii) approved the investment. Each investor should consult an independent legal adviser on the possible application of the Swedish FDI Act in relation to the Share Issue for the individual investor.

Forward-looking statements

This press release contains forward-looking statements that reflect the Company's intentions, assessments, or expectations about the Company's future results, financial position, liquidity, performance, prospects, anticipated growth, strategies and opportunities and the markets in which the Company operates. Forward-looking statements are statements that do not relate to historical facts and may be identified by the inclusion of words such as "believe", "expect", "anticipate", "intend", "may", "plan", "estimate", "will", "should", "could", "aim" or "might", or, in each case, their negative, or similar expressions. The forward-looking statements in this press release are based upon various assumptions, many of which are based, in turn, upon further assumptions. Although the Company believes that the assumptions reflected in these forward-looking statements are reasonable, it cannot be guaranteed that they will materialize or prove to be correct. Because these assumptions are based on assumptions or estimates and are subject to risks and uncertainties, the actual results or outcome could differ materially from those set out in the forward-looking statements as a result of many factors. Such risks, uncertainties, contingencies and other important factors could cause actual events to differ materially from the expectations expressed or implied in this release by such forward-looking statements. The Company does not guarantee that the assumptions underlying the forward-looking statements in this press release are free from errors and readers of this press release should not place undue reliance on the forward-looking statements in this press release. The information, opinions and forward-looking statements that are expressly or implicitly contained herein speak only as of the date of this press release and are subject to change. Neither the Company nor anyone else undertake to review, update, confirm or to release publicly any revisions to any forward-looking statements to reflect events that occur or circumstances that arise in relation to the content of this press release, unless this is required under law or by Nasdaq Stockholm's rulebook for issuers.

Information to distributors

In order to comply with the product governance requirements contained in: (a) Directive 2014/65/EU of the European Parliament and of the Council on markets in financial instruments, as consolidated, ("**MiFID II**"); (b) Articles 9 and 10 of Commission Delegated Directive (EU) 2017/593, which complements MiFID II; and (c) national implementing measures (together, the "MiFID II Product Governance Requirements") and to disclaim any extra-contractual, intra-contractual or other liability to which any "manufacturer" (within the meaning of the MiFID II Product Governance Requirements) may otherwise be subject, the shares of the Company have been subject to a product approval process, which has determined that these shares are: (i) suitable for a target market consisting of retail investors and investors meeting the criteria of professional clients and eligible counterparties, as defined in MiFID II (the "Positive Target Market"); and (ii) suitable for distribution through all distribution channels permitted under MiFID II. Distributors should note that: the price of the Company's shares may fall and investors may lose all or part of their investment; the Company's shares are not subject to any guarantee of return or capital protection; and an investment in the Company's shares is only suitable for investors who are not in need of a guaranteed return or capital protection and who (alone or with the assistance of an appropriate financial or other adviser) are capable of evaluating the merits and risks of such investment and have sufficient resources to bear the losses that may result from such investment. Conversely, an investment in the shares of the Company is not suitable for investors who need full capital protection or full repayment of the amount invested, cannot bear any risk or who require a guaranteed or predictable return (the "Negative Target Market", and together with the Positive Target Market,

the "Target Market"). The Target Market assessment is without prejudice to any other requirements regarding contractual, legal or regulatory sales restrictions in relation to the Share Issue. Furthermore, it should be noted that notwithstanding the Target Market assessment, the Joint Bookrunners will only provide investors who meet the criteria of professional clients and eligible counterparties.

For the avoidance of doubt, the Target Market Assessment does not constitute: (a) an assessment of suitability or appropriateness for the purposes of MiFID II; or (b) a recommendation to any investor or group of investors to invest in, or purchase, or take any other action whatsoever with respect to the shares in the Company.

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