

## Logistri takes possession of two properties and begins construction of logistics centre in Ludvika

***Logistri Fastighets AB (publ) today announces that it has taken possession of the properties Ludvika Gonäs 1:181 and Ludvika Gonäs 1:178 from Torngrund Group AB. The project has received a building permit and a start permit from Ludvika municipality. The buildings will house Hitachi Energy Sweden AB's new logistics center. The project is expected to be completed in early 2027. Upon completion, the properties are expected to generate a net operating income of SEK 89 million per year. The agreed property value in the transaction amounts to SEK 1,254 million, which gives a property yield of 7.1%.***

The terms of the share purchase agreement have been fulfilled and Logistri has taken possession of the shares in the property-owning companies and thus indirectly the properties. The project is now entering a production phase with expected completion in early 2027. The project is fully financed with existing own funds and building credits.

Upon completion, the assessment is that the properties will increase Logistris' rental income by 48% compared to the current earning capacity at the end of Q3 2025. The properties are expected to contribute to net operating income and profit from property management with margins that are in line with the existing portfolio, assuming unchanged market conditions. The assessment of the expected impact on revenues and profit from property management is based on information available as of the date of this press release and includes assumptions that the project is being executed according to plan. The outcome may differ from the assessment.

"The project is an important milestone in Logistris' development and strengthens our earning capacity. We look forward to carrying out the project together with Torngrund and delivering high-quality buildings to our tenant", says David Träff, CEO of Logistri.

The transaction has been structured as a forward funding transaction, which means that the final purchase price for the properties will be determined in connection with the completion of the project. Logistri has the opportunity to pay 90% of the purchase price by transferring to Torngrund, in connection with the completion of the project, warrants in Logistri which may be used by Torngrund for subscription of shares of series B in Logistri at a value of SEK 16.5 per share.

More information about assumptions and calculation basis will be presented in connection with the interim report

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