

AB | SAGAX

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SAGAX EXPLORES THE CONDITIONS FOR CARRYING OUT DIRECTED ISSUE OF APPROXIMATELY 30 MILLION CLASS D COMMON SHARES

AB Sagax (publ) (“**Sagax**” or the “**Company**”) has appointed ABG Sundal Collier AB as Sole Global Coordinator and Joint Bookrunner and Avanza Bank AB (publ) as Joint Bookrunner (together the “**Joint Bookrunners**”) to explore the conditions for carrying out directed issue of approximately 30 million Class D common shares (the “**Share Issue**”) by way of an accelerated book building procedure. In connection with the Share Issue, the Company intends to invite the general public in Sweden to subscribe for new Class D common shares through a public offering via Avanza’s platform.

Sagax is a real estate company focusing on commercial properties primarily within the warehouse and light industry segment. As of 31 March 2026, the property value amounted to SEK 70 billion. For 2026, income from property management is expected to amount to SEK 4.5 billion. The forecast was announced in connection with the publication of the interim report for the first quarter of 2026. Sagax has a Baa2 credit rating from Moody’s Investors Service. In June 2026, Moody’s revised the outlook from “Stable Outlook” to “Positive Outlook”.

Sagax mainly invests in properties with stable cash flows located in European metropolitan areas. Historically, Sagax has expanded through small and medium-sized transactions. During the period 2020 to 2025, Sagax invested SEK 29.1 billion through 222 separate property transactions in 8 countries. Over the last twelve months, Sagax has invested SEK 8.1 billion, of which SEK 4.4 billion through 31 separate property transactions in 6 countries.

Sagax assesses that attractive investment opportunities may arise in the current market climate. At the same time, Sagax is committed to maintain a strong capital structure and liquidity position. Against this background, the conditions for carrying out the Share Issue are being explored.

The Board of Directors has carefully considered the possibility of raising capital through a new share issue with preferential rights for the Company’s shareholders. The Board of Directors makes the assessment that there are currently several reasons why it is more beneficial for the shareholders to raise capital by issuing shares with deviation from the shareholders’ preferential rights. A rights issue could have a negative impact on the Company, inter alia, because (i) it would entail higher costs for the Company, (ii) it would take significantly longer time to carry out, with increased exposure to potential market volatility, and (iii) it would likely need to be carried out at a significant discount with a risk of a negative effect on the share price. Furthermore, the Company wishes to expand and strengthen its base of institutional shareholders as well as broaden the ownership by also inviting the general public, with the aim of strengthening the liquidity and increasing the trading volume of the Company’s Class D common shares. The increased liquidity and trading volume are in turn expected to enable improved pricing of the

Company's Class D common shares, which is deemed to generate value for the Company and its existing shareholders. The Board of Directors' assessment is thus that an issue of shares with deviation from the shareholders' preferential rights is the most suitable structure and in the best interest of all shareholders.

As the issue price will be determined through an accelerated book building procedure, it is the Board of Directors' assessment that the market value of the issue price is ensured by reflecting prevailing market conditions and investor demand.

Terms of the Share Issue

The Share Issue would be resolved by the Board of Directors pursuant to the authorisation granted by the annual general meeting on 8 May 2026. Pricing and allocation are, in such case, expected to take place before trading commences on Nasdaq Stockholm on 17 June 2026. The Company will announce the outcome of the Share Issue through a press release after the book building procedure has been completed. The Board of Directors may at any time terminate the process and refrain from carrying out the Share Issue.

Offering to the general public and subscription via Avanza

Within the scope of, and on the same terms as those applicable to, the Share Issue, a maximum of 10 million Class D common shares will be offered to the general public in Sweden through a public offering (the "**Offering to the General Public**"). Application for subscription of Class D common shares in the Offering to the General Public shall be made through Avanza's platform. In addition, notification of subscription in the Share Issue from institutional investors through Avanza shall be made through the specific offering via Avanza's platform or via Avanza's brokerage service (Sw. *Mäkleri*).

The Company will prepare, register and publish a disclosure document by reason of the Offering to the General Public in accordance with Article 1.4 db of the Regulation (EU) 2017/1129 of the European Parliament and of the Council (the "**Prospectus Regulation**"). The disclosure document will be prepared in accordance with Annex IX to the Prospectus Regulation. The disclosure document will be published by being made available on the Company's website once it has been registered with the Swedish Financial Supervisory Authority.

Advisers

ABG Sundal Collier AB is Sole Global Coordinator and Joint Bookrunner and Avanza Bank AB (publ) is Joint Bookrunner in connection with the Share Issue. Cirio Advokatbyrå AB is legal adviser to the Company.

For further information, please contact CEO David Mindus, tel +46 8 545 83 540.

About AB Sagax

AB Sagax is a property company whose business concept is to invest in commercial properties, primarily in the warehouse and light industrial segment. Sagax's property holdings per 31 March 2026 amounted to 5,350,000 square metres, distributed over 1,050 properties. AB Sagax (publ) is listed on Nasdaq Stockholm, Large Cap. More information is available at www.sagax.se.

This information is information that AB Sagax (publ) is obliged to make public pursuant to the EU Market Abuse Regulation. The information was submitted for publication, through the agency of the contact persons set out above, on June 16, 2026, at 05:31 p.m. CEST.

IMPORTANT INFORMATION

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required under Swedish law.

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In the United Kingdom, this press release is directed only at, and communicated only to, persons who are qualified investors as defined in paragraph 15 of Schedule 1 of the Public Offers and Admissions to Trading Regulations 2024 who are (i) persons who fall within the definition of "investment professional" in article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005, as amended (the "Order"), or (ii) persons who fall within article 49(2)(a) to (d) of the Order, or (iii) persons to whom it may otherwise be lawfully communicated (all such persons referred to in (i), (ii) and (iii) above together being referred to as "Relevant Persons"). This press release must not be acted on or relied on by persons in the UK who are not Relevant Persons.

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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 supplements 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 Sagax 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 Sagax shares may fall and investors may lose all or part of their investment; the Sagax shares are not subject to any guarantee of return or capital protection; and an investment in the Sagax 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 Sagax is not suitable for investors who need full capital protection or full repayment of the amount invested, cannot bear any risk or 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.

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, acquire, or take any other action whatsoever with respect to the Sagax shares. Each distributor is responsible for undertaking its own target market assessment in respect of the Sagax shares and for determining appropriate distribution channels.

Every care has been taken in the translation of this press release. In the event of discrepancies, however, the Swedish original will supersede the English translation.