PRISMA
PROPERTIES

Stockholm, October 22, 2025

PRESS RELEASE

Prisma expands with two new Ica Maxi stores

Prisma Properties has signed agreements to acquire two properties in Arvika and Mariestad. The properties comprise a total of approximately 12,000 square meters of leasable area and include two new Ica Maxi stores. The acquisitions are being carried out through a forward funding structure at an underlying property value of SEK 345 million, before deduction of deferred tax. The seller is the property developer Kynningsrud.

The properties are fully leased to Ica Sverige AB under 15-year lease agreements, with a total annual rental value of approximately SEK 21 million.

In Arvika, the transaction concerns the property Arvika Fälgkorset 2, located east of the city center adjacent to road 61. In Mariestad, the transaction relates to part of Mariestad Leksberg 10:1, located south of the city center direct access to the E20 motorway.

The acquisitions strengthen Prisma's earnings capacity by approximately 3 percent compared to the latest interim report.

“We are very pleased with this acquisition, which strengthens our portfolio of modern and energy-efficient grocery properties with long lease agreements. At the same time, we are increasing our share of grocery assets in our portfolio”, says Tom Hagen, Head of Transactions at Prisma Properties.

Closing will take place upon completion of each project, estimated in February 2026 for Arvika, where construction is already underway, and March 2027 for Mariestad.

As part of Prisma's sustainability strategy, the ambition is to also install fast chargers for electric vehicles at both locations.

Kilpatrick and Tellus Tax have acted as legal advisors in connection with the transaction.

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About Prisma Properties
Prisma Properties is a leading developer and long-term owner of modern properties in the discount retail, grocery retail, and quick-service restaurant (QSR) sectors. The company currently owns nearly 140 properties, primarily in Sweden and in Denmark, with the goal of growing further throughout the Nordic region. Focusing on long-term thinking, sustainability and accessibility, Prisma Properties invests in next generation retail centers and fast-charging stations for electric vehicles near highways and other high-traffic locations. Prisma Properties' shares are listed on Nasdaq Stockholm Mid Cap under the ticker code PRISMA, and its head office is located in Stockholm.