

Amaron Commercial Properties AB (publ)'s real estate portfolio is growing

Amaron Commercial Properties AB (publ) informs that the Master Fund's property value amounts to SEK 675 million according to external valuation for the third quarter of 2026

Amaron Commercial Properties AB (publ) (the "Company") is a feeder fund that invests mainly in the Master Fund Amaron Commercial Real Estate Fund (E) AB (the "Master Fund"). The Company announces that the external valuation firm Forum Fastighetsekonomi AB has valued the Master Fund's property portfolio at SEK 675 million as of 30 September 2026. The valuation covers the entire portfolio, including the acquisition of the three properties in Vellinge and Lund announced in the Company's press release of 4 August 2026.

Key figures for the Master Fund for the third quarter of 2026, following the above-mentioned acquisitions:

- **Property value:** SEK 675 million (individual property valuations as of 30 September 2026)
- **Net operating income, annualized:** SEK 44 million (forecast)
- **Interest coverage ratio (ICR):** 3.9x
- **Acquisition capacity:** SEK 600–700 million

As announced by the Company on 4 August 2026, the Master Fund, through its subsidiary Amaron Real Estate AB, acquired two fully let commercial properties and an undeveloped site with approximately 2,400 square metres of unused development rights. One of the commercial properties and the development site are located in Vellinge Södra industriområde, while the other property is located in Gastelyckan, Lund. The two commercial properties have a combined lettable area of 6,774 square metres, while the development site comprises 6,005 square metres of land. The acquisitions were structured as share deals, with an aggregate underlying property value of SEK 106 million. All three acquisitions have now been completed.

The press release of 4 August emphasized that Amaron has excellent access to capital and established bank facilities. Following the acquisitions, the Master Fund's acquisition capacity amounts to between SEK 600 and 700 million. This allows for continued growth in light industrial, logistics and office properties on the Swedish side of the Greater Copenhagen region.

"The external valuation confirms the quality of our property portfolio and that the acquisitions in Vellinge and Lund fit well with our strategy of focusing on Malmö, Lund and Helsingborg. We are currently seeing portfolio transactions in the market being carried out at higher valuations. With an interest coverage ratio of 3.9x and an acquisition capacity of SEK 600–700 million, we are well positioned to continue expanding the fund," says Kjell Rudsby, CEO, Amaron Commercial Properties AB (publ).

For further information or questions, please contact:

Kjell Rudsby, CEO of Amaron Commercial Properties AB (publ)

Phone: +46 (0) 70 817 84 40

E-mail: info@amaron.se

About Amaron Commercial Properties AB (publ)

Amaron Commercial Properties AB (publ) is a Swedish alternative investment fund focused on real estate. The fund is a so-called feeder fund that primarily invests in the master fund, Amaron Commercial Real Estate Fund (E) AB. Both funds are managed by Amaron Fund Management AB. See also the fund's prospectus and fact sheet at www.amaron.se.