

Notice to attend an Extraordinary General Meeting in Logistri Fastighets AB (publ)

The shareholders in Logistri Fastighets AB (publ), reg.no. 559122-8654 ("Logistri" or the "Company"), are hereby invited to an Extraordinary General Meeting on Monday 27 October 2025, at 14:00 a.m. CET at Advokatfirman Cederquist's premises, Hovslagargatan 3, Stockholm, Sweden. Registration will commence at 13:30 a.m. CET.

Notification, etc.

Shareholders wishing to attend the meeting:

- *shall* be entered as shareholder in the share register kept by Euroclear Sweden AB on Friday 17 October 2025; and
- *shall* give notice of attendance at the meeting no later than Tuesday 21 October 2025.

Notice of attendance may be given by e-mail to ursula.sorqvist@cederquist.se, by post to Advokatfirman Cederquist, P.O. Box 1670, SE-111 96 Stockholm, Sweden, Att: Ursula Sörqvist (mark the envelope with "Logistri EGM 2025"), or by phone +46 (0)8 522 065 34 on Monday-Wednesday between 9.00 a.m. and 4.00 p.m. CET. When giving notice, please state your name or company name, address, telephone number, personal identification number or company registration number, and any assistants attending the Extraordinary General Meeting, if applicable.

Nominee-registered shares

To be entitled to attend the meeting, shareholders whose shares are nominee-registered must, in addition to giving notice of attendance to the Company, register such shares in their own names so that the shareholder is recorded in the share register as of 17 October 2025. Such registration may be temporary (so called voting right registration) and request for such registration shall be made to the nominee in accordance with the nominee's routines in such time in advance as determined by the nominee. Voting rights registrations effected no later than 21 October 2025 will be considered in the presentation of the share register.

Proxies and assistants, etc.

Shareholders who wish to attend the meeting venue in person or through a proxy representative are entitled to bring one or two assistants. Shareholders who wish to bring assistants shall state this in their notice of attendance. Shareholders represented by proxy shall issue a written and dated power of attorney for the proxy. If the power of attorney is issued by a legal entity, a copy of a certificate of incorporation, or if such document doesn't exist, a corresponding document shall be enclosed. In order to facilitate the registration at the meeting, the power of attorney and certificate of incorporation and other authorisation documents should be provided to Logistri at the address stated above no later than 21 October 2025. A proxy form is available on the Company's website, www.logistri.se.

Proposed agenda

1. Opening of the meeting.
2. Election of chairman of the meeting.
3. Preparation and approval of the voting list.
4. Approval of the agenda.
5. Election of one or two persons to verify the minutes.
6. Determination of whether the meeting has been duly convened.
7. Resolution to issue new shares of Class B.
8. Closing of the meeting.

Election of chairman of the meeting (item 2)

Fredrik Lundén, member of the Swedish bar association, is proposed to be elected as chairman of the Extraordinary General Meeting.

Resolution to issue new shares of class B (item 7)

The Board of Directors of Logistri proposes that the general meeting resolve, with deviation from the shareholders' preferential rights, that the Company's share capital be increased by up to SEK 673,333.2 through a new issue of in total up to 6,733,332 Class B shares.

The following terms shall apply.

1. The right to subscribe for the new Class B shares shall, with deviation from the shareholders' preferential rights, be granted to Henrik Viktorsson, Axos AB, Solidcap AB, Solid Equity AB, Patrik von Hacht, and Mattias Ståhlgren.
2. The subscription price per Class B share is SEK 15.0. The basis for the subscription price is an accelerated bookbuilding process. It is the Board of Director's assessment that the subscription price is at market level in that it reflects prevailing market conditions and investor demand.
3. The share premium shall be transferred to the unrestricted share premium reserve.
4. Subscription for the Class B shares shall take place on a subscription list on 28 October 2025. Payment shall be made on 28 October 2025. However, the Board of Directors shall be entitled to extend the subscription period and the time for payment.
5. Allocation of the shares shall be made to those entitled to subscribe, and is expected to take place no later than 28 October 2025.
6. The new shares shall carry the right to dividends as from the time they are entered into the share register maintained by Euroclear Sweden.

Prior to the Issue, the Company's Board of Directors has made an overall assessment and carefully considered the possibility of raising capital through a new issue of shares with preferential rights for the Company's shareholders. The Board of Directors considers that the reasons for deviating from the shareholders' preferential rights primarily consist of the value of broadening and strengthening the Company's shareholder base with institutional investors and additional professional investors who can support the Company going forward and provide the conditions for continued growth. Further, the Board of Directors considers that the speed of the process for a directed share issue is of great value to the Company in view of the letter of

intent regarding the acquisition of two properties from Torngrund Group AB (*"Logistri signs letter of intent with Torngrund Group regarding acquisition of Hitachi Energy Sweden's logistics centre in Ludvika"*), which the Company announced on 26 September 2025. In light of the above, the Board of Directors has made the assessment that a directed issue of Class B shares, with deviation from shareholders' preferential rights, is the most favourable alternative for the Company to carry out the capital raising.

Prior to registration of the issue resolution with the Swedish Companies Registration Office and Euroclear Sweden AB, the Company's CEO, or the person authorized by the CEO, shall be authorized to make such minor adjustments to this resolution as may prove necessary in connection with such registration.

Documents pursuant to Chapter 13, Section 6 of the Swedish Companies Act have been prepared.

By resolving in accordance with the Board's proposal, the Extraordinary General Meeting approves that the Board, due to three of the five members of the Board being conflicted in relation to the resolution proposal, was not quorate when the resolution proposal was presented.

Existing shareholders who together represent approximately 34.5 percent of the shares and 35.5 percent of the votes in the Company (taking into account the issue of 16,600,002 new Class B shares resolved by the Board of Directors on 8 October 2025 pursuant to the authorization) have undertaken to vote in favour of the Board of Directors' proposal. In addition, subscribers who have subscribed for shares in the Company's issue of Class B shares resolved by the Board of Directors pursuant to the authorization on 8 October 2025, who together represent approximately 7.6 percent of the shares and 4.4 percent of the votes, have expressed their intention to vote in favour of the Board of Director's proposal in accordance with this item 7.

Majority requirements

The resolution in accordance with the Board of Director's proposal under item 7 is valid only were supported by shareholders representing at least nine-tenths of both the votes cast and the shares represented at the meeting.

Authorisation

The Board of Directors, the CEO or anyone appointed by the Board of Directors, shall be authorised to make the minor adjustments and clarifications in the meeting's resolutions as may be required in connection with registration at the Swedish Companies Registration Office and Euroclear Sweden AB.

Number of shares and votes

At the time of issuing the notice, there are a total of 73,350,000 shares in the Company, of which 7,335,000 are Class A shares and 66,015,000 are Class B shares. Each Class A share carries one (1) vote, and each Class B share carries one-tenth (1/10) of a vote. In addition to these, on 8 October 2025 the Board of Directors resolved, pursuant to the authorization granted by the Extraordinary General Meeting held on 13 June 2025, to issue 16,600,002 new Class B shares.

Right to information

The Board of Directors and the CEO shall, if any shareholder so requests and if the Board of Directors believes that it can be done without material harm to the Company, provide information regarding circumstances that may affect the assessment of an item on the agenda.

Documents

Documents that shall be made available pursuant to the Swedish Companies Act will be made available, at the Company's website www.logistri.se.

Personal data processing

In connection with the notice, the Company will process the personal data requested above regarding shareholders. The personal data collected from the share register, the notice of participation in the Extraordinary General Meeting and information about proxies and assistants will be used for registration, preparation of the voting list for the Extraordinary General Meeting and, where applicable, the minutes of the meeting. The personal data will only be used for the Extraordinary General Meeting. For further information on how your personal data is processed, please refer to the privacy policy available on Euroclear Sweden AB's website: <https://www.euroclear.com/dam/ESw/Legal/Privacy-notice-bolagsstammor-engelska.pdf>.

Stockholm in October 2025

Logistri Fastighets AB (publ)

The Board of Directors

For further information, please contact:

David Träff, CEO
Logistri Fastighets AB (publ)
Phone: + 46 (0) 70 089 04 66
david.traff@logistri.se

Joachim Carlsson, CFO
Logistri Fastighets AB (publ)
Phone: +46 (0) 79 359 87 18
joachim.carlsson@logistri.se

About Logistri Fastighets AB (publ)

Logistri Fastighets AB (publ) is a real estate company that invests in commercial properties primarily in the light industry, warehousing and logistics segments. The vision is to be a stable and long-term partner to companies that demand business-adapted and sustainable premises. The company's overall objective is to generate a stable cash flow and a high risk-adjusted return with high customer confidence. Our tenants are active in various industries, most of which are Swedish and international industrial and engineering companies. The properties are located in Stockholm, Gothenburg and in southern and central Sweden, in close proximity to strategic infrastructure such as major roads, railways and ports. The company is headquartered in Stockholm. The company's share was listed on the Spotlight Stock Market in 2017. Logistri is included in the MSCI Global Micro Cap index.

For more information regarding Logistri Fastighets AB, please visit www.logistri.se.