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The period January - June 2025

Profit from property management decreased as the company raised a green unsecured bond of SEK 300 million at the end of 2024 and the company has continuously taken possession of seven new properties during H1, whose income has not yet had its full effect during the period.

- Rental income increased by 30.4% to SEK 85.5 million (65.5)
- Net operating income increased by 28.5% to SEK 79.2 million (61.6) and the surplus ratio amounted to 92.7% (94.1)
- Profit from property management decreased by 5.6% to SEK 42.8 million (45.3)
- Profit after tax increased by 30.7% to SEK 69.8 million (53.4), corresponding to SEK 9.51 per share (7.28)

The quarter April - June 2025

- Rental income increased by 35.1 % to SEK 44.8 million (33.2)
- Net operating income increased by 33.0% to SEK 41.6 million (31.2) and the surplus ratio amounted to 92.7% (94.2)
- Profit from property management decreased by 3.5% to SEK 22.5 million (23.3)
- Profit after tax increased by 30.7% to SEK 39.8 million (24.8), corresponding to SEK 5.43 per share (3.38)

Significant events during the quarter:

In April, two fully leased properties in Gothenburg were acquired and taken possession of for SEK 113 million. The total leasable area is 6,700 m² and the annual rental value amounts to SEK 7.1 million. The average contract length is approximately 4 years.

In June, possession was taken of two properties, Södertälje Tuvängen 3 and Malmö Spindeln 19 respectively, with a total property value of SEK 130 million. The two properties comprise a total leasable area of approximately 6,350 m². Annual rental income amounts to SEK 8.9 million with a remaining average contract length of approx. 8 years.

In June, an Extraordinary General Meeting resolved to introduce two new share classes, Class A shares and Class B shares, where the existing shares will be converted into one Class A share and nine Class B shares. The first day of trading in the Class A and Class B shares was July 2 and does not affect the second quarter.





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Value-creating investments and strengthened presence in the metropolitan regions

During the second quarter of 2025, Logistri took possession of four properties located in strategically important regions: two in Gothenburg, one in Malmö and one in Södertälje. The total agreed property value amounts to SEK 248 m. After the end of the quarter, we have also taken possession of a property in Lerum with a value of SEK 33 m. These investments strengthen Logistris' portfolio in Sweden's metropolitan regions and contribute to broadening our portfolio with properties leased to tenants who are market leaders in their respective industries. The metropolitan portfolio now represents 37.9% of the total market value of just over SEK 2.6 billion. With these long-term collaborations, we create the conditions for developing the properties together with the tenants over time, which both strengthens cash flows and increases the value of our portfolio.

Stable financing and increasing earnings per share

We have acted proactively and obtained a credit facility for the refinancing of the company's largest loan. By securing the refinancing in good time, we create room for manoeuvre and maintain financial flexibility. At the same time, the new loan provides room for continued growth through investments in new properties. In addition, Logistri has already entered into interest rate hedges regarding the new loan, which contributes to increased predictability in our cash flows over time and strengthens the foundation for the company's increased targets for return to shareholders. Profit after tax has increased significantly compared to last year and for the first half of the year, earnings per share are up by 31% and return on equity amounts to 13%.

Updated financial targets for continued profitable growth

During the quarter, the Board of Directors of Logistri decided on new financial targets and risk limits as a result of the company's strong growth, completed acquisitions and strengthened financial position. In recent years, we have continuously expanded our portfolio in the light industry, warehousing and logistics segments, with a clear focus

on long-term value creation and investments in operationally critical properties. The updated targets reflect our ambition to continue to grow with high profitability and strengthened returns to our shareholders in a market that offers good opportunities for strategic real estate investments. In light of our long-term strategy and the current market situation, the Board of Directors has determined that:

- Profit from property management per ordinary share shall increase by at least 15% per year on average over a five-year period.
- The return on equity shall be at least 15% over a five-year period.

These targets clarify our direction towards continued profitable expansion and create a strong foundation for value creation for our shareholders.

Continued growth through profitable acquisitions

We continue to see good opportunities to grow through profitable acquisitions in the light industry, warehousing and logistics segments. Our strong financial position and well-established relationships with both banks and property owners give us the conditions to act quickly when the right opportunities arise. We continue to be selective and focus on properties with stable tenants, good cash flows and the potential for value-creating development over time.



David Träff





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Logistri Fastighets AB is a stable and long-term value-creating real estate company specializing in commercial properties for light industry, ware-housing and contracting operations. Since its inception in 2017, the company's property port-folio has grown successfully with continuously good profitability and a strong financial position. 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.

Financial targets

- Profit from property management per ordinary share shall increase by at least 15% per year on average over a five-year period
- Return on equity shall amount to at least 15% over a five-year period
- The net loan-to-value ratio shall not exceed 58% in the long term
- The interest coverage ratio must exceed 2.0 times

Why invest in Logistri?



Long-term customer relationships

Logistri is a stable and long-term partner to our tenants in business-adapted and sustainable premises. This creates the conditions for good cooperation and high customer trust with tenants who choose to stay rather than move.



Real estate segment with stable demand – "mission critical"

Logistris' properties represent an operationally and strategically important asset for our tenants that are critical to their business. Changing supply chains and a desire to move production closer to the consumer are strengthening the demand for premises for production and warehousing in Sweden.



Focus on cash flow, stable returns and conservative risk profile

This is made possible by strong cash flow underpinned by a consistently high surplus ratio due to that most leases are triple-net agreements with low operational cost risks. This, combined with good risk diversification of the company's revenues, creates a robust business in a changing market.



Strong balance sheet and groving dividend capacity

Going forward, the company intends to continue to be a company with increasing dividends with a growth component made possible by add-on acquisitions and customer-oriented management. Since the company's founding, Logistri has paid a quarterly dividend and at the same time had strong underlying value growth.



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Profit, rental income and expenses January – June 2025

Rental income

Revenues increased by 30.4% to SEK 85.5 million (65.5) as a result of annual index increases and the effect of property acquisitions during the period, as well as the full quarterly effect of acquisitions and renegotiations carried out in 2024. For the acquisitions made in 2025, the effect on earnings will have a full impact in 2026.

Property costs

Costs in property management increased to SEK 4.6 million (2.5). Costs for operation and maintenance naturally vary over time and cover a smaller part of the property portfolio, in addition to this, the add-on acquisitions have increased the cost base. Over 93% of the company's total revenue relates to leases, triple net agreements, where the company has no or very low costs for the operation and maintenance of the properties.

Administrative expenses

Administrative expenses increased by SEK 8.8 million (5.7) compared with the same period last year, mainly due to the fact that the company has hired staff and that the property portfolio is growing. Administrative expenses corresponded to 10.3% (8.7%) of the company's revenues at the end of the period, but are expected to represent a reduced share as the portfolio grows and develops.

Net financial items

Financial income decreased during the period to SEK 1.1 million (2.4) and financial expenses amounted to SEK 28.6 million (12.9), which meant that net financial expenses increased to SEK 27.5 million (10.5), mainly due to increased interest expenses due to the bond issued at the end of 2024, as well as the raising of new bank loans.

Unrealised changes in value

Logistris' property portfolio is valued by an external independent valuer at the end of each quarter. Unrealised changes in value amounted to SEK 54.0 million (18.6). The positive change in value is explained by management and acquisition-related activities as well as changing market conditions.

Tax

Current tax expense amounted to SEK 6.0 million (5.0) and deferred tax expense amounted to SEK 16.7 million (5.6). The cost of deferred tax is mainly attributable to temporary differences between the carrying amount and the tax value of investment properties.

Cash flow

Cash flow from operating activities amounted to SEK 43.3 million (18.5). Acquisitions of investment properties impacted cash flow through investment activities of SEK -419.2 million (-108.0) and investments in existing properties of SEK 39.1 million (3.5), mainly attributable to the new construction project in Skyttbrink. During the period, cash and cash equivalents decreased by SEK million 151.3 (109.0) and cash and cash equivalents at the end of the period amounted to SEK million 129.2 (119.6). Other current receivables include deposited funds of SEK 31.4 million (24.3), attributable to requirements in one of the Group's loan agreements, which are expected to be utilised after it has been refinanced at mid-year 2026.







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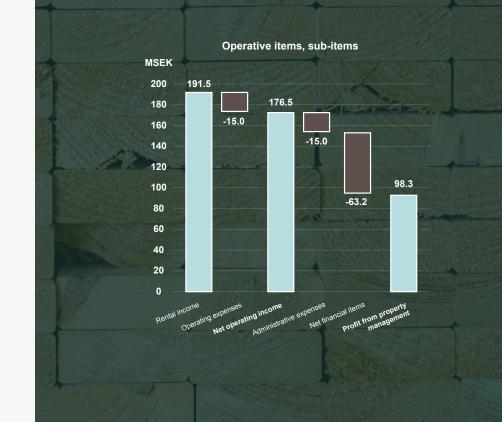
Current earning capacity

To facilitate the assessment of the company's income and costs, the estimated earning capacity on an annual basis is presented below in the form of a snapshot based on the assumptions that applied as of July 1, 2025 and the property portfolio owned by Logistri as of July 1, 2025.

It is important to note that earnings capacity is not comparable to a forecast for the next twelve months, as it does not include, for example, any assessments regarding the development of rents, future vacancies, development projects or unforeseen costs. Revenue is based on contracted revenue on an annual basis with adjustment for changes in the Consumer Price Index. Property costs are based on a normal business year with normal maintenance. Property costs include property tax calculated on the basis of the current assessed values of the properties. Administration costs are calculated based on the current organization and the current size of the property portfolio.

Net financial items have been based on the Group's interest expenses in accordance with financing and interest hedging agreements entered into and the prevailing market interest rate as of each balance sheet date. Net financial items also include the recognition of set-up costs and site leasehold fees in accordance with IFRS16. One-off costs are excluded.

Amount in thousand SEK	1 Jul 2025	1 Jan 202
Rental income	191,488	158,92
Operating expenses	-14,985	-12,27
Net operating income	176,503	146,64
Administrative expenses	-15,031	-14,29
Net financial items	-63,195	-45,89
Profit from property management	98,276	86,45





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The property portfolio

Logistris' real estate portfolio focuses on properties with premises for light industry, warehousing and contracting operations. In total, 96.1% of the rental value is this type of premises. The elements of offices are very limited and are an integral part of production or warehouse premises.

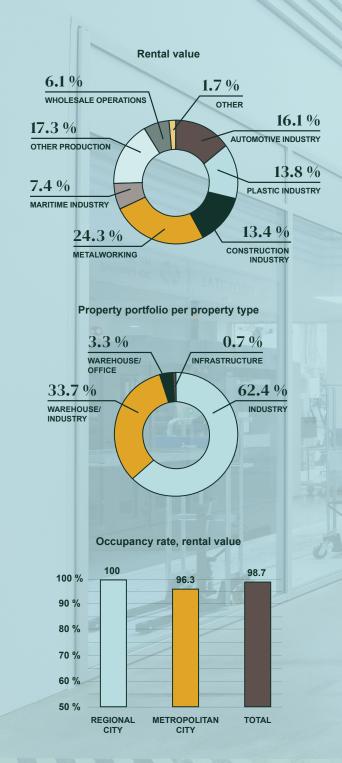
During the period, Logistris' property portfolio has continued to grow through the addition of seven new properties and now includes 34 properties with a lettable area of 232,087 m². The portfolio's profitability continues to increase with positive growth in net operating income and high occupancy rates. Logistri has a strong operating surplus with a surplus of 92.7 % after property costs. With 93.8% long-term leases with triple-net agreements where the tenants themselves are responsible for the absolute majority of operating and maintenance costs, the company has a limited risk of increased costs in management.

Logistri continues to have a high occupancy rate with 98.7% of total rental value at the end of the year. The occupancy rate is affected by a project vacancy in Botkyrka Lärlingen 2, where leasing work and project planning are ongoing. During the year, a vacant premises in Tyresö Lastbilen 5 were rented out to a new tenant. All other properties in the portfolio are fully let.

One property, Skyttbrink 29 in Botkyrka, is a project property that is under construction and will comprise an additional 6,555 m² and is already fully let with a 10-year lease before construction starts.

Property portfolio	2025-06-30	2024-12-31
Leasable area, m ^{2:}	232,087	206,861
Rental value, TSEK:	190	159
Number of properties:	34	27
Market value, SEK million:	2,613	2,092
Occupancy rate, rental value:	98.7 %	98.4 %





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Market areas

Logistris' property portfolio comprises two strategic market areas, Regional City and Metropolitan City. Regionstad comprises 19 major properties in southern Sweden in regional towns with a strong industrial tradition. Storstad comprises 11 properties for light industry, construction and warehousing in growth zones adjacent to the inner cities of Stockholm and Gothenburg.

The Regionstad market area only includes properties with a long lease period and triple-net agreements with very low management costs. The occupancy rate in the Regionstad market area is 100% and the rent-weighted remaining lease period (WAULT) is 8.9 years.

The Metropolitan market area has a larger proportion of properties with development potential in the zones outside the city centres where light industrial and contracting activities are established when previously urban business areas are developed primarily into new housing and public services. Logistri has consistently been successful in its development work and increased rental income by approximately 30% in new leasing and renegotiations. The economic occupancy rate in Storstad is 96.3% and the rent-weighted remaining lease period (WAULT) is 3.8 years. The occupancy rate is affected at the end of the year by temporary vacancies in a development property where leasing work and negotiations are ongoing for a total of 1,889 m2.

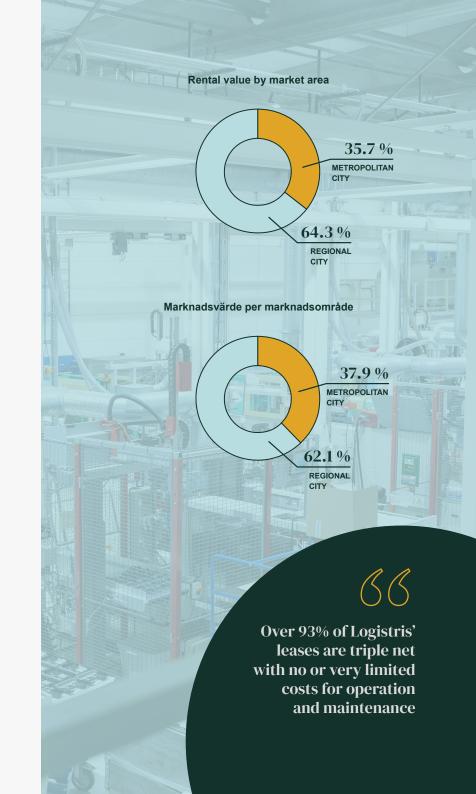
Tenants

A of the period, Logistri had 53 tenants, where no single tenant is larger than 8% of the total rental value.

The 10 largest tenants represent 53.9% of Logistri's total rental value. The lease agreements for the 10 largest tenants are 100% triple net agreements with a rent-weighted remaining lease period of 8.2 years. 86.3% of the rental value for the 10 largest tenants is in the Regionstad market area.

The majority of Logistris' tenants are larger, well-managed industrial companies with a long history in the properties. The tenants represent a number of industries and industry segments. This gives Logistri a well-diversified exposure to different industries and reduces financial risk.

A central part of the company's investment strategy to ensure a stable cash flow is through long-term leases where the tenants bear the majority of the properties' operating and maintenance costs. Over 93% of the company's total rental income relates to this type of lease, triple net agreements, where the company has no or very limited costs for the operation and maintenance of the properties.





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Real estate transactions

Completed property acquisitions during the first two quarters of the year

	Nyköping	Smedjebacken	Karlstad	Malmö	Härryda	Göteborg	Södertälje	
	Fargo 6	Bokbindaren 1	Västra Torp 1:93	Spindeln 1	Solsten 1:137	Gamlestaden 74:2	Tuvängen 3	Total
Tenant	9 tenants	Hitachi Energy Sweden AB	Entrack AB	AB Reservdelar	GBGT Box AB	Rentsafe Sverige AB	Tailored Concept By Tc AB	
Acquisition value, MSEK	54	105	17	80	80	32	50	418
Leasable area, m²	3,036	7,030	2,090	4,350	5,544	1,150	2,000	25,200
Year of construction	2023	2024	1984-2024	1962-2025	2011	1997-2019	2011-2017	
Access	2025-03-14	2025-03-14	2025-03-14	2025-06-23	2025-04-16	2025-04-16	2025-06-27	
Transaction type	Off market							
Location	Regional City	Regional City	Regional City	Metropolitan City	Metropolitan City	Metropolitan City	Metropolitan City	
Segment	Light industrial/ Warehouse							
Occupancy rate	100 %	100 %	100 %	100%	100%	100%	100%	100 %
Industry	Construction & Automotive	Infrastructure	Mechanical Engineering	Automotive	Other production	Storage	Other production	
Rental period, years	5.0	9.8	9.5	10.0	4.1	3.2	4.6	7.3
Lease agreement	Triple-net							
Environmentally certified	V	"	~		"			







Nyköping Fargo 6 Smedjebacken Bokbindaren 1 Karlstad Västra torp 1:93 Malmö Spindeln 1 Härryda Solsten 1:137 Göteborg Gamlestaden 74:2 Södertälje Tuvägen 3



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Agreed acquisitions with closing after the end of the period

	Norrtälje Görla 9:25	Vänersborg Stallet 18	Lerum Berg 1:44	Falkenberg Elektrikern 2	Gislaved Ölmestad 8:261	Total
Tenant	Ahlberg Cameras AB	Wiretronic AB	Mark Bric AB	Pexymek AB	Rullpack AB	
Acquisition value, MSEK	45	130	33	39	69	316
Leasable area, m²	2,139	5,996	2,530	5,600	10,990	27,255
Year of construction	2026	2026	1970-2021	1975-2012	1998	
Access	2025-03-03	2025-03-03	2025-06-23	2025-07-11	2025-07-01	
Agreed	Q2 2026	Q2 2026	2025-07-01	2025-09-29	2025-09-30	
Transaction type	Off market	Off market	Off market	Broad process	Off market	
Location	Regional City					
Segment	Light industrial/ Warehouse					
Occupancy rate	100%	100%	100%	100 %	100 %	100 %
Industry	Other production	Automotive	Plastic Industry	Other production	Plastic Industry	
Rental period, years	8.0	15.0	10.1	10.0	8.6	11.4
Lease agreement	Triple-net	Triple-net	Triple-net	Triple-net	Triple-net	
Environmentally certified	/	V				



Norrtälje Görla 9:25 Vänersborg Stallet 18 Lerum Berg 1:44 Falkenberg Elektrikern 2 Gislaved Ölmestad 8:261



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Ongoing development projects

Botkyrka Skyttbrink 29

Logistris' largest development project to date is proceeding according to plan and construction work has started. Logistri is constructing a new building on the property 6,555 m² for warehouses, logistics and light industry with a general floor plan and 12 meters of free interior ceiling height. Movator AB has been contracted as a new tenant for the entire building with a 10-year triple net agreement. Occupancy will take place in two stages, at the end of 2025 and during Q1 2026. The building will be constructed as an environmental building with a solar cell system and a modern

EV charging system for heavier vehicles.

The previous building on the property was completely destroyed in a fire in the autumn of 2023 and covered by 5,720 m² of premises, was fully insured and was covered by a three-year rental loss insurance



Illustration of new building Botkyrka Skyttbrink 29

Tingsryd - Expansion and new detailed plan

Together with our tenant Orthex, planning work has been carried out to expand the possible building and landscaping area. The planning area is located in Tingsryd's

urban area. The purpose of the detailed plan is to improve the logistics conditions in the industrial operations and remove parts of the dotted land that prevents the development opportunities within the Tingsryd 3:14 property. Work on planning together with the tenant for expansion is underway for a decision later in 2025.

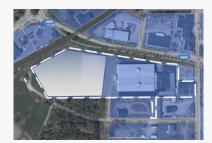


Scratched surface shows possible area for expansion

Falköping

The property Falevi 2:1 has a central location in Falköping with about 1 km to the city center and adjacent to RV 46 and 47. The property has a large unused area of land that

is possible to exploit with additional building volumes within the current zoning plan. A subdivision of part of the former property is underway into a new, undeveloped, property. The potential new buildings are considered to mainly include premises for industry or logistics.



Scratched surface shows possible area for expansion

Örebro - Planning programme for Holmen

The Tackjärnet 3 property in Holmen's industrial area is very centrally located in direct proximity to Örebro Central Station and with surrounding detached houses. The property's location in the area is of strategic importance as it is closest to existing urban development and adjacent properties will not be able to be exploited before the Logistris property is developed.

The area is prioritised by Örebro Municipality for conversion to mainly housing and community services in an urban environment, which allows for a relatively high development rate when the property is developed. The municipality's work on the planning program is ongoing and a decision on starting the detailed plan work is expected in 2025-2026. The new detailed plan is expected to be adopted within 5-7 years, when Logistri's project planning has also been detailed and a

building permit process can be initiated.

The implementation of the plan represents an opportunity to convert existing industrial use from approximately 22,000 m² to 78,000 m² GFA housing. The existing building structure will be changed into six blocks with varying building heights that will be adapted to the surrounding buildings.



Study of housing development projects



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Sustainability work and ESG

Logistris' business operations shall be conducted in a responsible manner and ESG issues are a central and important part of Logistris' operations and are taken into account in the company's profitability targets. Logistri shall live up to high expectations for sound and ethically sustainable business operations through governance, transparency and knowledge of laws, regulations and good industry standards. Logistri will work to ensure that the company's environmental impact is as limited as practically possible. This also includes the company's tenants and partners, to the extent that the company can influence them.

The property owners' sustainability work is largely about energy use in the tenants' operations, especially for those property companies that do not have extensive project development activities. Solar cells, LED lighting, operational control, heat pumps and electric charging stations for cars are examples of investments that Logistri has chosen to evaluate

Operational optimisation brings benefits for Logistri, its tenants, the environment and leads to long-term improved operating nets. In the long run, it reduces tenants' costs, makes the properties more attractive to new tenants and reduces residual value risk. Over time, the majority of the company's properties will be environmentally certified, and in the case of new construction, buildings will be environmentally certified with at least a level of BREEAM Very Good or equivalent.

Sustainability work during the period

Work on practical sustainability work has continued during the period, including possible investments in solar cell installations negotiated and ongoing, charging stations for cars have been carried out and LED conversion of lighting has been carried out with several tenants. A review of the possibilities of environmentally certifying buildings has also been initiated as part of the long-term sustainability planning. Overall, the company shall prioritise the management measures that have a positive effect on the environment and society, while at the same time the measures and investments shall be wise from an administrative financial perspective.

During the period, the following measures have been implemented:

- A solar cell project has been completed and commissioned during the period
- Certification (BREEAM in Use, Very Good) is underway for three of the company's properties
- Development of the company's ESG platform in accordance with the CSRD is ongoing
- The company has also procured a support system to be able to measure and analyze media consumption from both property-related and production-related consumption. This means better ESG reporting today and smarter collaboration with tenants tomorrow

For further information about the company's sustainability work, please refer to the company's annual report and upcoming reports.





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The Share

Logistri Fastighets AB (publ) is listed on the Spotlight Stock Market. At the end of the period, the company had 1,402 shareholders (1,365), of which the Board of Directors of Logistri represents approximately 34% of the capital and votes.

New share classes and number of shares

On 13 June 2025, the Extraordinary General Meeting resolved to amend the Articles of Association to introduce two classes of shares, Class A shares and Class B shares, and a new number of shares through a share split. The purpose of the introduction of an additional share class is to give Logistri additional flexibility to raise equity and to increase the liquidity of a share series. In connection with the introduction of the share classes, each existing share in the Company will be divided into one (1) Class A share and nine (9) Class B shares. The last day of trading in Logistris' existing share was 1 July 2025 and the first day of trading in Class A shares and Class B shares was 2 July 2025. As of 2 July 2025, the registered share capital amounts to SEK 7,335,000 divided into 73,350,000 shares.

Dividend 2025

The Annual General Meeting on 24 April 2025 resolved to pay a dividend of SEK 5.20 per share to the shareholders, entailing a dividend of SEK 38,142,000 in total, and that the dividend shall be paid on four different occasions before the next Annual General Meeting. The dividend will not be affected by the introduction of two share classes, the increased number of shares in Logistri means that the remaining dividend will be distributed by one tenth (1/10) each per share by paying SEK 0.13 per share starting in connection with the dividend payment, which has a record date of September 30, 2025.

Options Program

The Annual General Meeting on April 24, 2025 resolved to establish a warrant-based incentive program through the issuance of warrants of series 2025/2029 to the company, or a subsidiary designated by the company, and approves the transfer of warrants to certain employees within the Group. The option program has not led to any dilution at the end of the period.

Authorization

The Annual General Meeting on 24 April 2025 resolved to authorize the Board of Directors, with or without deviation from the shareholders' preferential rights, on one or more occasions until the next Annual General Meeting, to resolve to increase the company's share capital through a new issue of not more than 3,667,500 new shares in the company. Due to a new number of shares due to a share split, the authorization amounts to 36,675,000 shares.

	Jan-Jun		Apr-	Jun	Jul-Jun	Jan-Dec
Key figures	2025	2024	2025	2024	2024-2025	2024
Number of shares outstanding	7,335,000	7,335,000	7,335,000	7,335,000	7,335,000	7,335,000
Average number of shares	7,335,000	7,335,000	7,335,000	7,335,000	7,335,000	7,335,000
Profit from property management per share, SEK	5.84	6.18	3.07	3.18	11.22	11.56
Earnings after tax per share for the period, SEK	9.51	7.28	5.43	3.38	11.01	8.78
Equity per share, SEK	148.38	142.46	148.38	142.46	148.38	143.96
NRV per share, SEK	166.97	158.88	166.97	158.88	166.97	160.27

Largest shareholders as of June 30, 2025

Name	Share %	Number of shares
Henrik Viktorsson med bolag	24.25	1,778,893
Nordnet Pensionsförsäkring	11.23	823,791
Mattias Ståhlgren	7.09	520,000
Avanza Pension	5.72	419,203
Patrik von Hacht	3.89	285,000
GADD & Cie S.A.	3.05	223,500
Anders Carlsson	2.53	185,346
Swedbank Försäkring	2.44	178,900
Göran Källebo	2.27	166,175
Ulf Jönsson	2.04	150,000
Total ten largest shareholders	64.50	4,730,808
Other shareholders	35.50	2,604,192
Total	100.00	7,335,000



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Equity

Equity in the Group amounted to SEK 1,088 million (1,055) and has increased net SEK 32 million during the period through a positive total result of SEK 70 million, resolved dividend of SEK -38 million and SEK 0.8 million attributable to the warrant program.

Interest-bearing liabilities

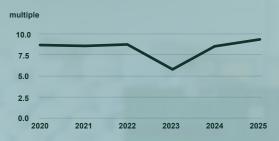
Logistris' interest-bearing liabilities amounted to SEK 1,473 million (770) in nominal terms and consists of secured external debt financing and bank loans of SEK 1,180 million (769), corresponding to 80.2% (100) of the total interest-bearing debt. Logistris' creditors consist of M&G Investment Management Limited, Swedbank, Nordea, Danske Bank and Sörmlands Sparbank. Interest-bearing bond loans at the end of the period amounted to SEK 300 million (0), corresponding to 19.8% (0) of the total interest-bearing debt, and consists of a senior unsecured green bond within a framework of SEK 600 million. Set-up costs amounted to SEK 11 million (12).

	Jan-	Jan-Jun		Apr-Jun		Jan-Dec
Financial	2025	2024	2025	2024	2024-2025	2024
Equity ratio, %	38.4	52.5	38.4	52.5	38.4	42.9
LTV, %	56.8	44.5	56.8	44.5	56.8	59.2
Return on equity, %	13.0	10.3	14.7	9.4	7.6	6.2
Loan maturity, years	1.8	2.1	1.8	2.1	1.8	2.1
Fixed interest period, years	1.7	2.1	1.7	2.1	1.7	1.4
Average interest rate, %	3.91	2.95	3.91	2.95	3.91	3.96
Interest coverage ratio, multiple	2.6	5.3	2.5	5.3	3.0	4.4
Net debt, tkr	1,323	630	1,323	630	1,323	930
Net LTV, %	50.6	36.2	50.6	36.2	50.6	44.5
Net debt/EBITDA, multiple	9.4	5.6	8.9	5.5	10.6	8.5

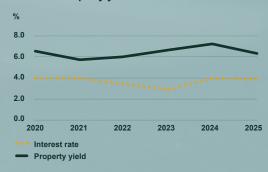
Net LTV and interest coverage ratio



Net DEBT/EBITDA



Property yield and interest rate





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For Logistri, the tied-up capital period for interest-bearing liabilities was one year 1.8 (2.1), which is why there are no maturities in 2025 apart from ongoing contractual amortizations. The average interest rate at the end of the period was 3.91% (2.95) and the average fixed interest period was 1.7 (2.1). At the end of the year, Logistri had entered into interest rate hedges of a nominal amount of SEK 1,340 million (0) and related to interest rate swaps and interest rate corridors with an average remaining maturity per 4.1 year.

Available liquidity

Cash and cash equivalents amounted to SEK 129 million (280). Logistri has a revolving credit facility of SEK 39 million (0), which has been fully utilised at the end of the period. The company's available liquidity thus amounted to SEK 129 million (280) at the end of the period.

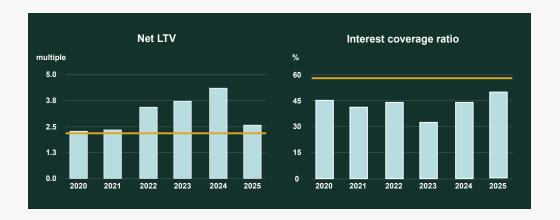
Finanspolicy

Logistris' financial policy aims to ensure proactive and continuous work to ensure that the company has access to long-term equity and borrowed capital at the lowest cost based on desired risk levels, underlying assets and market conditions. It also aims to minimise risks associated with financing, which is why the following guidelines have been developed:

- The net loan-to-value ratio shall over time amount to a maximum of 58%
- Average weighted tied-up capital shall amount to at least
 2 years in the long term
- Bonds shall amount to a maximum of 20% of the total loan volume
- Interest rate hedging should amount to 50-100% in 1-3 years' time and 30-70% in 4-5 years' time
- The interest coverage ratio shall exceed 2.0 times in the long term

Deviations from the guidelines can be made for periods in order to take advantage of attractive business opportunities, with the long-term aim of re-fulfilling them.

		Loan matu		Fixed int	erest		
Year of expiry	Bank Ioans, MSEK	Bonds,	tal interest bearing debt, MSK	Share, %	Fixed interest, MSEK	Average interest rate, %	Share, %
2025	-	-	-	-	47	4,31	3
2026	774	-	774	52	774	2,95	52
2027	143	300	443	30	443	5,64	30
2028	248	-	248	17	-	-	-
>2029	19	-	19	1	221	3,85	15
Total	1 184	300	1 484	100	1 484	3,91	100
Debt portfolio	Amount, MSEK	Average margin, %	Average interest ra		Average ortization, %	Avera	ge maturity yea
External debt financing	774	2,50		2,95	-		1,05
Bank debt	410	1,61		3,70	1,84		2,71
Bond loan	300	3,90		6,37	-		2,41
Total	1 484	2,54		3,91	0.51		1,79





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	Jan-	Jun	Apr-	Jun	Jul-Jun	Jan-Dec
Amount in thousand SEK	2025	2024	2025	2024	2024-2025	2024
Rental income	85,466	65,543	44,837	33,177	154,981	135,057
Operating and maintenance costs	-4,627	-2,546	-2,408	-1,243	-10,594	-8,512
Property tax	-1,641	-1,350	-865	-692	-3,127	-2,836
Net operating income	79,198	61,647	41,564	31,242	141,260	123,70
Administrative expenses	-8,777	-5,694	-4,325	-2,545	-16,867	-13,78
Financial income	1,091	2,447	106	1,318	3,093	4,44
Financial expenses	-28,558	-12,921	-14,776	-6,634	-44,942	-29,30
Interest on lease debt	-130	-130	-65	-65	-259	-25
Profit from property management	42,824	45 349	22,504	23,316	82,285	84,80
Non-recurring items	-	-	-	-	-	-47,80
Finanical instruments, unrealised change in value	54,020	18,645	32,186	5,789	78,812	43,43
Properties, unrealised change in value	-4,396	-	-4,169	-	-4,450	-5
Profit before tax	92,448	63,994	50,521	29,105	108,847	80,39
Tax	-5,979	-5,000	-3,300	-2,500	-11,947	-10,96
Deferred tax	-16,677	-5,578	-7,384	-1,786	-16,133	-5,03
Profit for the period	69,792	53,416	39,837	24,819	80,767	64,39
Earnings after tax per share, SEK	9.51	7.28	5.43	3.38	11.01	8.7
Outstanding number of shares, thousands	7,335	7,335	7,335	7,335	7,335	7,33





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Amount in thousand SEK	30 Jun 2025	31 Dec 2024	30 Jun 2024
Assets			
Non-current assets			
Investment properties	2,613,447	2,092,689	1,740,279
Right-of-use assets	4,919	4,919	4,919
Machinery and equipment	160	62	32
Total non-current assets	2,618,526	2,097,670	1,745,230
Current assets			
Rental receivables	1,321	267	192
Other current receivables	64,870	68,929	108,203
Prepaid expenses and accrued income	21,006	16,424	18,286
Cash and cash equivalents	129,176	280,471	119,589
Total current assets	216,373	366,091	246,270
Total assets	2,834,899	2.463.761	1.991.500

Amount in thousand SEK	30 Jun 2025	31 Dec 2024	30 Jun 2024
Shareholders' equity and liabilities			
Share capital	7,335	7,335	7,335
Other contributed capital	655,002	654,246	654,246
Profit brought forward, incl. earnings after tax	426,006	394,356	383,381
Total shareholders' equity	1,088,343	1,055,937	1,044,962
Non-current liabilities			
Borrowings	1,173,632	909,838	769,761
Bond	292,302	291,445	-
Non-current leasehold liabilities	4,919	4,919	4,919
Financial derivatives	4,450	54	-
Deferred tax liabilities	136,394	119,640	120,415
Total non-current liabilities	1,611,697	1,325,896	895,095
Current liabilities			
Accounts payable	6,658	25,574	-
Overdraft facility	39,400	-	-
Current portion of borrowings	19,964	15,961	4,587
Current tax liabilities	-	6,334	2,027
Other current liabilities	41,376	11,747	34,525
Accrued expenses and deferred income	27,461	22,312	10,304
Total current liabilities	134,859	81,928	51,443
Total liabilities	1,746,556	1,407,824	946,538
Total shareholders' equity and liabilities	2,834,899	2,463,761	1,991,500



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Amount in thousand SEK	30 Jun 2025	31 Dec 2024
Opening equity	1,055,937	1,029,689
Comprehensive income for the period	69,792	64,390
Warrant program	756	-
Dividends	-38,142	-38,142
Closing equity	1,088,343	1,055,937

Cash-flow statement

	Jan-Jun		Apr-Jun		Jul-Jun	Jan-Dec
Amount in thousand SEK	2025	2024	2025	2024	2024-2025	2024
Operating activities						
Profit from property management	42,824	45,349	22,504	23,316	82,285	84,808
Non-cash items	2,990	1,082	1,490	552	4,309	2,405
Tax paid	-11,320	-11 705	-7,543	-3,855	-12,435	-12,820
Cash flow from operating activities before changes in working capital	34,494	34,726	16,451	20,013	74,159	74,393
Cash flow from changes in working capital Change in rental receivables	199	352	-96	26	1,535	1.687
Change in other current receivables	1.281	-12.580	14.743	524	-879	-14.742
Change in account payables	-4,148	2,436	9,257	-4,921	6,702	13,286
Change in other current liabilities	11,502	-6,454	5,804	-2,587	15,220	-2.737
Cash flow from operating activities	43,328	18,480	46,159	13,055	96,737	71,887
Investing activities	.0,020	10,100	10,100	.0,000	33,.3.	,
Property acquisitions	-419,248	-108,033	-242,188	-26,041	-714,479	-403,264
Inventory acquisitions	-39,108	-3,509	-36,320	-3,119	-53,083	-17,484
Investments in current buildings	-108	-6	-97	-	-143	-41
Cash flow from investing activities	-458,464	-111,548	-278,605	-29,160	-767,705	-420,789
Financing activities						
Warrants	756	-	756	-	756	-
Dividends	-19,071	-15,648	-9,536	-9,536	-38,144	-34,719
Proceeds from borrowings	268,339	-	268,958	-	713,564	445,225
Overdraft facility	39,400	-	39,400	-	39,400	-
Repayment of debt	-23,312	-	-22,023	-	-23,512	-200
Loan arrangement fees	-2,271	-251	-2,271	-251	-9,238	-9,489
Cash flow from financing activities	263,841	-15,899	275,284	-9,787	680,555	400,817
Cash for the period	-151,295	-108,967	42,838	-25,892	9,587	51,915
Cash and cash equivalents at the start of the financial year	280,471	228,556	86,338	145,481	119,589	228,556
Cash and cash equivalents at the end of the financial year	129,176	119,589	129,176	119,589	129,176	280,471



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	Jan-	Jun	Apr-Jun		
Amount in thousand SEK	2025	2024	2025	2024	
Operating income	2,345	2,776	1,100	1,409	
Operating expenses	-8,432	-5,438	-4,262	-2,513	
Operating loss	-6,087	-2,662	-3,162	-1,104	
Interest income and similar income statement	6,005	5,541	2,744	2,867	
Interest expenses and similar income statement items	-11,361	-	-5,652	-	
Profit/loss after financial items	-11,444	2,879	-6,070	1,763	
Earnings before tax	-11,444	2,879	-6,070	1,763	
Tax	-	-	-	-	
Earnings after tax	-11,444	2,879	-6,070	1,763	

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Parent Company

Total current liabilities	94,437	67,907
Accrued expenses and deferred income	6,571	4,740
Other current liabilities	29,097	9,702
Overdraft facility	39,400	22,011
Accounts payable Current liabilities to Group companies	58 19,311	2,850 50,61
Total non-current liabilities	292,302	291,44
Bond	292,302	291,44
Total shareholders' equity	464,551	513,38
Unrestricted capital	457,216	506,04
Share capital	7,335	7,33
Shareholders' equity and liabilities		
Total assets	851,290	872,73
Total current assets	225,445	409,717
Cash and cash equivalents	17,899	217,17
Prepaid expenses and accrued income	1,516	15,83
Other current receivables	95	70:
Current receivables from Group companies	205,935	176,004
Total non-current assets	625,845	463,010
Non-current receivables from Group companies	487,205	365,400
Equipment	48	4:
Shares in subsidiaries	138,592	97,56
Assets		
Amount in thousand SEK	30 Jun 2025	31 Dec 2024



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	Jan-Jun Apr-Jun		Jun	ın Jul-Jun		
TSEK, unless otherwise stated	2025	2024	2025	2024	2024-2025	2024
Property related						
Number of properties	34	21	34	21	34	27
Leasable area, m ²	232,087	186,479	232,087	186,479	232,087	206,861
Fair value of properties	2,613,447	1,740,279	2,613,447	1,740,279	2,613,447	2,092,689
Fair value of properties, SEK/m ²	11,261	9,332	11,261	9,332	11,261	10,151
Rental value	189,637	134,301	189,637	134,301	189,637	158,746
Rental value, SEK/m²	817	720	817	720	817	770
Remaining lease period, year	7.0	6.90	7.0	6.90	7.0	7.2
Economic occupancy rate, %	98.7	97.6	98.7	97.6	98.7	98.4
Occupancy rate, %	99.2	98.7	99.2	98.7	99.2	99.1
Property yield, %	6.4	7.3	6.4	7.3	6.3	7.2
Surplus ratio, %	92.7	94.1	92.7	94.2	91.2	91.6
Share related						
Number of shares outstanding	7,335,000	7,335,000	7,335,000	7,335,000	7,335,000	7,335,000
Average number of shares	7,335,000	7,335,000	7,335,000	7,335,000	7,335,000	7,335,000
Profit from property management						
per share, SEK	5.84	6.18	3.07	3.18	11.22	11.56
Earnings per share, SEK	9.51	7.28	5.43	3.38	11.01	8.78
Equity per share, SEK	148.38	142.46	148.38	142.46	148.38	143.96
NRV per share, SEK	166.97	158.88	166.97	158.88	166.97	160.27
Financing						
Equity ratio, %	38.4	52.5	38.4	52.5	38.4	42.9
Loan-to-value (LTV) ratio, %	56.8	44.5	56.8	44.5	56.8	59.2
Return on equity, %	13.0	10.3	14.7	9.4	7.6	6.2
Average loan maturity, years	1.8	2.1	1.8	2.1	1.8	2.1
Average interest rate hedging, period, years	1.7	2.1	1.7	2.1	1.7	1.4
Average interest rate, %	3.91	2.95	3.91	2.95	3.91	3.96
Interest coverage ratio, multiple	2.6	5.3	2.5	5.3	3.0	4.4
Net debt	1,323,478	630,157	1,323,478	630,157	1,323,478	930,906
Net loan-to-value ratio, %	50.6	36.2	50.6	36.2	50.6	44.5
Net debt/EBITDA, times	9.4	5.6	8.9	5.5	10.6	8.5



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Logistri Fastighets AB (publ), with company registration number 559122-8654, is a public limited liability company registered in Sweden with its registered office in Stockholm. The address of the head office is Berzelii Park 9, Box 7415, 103 91 Stockholm. The Company's and its subsidiaries' (the "Group") operations include owning, developing and managing properties for warehouse and light industry in Sweden and the Nordic region.

Employees

The Group had four employees during the period: the company's CEO, CFO, Head of Property Management and a business developer. Corporate administration was carried out through a management agreement by Pareto Business Management AB.

Related party transactions

Transactions between the company and its subsidiaries, which are related to the company, have taken place regarding interest expenses and interest income on internal loans and the charging of business and property management fees and audits. All internal dealings have been eliminated in the consolidation. Pareto Business Management AB has no ownership or controlling influence but is a related party to Logistri Fastighets AB according to IAS 24, by providing services under Business Management Agreements.

Material risks and uncertainties

Risk for the Group involves the risk of vacancies as a result of tenants' insolvency or termination of existing leases. The Group runs a limited risk associated with operation and maintenance costs as approximately 93% of the properties are leased with triple net agreements where responsibility for ongoing operation and maintenance as well as property tax lies with the tenant and only planned maintenance (load-bearing structure, roof, facades, installations) is the property owner's responsibility. In nine of the Group's properties, tenants are also responsible for planned maintenance.

Accounting policies

Logistri Fastighets AB (publ) applies IFRS Accounting Standards as adopted by the EU. This report has been prepared in accordance with IAS 34 Interim Financial Reporting.

The Parent Company's accounts have been prepared in accordance with RFR 2, Accounting for Legal Entities and the Annual Accounts Act.

The same accounting and valuation principles have been applied as in the most recent Annual Report, see Logistri Fastighets AB's Annual Report 2024, page 46. The company publishes five reports annually: the half-year report, the year-end report, the annual report and two interim reports.

Revision

This report has not been reviewed by the company's auditor.

Significant events after the end of the period

In July, possession was taken of the Lerum Berg 1:44 property at a value of SEK 33 million. The leasable area amounts to 2,530 m^2 . The annual rental income amounts to SEK 2.3 million and the remaining lease period is 10 years.

Upcoming dividends

Declared dividend	Amount in SEK/ share	Last trading day with dividend	Ex-dividend date	Record date	Settlement date
Ordinary dividend	0.13	September 26, 2025	September 29, 2025	September 30, 2025	October 3, 2025
Ordinary dividend	0.13	December 23, 2025	December 29, 2025	December 30, 2025	Janruay 7, 2026



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Return on equity

Profit for the period, translated into 12 months, divided by average equity during the period.

Loan-to-value ratio

Interest-bearing liabilities divided by the carrying amount of investment properties.

Property property yield

Net operating income for the period restated to 12 months, adjusted for the properties' holding period during the period in relation to the market value of the properties at the end of the period.

Profit from property management per share

Profit from property management divided by weighted average number of shares during the period.

Rental value

Contracted annual rent that runs immediately after the end of the period with a supplement for the assessed market rent for any vacant premises.

Net LTV ratio

Net debt divided by the market value of the properties.

Net debt

Interest-bearing liabilities decreased by reported cash and cash equivalents accounted for in current receivables.

Debt-to-income ratio

Net debt divided by net operating income less administrative expenses ("EBITDA"), restated to 12 months.

Net reinstatement value (NRV)

Reported equity attributable to parent company shareholders with reversal of provisions for interest rate derivatives and deferred tax.

Earnings per share

Profit for the period divided by average number of shares.

Interest coverage ratio

Profit from property management plus net financial items divided by net financial items.

Equity ratio

Equity divided by the balance sheet total.

WAULT

Weighted average unexpired lease term.

Surplus ratio

Net operating income divided by total revenue.



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The property portfol

Real estate transactions

Ongoing development

Sustainability and ESC

The Share

-inancing

GROUP

Statement of comprehensive incomp

Statement of financial position

Statement of changes in equity

Cash flow statement

PARENT COMPANY

Income statement
Balance sheet

Key figueres

Other information

Definitions

→ Certification of the Board of Directors

Certification of the Board of Directors

The Board of Directors and the President and CEO assure that the report provides a fair overview of the company and the Group's operations, position and results and describes the material risks and uncertainties faced by the company and the companies in the Group. This interim report for Logistri Fastighets AB (publ) was approved by the Board of Directors on August 20, 2025

Stockholm, August 20, 2025 Logistri Fastighets AB Reg.no: 559122-8654

Henrik Viktorsson
Chairman of the Board

Patrik von Hacht Helena Elonsson
Board Member Board Member

Mattias Ståhlgren Board Member Robin EnglénDavid TräffBoard MemberCEO

Information about MAR

The information in this interim report is information that Logistri Fastighets AB (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 person, on August 20, 2025.

Upcoming reporting opportunities

12 November 2025 Interim Report Q3

11 February 2026 Year-end report



