LOGISTRI

Q3

Interim Report January – September 2026

LOGISTRI FASTIGHETS AB (publ)

The period January–September 2026

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Mission-critical properties in southern and central Sweden

January - September 2026

- Revenue increased by 22.5% to SEK 162.0 m (132.3)
- Net operating income increased by 22.0% to SEK 149.4 m (122.5) and the surplus ratio was 92.2% (92.6)
- Profit from property management increased by 4.1% to SEK 68.4 m (65.7)
- Profit for the period increased by 41.6% to SEK 148.7 m (105.0), corresponding to SEK 1.54 per share (1.43)
- Changes in value of investment properties affected profit by SEK 92.0 m (77.8)
- Changes in value of financial instruments affected profit by SEK 29.5 m (-7.2)

July - September 2026

- Revenue increased by 18.0% to SEK 55.2 m (46.8)
- Net operating income increased by 18.3% to SEK 51.2 m (43.3) and the surplus ratio was 92.7% (92.5)
- Profit from property management decreased by 2.3% to SEK 22.4 m (22.9)
- Profit for the period increased by 108.2% to SEK 73.3 m (35.2), corresponding to SEK 0.76 per share (0.48).
- Changes in value of investment properties affected profit by SEK 37.9 m (23.7)
- Changes in value of financial instruments affected profit by SEK 33.0 m (-2.8)

Significant events during the quarter:

No significant events occurred during the period.

Significant events after the end of the period:

After the end of the period, Hitachi Energy has announced that it will exercise its option to acquire the properties Ludvika Gonäs 1:178 and 1:181 upon completion of the project, which is expected to take place on 12 April 2027. The agreed property value amounts to approximately SEK 1,382 m, including additional change and extra work to date. Logistri's total project profit is estimated at approximately SEK 120 m. Upon completion of the transaction, Logistri is expected to receive net proceeds of approximately SEK 683 m, which together with additional loan financing is estimated to create an acquisition capacity of approximately SEK 1.6 billion for continued growth.

After the end of the period, a property in Halmstad has been acquired through a sale and leaseback. The tenant, Lago Industri AB, is signing a 15-year lease with an annual rent of SEK 2.6 m. The agreed property value amounts to SEK 35 m



	Jan - Sep	Jan - Sep	Jul - Sep	Jul - Sep	Oct - Sep	Jan - Dec
Selected key figures	**2026**	**2025**	**2026**	**2025**	**25/26**	**2025**
Revenue, SEK m	162.0	132.3	55.2	46.8	213.6	183.8
Net operating income, SEK m	149.4	122.5	51.2	43.3	195.5	168.6
Surplus ratio, %	92.2	92.6	92.7	92.5	91.6	91.7
Profit from property management, SEK m	68.4	65.7	22.4	22.9	85.7	82.9
Profit for the period, SEK m	148.7	105.0	73.3	35.2	179.0	135.3
Property value, SEK m	4,005	2,733	4,005	2,733	4,005	2,941
Economic occupancy rate, %	99.8	98.6	99.8	98.6	99.8	98.5
Remaining lease term, years	8.1	7.0	8.1	7.0	8.1	7.4
Direct yield of the properties, %	6.8	6.4	6.8	6.3	6.8	7.5
Interest coverage ratio, x	2.2	2.5	2.1	2.4	2.1	2.3
Net loan-to-value ratio, %	51.0	52.0	51.0	52.0	51.0	43.3
Key figures per ordinary share A and B						
Profit from property management, SEK	0.71	0.90	0.23	0.31	0.89	1.06
Profit for the period, SEK	1.54	1.43	0.76	0.48	1.87	1.73
Net asset value, SEK	18.19	17.36	18.19	17.36	18.19	17.10

For definitions, see page 29. For reconciliation of key figures, see page 30.

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CEO Comment

From value-creating projects to new growth opportunities

The third quarter has been characterised by continued stable development in our existing property portfolio and intensive work on our ongoing project in Ludvika. Rental income and net operating income continue to develop positively. Administrative costs during the first three quarters of the year have been burdened by one-off costs of approximately SEK 8 m in total, mainly attributable to the planned listing on Nasdaq Stockholm Main Market. The listing process is proceeding according to plan and approval is expected during the fourth quarter.

After the end of the quarter, Hitachi Energy announced that it will exercise its option to acquire the properties upon completion of the project. This means that we are moving from developing one of Sweden's largest logistics projects to realising a significant project profit and releasing capital for continued growth. The transaction will give Logistri the conditions to build a larger and more diversified portfolio that brings us closer to our targets for 2028 of a property portfolio of SEK 5 billion and an annual profit from property management of more than SEK 200 m.

Relationships create business opportunities

The project in Ludvika arose through our collaboration with Torngrund and Hitachi Energy. It was not a property offered on the open market, but an opportunity that grew out of relationships, trust and a shared understanding of the tenant's needs.

For me, this illustrates an important part of Logistri's business model. Our ability to identify attractive investments is not based solely on financial analysis and access to capital. Equally important are the relationships we build with tenants and partners. By understanding their operations and long-term needs, we can identify and execute transactions together.

When we structured the transaction together with Torngrund in the autumn of 2025, the starting point was that Logistri would own and manage the properties long term. At the same time, we wanted to create a solution that met Hitachi Energy's strategic needs. The tenant was therefore given the opportunity to acquire the properties upon completion, on terms that secured a good return for Logistri even if the option was exercised.

The fact that Hitachi Energy is now choosing to acquire the properties means that Logistri is expected to realise a total project profit of approximately SEK 120 m, corresponding to roughly three years of expected earnings from the project.

A project of exceptional scale

Together with our partners, we are developing a logistics centre of approximately 103,000 square metres, one of Sweden's largest new construction projects. The project has so far been carried out according to schedule and budget, with planned completion in April 2027.

Carrying out a project of this size places high demands on structure, coordination and execution capability. Together with Torngrund and Hitachi Energy, we have shown that we can handle large and complex investments with good control over risk and finances. These are experiences and relationships that strengthen Logistri and that we carry with us into future transactions.

Although our original ambition was long-term ownership, I am very pleased with the expected outcome. We have helped enable a strategically important establishment for Hitachi Energy while creating significant value for Logistri's shareholders.

Disciplined capital allocation and continued growth

A central part of our strategy is to allocate capital where we judge that it creates the greatest long-term value for our shareholders. This concerns both identifying attractive investments and being able to reconsider how capital is best used when new opportunities arise. Ludvika is a clear example of this. Through the structure of the transaction, we can now realise a significant project profit while releasing capital for new investments.

Upon the sale, we expect to receive net proceeds of approximately SEK 683 m, which together with additional loan financing is estimated to create an acquisition capacity of approximately SEK 1.6 billion.

"We have shown that we can identify and execute large and complex transactions. With a significant acquisition capacity, we now see good opportunities to continue our growth journey."

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Since the beginning of 2023, we have pursued an intensive but disciplined acquisition effort. During this period, we have increased the number of investment properties from 18 to 39 and the property value from SEK 1.6 to 3.0 billion, excluding the project in Ludvika. We have thereby built up significant experience in identifying, negotiating and executing property transactions, while developing a broad network of relationships with property owners, tenants and partners.

It is with this experience that we now look forward to the next phase of Logistri's development. We believe there are good opportunities to continue acquiring mission-critical properties with attractive risk-adjusted returns in the current market. With a significant acquisition capacity and an organisation with a documented ability to execute, we are well equipped to seize these opportunities.

At the same time, our ambition is not to grow for growth's own sake. Good capital allocation requires that we are selective and disciplined in our investment decisions. Each acquisition must contribute to strengthening cash flow and creating long-term value per share. By reinvesting the capital from Ludvika in several properties, we can build a larger and more diversified portfolio, with a broader tenant base and reduced concentration risks.

Focus ahead

In parallel with the work in Ludvika, we continue to develop our existing property portfolio and prepare the company for a listing on Nasdaq Stockholm Main Market. The work is progressing and we expect the listing to be approved before the end of the year. It is an important step in Logistri's development that strengthens our position in the capital market and creates further conditions for long-term growth.

The transaction in Ludvika shows how we can create value by combining long-term relationships with business acumen and execution capability. Together with our acquisition track record and a disciplined approach to capital allocation, this gives me great confidence ahead of the next step in Logistri's development. Our ambition remains firm: to build a larger, more diversified and even stronger Logistri, with the goal of reaching a property value of over SEK 5 billion and an annual profit from property management of over SEK 200 m by 2028.



David Träff
Chief Executive Officer



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Earning capacity

Current earning capacity

Current earning capacity is based on the property portfolio owned at the end of the period and constitutes a twelve-month illustration of Logistri's earning capacity at that point in time.

It is important to note that earning capacity should not be equated with a forecast for the coming twelve months, as it does not include, for example, assessments of the development of rents, future vacancies, acquisitions, development projects or unforeseen costs.

Revenue is based on the property portfolio and lease agreements in place at the end of the period. Revenue is based on current rent levels and service charges, less any discounts, and taking current vacancies into account.

Property costs are based on normal annual values from experience and include current property tax.

Administrative costs are calculated based on the current organisation and the estimated annual costs at the end of the period.

Net financial items have been based on the Group's interest expenses according to existing financing and interest rate hedging agreements and the prevailing market interest rate at the end of the period. Net financial items also include expensing of arrangement costs and ground lease charges in accordance with IFRS 16. Financial income is included. Costs of a one-off nature are excluded.

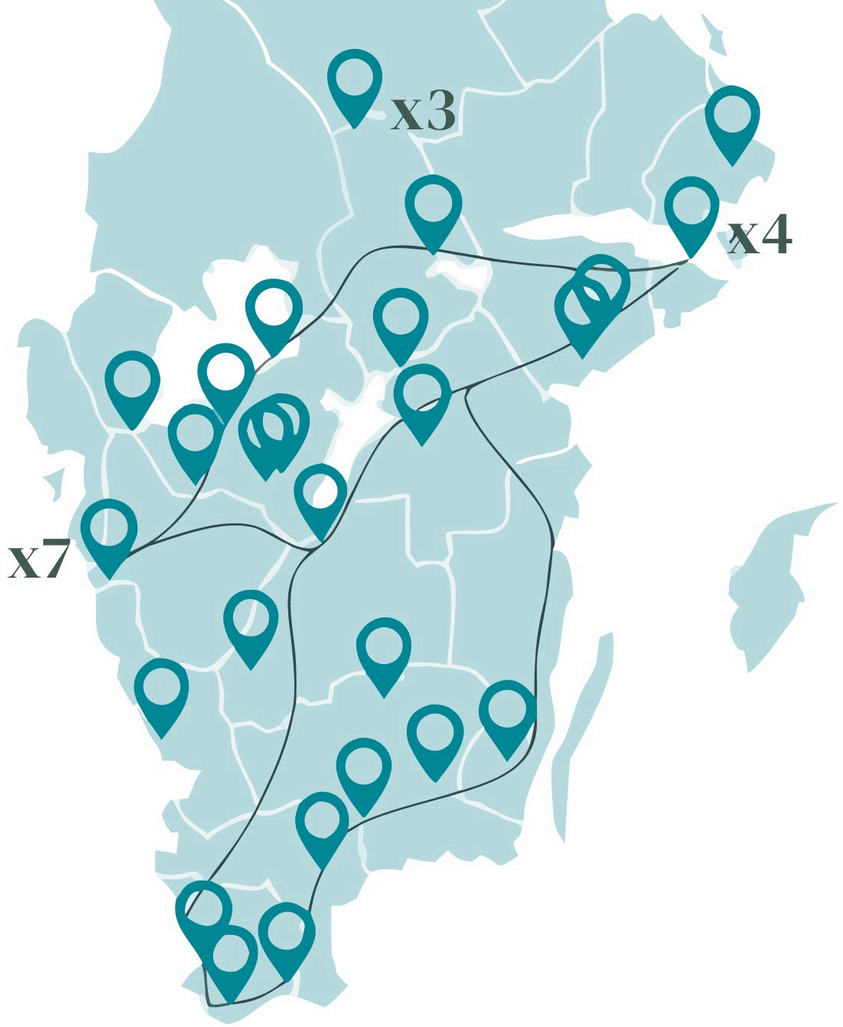
SEK m	1 October 2026
Revenue	218.2
Property costs	-14.8
Net operating income	**203.4**
Administrative costs	-22.1
Net financial items	-83.4
Profit from property management	**97.9**
Profit from property management per share	**1.01**



By reinvesting the acquisition capacity created by the sale of the Ludvika project, Logistri can take a significant step towards the company's financial targets for 2028. The chart illustrates how the property value and rental value could develop with acquisitions in line with the company's strategy. The calculation is based on assumptions about rental value in relation to property value, based on the existing portfolio and acquisitions made since 2023, when the 2028 targets were communicated.

Historical values refer to reported outcomes up to and including the third quarter of 2026, excluding the project in Ludvika. Future values are illustrative and based on assumptions about acquisitions and rental value. The illustration is not a forecast.

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Logistri in brief – a cash-flow-driven growth case

Logistri is a property company that owns and manages mission-critical light industrial and warehouse properties in Sweden. The company operates in a property segment where tenants have a strong local dependence, with mission-critical functions integrated in the properties, often involving production, processing or warehousing. Logistri's combination of long leases with terms that limit cost risks creates long-term stability and steady cash flows.

Together with our tenants, we develop the properties over time and create conditions for long-term value creation in the property portfolio. In combination with a clearly cash-flow-focused acquisition strategy, where the tenant is a central part of the investment analysis, Logistri has demonstrated successful growth with a high occupancy rate.

Logistri offers a combination of structural growth and stable cash flows:

1 Stable cash flows

Logistri has an economic occupancy rate of 99.8% and approximately 99% of rental income comes from triple net leases. This creates high predictability and limited cost risk.

2 High profitability

The company shows a surplus ratio of 92% and a strong profit from property management, driven by low property costs and an efficient management model.

3 Growth through acquisitions and projects

Logistri combines acquisitions with value-creating investments in the existing portfolio. With the transaction relating to the project in Ludvika, Logistri has an acquisition capacity of approximately SEK 1.6 billion.

4 Attractive risk profile

The portfolio is characterised by long leases with a remaining contract term of 8.1 years and a diversified tenant mix.

5 Scalable platform

The company is preparing for a listing on Nasdaq Main Market in 2026, which is expected to strengthen access to the capital market and contribute to a lower cost of capital over time.

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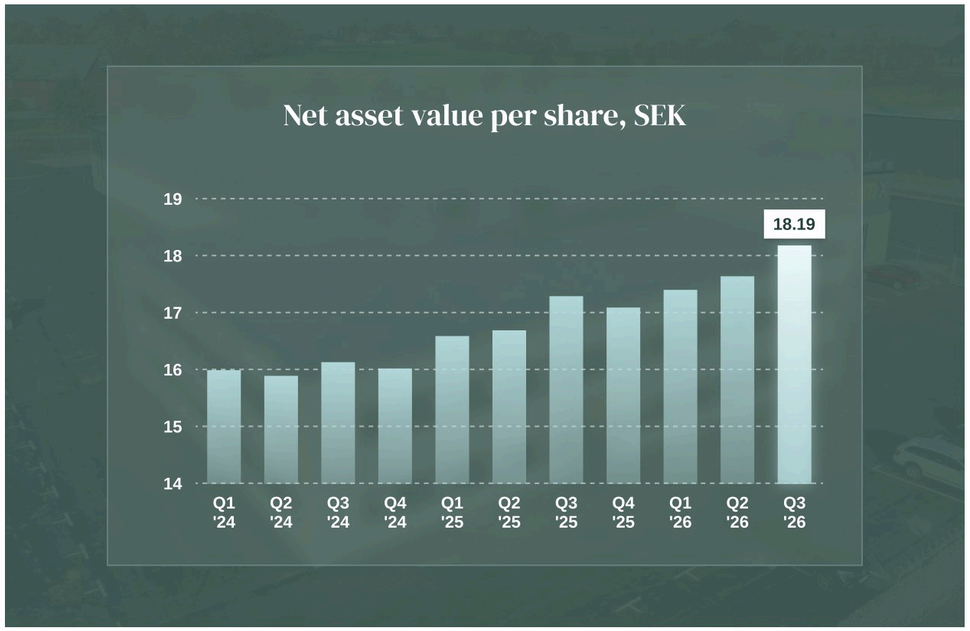
The road to Nasdaq Main Market

Logistri is in an intensive phase of preparations for a listing on Nasdaq Main Market. A listing on the main list entails increased requirements for transparency, corporate governance and financial reporting, while creating conditions for a broader investor base and improved liquidity in the share.

As part of the process, the company is actively working to strengthen internal processes and governance structures, further develop financial reporting and ensure the organisation's scalability for continued growth. The intention is for the relisting to be approved by the end of the year. The listing is a natural step in Logistri's development and is expected over time to strengthen the company's access to capital and contribute to a lower cost of capital.

Financial targets

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





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The property portfolio

Logistri's property portfolio is focused on premises for light industry and warehousing, which account for 96.7% of the total rental value. The share of offices is very limited and primarily constitutes an integrated complement to production and warehouse operations. The company invests in mission-critical properties, meaning that the premises are a central part of the tenants' operational and strategic activities. This contributes to a structurally low vacancy risk and stable demand over time.

The business model is based on long leases, normally with a term exceeding ten years. The leases are index-linked or have a fixed escalation and 99% consist of so-called triple net leases, where the tenants are responsible for the vast majority of the operating and maintenance costs. Overall, this creates stable and predictable cash flows and high profitability.

The portfolio has continued to expand and at the end of the period comprises 39 investment properties with a lettable area of 269,172 m². In addition, two project properties have been taken possession of during 2026. The project properties are fully let to Hitachi Energy Sweden Ab and the project is ongoing. Through the exercise of an option, these project properties will be divested upon completion. The project properties are not included in the portfolio's reported key figures.

The portfolio shows continued strong profitability with positive growth in net operating income and an economic occupancy rate of 99.8%. The surplus ratio amounts to 92.2% after property costs, which is high from an industry perspective and reflects the efficiency of the business model.

Tenants

At the end of the period, Logistri had 45 tenants, none of which accounts for more than 6.6% of the total rental value.

The 10 largest tenants account for 51.8% of Logistri's total rental value. The leases for the 10 largest tenants are 100% triple net leases with a rent-weighted remaining lease term of 8.8 years.

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

A central part of the company's investment strategy for ensuring a stable cash flow is long leases where the tenants bear the majority of the properties' operating and maintenance costs. 99% of the company's total rental income relates to this type of lease, where the company has no or very limited costs for operation and maintenance of the properties. 87% of Logistri's rental income comes from leases with a term that expires in 2031 or later.



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Geographic market areas

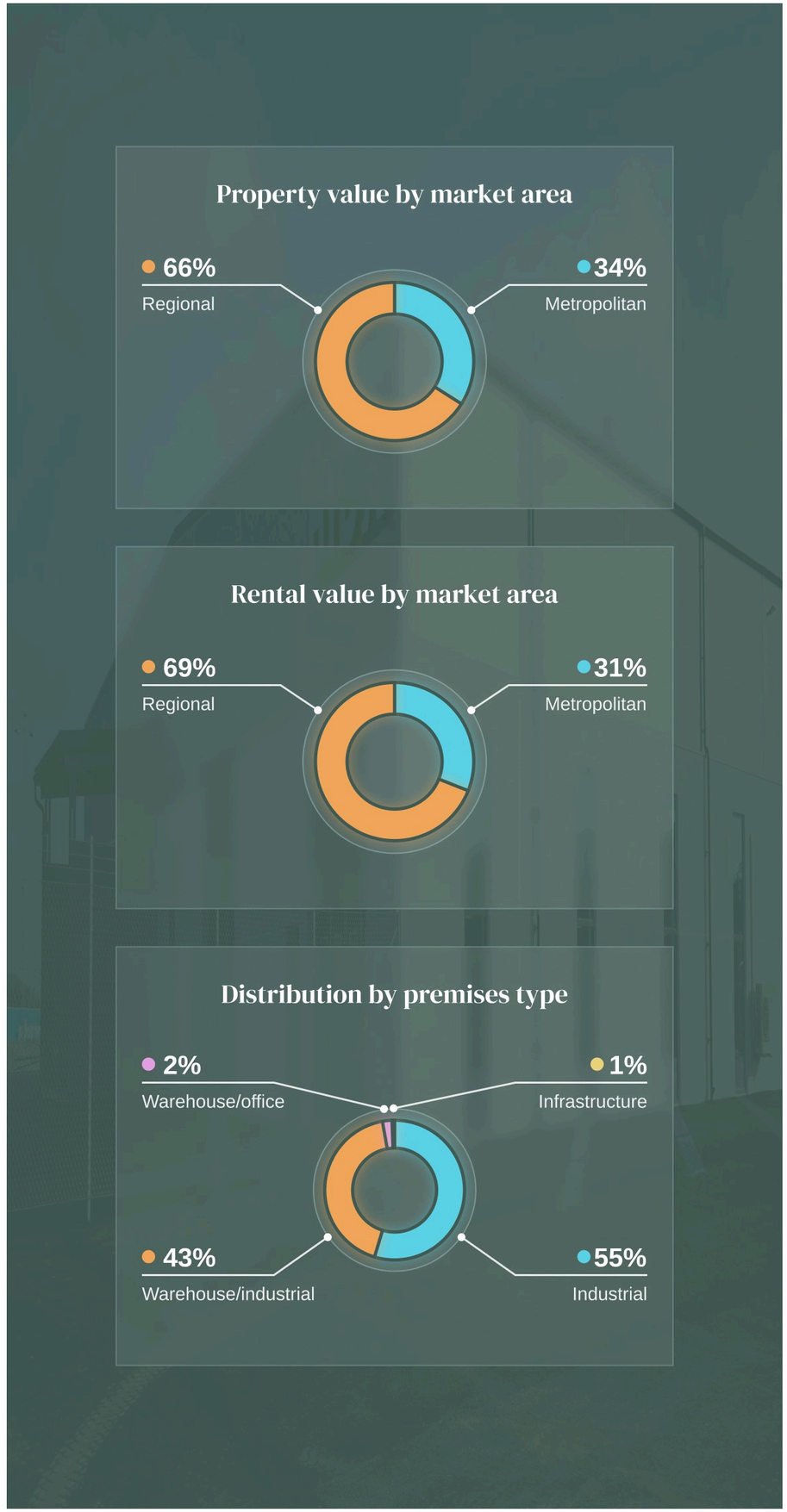
Logistri's property portfolio is divided into two complementary market areas: Regionstad and Storstad, which together create a well-balanced combination of stable cash flows and value-driving growth.

Metropolitan cities comprises 15 properties within light industry and warehousing in established business areas in Stockholm, Gothenburg and Malmö. The market area is characterised by more active management and clear value-creating potential, often in areas undergoing structural transformation. Logistri has a strong track record of developing these assets, with rent increases of approximately 30% on new lettings and renegotiations. The economic occupancy rate in Storstad is 100% and the rent-weighted remaining lease term is 7.0 years.

Regional cities comprises 24 properties in regional towns in southern Sweden with a strong industrial tradition. The market area is the portfolio's cash flow base and is characterised by long leases, a high share of triple net leases and very low management costs. The economic occupancy rate is 99.8% and the rent-weighted remaining lease term is 8.6 years, which provides high predictability and stability in earnings.

The property portfolio, excluding project properties

	Total	Metropolitan	Regional
Lettable area, m2	269,172	53,274	215,898
Rental value, SEK m	214	66	148
Rental value, SEK/m2	796	1,246	684
Market value, SEK m	3,022	1,030	1,992
Market value, SEK/m2	11,172	19,204	9,190
Occupancy rate, %	99.7	100.0	99.6
Remaining lease term, years	8.1	7.0	8.6
Number of properties	39	15	24



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Market value of the property portfolio

The Group reports its holdings of investment properties at fair value in accordance with IAS 40. Fair value is based on market valuations and all properties are valued quarterly by an external and independent valuer. The valuation at the balance sheet date of 30 September 2026 is based on a market valuation carried out by CBRE.

The Group reports the investment properties at fair value in accordance with level 3 of the valuation levels defined in IFRS 13, a valuation model where significant inputs are based on unobservable data. The assessments of fair value are made using a combination of the location price method and a yield-based method based on discounting of future cash flows for each property, taking into account applicable lease terms, market position, rent levels, operating, maintenance and administration costs as well as investment needs.

The calculation period is, taking into account the contract term of each property, normally 10-15 years and during the calculation period revenue consists of agreed rent levels until the lease term ends. For the period thereafter, rental income is calculated at the market rent applicable today. Operating and maintenance costs have been assessed based on the company's actual costs and have been adapted to the condition and age of the properties. For a more detailed description of the Group's valuation principles, see Logistri's annual report for 2025.

The weighted yield requirement for valuation of the property portfolio amounted to 6.5%, where the yield requirements in the valuations, depending on property category, were in the range of 5.5% to 7.8%. The initial yield requirement in the valuations averaged 5.8%. During the period, the reported direct yield amounted to 6.8%.

The market value of the Group's investment properties amounted at the end of the period to SEK 4,005 m (2,733), of which the market value excluding project properties amounts to SEK 3,022 m. The properties taken possession of during the period amount to a value of SEK 366 m. Unrealised change in value attributable to the investment properties amounted to SEK 91 m (78) during the period.

Change in value of the property portfolio, SEK m	Jan – Sep 2026	Jan – Sep 2025	Jan – Dec 2025
Opening fair value	**2,941**	**2,093**	**2,093**
Property acquisitions	366	499	664
Divestments	-155	-3	-3
Investments in existing properties	-	-	9
New construction	762	66	78
Unrealised changes in value	91	78	100
Closing fair value	**4,005**	**2,733**	**2,941**

Properties' changes in value result, SEK m	Jan – Sep 2026	Jan – Sep 2025	Jan – Dec 2025
Yield requirement	4	1	5
Net operating income	23	50	60
Other*	64	27	35
Unrealised change in value	**91**	78	**100**

**SEK 41.7 m relates to the Ludvika project during 2026*

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	Jan – Sep	Jan – Sep	Jan – Dec
Inputs in property valuation	**2026**	**2025**	**2025**
Yield requirement, %	6.5	6.5	6.5
Revenue, SEK/m2	800	800	693
Operating costs, SEK/m2	49	49	48
Maintenance costs, SEK/m2	28	28	24
Annual inflation, %	2.0	2.0	2.0
Average discount rate, %	8.1	8.1	8.6
Average long-term vacancy, %	5.2	5.2	5.2

Sensitivity analysis of property valuation

Valuation parameters	Assumption	Value impact, SEK m		
	+/-	Jan – Sep 2026	Jan – Sep 2025	Jan – Dec 2025
Rental income	10.00%	329 / -329	292 / -292	327 / -327
Yield	0.25%	-57 / 62	-51 / 55	-55 / 60
Long-term vacancy rate	2.00%	-42 / 42	-40 / 40	-44 / 44



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Property transactions

Completed transactions

Property acquisitions

Property designation	Form of tenure	Tenant	Lease term, years	Occupancy rate, %	Property value, SEK m	Lettable area, m2	Site area, m2	Contract date	Possession
Ludvika Gonäs 1:178 & 1:181*	Freehold	Hitachi Energy Sweden AB	15.0	100%	1,254	103,000	155,000	2025-10-31	2026-01-29
Vänersborg Stallet 18	Freehold	Wiretronic AB	15.0	100%	130	5,996	15,311	2025-03-03	2026-03-18
Norrtälje Görla 9:25	Freehold	Ahlberg Cameras AB	8.0	100%	45	2,139	5,220	2025-03-03	2026-03-18
Halmstad 3:111	Freehold	Lago Industri AB	15.0	100%	35	3,037	5,000	2026-10-13	2026-10-14
Total			**14.6**		**1,464**	**114,172**	**180,531**		

**ongoing project, property value corresponds to the agreed property value according to the transfer agreement.*

Property divestments

Property designation	Form of tenure	Tenant	Lease term, years	Occupancy rate	Property value, SEK m	Lettable area, m2	Site area, m2	Contract date	Vacating
Botkyrka Lärlingen 2	Freehold	2 tenants	2.0	51%	77	4,175	7,032	2025-12-18	2026-01-30
Stockholm Sillö 6	Leasehold	4 tenants	2.6	100%	62	3,410	4,750	2025-12-18	2026-01-30
Karlstad Västra Torp 1:93	Freehold	Entrack AB	8.8	100%	18	2,090	3,900	2025-12-18	2026-01-26
Total			**3.5**		**157**	**9,675**	**15,682**		

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Property development – ongoing projects

Ludvika logistics centre – Hitachi Energy exercises purchase option

Together with Torngrund, Logistri is carrying out the development of a new logistics centre for Hitachi Energy in Ludvika. The project comprises approximately 103,000 m² of lettable area and is one of Sweden's largest ongoing new construction projects. The development takes place within the framework of a 15-year lease with Hitachi Energy Sweden AB. The project is proceeding according to schedule and budget with expected completion on 12 April 2027.

The project arose through Logistri's established relationships with Torngrund and Hitachi Energy and has been structured as a so-called forward funding transaction. Logistri has signed a fixed-price turnkey contract and the project is financed through own funds and a construction loan. The indicative investment at the end of the third quarter amounted to SEK 1,116 m, including property acquisition, contractor costs, other project-related costs and estimated financing costs. The investment may be adjusted by further change and extra work.

Hitachi Energy exercises its purchase option

After the end of the period, Hitachi Energy has notified in writing that the company is exercising its contractual option to acquire the property-owning companies and thereby indirectly the properties Ludvika Gonäs 1:178 and 1:181 upon completion of the project. According to the option agreement, the parties are to enter into a share transfer agreement during the fourth quarter of 2026, with planned possession on 12 April 2027.

The agreed property value amounts to approximately SEK 1,382 m, including additional change and extra work to date. The value is based on the option agreement's original property value of SEK 1,354 m and may be adjusted for further orders until completion.

Logistri's total project profit is estimated at approximately SEK 120 m, of which SEK 42 m has been recognised during the second and third quarters of 2026 as an unrealised change in value. The estimated project profit corresponds to approximately three years of expected earnings from the project according to the previously communicated earning capacity.

Financial outcome and continued growth

The project profit is distributed between Logistri and Torngrund according to previously agreed terms. Torngrund's compensation is paid through an additional purchase price which is settled partly in cash and partly through subscription of B shares in Logistri. As part of the final settlement, Torngrund is expected to receive approximately 5.3 million B shares at a subscription price of SEK 16.5 per share.

Upon possession, Logistri is expected to receive net proceeds of approximately SEK 683 m after repayment of the construction loan and cash final settlement with Torngrund.

The sale means that Logistri realises significant value from the project while capital is released for new investments. Together with additional loan financing, the released capital is estimated to create an acquisition capacity of approximately SEK 1,600 m. This gives the company the opportunity to continue to grow through acquisitions of mission-critical properties and build a larger and more diversified property portfolio in line with the company's long-term strategy.

During the period, Logistri has recognised an unrealised change in value of SEK 42 m (0).

Ongoing projects as of 2026-09-30

Municipality	Property	Type of project	Current phase	Earliest possible completion date	Size m2	Indicative investment, SEK m	Estimated remaining investment, SEK m	Estimated annual net operating income, SEK m	Occupancy rate
Ludvika	Gonäs 1:181 & 1:178	Logistics / Warehouse	construction started	Q1 2027	103,000	1,116	282	89	100%

1) includes the cost of land acquisition and financing

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Illustration of new building

Gonäs 1:181 & 1:178:



Ongoing erection of the frame





Drone image of the area on 9 November 2026





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Financing

Capital structure

The company's capital structure at the end of the period consisted of 38% (39) equity, 51% (52) interest-bearing liabilities and 11% (9) other items.

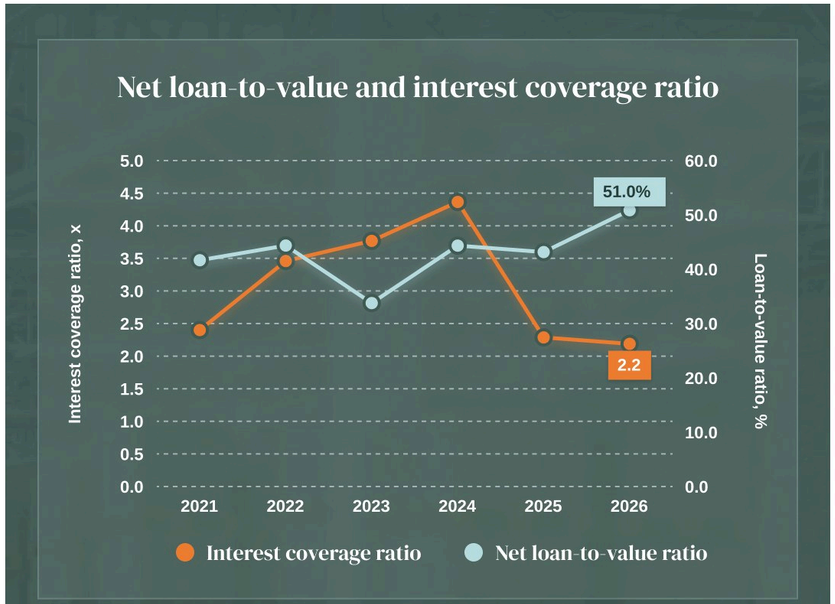
Equity

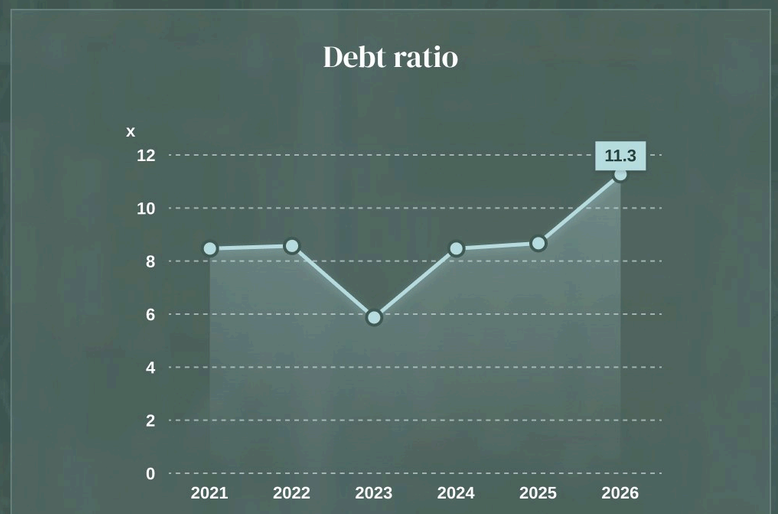
Equity in the Group amounted to SEK 1,607.6 m (1,123.6), resulting in an equity ratio of 38.2% (38.9). The increase in equity of SEK 484.0 m is mainly explained by a new share issue of SEK 342.1 m, a positive result of SEK 179.0 m, dividends of SEK 30.1 m and an adjustment of equity of SEK -7.6 m attributable to a changed principle for accounting for value added tax in the Group's holding company. The adjustment amount is attributable to the financial years 2020-2025 and adjusts in its entirety the opening equity as of 2026-01-01. Equity per share amounted to SEK 16.63 (15.32) and net asset value per ordinary share amounted to SEK 18.19 (17.36).

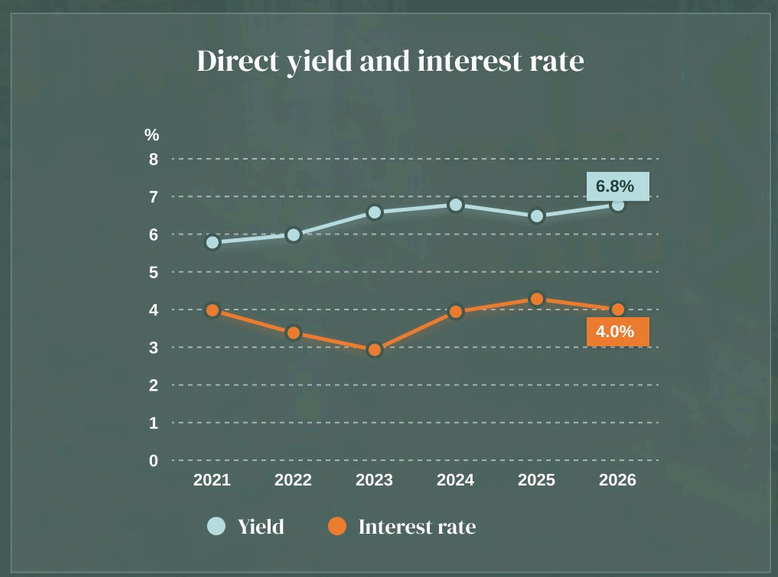
Interest-bearing liabilities

Logistri's interest-bearing liabilities amounted to a nominal SEK 2,140 m (1,522) and consisted of bank loans of SEK 1,840 m (1,222), of which SEK 277 m (0) related to construction credit facility, and bonds of SEK 300 m (300). Of total interest-bearing liabilities, 86% (80) consisted of bank loans and 14% (20) of bonds. Logistri's lenders consist of four Nordic banks where the financing consists of secured bank loans. Bonds are a complementary source of financing. The bond is a senior unsecured green bond within a framework of SEK 600 m in total. The bond is listed on Nasdaq.

Financing key figures	Jan - Sep 2026	Jan - Sep 2025	Jul - Sep 2026	Jul - Sep 2025	Oct - Sep 25/26	Jan - Dec 2025
Equity ratio, %	38.2	38.9	38.2	38.9	38.2	44.2
Loan-to-value ratio, %	53.4	55.7	53.4	55.7	53.4	56.7
Return on equity, %	12.8	12.8	18.6	12.7	13.1	10.6
Average capital tied-up period, years	1.6	1.6	1.6	1.6	1.6	2.7
Average interest rate fixing period, years	2.6	1.4	2.6	1.4	2.6	2.6
Average interest rate at end of period, %	4.0	3.9	4.0	3.9	4.0	4.3
Interest coverage ratio, x	2.2	2.5	2.1	2.4	2.1	2.3
Net debt, SEK m	2,043	1,421	2,043	1,421	2,043	1,272
Net loan-to-value ratio, %	51.0	52.0	51.0	52.0	51.0	43.3
Debt ratio, x	11.3	8.8	11.3	8.8	11.3	7.5







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Capital and interest rate fixing

For Logistri, the capital tied-up period for interest-bearing liabilities amounted to 1.6 years (1.6). There are no maturities in 2026 other than ongoing contractual amortisation. The average interest rate at the end of the period amounted to 4.0% (3.9) and the average interest rate fixing period to 2.6 years (1.4). At the end of the period, Logistri had entered into interest rate hedges with a nominal amount of SEK 1,631 m, relating to interest rate swaps on bank loans and an interest rate corridor on the bond.

Market value of financial derivatives

The Group's interest rate derivatives are recognised at fair value and the change in value is recognised in the income statement. The recognised value of the Group's derivatives is based on quarterly valuations from the bank counterparty. To determine fair value of interest rate derivatives, the difference between the derivative's fixed interest rate and the prevailing market interest rate with a corresponding term is discounted to present value, which means that fair value is determined according to level 2 in IFRS 13.

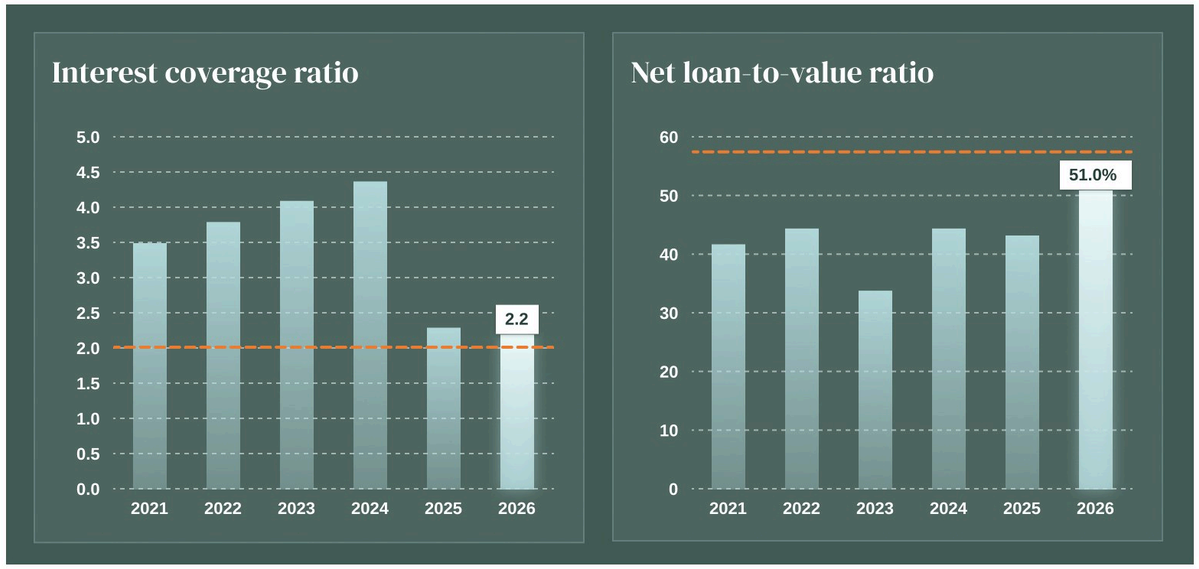
Other financial instruments are recognised at accrued acquisition cost, where the carrying amount is judged to be a good approximation of fair value. The parent company applies IFRS 9 in the legal entity and financial instruments are recognised at current market value.

Changes in value of financial derivatives, SEK m	Jan – Sep 2026	Jan – Sep 2025	Jan – Dec 2025
Opening fair value	1	0	0
Unrealised change in value	29	-7	1
Closing fair value	**30**	**-7**	**1**

	Capital tied-up				Interest rate fixing		
Maturity year	**Bank loans, SEK m**	**Bonds, SEK m**	**Total interest-bearing liabilities, SEK m**	**Share, %**	**Interest rate fixing, SEK m**	**Share, %**	**Average interest rate fixing, years**
0-1 year	367	-	367	17%	209	10%	0.8
1-2 years	889	300	1,189	56%	745	35%	1.2
2-3 years	584	-	584	27%	276	13%	2.4
3-4 years	-	-	-	-	310	14%	3.2
4-5 years	-	-	-	-	200	9%	4.0
>5 years	-	-	-	-	400	19%	5.4
Total	**1,840**	**300**	**2,140**	**100%**	**2,140**	**100%**	**2.6**

Debt portfolio	Amount, SEK m	Average margin, %	Average total interest rate, %	Average amortisation, %	Average capital tied-up period, years
Bank loans	1,840	1.5%	3.7%	2.5%	1.7
Bond	300	3.9%	5.9%	0.0%	1.1
Total	**2,140**	**1.9%**	**4.0%**	**2.1%**	**1.6**

*** The difference in total interest-bearing liabilities between the tables above and the Group's balance sheet is explained by accrued arrangement fees**



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Available liquidity

Cash and cash equivalents amounted to SEK 97 m (67). Logistri has a revolving credit facility of SEK 100 m (40) which was fully unutilised at the end of the period. The company's available liquidity thus amounted to SEK 197 m (107) at the end of the period.

Financial policy

Logistri's financial policy aims to ensure proactive and continuous work to make sure 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 and the following guidelines have therefore been established

- The net loan-to-value ratio is over time to amount to a maximum of 58%
- The average weighted capital tied-up period is in the long term to amount to at least 2 years
- Bonds are to amount to a maximum of 20% of the total loan volume
- Interest rate hedging is to amount to 50-100% over a 1-3 year horizon and 30-70% over a 4-5 year horizon
- The interest coverage ratio is in the long term to exceed 2.0x

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



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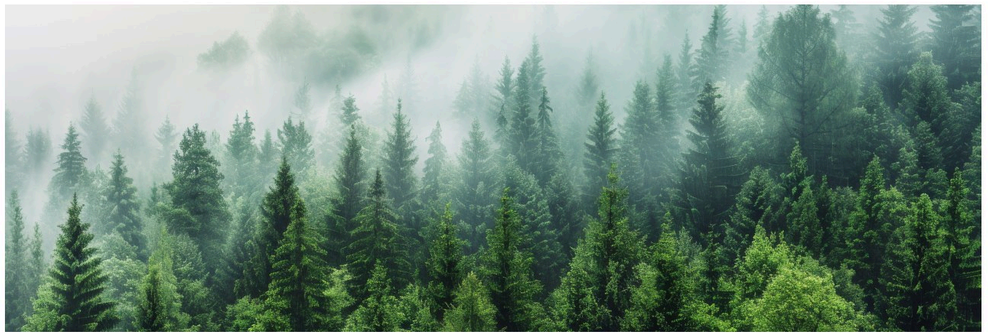
Logistri's business is to be conducted in a responsible manner and ESG issues are a central and important part of Logistri's operations and are weighed into the company's profitability targets. Logistri is to live up to high expectations of a sound and ethically sustainable business through governance, transparency and knowledge of laws, regulations and good industry standards. Logistri is to 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 the company can influence these.

Property owners' sustainability work largely concerns energy use in the buildings and in the tenants' operations, especially for property companies that do not have extensive project development activities. Solar panels, LED lighting, operational control, heat pumps and EV systems for vehicles are examples of investments that Logistri continuously discusses with relevant tenants.

Operational optimisation results in benefits for Logistri, the tenants and the environment and leads to long-term improved net operating income. In the longer term, it reduces the tenants' costs, makes the properties more attractive to new tenants and reduces residual value risk. Over time, the majority of the company's properties are to be environmentally certified and for new production, buildings are to be environmentally certified at a minimum level of BREEAM Very Good or equivalent.

Sustainability work during the period

Work on practical sustainability efforts has continued during the period with tenant dialogues on possible investments in various energy projects. Work on environmentally certifying several buildings and agreeing on "green" leases is ongoing as part of the long-term sustainability planning. Overall, the company is to prioritise the management measures that have a positive effect on the environment and society, while the measures and investments are to be sensible from a property-economic perspective.





During the period, the following measures have been carried out:

- A solar panel project has been put into operation at the property Botkyrka Skyttbrink 29
- Certification (BREEAM In-Use, Very Good or Excellent) is ongoing for several of the company's properties. In connection with certification, climate risk analyses are also carried out.
- Development of the company's ESG platform in accordance with CSRD is ongoing.
- During 2026, the company has put into operation a support system to be able to measure and analyse media consumption from both property-related and production-related consumption. This means better ESG reporting today and smarter collaboration with tenants tomorrow.
- Continuing during 2026, it is planned to carry out energy declarations for the properties that do not have current declarations. In connection with this, an energy survey is carried out.

For further information on the company's sustainability work, please refer to the company's annual report.

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The share

Logistri's shares are listed on Stockholm on Spotlight Stock Market and at the end of the period the company had a total of 1,324 shareholders (1,402). The company has two series of ordinary shares where the A share carries one vote and the B share one tenth of a vote.

At the end of the period, the number of A shares amounted to 7,335,000 and B shares to 89,348,334. The total number of shares amounted to 96,683,334 and the number of votes to 16,269,833.

During 2025, a share split was carried out in which an existing share was split into ten shares. All key figures have been adjusted for this share split. In October 2025, an issue of 23,333,334 B shares was carried out.

Share information	
Trading venue	Spotlight stock market
Short name A share (ticker)	LOGIST A
Short name B share (ticker)	LOGIST B
Closing price A share	SEK 14.50
Closing price B share	SEK 14.45
Market value at end of period	SEK 1,397.4 m

Dividend 2026

The Annual General Meeting on 22 April 2026 resolved on a dividend of SEK 0.28 per A and B share, corresponding to a total of SEK 27.1 m. Payment has been and will be made on four different occasions before the next Annual General Meeting and on each occasion SEK 0.07 per share and a total of SEK 6.8 m will be paid. Record dates are 24 April 2026, 30 June 2026, 30 September 2026 and 30 December 2026. The resolved dividend of SEK 27.1 m corresponds to approximately 37% of the Group's profit from property management less current tax for the financial year 2025.

The dividend amount is within the 30-50% range set by the board. Logistri continues to see good opportunities to grow with profitable acquisitions, which motivates the dividend being in the lower part of the range.

Shareholders

Shareholders as of 30 September 2026:

Owner	Number of A shares	Number of B shares	Total number of shares	Share of shares	Share of votes
Henrik Viktorsson with companies	1,807,197	21,927,014	23,734,211	24.55%	24.58%
Peter Lindell	806,772	9,310,948	10,117,720	10.46%	10.68%
Mattias Ståhlgren	510,000	5,000,000	5,510,000	5.70%	6.21%
Leomar Invest AB	1,253,734	3,889,952	5,143,686	5.32%	10.10%
Alandsbanken ABP	441,265	4,467,733	4,908,998	5.08%	5.46%
Avanza Pension	272,086	3,795,271	4,067,357	4.21%	4.01%
Nordnet Pensionsförsäkring	63,028	3,928,641	3,991,669	4.13%	2.80%
Patrik von Hacht	-	3,251,666	3,251,666	3.36%	2.00%
Trygve Eriksson	-	2,500,000	2,500,000	2.59%	1.54%
Nordea Bank ABP	132,452	2,363,382	2,495,834	2.58%	1.45%
Total ten largest	**5,286,534**	**60,434,607**	**65,721,141**	**67.98%**	**69.64%**
Others	2,048,466	28,913,727	30,962,193	32.02%	30.36%
Total	**7,335,000**	**89,348,334**	**96,683,334**	**100.00%**	**100.00%**

Option programme

The Annual General Meeting on 22 April 2026 resolved to establish a warrant-based incentive programme for employees within Logistri through issuance of subscription rights of series 2026/2030. The option programme comprises an issue of a maximum of 550,000 subscription rights, each entitling the holder to subscribe for a maximum of 550,000 shares of series B.

Logistri has a total of 3 resolved long-term incentive programmes for senior executives and other employees. The subscription price of all subscription rights exceeded the average market price for the period and has therefore not given rise to a dilution effect for the key figure profit per share.

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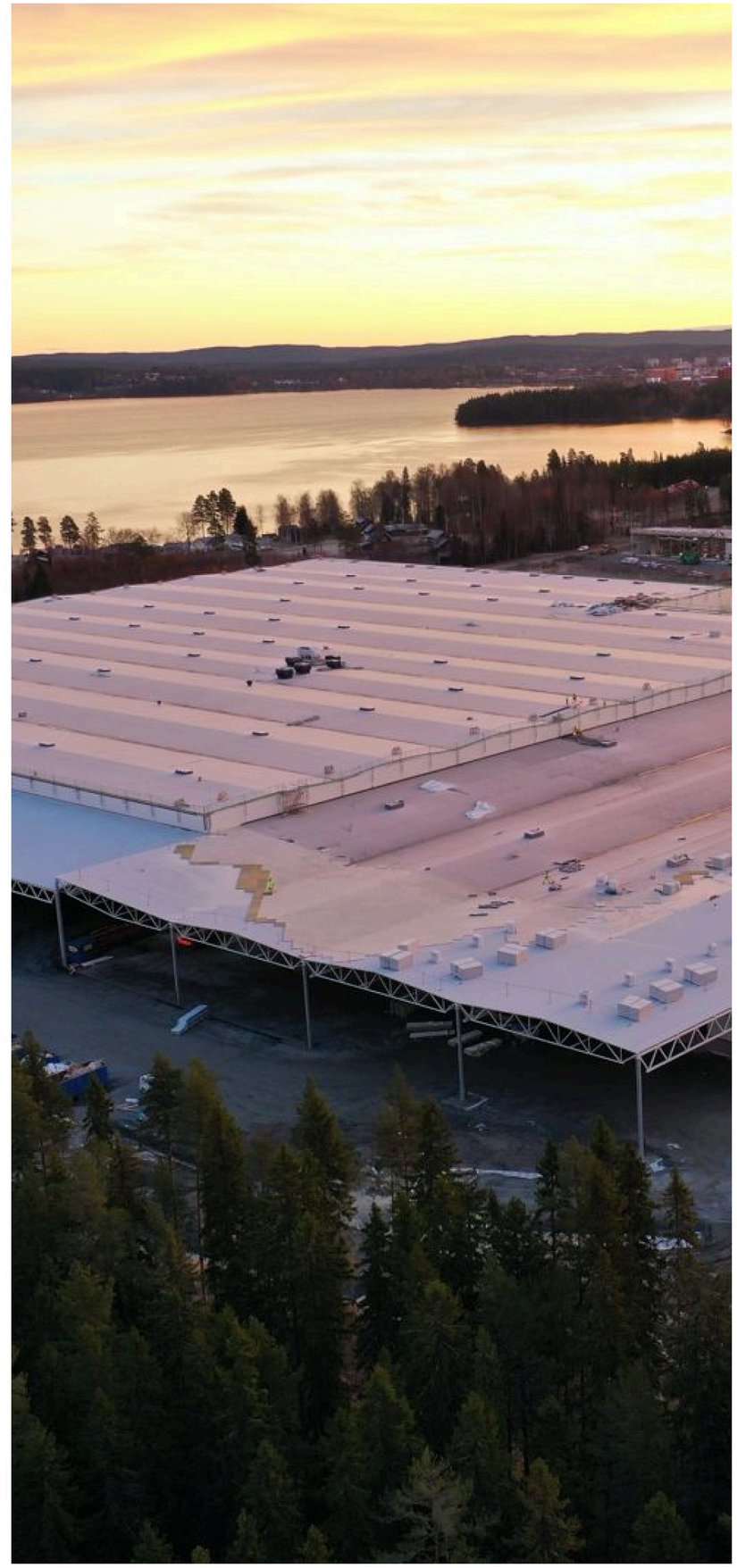
Authorisation for the board to resolve on issues

The Annual General Meeting on 22 April 2026 resolved on an authorisation for the board, with or without deviation from the shareholders' preferential rights, on one or more occasions until the next Annual General Meeting, to resolve on an increase of the company's share capital through a new issue of a total of up to 9,668,333 ordinary shares (A, B and D shares). The meeting also resolved to amend the articles of association to allow for the issues and to introduce a new ordinary share of series D.

Change of listing

During the third quarter of 2025, Logistri began preparations for a relisting of the company's shares to Nasdaq Stockholm. The intention is for the relisting to be approved towards the end of the fourth quarter of 2026. The board assesses that a move to a larger stock exchange list will increase interest in the share, strengthen the company's access to capital and contribute to a lower cost of capital.

	Jan - Sep	Jan - Sep	Jul - Sep	Jul - Sep	Oct - Sep	Jan - Dec
Key figures, the share	**2026**	**2025**	**2026**	**2025**	**25/26**	**2025**
Number of shares outstanding at end of period	96,683,334	73,350,000	96,683,334	73,350,000	96,683,334	96,683,334
Average number of shares	96,683,334	73,350,000	96,683,334	73,350,000	95,885,343	78,433,288
Profit from property management per share, SEK	0.71	0.90	0.23	0.31	0.89	1.06
Profit for the period per share, SEK	1.54	1.43	0.76	0.48	1.87	1.73
Equity per share, SEK	16.63	15.32	16.63	15.32	16.63	15.47
Net asset value per share, SEK	18.19	17.36	18.19	17.36	18.19	17.10



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Revenue

Revenue increased by 22.5% to SEK 162.0 m (132.3) as a result of annual index adjustment and the effect of property acquisitions during the period, as well as the full quarterly effect of acquisitions and renegotiations carried out during 2025.

Property costs

Costs in property management increased to SEK 12.6 m (9.8). Property costs consisted of property maintenance and operation of SEK 4.3 m (3.3), repairs and maintenance of SEK 2.4 m (2.3), insurance of SEK 2.0 m (1.7) and costs for property tax of SEK 3.9 m (2.5). Costs for operation and maintenance vary naturally over time and relate to a smaller part of the property portfolio; in addition, the additional acquisitions have increased the cost base. Over 99% of the company's total rental income relates to triple net leases, where the company has no or very limited costs for operation and maintenance.

Net operating income

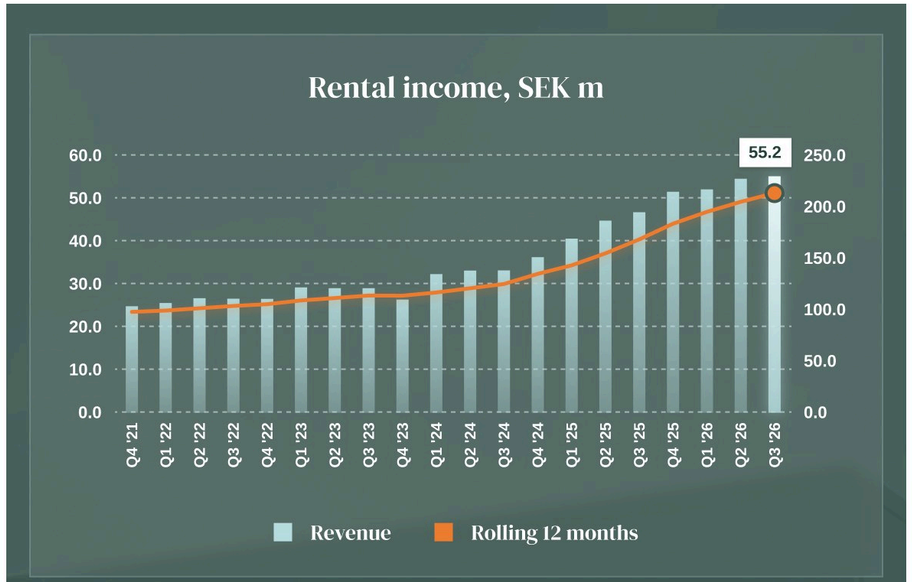
Net operating income increased by 22.0% to SEK 149.4 m (122.5). The surplus ratio amounted to 92.2% (92.6). The surplus ratio varies during the year depending on seasonal variations that are normal in the property industry. Average direct yield during the period amounted to 6.8% (6.4).

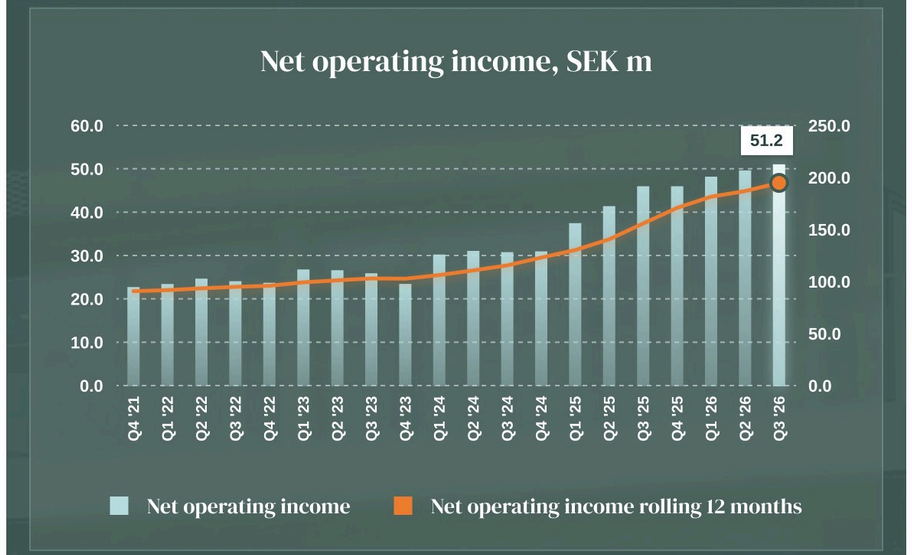
Administrative costs

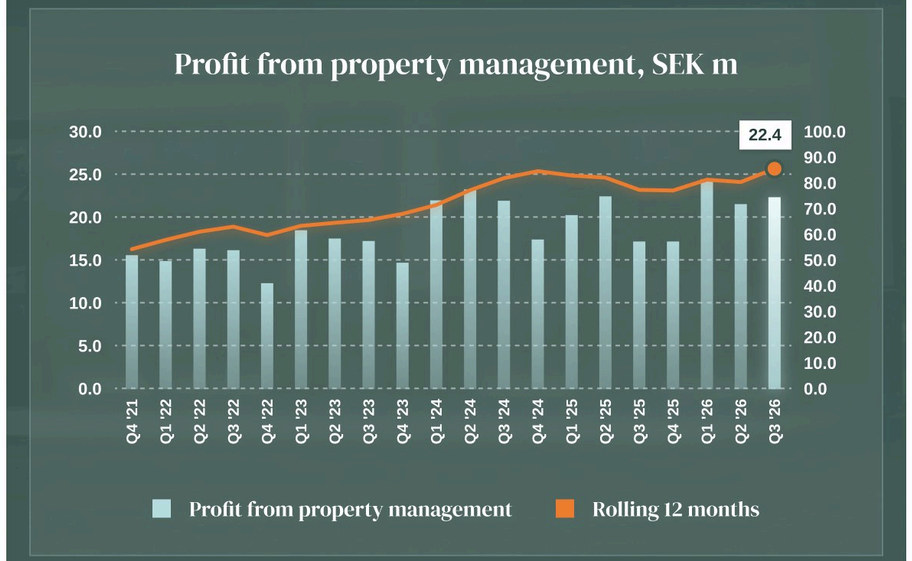
Administrative costs increased to SEK 23.1 m (13.1) compared with the same period the previous year, mainly due to relisting costs, which are costs of a one-off nature, as well as the company having hired staff and the property portfolio growing. During the first nine months, the company has expensed SEK 5.1 m relating to relisting costs. During the period, the Group has expensed VAT amounting to SEK 3.3 m, following a changed principle for accounting for value added tax in holding companies.

Net financial items

Financial income amounted to SEK 1.7 m (1.2) and financial costs to SEK 59.6 m (44.9), which meant that net financial costs increased by SEK 14.2 m to SEK 57.9 m (43.7). The increase was explained essentially by higher interest costs due to loans raised in connection with property acquisitions.







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Profit from property management

Profit from property management increased by 4.1% to SEK 68.4 m (65.7). The increase was explained by a significantly higher net operating income (SEK 26.9 m) reduced by higher administrative costs (SEK 10.0 m) and higher financial costs (SEK 14.2 m).

Changes in value of investment properties

The unrealised changes in value amounted to SEK 90.5 m (77.8), of which SEK 41.7 m (0.0) relates to the ongoing project in Ludvika. The remaining part of the positive change in value was explained by management- and acquisition-related activities and changed inputs for the valuations. Logistri's property portfolio is valued at the end of each quarter by an external independent valuer.

Changes in value of financial instruments

Unrealised changes in value of financial instruments amounted to SEK 29.5 m (-7.2). The change in value is mainly explained by higher market interest rates.

Tax

Current tax expense amounted to SEK 5.8 m (9.0) and deferred tax expense amounts to SEK 35.4 m (22.3). The period's current tax expense includes a positive effect of SEK 2.2 m attributable to a changed principle for accounting for value added tax in the Group's holding company. Of the amount, approximately SEK 1.6 m is attributable to the adjustment of the years 2020-2025. The deferred tax expense is mainly attributable to temporary differences between recognised and taxable value of investment properties and derivatives.

Cash flow

Cash flow from operating activities after changes in working capital amounted to SEK 151.1 m (44.8). The increase was largely explained by a positive change in working capital of SEK 89.9 m (-11.4) related to the new construction project in Ludvika. Cash flow from investing activities amounted to SEK -893.4 m (-549.7). Acquisitions amounted to SEK -278.1 m (-485.0) and investments in the new construction project amounted to SEK -762.4 m (-), essentially attributable to the Ludvika project. During the period, properties were sold for a total of SEK 147.4 m (-). Cash flow from financing activities amounted to SEK 444.7 m (291.7) and included loans raised of SEK 628.7 m (347.8) and amortisation of a total of SEK 156.1 m (25.2). Of the amortisation, SEK 104.8 m (-) related to repayment in connection with divestment of properties. The period's cash flow amounted to SEK -297.6 m (-213.1), which resulted in cash and cash equivalents at the end of the period of SEK 97.4 m (67.3).

Profit for the period

Profit for the period after tax amounted to SEK 148.7 m (105.0), corresponding to SEK 1.54 per share before and after dilution (1.43).

Parent company's result and position

The parent company's purpose is to indirectly own shares in property-owning subsidiaries. The parent company provides Group-wide functions regarding company management, finance and economics function and property management. The parent company's revenue consists of re-invoiced costs to subsidiaries. The parent company's costs increased compared with the previous year, which is explained by the Group's growth.

Interest income consists of interest received on the parent company's receivables from subsidiaries and deposit interest on cash and cash equivalents. Profit for the period amounted to SEK 8.8 m (-18.0). The parent company's shares in Group companies amounted at the end of the period to SEK 1,047.2 m (138.6). The parent company's long-term and short-term receivables from Group companies amounted to SEK 214.4 m (487.2) and SEK 110.3 m (203.0) respectively. The parent company's short-term liabilities to Group companies amount to SEK 293.8 m (22.4). The parent company's equity amounted to SEK 792.4 m (458.0) at the end of the period, which means an equity ratio of 55.7% (54.6).



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Amounts in SEK thousand	**2026**	**2025**	**2026**	**2025**	**25/26**	**2025**
Revenue	162,011	132,257	55,228	46,789	213,579	183,825
Operating and maintenance costs	-8,707	-7,265	-2,708	-2,637	-12,294	-10,852
Property tax	-3,910	-2,498	-1,322	-857	-5,744	-4,332
Net operating income	**149,393**	**122,494**	**51,198**	**43,295**	**195,540**	**168,641**
Administrative costs	-23,082	-13,087	-7,748	-4,309	-31,849	-21,854
Financial income	1,721	1,180	320	88	3,922	3,381
Financial costs	-59,421	-44,687	-21,364	-16,128	-81,704	-66,970
Interest on lease liability	-180	-195	-53	-65	-244	-259
Profit from property management	**68,431**	**65,705**	**22,353**	**22,881**	**85,665**	**82,939**
Unrealised changes in value, investment properties	90,510	77,758	37,886	23,738	112,309	99,557
Realised changes in value, investment properties	1,469	-	-	-	1,469	-
Unrealised changes in value, financial instruments	29,467	-7,224	33,035	-2,828	37,844	1,153
Profit before tax	**189,878**	**136,239**	**93,275**	**43,791**	**237,288**	**183,649**
Current tax	-5,777	-8,979	33	-3,000	-5,996	-9,198
Deferred tax	-35,414	-22,271	-20,038	-5,594	-52,280	-39,137
Profit for the period	**148,687**	**104,989**	**73,270**	**35,197**	**179,012**	**135,314**
Other comprehensive income	-	-	-	-	-	-
Total comprehensive income	**148,687**	**104,989**	**73,270**	**35,197**	**179,012**	**135,314**
Earnings per share before dilution, SEK	1.54	1.43	0.76	0.48	1.87	1.73
Earnings per share after dilution, SEK	1.54	1.43	0.76	0.48	1.87	1.73
Average number of shares, thousands	96,683	73,350	96,683	73,350	95,885	78,433



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Amounts in SEK thousand	30-Sep-26	30-Sep-25	31-Dec-25
Assets			
Non-current assets			
Intangible assets	184	-	-
Investment properties	4,005,019	2,732,515	2,941,458
Machinery and equipment	278	168	337
Right-of-use assets	2,623	4,919	8,198
Derivatives	31,412	-	4,662
Total non-current assets	**4,039,516**	**2,737,602**	**2,954,655**
Current assets			
Rent receivables	45	815	1,417
Other current receivables	42,569	56,759	6,191
Prepaid expenses and accrued income	33,523	23,564	25,644
Cash and cash equivalents	97,404	67,336	394,962
Total current assets	**173,541**	**148,474**	**428,214**
TOTAL ASSETS	**4,213,057**	**2,886,076**	**3,382,869**

Amounts in SEK thousand	30-Sep-26	30-Sep-25	31-Dec-25
Equity and liabilities			
Share capital	9,668	7,335	9,668
Other contributed capital	995,406	655,002	994,810
Retained earnings incl. profit for the year	602,509	461,203	491,529
Total equity	**1,607,583**	**1,123,540**	**1,496,007**
Non-current liabilities			
Liabilities to credit institutions	1,459,513	393,423	1,225,465
Bonds	295,437	293,100	293,473
Non-current lease liability	1,907	4,919	8,198
Derivatives	846	7,278	3,563
Deferred tax liability	181,886	142,674	158,241
Total non-current liabilities	**1,939,589**	**841,394**	**1,688,940**
Current liabilities			
Trade payables	121,608	3,470	5,054
Liabilities to credit institutions	375,156	825,012	134,985
Overdraft facility	-	39,400	-
Current tax liabilities	-	-	2,694
Other current liabilities	117,491	22,879	13,644
Accrued expenses and prepaid income	51,631	30,381	41,545
Total current liabilities	**665,886**	**921,142**	**197,922**
Total liabilities	**2,605,475**	**1,762,536**	**1,886,862**
TOTAL EQUITY AND LIABILITIES	**4,213,057**	**2,886,076**	**3,382,869**

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Amounts in SEK thousand	Share capital	Other contributed capital	Retained earnings incl. profit for the year	Total equity*
Equity 2025-01-01	**7,335**	**654,246**	**394,356**	**1,055,937**
Dividend	-	-	-38,142	-38,142
Warrants	-	756	-	756
Profit for the period Jan-Sep 2025	-	-	104,989	104,989
Equity 2025-09-30	**7,335**	**655,002**	**461,203**	**1,123,540**
New share issue	2,333	347,667	-	350,000
Issue costs	-	-9,897	-	-9,897
Tax effect of issue costs	-	2,039	-	2,039
Profit for the period Oct-Dec 2025	-	-	30,325	30,325
Equity 2025-12-31	**9,668**	**994,811**	**491,528**	**1,496,007**
Equity 2026-01-01	**9,668**	**994,811**	**491,528**	**1,496,007**
Adjustment attributable to changed principle for VAT accounting	-	-	-7,601	-7,601
Adjusted equity 2026-01-01	**9,668**	**994,811**	**483,927**	**1,488,406**
Dividend	-	-	-30,105	-30,105
Warrants	-	595	-	595
Profit for the period Jan-Sep 2026	-	-	148,687	148,687
Equity 2026-09-30	**9,668**	**995,406**	**602,509**	**1,607,583**

* Equity is in its entirety attributable to the parent company's shareholders

Summary statement of cash flows

The Group

Amounts in SEK thousand	Jan - Sep 2026	Jan - Sep 2025	Jul - Sep 2026	Jul - Sep 2025	Oct - Sep 25/26	Jan - Dec 2025
Cash flow from operating activities						
Profit from property management	68,431	65,705	22,353	22,881	85,665	82,939
Non-cash items	5,297	4,548	1,881	1,558	7,159	6,410
Tax paid	-12,525	-14,080	33	-2,760	-12,001	-13,556
Cash flow from operating activities before changes in working capital	**61,203**	**56,173**	**24,268**	**21,679**	**80,823**	**75,793**
Cash flow from changes in working capital						
Increase/decrease in rent receivables	1,372	4,238	448	4,039	998	3,864
Increase/decrease in other current receivables	-22,767	18,397	2,279	17,117	29,000	70,164
Increase/decrease in trade payables	116,722	-20,780	-1,482	-16,632	120,945	-16,557
Increase/decrease in other current liabilities	-5,449	-13,210	3,315	-24,715	2,154	-5,607
Cash flow from operating activities	**151,080**	**44,818**	**28,828**	**1,488**	**233,922**	**127,657**
Investing activities						
Acquisition of investment properties	-278,071	-485,043	-45	-65,794	-443,250	-650,222
New construction of existing properties	-762,422	-	-274,562	-	-839,529	-77,107
Investments in existing properties	-115	-64,484	1,334	-25,376	55,544	-8,825
Divested investment properties	147,434	-	-	-	147,434	-
Acquisition of equipment	-197	-130	-	-22	-395	-328
Cash flow from investing activities	**-893,371**	**-549,657**	**-273,273**	**-91,192**	**-1,080,196**	**-736,482**
Financing activities						
Warrants	595	756	-	-	595	756
New share issue	-	-	-	-	350,000	350,000
Issue costs	-	-	-	-	-9,897	-9,897
Dividend	-26,104	-28,607	-6,768	-9,536	-35,639	-38,142
Loans raised	628,711	347,786	256,349	40,048	1,511,683	1,230,758
Amortisation	-156,072	-25,223	-10,334	-1,911	-932,105	-801,256
Arrangement costs	-2,397	-3,008	0	-737	-8,292	-8,903
Cash flow from financing activities	**444,733**	**291,704**	**239,247**	**27,864**	**876,343**	**723,316**
Cash flow for the period	**-297,558**	**-213,135**	**-5,198**	**-61,840**	**30,068**	**114,491**
Cash and cash equivalents at beginning of period	**394,962**	**280,471**	**102,602**	**129,176**	**67,336**	**280,471**
Cash and cash equivalents at end of period	**97,404**	**67,336**	**97,404**	**67,336**	**97,404**	**394,962**

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Parent company

	Jan - Sep	Jan - Sep	Jul - Sep	Jul - Sep	Jan - Dec
Amounts in SEK thousand	**2026**	**2025**	**2026**	**2025**	**2025**
Net sales	19,973	3,491	6,448	1,146	4,705
Administrative costs	-24,600	-12,649	-7,989	-4,217	-21,157
Operating profit	**-4,626**	**-9,158**	**-1,541**	**-3,071**	**-16,452**
Interest income and similar items	18,398	8,736	3,248	2,732	15,482
Financial costs	-20,957	-17,606	-7,312	-6,244	-25,219
Profit after financial items	**-7,185**	**-18,027**	**-5,605**	**-6,584**	**-26,189**
Unrealised changes in value, financial instruments	24,326	-	27,260	-	1,214
Group contributions	-	-	0	-	26,399
Profit before tax	**17,141**	**-18,027**	**21,655**	**-6,584**	**1,424**
Tax for the period	-8,379	-	-8,983	-	-2,289
Profit for the period	**8,763**	**-18,027**	**12,672**	**-6,584**	**-865**

Summary balance sheet

Parent company

Amounts in SEK thousand	**30-Sep-26**	**30-Sep-25**	**31-Dec-25**
Assets			
Intangible assets	184	-	-
Shares in subsidiaries	1,047,199	138,601	258,439
Other non-current assets	199	65	242
Deferred tax asset	-	-	-
Non-current receivables from Group companies	214,415	487,205	487,205
Derivatives	26,386	-	4,662
Total non-current assets	**1,288,384**	**625,871**	**750,548**
Current receivables from Group companies	110,344	203,008	226,110
Other current receivables	1,973	2,405	2,525
Prepaid expenses and accrued income	2,740	2,580	1,074
Cash and bank	19,506	5,484	208,147
Total current assets	**134,562**	**213,479**	**437,856**
TOTAL ASSETS	**1,422,946**	**839,349**	**1,188,404**
EQUITY AND LIABILITIES			
Share capital	9,668	7,335	9,668
Unrestricted equity	782,744	450,632	807,603
Equity	**792,412**	**457,967**	**817,271**
Bonds	295,437	293,100	293,473
Derivatives	846	-	3,448
Deferred tax liability	5,261	-	250
Non-current liabilities	**301,544**	**293,100**	**297,171**
Trade payables	1,188	506	880
Current liabilities to Group companies	293,821	22,381	53,440
Overdraft facility	-	39,400	-
Current tax liabilities	3,251	-	-
Other current liabilities	14,889	19,325	9,896
Accrued expenses and prepaid income	15,842	6,670	9,746
Total current liabilities	**328,990**	**88,282**	**73,692**
Total liabilities	**630,534**	**381,382**	**371,133**
TOTAL EQUITY AND LIABILITIES	**1,422,946**	**839,349**	**1,188,404**

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Key figures

PROPERTY-RELATED	Jan - Sep 2026	Jan - Sep 2025	Jul - Sep 2026	Jul - Sep 2025	Oct - Sep 25/26	Jan - Dec 2025
Number of properties, no.	41	37	41	37	41	40
Lettable area, sqm	269,172	240,117	269,172	240,117	269,172	264,257
Fair value of the properties, SEK thousand	4,005,019	2,732,515	4,005,019	2,732,515	4,005,019	2,941,458
Fair value of the properties, SEK/sqm	14,879	11,380	14,879	11,380	14,879	11,131
Rental value, SEK thousand	214,227	189,580	214,227	189,580	214,227	200,765
Rental value, SEK/sqm	796	790	796	790	796	760
Remaining lease term, years	8.1	7.0	8.1	7.0	8.1	7.4
Economic occupancy rate, %	99.8	98.6	99.8	98.6	99.8	98.5
Area-based occupancy rate, %	99.8	99.2	99.8	99.2	99.8	99.1
Direct yield of the properties, %	6.8	6.4	6.8	6.3	6.8	7.5
Surplus ratio, %	92.2	92.6	92.7	92.5	91.6	91.7

FINANCIAL	Jan - Sep 2026	Jan - Sep 2025	Jul - Sep 2026	Jul - Sep 2025	Oct - Sep 25/26	Jan - Dec 2025
Equity ratio, %	38.2	38.9	38.2	38.9	38.2	44.2
Loan-to-value ratio, %	53.4	55.7	53.4	55.7	53.4	56.7
Return on equity, %	12.8	12.8	18.6	12.7	13.1	10.6
Average capital tied-up period, years	1.6	1.6	1.6	1.6	1.6	2.7
Average interest rate fixing period, years	2.6	1.4	2.6	1.4	2.6	2.6
Average interest rate at end of period, %	4.0	3.9	4.0	3.9	4.0	4.3
Interest coverage ratio, x	2.2	2.5	2.1	2.4	2.1	2.3
Net debt, SEK m	2,043	1,421	2,043	1,421	2,043	1,272
Net loan-to-value ratio, %	51.0	52.0	51.0	52.0	51.0	43.3
Debt ratio, x	11.3	8.8	11.3	8.8	11.3	7.5

For definitions, see page 29. For reconciliation of key figures, see page 30.

SHARE-RELATED	Jan - Sep 2026	Jan - Sep 2025	Jul - Sep 2026	Jul - Sep 2025	Oct - Sep 25/26	Jan - Dec 2025
Number of shares outstanding at end of period	96,683,334	73,350,000	96,683,334	73,350,000	96,683,334	96,683,334
Average number of shares	96,683,334	73,350,000	96,683,334	73,350,000	95,885,343	78,433,288
Profit from property management per share, SEK	0.71	0.90	0.23	0.31	0.89	1.06
Profit for the period per share, SEK	1.54	1.43	0.76	0.48	1.87	1.73
Equity per share, SEK	16.63	15.32	16.63	15.32	16.63	15.47
Net asset value per share, SEK	18.19	17.36	18.19	17.36	18.19	17.10

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Logistri Fastighets AB (publ), with organisation number 559122-8654, is a public limited company registered in Sweden with its registered office in Stockholm. The address of the head office is Skeppsbron 26, 111 30 Stockholm. The operations of the company and its subsidiaries ("the Group") comprise owning, developing and managing properties for warehousing and light industry in Sweden and the Nordic region.

Employees

The Group has had eight employees during the period: the company's Chief Executive Officer, CFO, property manager, technical manager, business developer, Group accounting manager and two company accountants.

Related-party transactions

Transactions between the company and its subsidiaries, which are related parties of the company, have taken place regarding interest costs and interest income respectively on internal loans and charging of business and property management fees and audit. Pareto Business Management AB has no ownership or controlling influence but is a related party to Logistri Fastighets AB according to IAS 24, by having provided services under a Business management agreement during Q1 2026. The agreement with Pareto ended at the end of March 2026.

Significant risks and uncertainties

Risks for the Group involve risk of vacancies as a result of tenants' insolvency or termination of existing leases. The Group bears a limited risk associated with operating and maintenance costs as approximately 99% of the properties are let under triple net leases. In addition, 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, the tenants are also responsible for planned maintenance.

Properties and property-related assets are by their nature difficult to value due to the special character of each property and the fact that there is not necessarily a liquid market. As a result, valuations may be subject to considerable uncertainty. There is no guarantee that the calculations resulting from the valuation process will reflect the actual sale price. A downturn in the property market can significantly affect the value of property. The valuation is based on an estimate of future incoming and outgoing payments, discounted taking into account a risk-free interest rate and risk premium. All of these factors are thus assessments of the future and are uncertain.

Liquidity risk refers to the risk that the Group has problems meeting its commitments related to the Group's financial liabilities. The properties are essentially fully let and the company is therefore dependent on the tenant's finances, financial position and ability to pay, since the company's revenue consists entirely of rental income. The company's risk profile is based on counterparty and contract length, which means that leases with a short contract length have a different risk profile than leases with longer terms.

Financing risk refers to the risk that the Group cannot raise sufficient financing at a reasonable cost. Payment of interest and operating costs is handled by the Group continuously receiving rent payments. Interest rate risk is defined as how the interest rate level affects earnings and cash flow. For interest-bearing liabilities, the carrying amount is considered to be a good approximation of fair value as they essentially run at a floating interest rate.

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 interim report has been prepared in accordance with chapter 9 of the Annual Accounts Act, Interim Report. Disclosures in accordance with IAS 34.16A are provided not only in the financial reports and their related notes but also in other parts of the interim report.

The same accounting and valuation principles have been applied for the Group and the parent company as in the most recent consolidated financial statements and annual report, see Logistri Fastighets AB's annual report 2025, page 43, except for the changed principle for VAT accounting in the holding company in the Group. Project properties are valued as investment property less deductions for remaining investments and deductions for project and time risk.

IFRS 18 comes into effect on 1 January 2027 and replaces IAS 1 Presentation of Financial Statements. The purpose of the standard is to increase comparability and transparency in how companies' results are presented.

Implementation work is ongoing and also includes producing comparative information for 2026. Logistri is working to analyse the classification of income and costs in the income statement, the introduction of new mandatory subtotals, the presentation of the cash flow analysis and disclosure requirements for performance measures reported outside the company's financial reports (MPMs).

Logistri's main business is investment in investment properties (investment in assets that generate returns individually and largely independently of other resources). This means that, for example, changes in value of investment properties will be included in operating profit. Interest income attributable to cash and cash equivalents will be recognised in the investing category, after operating profit but before profit before financing and tax. Financial costs and changes in value of derivatives will be recognised in the financing category, after profit before financing and tax.

IFRS 18 is not judged to affect the recognition or valuation of the Group's assets, liabilities or results, but will entail changes in the presentation of the financial reports and related disclosures. A full analysis of the effects and consequences of applying IFRS 18 has not yet been completed.

The company publishes five reports annually: the half-year report, the year-end report, the annual report and two interim reports.

Audit

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

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Key figure	Explanation	Rationale
Return on equity	Return on equity is calculated as profit for the period, converted to 12 months, divided by average equity during the period.	Shows how the owners' capital has yielded during the period.
Loan-to-value ratio	Nominal interest-bearing liabilities divided by the carrying amount of investment properties.	Shows the level of indebtedness
Net operating income	Revenue for the period less operating and maintenance costs and property tax.	Shows the profitability of property management before costs for central administration and net financial items.
Economic occupancy rate	Contracted annual rent in relation to rental value	Shows the economic utilisation rate of the investment properties.
NOI yield of the properties	The period's net operating income converted to 12 months, adjusted for the properties' holding period during the period in relation to the properties' market value at the end of the period, excluding project properties at the end of the period.	Shows profitability before financial costs and costs for central administration in relation to the market value of the property portfolio
Profit from property management per share	Profit from property management divided by the weighted average number of shares during the period.	Shows profitability before changes in value
Rental value	Contracted annual rent running directly after the end of the period plus estimated market rent for any vacant premises	Shows revenue potential based on the current property holding
Net loan-to-value ratio	Net debt divided by the market value of the properties	Shows the level of indebtedness net after deduction of cash and cash equivalents.
Net debt	Nominal interest-bearing liabilities less recognised cash and cash equivalents and cash and cash equivalents recognised among current receivables	Shows indebtedness net after deduction of cash and cash equivalents.
Earnings per share	Profit for the period divided by the average number of shares during the period	Shows the owners' share of the result
Interest coverage ratio	Profit from property management plus net financial items divided by net financial items	Shows the ability to pay interest based on financial outcome for the operating activities.
Debt ratio	Net debt in relation to net operating income less costs for central administration according to earning capacity.	Shows a type of financial risk.
Equity ratio	Equity divided by total assets	Shows how large a share of the assets is financed with equity and highlights financial stability.
Net asset value	Recognised equity attributable to the parent company's shareholders with reversal of reserves for interest rate derivatives and deferred tax	Shows net asset value and is an established measure used by listed property companies in a uniform way.
Net asset value per share	Recognised equity attributable to the parent company's shareholders with reversal of reserves for interest rate derivatives and deferred tax, in relation to the average number of shares at the end of the period.	Shows the net asset value attributable to the ordinary shareholders
Remaining lease term	The weighted average remaining term of the leases.	Shows risk of future vacancies
Surplus ratio	Net operating income divided by total revenue	Shows the profitability of property management

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Reconciliation of key figures

	Jan - Sep 2026	Jan - Sep 2025	Jul - Sep 2026	Jul - Sep 2025	Oct - Sep 25/26	Jan - Dec 2025
Return on equity						
Profit for the period, SEK thousand	148,687	104,989	73,270	35,197	179,012	135,314
Addition for conversion to annual value, SEK thousand	49,562	34,996	219,810	105,591	-	-
Average equity, SEK thousand	1,551,795	1,089,739	1,574,748	1,105,942	1,365,561	1,275,972
Return on equity, %	**12.8**	**12.8**	**18.6**	**12.7**	**13.1**	**10.6**
Loan-to-value ratio						
Borrowing, SEK thousand	2,140,067	1,521,589	2,140,067	1,521,589	2,140,067	1,667,428
Property value, SEK thousand	4,005,019	2,732,515	4,005,019	2,732,515	4,005,019	2,941,458
Loan-to-value ratio, %	**53.4**	**55.7**	**53.4**	**55.7**	**53.4**	**56.7**
Economic occupancy rate						
Contracted annual rent, SEK thousand	213,879	186,843	213,879	186,843	213,879	197,675
Rental value, SEK thousand	214,227	189,580	214,227	189,580	214,227	200,765
Economic occupancy rate, %	**99.8**	**98.6**	**99.8**	**98.6**	**99.8**	**98.5**

	Jan - Sep 2026	Jan - Sep 2025	Jul - Sep 2026	Jul - Sep 2025	Oct - Sep 25/26	Jan - Dec 2025
NOI yield						
Net operating income, SEK thousand	149,393	122,494	51,198	43,295	195,540	168,641
Holding period adjustment, acquisitions, SEK thousand	57,260	52,128	153,594	129,967	10,656	22,345
Adjusted net operating income, SEK thousand	206,653	174,622	204,792	173,262	206,196	190,986
Property value, SEK thousand	4,005,019	2,732,515	4,005,019	2,732,515	4,005,019	2,941,458
Project properties	983,319	-	983,319	-	983,319	404,902
Property value excluding project properties, SEK thousand	3,021,700	2,732,515	3,021,700	2,732,515	3,021,700	2,536,556
NOI yield, %	**6.8**	**6.4**	**6.8**	**6.3**	**6.8**	**7.5**
Profit from property management per share						
Profit from property management, SEK thousand	68,431	65,705	22,353	22,881	85,665	82,939
Average number of shares	96,683,334	73,350,000	96,683,334	73,350,000	95,885,343	78,433,288
Profit from property management per share, SEK	**0.71**	**0.90**	**0.23**	**0.31**	**0.89**	**1.06**
Long-term net asset value						
Equity, SEK thousand	1,607,583	1,123,540	1,607,583	1,123,540	1,607,583	1,496,007
Derivatives, SEK thousand	-30,566	7,278	-30,566	7,278	-30,566	-1,099
Deferred tax, SEK thousand	181,886	142,674	181,886	142,674	181,886	158,241
Long-term net asset value, SEK thousand	**1,758,903**	**1,273,492**	**1,758,903**	**1,273,492**	**1,758,903**	**1,653,149**
Long-term net asset value per share						
Long-term net asset value, SEK thousand	1,758,903	1,273,492	1,758,903	1,273,492	1,758,903	1,653,149
Number of shares	96,683,334	73,350,000	96,683,334	73,350,000	96,683,334	96,683,334
Net asset value per share, SEK	**18.2**	**17.4**	**18.2**	**17.4**	**18.2**	**17.1**

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	Jan - Sep	Jan - Sep	Jul - Sep	Jul - Sep	Oct - Sep	Jan - Dec
	2026	2025	2026	2025	25/26	2025
Net debt						
Borrowing, SEK thousand	2,140,067	1,521,589	2,140,067	1,521,589	2,140,067	1,667,428
Cash and cash equivalents, SEK thousand	-97,404	-67,336	-97,404	-67,336	-97,404	-394,962
Deposited funds, SEK thousand	-	-32,898	-	-32,898	-	-
Net debt, SEK thousand	**2,042,663**	**1,421,355**	**2,042,663**	**1,421,355**	**2,042,663**	**1,272,466**
Net loan-to-value ratio						
Net debt, SEK thousand	2,042,663	1,421,355	2,042,663	1,421,355	2,042,663	1,272,466
Property value, SEK thousand	4,005,019	2,732,515	4,005,019	2,732,515	4,005,019	2,941,458
Net loan-to-value ratio, %	**51.0**	**52.0**	**51.0**	**52.0**	**51.0**	**43.3**
Earnings per share						
Profit for the period, SEK thousand	148,687	104,989	73,270	35,197	179,012	135,314
Average number of shares	96,683,334	73,350,000	96,683,334	73,350,000	95,885,343	78,433,288
Profit for the period per share, SEK	**1.54**	**1.43**	**0.76**	**0.48**	**1.87**	**1.73**
Interest coverage ratio						
Profit from property management plus net financial items, SEK thousand	126,311	109,407	43,450	38,986	163,681	146,787
Net financial items, SEK thousand	57,880	43,702	21,097	16,105	78,026	63,848
Interest coverage ratio, x	**2.2**	**2.5**	**2.1**	**2.4**	**2.1**	**2.3**
Debt ratio						
Net debt, SEK thousand	2,042,663	1,421,355	2,042,663	1,421,355	2,042,663	1,272,466
Net operating income according to earning capacity, SEK thousand	203,435	179,203	203,435	179,203	203,435	190,320
Central administration according to earning capacity, SEK thousand	-22,148	-17,267	-22,148	-17,267	-22,148	-19,727
Debt ratio, x	**11.3**	**8.8**	**11.3**	**8.8**	**11.3**	**7.5**

	Jan - Sep	Jan - Sep	Jul - Sep	Jul - Sep	Oct - Sep	Jan - Dec
Equity ratio	2026	2025	2026	2025	25/26	2025
Equity, SEK thousand	1,607,583	1,123,540	1,607,583	1,123,540	1,607,583	1,496,007
Total assets, SEK thousand	4,213,057	2,886,076	4,213,057	2,886,076	4,213,057	3,382,869
Equity ratio, %	**38.2**	**38.9**	**38.2**	**38.9**	**38.2**	**44.2**
Surplus ratio						
Net operating income, SEK thousand	149,393	122,494	51,198	43,295	195,540	168,641
Total rental income, SEK thousand	162,011	132,257	55,228	46,789	213,579	183,825
Surplus ratio, %	**92.2**	**92.6**	**92.7**	**92.5**	**91.6**	**91.7**
Equity per share						
Equity, SEK thousand	1,607,583	1,123,540	1,607,583	1,123,540	1,607,583	1,496,007
Number of shares	96,683,334	73,350,000	96,683,334	73,350,000	96,683,334	96,683,334
Equity per share, SEK	**16.6**	**15.3**	**16.6**	**15.3**	**16.6**	**15.5**



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Board of Directors' certification

The Board of Directors and the Chief Executive Officer certify that the interim report gives a true and fair overview of the company's and the Group's operations, position and results and describes the significant risks and uncertainties that the company and the companies included in the Group face.

This interim report for Logistri Fastighets AB (publ) was approved by the Board of Directors on 12 November 2026

Stockholm, 12 November 2026

Logistri Fastighets AB
Org. no.: 559122-8654

Henrik Viktorsson
Chairman of the Board

Patrik von Hacht
Board member

Johanna Bjärnemyr
Board member

Mattias Ståhlgren
Board member

Robin Englén
Board member

Cecilia Ekeblom
Board member

David Träff
Chief Executive Officer

Information about MAR

The information in this year-end report is information that Logistri Fastighets AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation. The information was submitted, through the agency of the contact person, for publication on 12 November 2026.

Upcoming reporting dates

11 February 2027	Year-end report Q4 2026
22 April 2027	Annual General Meeting

Upcoming dividends

SEK per share	Ex-date	Payment
0.07	2026-12-29	2026-01-07



LOGISTRI

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