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→ Period January - September 2025

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- Rental income increased by 33.9% to SEK 132.3 million (98.8)
- Net operating income increased by 32.3% to SEK 122.5 million (92.6) and the surplus ratio was 92.6% (93.8)
- Profit from property management decreased by 2.6% to SEK 65.7 million (67.3)
- Profit for the period increased by 47.9% to SEK 105.0 million (71.0), corresponding to SEK 1.43 per share (0.97)

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

Quarter July - September 2025

- Rental income increased by 40.9% to SEK 46.8 million (33.2)
- Net operating income increased by 40.0% to SEK 43.3 million (30.9) and the surplus ratio amounted to 92.5% (93.1)
- Profit from property management increased by 4.0% to SEK 22.9 million (22.0)
- Profit for the period increased by 100.5% to SEK 35.2 million (17.6), corresponding to SEK 0.48 per share (0.24)

	Jan	-Sep	Jul-	Sep	Oct-Sep	Jan-Dec
Key figures	2025	2024	2025	2024	2024-2025	2024
Rental income, SEK thousand	132	99	47	33	169	135
Net operating income, SEK thousand	122	93	43	31	154	124
Profit from property management, SEK thousand	66	67	23	22	83	85
Earnings after tax, SEK thousand	105	71	35	18	98	64
Property value, SEK million	2,733	1,744	2,733	1,744	2,733	2,093
Property yield, %	6.4	7.2	6.3	7.1	6.3	7.2
Interest coverage ratio, multiple	2.5	4.9	2.4	4.9	2.6	4.4
Net LTV, %	52.0	35.9	52.0	35.9	52.0	44.5
Key figures per share, SEK ¹		70.0				
Profit from property management	0.90	0.92	0.31	0.30	1.13	1.16
Earnings after tax	1.43	0.97	0.48	0.24	1.34	0.88
NRV	17.26	16.14	17.26	16.14	17.26	16.03

¹ Key figures for 2024 are adjusted for share splits

Significant events during the quarter

In July, possession of the Lerum Berg 1:44 property was taken possession of at an agreed property 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 12 years.

In July, two light industrial properties, Falkenberg Elektrikern 2 and Gislaved Ölmestad 8:261, were acquired at an agreed property value of SEK 108 million. The leasable area amounts to 16,500 m². Annual rental income amounts to SEK 8.7 million and the remaining lease period is 9 years. The property in Falkenberg was taken possession of in September and the property in Gislaved will be taken possession of in October.

In September, a loan agreement with a total loan volume of SEK 959 million was entered into with a Swedish bank. The loan will be used to, among other things, repay loans with M&G with maturity on 20/07/2026. The new loan expands the Group's loans and provides SEK 185 million in liquidity that can be used for value-creating investments in real estate. For more information on the refinancing, see p. 15.

Significant events after the end of the period

On 8 October, an accelerated book building procedure was carried out and the Board of

Directors resolved on a directed share issue of 16,600,002 Class B shares, and at the same time proposed that an Extraordinary General Meeting resolve on a directed share issue of 6,733,332 Class B shares to certain existing shareholders who are also members of the Board of Directors

On October 27, the Extraordinary General Meeting resolved on a new issue of 6,733,332 shares of series B. Through the new issue of the total of 23,333,334 Class B shares, Logistri received proceeds of approximately SEK 350 million.

On October 31, an agreement was entered into for the acquisition of two properties in Ludvika. Two buildings totalling approximately 103,000 m² will be constructed on the properties. The buildings will house Hitachi Energy Sweden AB's new logistics center and a 15-year lease has been signed. The agreed property value in the transaction amounts to SEK 1,254 million, which gives a property yield of 7.1%. The properties are expected to be taken possession of in January 2026 and the buildings are completed in early 2027.

On 4 November, two properties in Tranås were taken possession of in a sale and lease-back transaction. The tenant signed a 20-year triple-net lease in connection with the transaction. The properties comprise a total leasable area of 13,150 m². The total land area amounts to 33,443 m² and the annual rental income amounts to approximately SEK 6.7 million.



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Comments by the CEO

Continued growth and value creation through long-term investments

During the third quarter, Logistri continued to develop in line with our long-term strategy – to invest in mission-critical properties and create stable returns through strong and sustainable rental relationships. The quarter was characterized by three important events that together strengthened the company's growth, financing and market position.

Strategic collaboration with Hitachi Energy

In September, we signed a letter of intent with Torngrund Group regarding the development of Hitachi Energy Sweden's new logistics center in Ludvika. The project comprises two buildings totalling approximately 103,000 m² with an agreed property value of SEK 1,254 million and a 15-year lease. It is one of our most significant projects to date and strengthens our collaboration with one of our largest and most long-term tenants. The transaction is fully in line with our strategy to grow through investments in mission-critical assets and to build partnerships with market-leading companies.

Strengthening financing and increasing financial flexibility

During the quarter, we also secured a new loan of SEK 959 million with a Swedish bank, which replaces existing financing and extends the company's average tied-up capital to three years. The new structure strengthens our financial position, reduces refinancing risk and frees up SEK 185 million in liquidity that can be used for value-creating investments. Through a high degree of interest rate hedging and a long-term financing strategy, we continue to create stable and predictable cash flows over time.

Capital injection for profitable growth

After the end of the quarter, Logistri carried out a directed share issue that provides the company with approximately SEK 350 million before transaction costs. The issue enables financing of future investments, including the planned acquisition of the logistics properties in Ludvika, and at the same time contributes to a broadened shareholder base. The strong interest from both Swedish and international investors confirms the market's confidence in Logistris' business model and long-term strategy.

Focus ahead

Logistri is now financially stronger than ever, with a growing portfolio of attractive properties, long-term leases and good access to capital. Our ambition is to continue to grow with high profitability and create long-term value for our shareholders. The progress made in recent quarters shows that our model – combining operationally important properties with strong partnerships and financial discipline – continues to deliver results.





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This is Logistri

Logistri Fastighets AB is a stable and long-term value-creating real estate company specializing in commercial properties for light industry, warehousing and contracting operations. Since its inception in 2017, the company's property portfolio 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?

1

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.

2

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.

3

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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Rental income

Income increased by 33.9% to SEK 132.3 million (98.8) 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 and the first three quarters of 2025. 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 7.3 million (4.1). 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 to SEK 13.1 million (8.7) 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 9.9% (8.8%) 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 1.2 million (2.9) and financial expenses amounted to SEK 44.7 million (19.2), which meant that net financial expenses

increased to SEK 43.5 million (16.3), 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 in connection with property acquisitions.

Unrealised changes in value

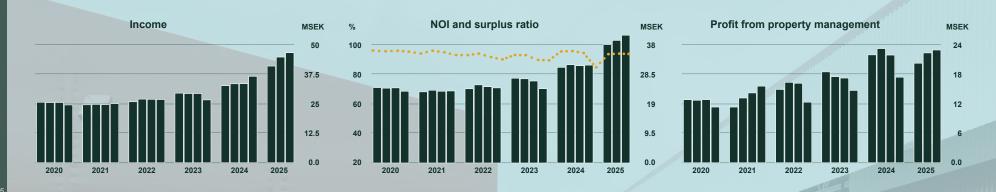
Logistris' property portfolio is valued by an external independent valuer at the end of each quarter. Unrealized changes in value amounted to SEK 77.8 million (17.7). The positive change in value is explained by management and acquisition-related activities as well as changing market conditions.

Tax

Current tax expense amounted to SEK 9.0 million (7.5) and deferred tax expense amounted to SEK 22.3 million (6.5). 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 44.8 million (43.1). Acquisitions of investment properties impacted cash flow through investment activities of SEK -485.0 million (-115.6) and investments in existing properties of SEK 64.5 million (8.4), mainly attributable to the new construction project in Skyttbrink. During the period, cash and cash equivalents decreased by SEK 213.1 million (106.3) and cash and cash equivalents at the end of the period amounted to SEK 67.3 million (122.2).





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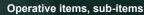
Current earning capacity

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 1 October 2025 and the property portfolio owned by Logistri as of 1 October 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 Oct 2025	1 Jan 202
Rental income	194,388	158,92
Operating expenses	-15,185	-12,27
Net operating income	179,203	146,64
Administrative expenses	-17,267	-14,29
Net financial items	-63,948	-45,89
Profit from property management	97,988	86,45
Profit from property management per share	1.34	11.7







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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, 96.7% 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.

In 2025, Logistris' property portfolio has continued to grow and now includes 37 properties with a leasable area of 240,117 m². A total of nine new properties have been taken possession with a lettable area of 33,256 m². An additional property, Falköping Spjutet 2, has been created through the division of Falköping Spjutet 1 to enable future development of previously unused land. 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 92.6% after property costs.

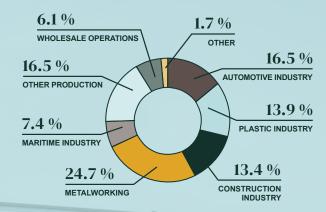
With 93.8% long-term leases with triple-net agreements where the tenants themselves are responsible for the absolute majority of operating and maintenance costs, the company has a limited risk of increased costs in management.

Logistri continues to have a high occupancy rate with 98.4% 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. All other properties in the portfolio are fully let.

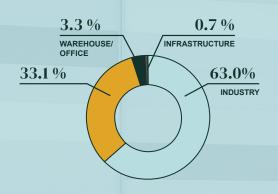
Property portfolio	2025 Q3	2024
Leasable area, m ^{2:}	240,117	206,861
Rental value, TSEK	189,580	158,746
Number of properties	37	27
Market value, SEK million	2,733	2,092
Occupancy rate, rental value	98.4 %	98.4 %

A project property, Botkyrka Skyttbrink 29, is under construction and will comprise an additional 6,555 m² and was already fully let with a 10-year lease before construction started. Occupancy will take place gradually during December 2025 and early 2026.

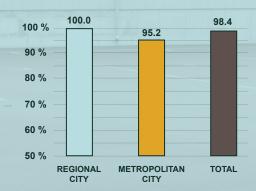
Rental value



Property portfolio per property type



Occupancy rate, rental value





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Market areas

Logistris' property portfolio comprises two strategic market areas, Regional City and Metropolitan City. Regionstad comprises 21 major properties in southern Sweden in regional towns with a strong industrial tradition. Storstad comprises 16 properties for light industry, contracting 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 triplenet agreements with very low management costs. The occupancy rate in the market area Regionstad is 100% and the rent-weighted remaining lease period (WAULT) is 8.7 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 95.2% and the rent-weighted remaining lease period (WAULT) is 4.3 years. The occupancy rate is affected at the end of the period by temporary vacancies in a development property where leasing work and negotiations are ongoing for a total of 2,033 m².

Tenants

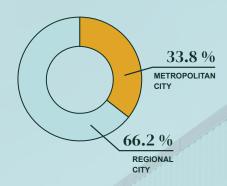
At the end of the period, Logistri had 55 tenants, where no single tenant is larger than 8% of the total rental value.

The 10 largest tenants represent 54.3% 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 8.0 years. 86.3% of the rental value for the 10 largest tenants is in the Regionstad market area.

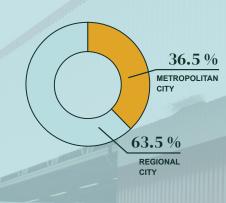
The majority of Logistris' tenants are larger, well-managed industrial companies with a long history in the properties. The tenants represent a number of industries and industry segments. This gives Logistri a well-diversified exposure to different industries and reduces financial risk.

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.

Rental value by market area



Market value by market area



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Over 93 % of Logistris' leases are triple net with no or very limited costs for operation and maintenance



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Completed property acquisitions during the first three quarters of the year

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	Fargo 6	Bokbindaren 1	Västra Torp 1:93	Spindeln 1	Solsten 1:137	Gamlestaden 74:2	Tuvängen 3	Berg 1:44	Elektrikern 2	Total
Tenant	9 tenants	Hitachi Energy Sweden AB	Entrack AB	AB Reservdelar	GBGT Box AB	Rentsafe Sverige AB	Tailored Concept By Tc AB	Mark Bric AB	Pexymek AB	
Acquisition value, MSEK	54	105	17	80	80	32	50	33	39	490
Leasable area, m²	3,036	7,030	2,090	4,350	5,544	1,150	2,000	2,530	5,600	33,300
Year of construction	2023	2024	1984-2024	1962-2025	2011	1997-2019	2011-2017	1970-2021	1975-2012	
Access	2025-03-14	2025-03-14	2025-03-14	2025-06-23	2025-04-16	2025-04-16	2025-06-27	2025-07-01	2025-09-29	
Transaction type	Off market	Broad process								
Location	Regional City	Regional City	Regional City	Metropolitan City	Metropolitan City	Metropolitan City	Metropolitan City	Regional City	Regional City	
Segment	Light industrial/ Warehouse									
Occupancy rate	100 %	100 %	100 %	100%	100%	100%	100%	100 %	100 %	100 %
Industry	Construction & Automotive	Infrastructure	Mechanical Engineering	Automotive	Other production	Storage	Other production	Plastic industry	Other production	
Rental period, years	5.0	9.8	9.5	10.0	4.1	3.2	4.6	11.8	10.0	7.6
Lease agreement	Triple-net									
Environmentally certified	~	~	~		~					



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 Lerum Berg 1:44 Falkenberg Elektrikern 2



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Agreed acquisitions with closing after the end of the period

	Norrtälje	Vänersborg	Gislaved	Tranås	Ludvika	
	Görla 9:25	Stallet 18	Ölmestad 8:261	Traktorn 2 & 6	Gonäs 1:178 & 1:181	Total
Tenant	Ahlberg Cameras AB	Wiretronic AB	Rullpack AB	Strömsholmen AB	Hitachi Energy Sweden AB	
Acquisition value, MSEK	45	130	69	94	1,254	1,592
Leasable area, m²	2,139	5,996	10,990	13,150	103,000	135,275
Year of construction	2026	2026	1998	1964-2024	2027	
Access	2025-03-03	2025-03-03	2025-07-01	2025-10-23	2027	
Agreed	Q2 2026	Q2 2026	2025-09-30	2025-11-04	Q1 2026	
Transaction type	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	Automotive	
Rental period, years	8.0	15.0	8.6	20.0	15.0	14.8
Lease agreement	Triple-net	Triple-net	Triple-net	Triple-net	Triple-net	
Environmentally certified	V	V			V	



Norrtälje Görla 9:25 Vänersborg Stallet 18 Gislaved Ölmestad 8:261 Tranås Traktorn 2 & 6 Ludvika Gonäs 1:178 & 1:181



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Ongoing major development projects

Botkyrka Skyttbrink 29

Logistris' largest development project to date is proceeding according to plan and the construction work will mainly be completed in Q4 2025. On the property, Logistri is constructing a new building of 6,555 m² for warehousing, 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

photovoltaic 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 was covered by 5,720 m2 of premises area, 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. Orthex has stable and profitable growth, which has initiated the joint work to provide the business with rational conditions for continued development of the property. The purpose of the detailed plan is to improve

the logistics conditions for industrial operations and enable the expansion of, among other things, the warehouse/production facility by removing parts of the dotted land that limits the expansion possibilities. As part of the plan, improved entrance and exit from the property is also possible. Work on planning together with the tenant for expansion is underway for a decision later in 2026.



Scratched surface shows possible area for expansion

Falköping

The properties Falköping Falevi 2:1 and Spjutet 1 are centrally located in Falköping with about 1 km to the city centre 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 has been carried out and a new property, Falköping Spjutet 2, has thereby been formed. The new property includes previously unused land that can now be developed for new use. 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 Örebro Tackjärnet 3 property in Holmen's industrial area is very centrally located in direct proximity to Örebro Central Station and with surrounding single-family 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 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 the energy use in the buildings and in the tenants' operations, especially for those real estate companies that do not have extensive project development activities. Solar cells, LED lighting, operational control, heat pumps and EV systems for vehicles are examples of investments that Logistri discusses on an ongoing basis with affected tenants.

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 with, among other things, possible investments in solar cell systems have been negotiated and are ongoing, charging stations for cars have been implemented. The work of environmentally certifying several buildings and agreeing on "green" leases is underway 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:

- Another solar cell project has been decided with estimated commissioning in the spring of 2026
- 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 the CSRD is ongoing.
- During the year, the company has deployed 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.
- In 2026, it is planned to implement energy declarations for those properties that do not have current declarations. In connection with this, energy audits are carried out.
- During the period, four environmentally certified properties were taken possession.

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





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Logistri Fastighets AB (publ) is listed on the Spotlight Stock Market. At the end of the period, the company had 1,552 shareholders (1,388), 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 for the introduction of two classes of shares, Class A shares and Class B shares, as well as 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 in raising 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.

Largest shareholders as of September 30, 2025

Name	Share of capital	Share of capital	Number of Class A shares	Number of Class B shares	Tota number o shares
Henrik Viktorsson med bolag	24.25 %	24.25 %	1,778,893	16,010,037	17,788 930
Nordnet Pensions- försäkring	11.32 %	11.21 %	812,466	7,492,983	8,305,449
Mattias Ståhlgren	6.97 %	6.96 %	510,000	4,600,000	5,110,000
Avanza Pension	5.67 %	5.60 %	405,495	3,754,207	4,159,702
Patrik von Hacht	3.89 %	3.89 %	285,000	2,565,000	2,850,000
GADD & Cie S.A.	3.05 %	3.05 %	223,500	2,011,500	2,235,000
Anders Carlsson	2.53 %	2.53 %	185,346	1,668,114	1,853,460
Swedbank Försäkring	2.43 %	2.39 %	171,811	1,614,018	1,785,829
Göran Källebo	2.27 %	2.27 %	166,175	1,495,575	1,661,750
Ulf Jönsson	2.04 %	2.04 %	150,000	1,350,000	1,500,000
Total of ten biggest share owners	64.42 %	64.18 %	4,688,686	42,561,434	47,250,120
Other share owners	35.58 %	35.82 %	2,646,314	23,453,566	26,099,880
Total	100.00 %	100.00 %	7,335,000	66,015,000	73,350,000

	Jan-Sep		Jul-	Sep	Oct-Sep	Jan-Dec
Key figures ¹	2025	2024	2025	2024	2024-2025	2024
Number of shares outstanding at the end of the period	73,350,000	7,335,000	73,350,000	7,335,000	73,350,000	7,335,000
Average number of shares	73,350,000	7,335,000	73,350,000	7,335,000	73,350,000	7,335,000
Profit from property management per share, SEK	0.90	0.92	0.31	0.30	1.13	1.16
Earnings per share for the period, SEK	1.43	0.97	0.48	0.24	1.34	0.88
Equity per share, SEK	15.32	14.49	15.32	14.49	15.32	14.40
NRV per share, SEK	17.26	16.14	17.26	16.14	17.26	16.03

¹ Key figures for 2024 are adjusted for share splits



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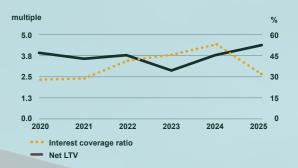
Equity in the Group amounted to SEK 1,124 million (1,063) and has increased net by SEK 68 million during the period through a positive total profit of SEK 105 million, a resolved dividend of SEK -38 million and SEK 0.8 million attributable to the warrant program.

Interest-bearing liabilities

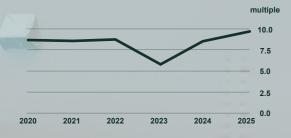
Logistris' interest-bearing liabilities amounted to SEK 1,512 million (769) in nominal terms and consists of secured external debt financing and bank loans of SEK 1,218 million (769), corresponding to 80.6% (100) of the total interest-bearing debt. Logistris' creditors consisted of M&G Investment Management Limited, Swedbank, Nordea, Danske Bank and Sörmlands Sparbank. Interest-bearing bond loans at the end of the period amounted to a nominal value of SEK 293 million (0), corresponding to 19.4% (0) of the total interest-bearing debt, and consists of a senior unsecured green bond within a framework of SEK 600 million.

	Jan-Sep		Jul-	Sep	Oct-Sep	Jan-Dec
Financial	2025	2024	2025	2024	2024-2025	2024
Equity ratio, %	38.9	53.0	38.9	53.0	38.9	42.9
LTV, %	55.7	44.4	55.7	44.4	55.7	59.2
Return on equity, %	12.9	9.1	12.7	6.7	9.0	6.2
Loan maturity, years	1.6	1.8	1.6	1.8	1.6	2.1
Fixed interest period, years	1.4	1.8	1.4	1.8	1.4	1.4
Average interest rate, %	3.90	2.95	3.90	2.95	3.90	3.96
Interest coverage ratio, multiple	2.5	4.9	2.4	4.9	2.6	4.4
Net debt, tkr	1,421,355	626,016	1,421,355	626,016	1,421,355	930,906
Net LTV, %	52.0	38.9	52.0	38.9	38.9	44.5
Net debt/EBITDA, multiple	9.7	5.6	9.1	5.6	10.5	8.5

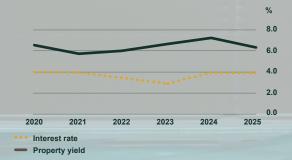
Net LTV and interest coverage ratio



Net DEBT/EBITDA



Property yield and interest rate





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Loan and interest maturity

For Logistri, the tied-up capital period for interest-bearing liabilities was 1.6 years (1.8), with no maturities in 2025 apart from ongoing contractual amortizations. The average interest rate at the end of the period was 3.90% (2.95) and the average fixed interest period was 1.4 years (1.8). At the end of the period, Logistri had entered into interest rate hedges of a nominal amount of SEK 1,565 million (0) and related to interest rate swaps and interest rate corridors with an average remaining maturity of 4.2 years.

Available liquidity

Cash and cash equivalents amounted to SEK 67 million (122). 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 67 million (122) at the end of the period.

Refinancing 2025

On 29 September, Logistri entered into a loan agreement with a total loan volume of SEK 959 million with a Swedish bank to be disbursed on 17 October. The loan was used, among other things, to repay loans with M&G maturing on 20/07/2026. The new loan expands the Group's loans and provides SEK 185 million in liquidity that can be used for value-creating investments in real estate. The loan has a capital tied-up of 3.5 years and increases the Group's tied-up capital to an average of 3.0 years. Within the framework of Logistris' long-term financing strategy, 94 per cent of the loan amount has been hedged through derivatives. The loan extends Logistris' fixed interest rate to an

average maturity of 2.8 years. The average interest rate after refinancing for the Group is 4.3 per cent and the average maturity of Logistris' derivative instruments is 4.2 years.

Financial policy

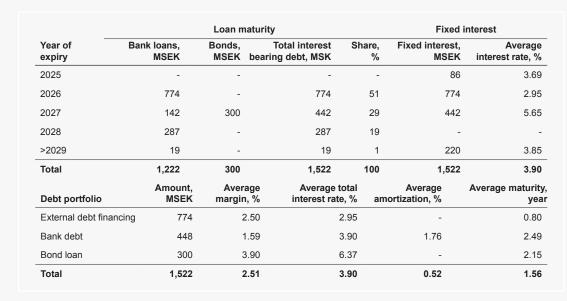
Logistris' financial policy aims to ensure proactive and continuous work to ensure that the company has access to long-term equity and borrowed capital at the lowest cost based on desired risk levels, underlying assets and market conditions. It also aims to minimise risks associated with financing, which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

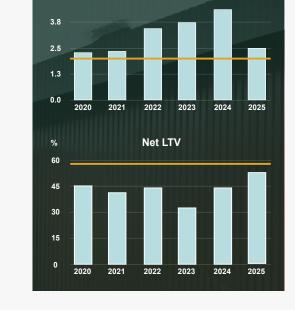
- The net loan-to-value ratio shall over time amount to a maximum of 58%
- Average weighted tied-up capital shall amount to at least 2 years in the long term
- Bonds shall amount to a maximum of 20% of the total loan volume
- Interest rate hedging should amount to 50-100% in 1-3 years' time and 30-70%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

multiple

5.0

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.





Interest coverage ratio

¹ The difference in total interest-bearing liabilities between the tables above and the Group's balance sheet is explained by accrued set-up fees



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	Jan-	Sep	Jul-	Sep	Oct-Sep	Jan-Dec
Amount in thousand SEK	2025	2024	2025	2024	2024-2025	2024
Rental income	132,257	98,758	46,789	33,216	168,554	135,05
Operating and maintenance costs	-7,265	-4,134	-2,637	-1,588	-11,643	-8,51
Property tax	-2,498	-2,042	-857	-692	-3,292	-2,83
Net operating income	122,494	92,582	43,295	30,936	153,619	123,70
Administrative expenses	-13,087	-8,738	-4,309	-3,041	-18,135	-13,78
Financial income	1,180	2,928	88	481	2,700	4,44
Financial expenses	-44,687	-19,238	-16,128	-6,318	-54,752	-29,30
Interest on lease debt	-195	-195	-65	-65	-259	-25
Profit from property management	65,705	67,339	22,881	21,993	83,173	84,80
Non-recurring items	-	-	-	-	-47,800	-47,80
Finanical instruments, unrealised change in value	77,758	17,657	23,738	-989	103,539	43,43
Properties, unrealised change in value	-7,224	-	-2,828	-	-7,278	-5
Profit before tax	136,239	84,996	43,791	21,004	131,634	80,39
Tax	-8,979	-7,500	-3,000	-2,500	-12,447	-10,96
Deferred tax	-22,271	-6,526	-5,594	-948	-20,779	-5,03
Profit for the period	104,989	70,970	35,197	17,556	98,408	64,39
Earnings after tax per share, SEK 1	1.43	0.97	0.48	0.24	1.34	0.8
Outstanding number of shares, thousands ¹	1.43	0.97	0.48	0.24	1.34	0.8
Genomsnittligt antal aktier, tusental	73,350	7,335	73,350	7,335	73,350	7,33

¹ Key figures for 2024 are adjusted for share splits





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	30 Sep	31 Dec	30 Sep
Amount in thousand SEK	2025	2024	2024
Assets			
Non-current assets			
Investment properties	2,732,515	2,092,689	1,744,481
Right-of-use assets	4,919	4,919	4,919
Machinery and equipment	168	62	45
Total non-current assets	2,737,602	2,097,670	1,749,445
Current assets			
Rental receivables	815	267	-
Other current receivables	56,759	68,929	117,440
Prepaid expenses and accrued income	23,564	16,424	15,233
Cash and cash equivalents	67,336	280,471	122,230
Total current assets	148,474	366,091	254,903
Total assets	2,886,076	2,463,761	2,004,348

Total shareholders' equity and liabilities	2,886,076	2,463,761	2,004,348
Total liabilities	1,762,536	1,407,824	941,831
Total current liabilities	921,142	81,928	45,227
Accrued expenses and deferred income	30,381	22,312	12,711
Other current liabilities	22,879	11,747	24,570
Current tax liabilities	-	6,334	630
Current portion of borrowings	3,470	15,961	7,316
Overdraft facility	39,400	-	-
Accounts payable	825,012	25,574	-
Current liabilities			
Total non-current liabilities	841,394	1,325,896	896,604
Deferred tax liabilities	142,674	119,640	121,363
Financial derivatives	7,278	54	-
Non-current leasehold liabilities	4,919	4,919	4,919
Bond	293,100	291,445	-
Borrowings	393,423	909,838	770,322
Non-current liabilities			
Total shareholders' equity	1,123,540	1,055,937	1,062,517
Profit brought forward, incl. earnings after tax	461,203	394,356	400,936
Other contributed capital	655,002	654,246	654,246
Share capital	7,335	7,335	7,335
Shareholders' equity and liabilities			
Amount in thousand SEK	2025	2024	2024



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Amount in thousand SEK	30 Sep 2025	31 Dec 2024
Opening equity	1,055,937	1,029,689
Comprehensive income for the period	104,989	64,390
Warrant program	756	-
Dividends	-38,142	-38,142
Closing equity	1,123,540	1,055,937

Cash-flow statement

Group

	Jan-	-Sep	Jul-Sep		Oct-Sep Jan-D	
Amount in thousand SEK	2025	2024	2025	2024	2024-2025	2024
Operating activities						
Profit from property management	65,705	67,339	22,881	21,993	83,173	84,808
Non-cash items	4,548	1,648	1,558	563	5,304	2,405
Tax paid	-14,080	-15,602	-2,760	-3,897	-11,298	-12,820
Cash flow from operating activities before changes in working capital	56,173	53,385	21,679	18,659	77,179	74,393
Cash flow from changes in working capital						
Change in rental receivables	4,238	543	4,039	192	5,382	1,687
Change in other current receivables	18,397	-11,465	17,117	1,116	15,122	-14,742
Change in account payables	-20,780	5,165	-16,632	2,729	-12,659	13,286
Change in other current liabilities	-13,210	-4,465	-24,715	1,987	-11,482	-2,737
Cash flow from operating activities	44,818	43,163	1,488	24,683	73,542	71,887
Investing activities						
Property acquisitions	-485,043	-115,633	-65,794	-7,600	-772,673	-403,264
Inventory acquisitions	-64,484	-8,400	-25,376	-4,891	-73,568	-17,484
Investments in current buildings	-130	-21	-22	-15	-150	-41
Cash flow from investing activities	-549,657	-124,054	-91,192	-12,506	-846,391	-420,789
Financing activities						
Warrants	756	-	-	-	756	
Dividends	-28,607	-25,184	-9,536	-9,536	-38,144	-34,719
Proceeds from borrowings	308,386	-251	40,048	-	753,612	445,225
Overdraft facility	39,400	-	-	-	39,400	-
Repayment of debt	-25,223	-	-1,911	-	-25,423	-200
Loan arrangement fees	-3,008	-	-737	-	-12,246	-9,489
Cash flow from financing activities	291,704	-25,435	27,864	-9,536	717,955	400,817
Cash for the period	-213,135	-106,326	-61,840	2,641	-54,894	51,915
Cash and cash equivalents at the start of the financial year	280,471	228,556	129,176	119,589	122,230	228,556
Cash and cash equivalents at the end of the financial year	67,336	122,230	67,336	122,230	67,336	280,471



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Parent Company

	Jan-	Sep	Jul-Sep		
Amount in thousand SEK	2025	2024	2025	2024	
Operating income	3,491	4,226	1,146	1,450	
Operating expenses	-12,649	-8,056	-4,217	-2,617	
Operating loss	-9,158	-3,831	-3,071	-1,166	
Interest income and similar income statement	8,736	7,558	2,732	2,016	
Interest expenses and similar income statement items	-17,606	-	-6,244	-	
Profit/loss after financial items	-18,027	3,727	-6,584	850	
Earnings before tax	-18,027	3,727	-6,584	850	
Tax	-	-	-	-	
Earnings after tax	-18,027	3,727	-6,584	850	

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Parent Company

Total shareholders' equity and liabilities	381,382 839,349	359,353 872,733
Total liabilities Total liabilities	88,282	67,90
Accrued expenses and deferred income	6,670	4,740
Other current liabilities	19,325	9,702
Overdraft facility	39,400	
Current liabilities to Group companies	22,381	50,61
Accounts payable	506	2,850
Total non-current liabilities	293,100	291,44
Bond	293,100	291,44
Total shareholders' equity	457,967	513,38
Unrestricted capital	450,632	506,046
Share capital	7,335	7,33
Shareholders' equity and liabilities		
Total assets	839,349	872,73
Total current assets	213,479	409,71
Cash and cash equivalents	5,484	217,17
Prepaid expenses and accrued income	2,580	15,83
Other current receivables	2,405	70
Current receivables from Group companies	203,008	176,004
Total non-current assets	625,871	463,010
Non-current receivables from Group companies	487,205	365,400
Equipment	65	43
Shares in subsidiaries	138,601	97,56
Assets		
Amount in thousand SEK	2025	202



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TSEK, unless otherwise stated	2025	2024	2025	2024	2024-2025	2024	
Property related							
Number of properties	37	21	37	21	37	27	
Leasable area. m ²	240.117	187,142	240.117	187.142	240.117	206.861	
Fair value of properties	2,732,515	1,744,481	2,732,515	1,744,481	2,732,515	2,092,689	
Fair value of properties, SEK/m²	11,380	9,322	11,380	9,322	11,380	10,151	
Rental value	189,580	134,204	189,580	134,204	189,580	158,746	
Rental value, SEK/m²	790	717	790	717	790	770	
Remaining lease period, year	7.04	6.60	7.04	6.60	7.04	7.22	
Economic occupancy rate, %	98.6	97.6	98.6	97.6	98.6	98.4	
Occupancy rate, %	99.2	98.7	99.2	98.7	99.2	99.1	
Property yield, %	6.4	7.2	6.3	7.1	6.3	7.2	
Surplus ratio, %	92.6	93.8	92.5	93.1	91.1	91.6	
Share related	=	-		-	70.070.000	=	
Number of shares outstanding	73,350,000	7,335,000	73,350,000	7,335,000	73,350,000	7,335,000	
Average number of shares	73,350,000	7,335,000	73,350,000	7,335,000	73,350,000	7,335,000	
Profit from property management per share, SEK	0.90	0.92	0.31	0.30	1.13	1.16	
Earnings per share, SEK	1.43	0.97	0.48	0.24	1.34	0.88	
Equity per share, SEK	15.32	14.49	15.32	14.49	15.32	14.40	
NRV per share, SEK	17.26	16.14	17.26	16.14	17.26	16.03	
Financing							
Equity ratio, %	38.9	53.0	38.9	53.0	38.9	42.9	
Loan-to-value (LTV) ratio, %	55.7	44.4	55.7	44.4	55.7	59.2	
Return on equity, %	12.9	9.1	12.7	6.7	9.0	6.2	
Average loan maturity, years	1.6	1.8	1.6	1.8	1.6	2.1	
Average interest rate hedging, period, years	1.4	1.8	1.4	1.8	1.4	1.4	
Average interest rate, %	3.90	2.95	3.90	2.95	3.90	3.96	
Interest coverage ratio, multiple	2.5	4.9	2.4	4.9	2.6	4.4	
Net debt	1,421,355	626,016	1,421,355	626,016	1,421,355	930,906	
Net loan-to-value ratio, %	52.0	35.9	52.0	35.9	52.0	44.5	
Net debt/EBITDA, times	9.7	5.6	9.1	5.6	10.5	8.5	

Key figures for 2024 are adjusted for share splits



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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 has had five employees during the period: the company's CEO, CFO, property manager, technical manager 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 structures, roofs, facades, installations) is the property owner's responsibility. In nine of the Group's properties, tenants are also responsible for planned maintenance.

Accounting principles

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.

Audit

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

Significant events during the previous quarter of the period

On 13 January 2025, Sofia Aasvold took up the position of Property Manager.

On 3 March, the company entered into an agreement to acquire five light industrial properties at a value of SEK 350 million with a total leasable area of 20,291 m² and annual rental income of SEK 27.7 million. On 14 March, possession was taken of three of the properties with a total value of SEK 176 million. The properties are located in Smedjebacken, Nyköping, Karlstad, Norrtälje and Vänersborg.

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 approximately 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.

Upcoming dividends

Declared dividend	Amount in SEK/ share	Last trading day with dividend	Ex-dividend date	Record date	Settlement date
Ordinary	0.13	December 23,	December 29,	December 30,	January 7,
dividend		2025	2025	2025	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

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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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 November 12, 2025.

Stockholm, November 12 2025

Logistri Fastighets AB Org.nr: 559122-8654

Henrik Viktorsson Chairman of the Board

Patrik von Hacht **Board Member**

Helena Elonsson Board Member

Mattias Ståhlgren Board Member

Robin Englén Board Member **David Träff** CEO

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 November 12, 2025.

Upcoming reporting opportunities

February 11 2026 Year-end report

April 22 206 Annual general meeting

