AB | SAGAX

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SAGAX INVESTS SEK 750 MILLION THROUGH 8 TRANSACTIONS

Sagax has through 8 separate transactions acquired 18 properties for the equivalent of SEK 750 million. The properties comprise a lettable area of 85,000 square metres and 209,000 square metres of land, of which 18,000 square metres is held with site leasehold title. One property with an estimated rental value of SEK 6 million is acquired vacant. The annual rental income for the remaining properties amounts to the equivalent of SEK 52 million corresponding to an occupancy rate of 96%. The average remaining lease term is 6.8 years.

Closing for the equivalent of SEK 485 million takes place during the fourth quarter of 2024. Closing for the remaining SEK 265 million is expected to take place in the beginning of the first quarter of 2025. The acquisitions will be reported in Sagax's segments *Benelux* (SEK 322 million), *Spain* (SEK 163 million), *Germany* (SEK 140 million) and *France* (SEK 125 million).

For more information, please contact CEO David Mindus tel. +46 8 545 83 540.

About AB Sagax

AB Sagax is a property company whose business concept is to invest in commercial properties, primarily in the warehouse and light industry segment. Sagax's property holdings per 30 September 2024 amounted to 4,767,000 square metres, distributed over 970 properties. AB Sagax (publ) is listed on Nasdaq Stockholm, Large Cap. More information is available at www.sagax.se.

Every care has been taken in the translation of this press release. In the event of discrepancies, however, the Swedish original will supersede the English translation.