

AB | SAGAX

PRESS RELEASE no. 17, 2026

Stockholm, 9 July 2026

SAGAX INVESTS SEK 2.0 BILLION IN FRANCE

Sagax has acquired 48 properties in France for the equivalent of SEK 2.0 billion. The property portfolio comprises 88,000 square metres of lettable area and 782,000 square metres of freehold land.

The properties are primarily used as depots for public transport buses. The portfolio is let to high-credit-quality tenants, including state-controlled entities and leading public transport operators. The depots are strategically located within their respective submarkets. The portfolio is geographically diversified across France, with a concentration in the Paris, Lyon and Marseille regions.

The rental income amounts to the equivalent of SEK 166 million, of which 94% is indexed to ILAT, a standard index for commercial leases in France. The occupancy rate is 99%, and the average remaining lease term is 5.0 years. The net initial yield on total acquisition cost is estimated at 6.7%.

Closing is expected to take place during the fourth quarter of 2026. The acquisition will be reported in Sagax's *France* segment.

For further 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 industrial segment. Sagax's property holdings per 31 March 2026 amounted to 5,350,000 square metres, distributed over 1,050 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.