Estea

Slättö Core+

Sammanfattande information för perioden januari - juni 2026

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About Slättö and Slättö Core+

Business concept of Slättö

Since the beginning, Slättö's way of working is based on a simple principle: to combine profound knowledge with strong commitment to our investments. We understand and care about the assets we develop and manage. We create and attend to people's homes and environments they work in or visit – a mission that entails a great deal of responsibility. We have a proven ability to identify and capture development potential in existing properties as well as in unexploited areas. Together, we create more attractive environments for our customers and for the society.

Our skilled and entrepreneurial team has extensive experience from transaction, management, project development and financing. Economic and social sustainability is a fundamental precondition for us. Over time, Slättö has an ambition to grow in both existing and in new investment categories. Our vision is to become the most respected investor in our chosen strategies.

Our alternative investment funds are in turn managed by Slättö Förvaltning AB. The Company is under the supervision of Finansinspektionen (Sweden's financial supervisory authority) since 2016 (DNR 15-14987). A business plan is developed for each fund covering type of investment (sector and geographical market), risk analysis, financial conditions and time horizon.

Facts about Slättö Core+

Risk profile	Core+
Target net return, per year, %	8
Geography	Nordics
Loan-to-value, maximum at Fund level, %	50
Vintage	2019

Value-creating fund

Slättö Core Plus AB was established in 2019. The Fund is aimed mainly at institutions, trusts and family offices. It has a broad investment mandate with current emphasis on residential properties, logistics and warehouse properties and selective exposure to public-use properties. The Fund focuses primarily on cash-flow properties but can also invest in project development to increase potential returns.

The overall strategy is to create a well-diversified portfolio with a balanced risk profile that generates stable return and long- term value growth. The emphasis is on investments in Swedish growth regions but the Fund also has a mandate to invest elsewhere in the Nordic region.

Herstadberg Logistics Hub, Norrköping

Summary financial information Slättö Core+

Income Statement

SEK k	Jan–Jun 2026	Jan–Jun 2025
Rental income	268,316	242,267
Net operating income	**192,913**	**168,080**
Result before tax	**203,654**	**-8,706**

Balance Sheet – Assets

SEK k	30-06-2026	30-06-2025
Total fixed assets	10,913,109	9,809,694
Total current assets	390,315	915,430
Total assets	**11,303,424**	**10,725,124**

Balance Sheet – Equity and Liabilities

SEK k	30-06-2026	30-06-2025
Total equity	4,881,888	4,734,337
Total long-term liabilities	3,582,570	3,857,010
Total current liabilities	2,838,966	2,133,777
Total equity & liabilities	**11,303,424**	**10,725,124**

Residential Properties

Residential portfolio

Investment theme and strategy in brief

- Active asset management of the older stock to increase income and reduce operating costs.
- Strategic joint venture collaborations provide extensive off-market deal flow and ability to manage risk.
- Targeting stable income returns and sustainable capital growth.

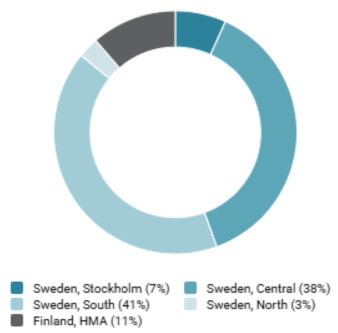
Residential portfolio

- The Fund fully owns a completed residential portfolio totaling 3,182 units with low rent levels, predominantly situated in the Mälardalen region. The geographic focus provides exposure to strong sub-markets with solid demographic fundamentals.
- The total portfolio including properties owned in JV's consists of 277 senior housing units, 2,439 newly built apartments and 1,483 older apartments with utility-based rents.

Events during the period

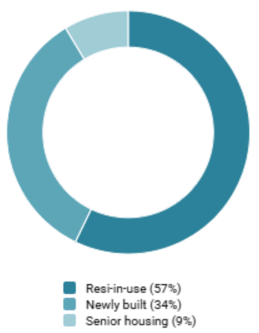
- Acquisition of a residential portfolio consisting of 131 apartments in Helsinki, Finland. Secured financing totaling EUR 13.5 m for the transaction.
- Refinancing of a residential portfolio in Sweden totalling SEK 696 m.

GEOGRAPHY



Distribution is based on lettable area

PROPERTY TYPE



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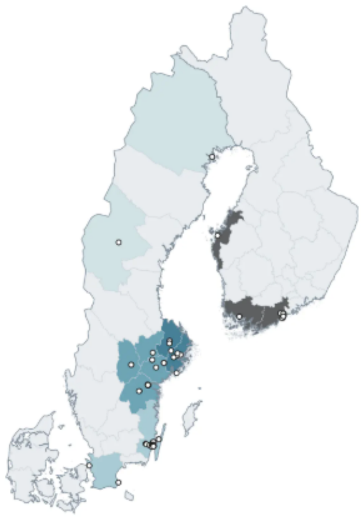


Residential portfolio

30 June 2026	Cash flow	Under construction	Project portfolio	Total
Number of properties	101	-	**3**	104
Number of units	3,028	-	154	**3,182**
Total lettable area, RFA + CFA	195,418	-	8,582	**204,000**

Logistics and Light Industrial Properties

Logistics and light industrial portfolio

Investment theme and strategy in brief

- Logistics and light-industrial offers attractive fundamentals with a growing underlying demand from both tenants and investors.
- Long lease duration, CPI-linked leases and diversified tenant base provide income stability and predictability.
- Focus on light-industrial portfolio roll-up and selective project development within logistics.
- Active asset management to turn brown to green and increase NOI and WAULT.

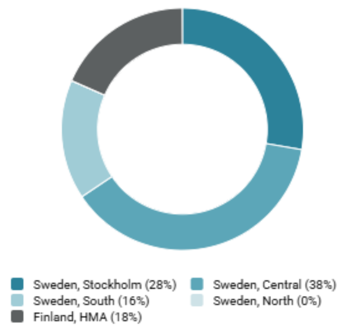
Portfolio

- The business area operates under the brand Evolv.
- The Fund co-owns and manages in total 31 properties in different phases within logistics and light industrial.
- The portfolio generates steady cash flows from diverse income streams with no tenant accounting for more than 10 percent of total rental value.

Events during the period

- Signed a new 7-year light and logistics lease increasing ERV by 5% with no additional capex required.

GEOGRAPHY



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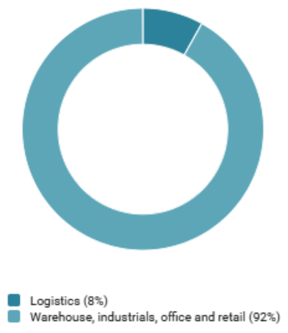

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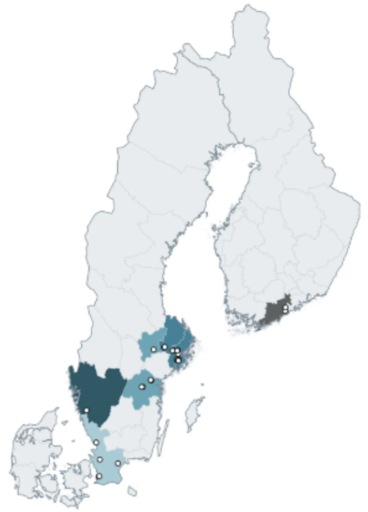


Logistics & light industrial portfolio

30 June 2026	Cash flow properties	Under construction	Project portfolio	Total
Number of properties	27	2	2	31
Total lettable area, RFA + CFA	114,121	46,548	3,640	164,309
Number of tenants	41	2	-	43
WAULT	4.8	-	-	4.8

Social Infrastructure Properties

Social infrastructure portfolio

Investment theme and strategy in brief

- Insufficient financial strength from Swedish municipalities to meet demand is fuelling the need for private ownership of properties for social infrastructure.
- Stable income returns with high cash flow visibility.
- Demand set to increase further due to increasing life expectancy as well as population growth.
- Focus on cash flow properties with long leases and creditworthy tenants.
- Added value through selective developments and active asset management.

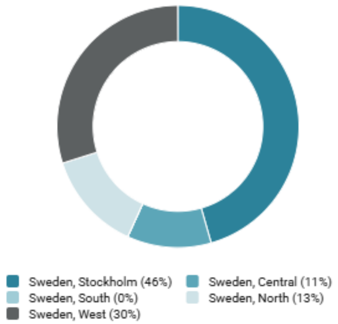
Portfolio

- The Fund owns 29 cash flow-generating properties in the segment, with an emphasis on elderly care properties, assisted living and educational properties.
- The cash flow portfolio generates steady and predictable cash flows with a WAULT of 8 years and an attractive geographical split, with focus on Greater Stockholm, Mälardalen and Gothenburg.

Events during the period

- No events during the period.

GEOGRAPHY



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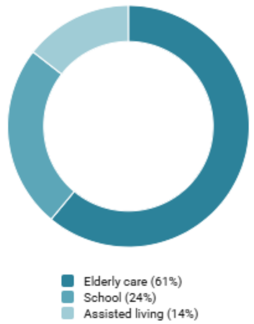

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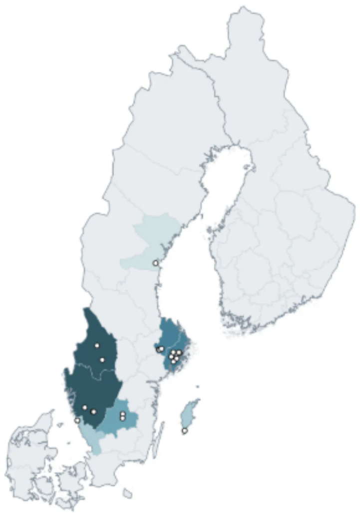

Social infrastructure portfolio

30 June 2026	Cash flow	Building right	Total
Number of properties	28	1	29
Total lettable area, RFA + CFA	64,477	1,260	65,73 7
Number of tenants	43	-	43
WAULT, years	8.1		8.1

Hotel Properties

Hotel portfolio

Investment theme and strategy in brief

- Acquire hospitality assets in attractive urban locations with strong existing cash flow and resilient demand fundamentals.
- Target properties with value enhancement potential through selective refurbishment, operational improvements, sustainability initiatives, and active asset management.
- Partner with industry leaders to innovate and modernize the hospitality sector, enhancing both investment performance and operational efficiency.

Portfolio

- The hotel portfolio currently compromises of one cash-flow asset in central Helsinki, Finland, leased to Scandic.

Events during the period

- No events during the period.

GEOGRAPHY

Distribution is based on lettable area

PROPERTY TYPE

Distribution is based on lettable area

Hotel portfolio

30 June 2026	Cash flow	Total
Number of properties	1	**1**
Total lettable area, RFA + CFA	6,742	**6,742**
Number of tenants	-	-
WAULT, years	3.3	**3.3**

Estea

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