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## **Logistea AB (publ) resolves on a fully guaranteed rights issue of approximately SEK 400 million**

The board of Logistea AB (publ) ("Logistea" or the "Company") (Nasdaq Stockholm: LOGI A and LOGI B), a real property company focusing on warehousing, logistics and light industry with a clear growth strategy, has today resolved on a, by existing shareholders, fully guaranteed new issue of ordinary shares of class A and ordinary shares of class B of approximately SEK 400 million, before issuing costs, with preferential rights for existing shareholders (the "Rights Issue"). The resolution was made under the authorisation granted at the Annual General Meeting on 5 May 2023. By way of the Rights Issue, Logistea creates conditions to manage future debt maturities in the Company's outstanding bond loan in a timely manner, and continued opportunities to carry out acquisitions of properties in accordance with the Company's growth strategy or value creating investments in the existing property portfolio. The complete terms and conditions of the Rights Issue are expected to be announced on or about 17 August 2023.

### *The Rights Issue in brief*

- The Company's shareholders of ordinary shares have preferential rights to subscribe for the new ordinary shares of class A and class B respectively in the Rights Issue pro rata in relation to the number of ordinary shares of class A and ordinary shares of class B held on the record date.
- The record date for participation in the Rights Issue is 24 August 2023.
- The subscription period runs from 28 August 2023 up to and including 11 September 2023.
- Slättö, Nordika, M2 Asset Management AB, Phoenix Insurance Ltd., Dragfast AB, Kattvik Financial Services AB and Stefan Hansson directly and through company, have undertaken to subscribe in full or in part for their respective pro rata shares, corresponding to approximately 51 percent of the Rights Issue. In addition to their subscription undertakings, Nordika and Slättö have entered into guarantee undertakings regarding subscription of additional shares for the remaining portion of the Rights Issue not covered by the subscription undertakings as well as a small portion guaranteed by M2 Asset Management AB in addition to its subscription undertaking. Thus, the Rights Issue is fully guaranteed by the subscription and guarantee undertakings.

- The complete terms and conditions for the Rights Issue, including subscription price and the maximum number of ordinary shares of class A and ordinary shares of class B to be issued are expected to be announced on or about 17 August 2023.

#### *Background and purpose*

Logistea is a real property company focusing on warehousing, logistics and light industry. Following the end of 2019, the Company has selectively acquired and developed warehousing and logistics premises in attractive logistics locations in Sweden. As of 30 June 2023, the Company's property portfolio amounted to 68 properties with total lettable space of 563,524 square metres, amounting to a total property value of approximately SEK 4.9 billion. The Company's target is to achieve a property value of SEK 15 billion by the end of 2024.

To ensure greater stability in a turbulent interest rate market, Logistea has over the past few months sought to further strengthen its financing situation. As of 30 June 2023, Logistea had a fixed-interest term of 2.3 years and a capital commitment of 2.2 years. After Logistea's repurchases of a total of just over SEK 116 million of the Company's bond loans, which matures in October 2024, the outstanding bond loans amount to approximately SEK 384 million, or 15 percent of the outstanding interest bearing liabilities.

The Rights Issue will provide Logistea with approximately SEK 400 million before issuing costs, which are estimated to approximately SEK 14 million including guarantee fees. The net issue proceeds are primarily intended to be used to manage future debt maturities in the Company's outstanding bond loan in the manner that Logistea deems most favourable and secondly for future property acquisitions in accordance with the Company's growth strategy and value creating investments in the existing property portfolio.

#### *Terms and conditions of the Rights Issue*

The Company's shareholders of ordinary shares have preferential rights to subscribe for the new ordinary shares of class A and class B respectively in the Rights Issue pro rata in relation to the number of ordinary shares of class A and ordinary shares of class B held on the record date.

Allotment of shares subscribed for without subscription rights shall primarily be made to those who have subscribed for shares by virtue of subscription rights, regardless of whether they were shareholders of ordinary shares on the record date or not, and in case of oversubscription, pro rata in relation to the number of shares subscribed for by virtue of subscription rights. To the extent this allotment cannot be made, the allotment shall be made by drawing lots. Secondly, allotment shall be made to others who have notified interest in subscribing for shares without subscription rights and, in case of oversubscription, pro rata in relation to their notified interest, and to the extent this allotment cannot be made, the allotment shall be made by drawing lots. In the third instance, allotment shall be made to the guarantors in accordance with their respective guarantee undertakings.

Record date for determining who is entitled to receive subscription rights is on 24 August 2023. The subscription period runs from 28 August 2023 up to and including 11 September 2023, or to the later date decided by the board of directors. Trading in subscription rights on Nasdaq Stockholm is expected to take place from 28 August 2023 up to and including 6 September 2023.

On or about 17 August 2023, the board is expected to determine the maximum amount that the Company's share capital may increase by, the maximum number of ordinary shares of class A and ordinary shares of class B to be issued, the number of existing ordinary shares of class A or class B respectively that shall entitle to subscription of a certain number of new ordinary shares of class A or class B respectively as well as the subscription price to be paid for each new ordinary share.

*Subscription and guarantee undertakings*

Slättö, Nordika, M2 Asset Management AB, Phoenix Insurance Ltd., Dragfast AB, Kattvik Financial Services AB and Stefan Hansson directly and through company, have undertaken to subscribe, in part or in full, for their respective pro rata shares, corresponding to approximately 51 percent of the Rights Issue. In addition to their subscription undertakings, Nordika and Slättö have entered into guarantee undertakings regarding subscription of additional shares for the remaining portion of the Rights Issue not covered by the subscription undertakings as well as a small portion guaranteed by M2 Asset Management AB in addition to its subscription undertaking. Thus, the Rights Issue is fully covered by the subscription and guarantee undertakings.

*Indicative timetable for the Rights Issue*

On or about 17 August 2023	Announcement of the complete terms and conditions for the Rights Issue, including subscription price and the maximum number of ordinary shares of class A and ordinary shares of class B to be issued
22 August 2023	Last day of trading in ordinary shares of class A and ordinary shares of class B including right to participate in the Rights Issue
23 August 2023	First day of trading in ordinary shares of class A and ordinary shares of class B excluding right to participate in the Rights Issue
On or about 23 August 2023	Publication of prospectus
24 August 2023	Record date
28 August – 6 September 2023	Trading in subscription rights on Nasdaq Stockholm
28 August – 11 September 2023	Subscription period
On or about 28 August – 20 September 2023	Trading in paid subscribed shares (BTA) on Nasdaq Stockholm
On or about 12 September 2023	Announcement of preliminary outcome of the Rights Issue
On or about 14 September 2023	Announcement of final outcome of the Rights Issue

### *Prospectus*

Further information regarding the Rights Issue and the Company will be included in the prospectus expected to be published on or about 23 August 2023.

### *Financial and legal advisors*

Nordea Bank Abp, filial i Sverige and Swedbank AB (publ) are financial advisors and Advokatfirman Cederquist is legal advisor to Logistea in connection with the Rights Issue.

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Supervisory Authority (Sw. *Finansinspektionen*). The prospectus will contain, among other things, risk factors, certain financial information as well as information regarding the Company's executive management and board of directors. This press release has not been approved by any regulatory authority and does not constitute a prospectus. Investors should not subscribe for or purchase any securities referred to in this press release except on the basis of information contained in the prospectus to be published.

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To the extent this press release contains forward-looking statements, such statements do not represent facts and are characterized by words such as "will", "expect", "believe", "estimate", "intend", "anticipate" and similar expressions. Such statements express Logistea's intentions, opinions or current expectations or assumptions. Such forward-looking statements are based on current plans, estimates and forecasts that Logistea has made to the best of its ability, but which Logistea does not claim will be correct in the future. Forward-looking statements are associated with risks and uncertainties that are difficult to predict and cannot, in general, be influenced by Logistea. It should be noticed that actual events or outcomes may differ materially from those covered by, or expressed in, the forward-looking statements.

The information, opinions and forward-looking statements included in this press release speak only as of its date and are subject to change without notice.

Nordea and Swedbank are acting exclusively for the Company in connection with the Rights Issue and not for anyone else. Nordea and Swedbank are not responsible to anyone else for providing the protections provided to their customers or for providing advice in connection with the Rights Issue or in respect of anything else referred to herein.

**For further information, please contact**

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**About Logistea AB (publ)**

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Logistea is a Swedish real estate company focusing on warehousing, logistic and light industrial properties. The company's shares are listed on Nasdaq Stockholm with the short names LOGI A and LOGI B. For more information: [www.logistea.se](http://www.logistea.se)

*This information is information that Logistea is obliged to make public pursuant to the EU Market Abuse Regulation. The information was submitted for publication, through the agency of the contact persons set out above, at 2023-07-14 07:15 CEST.*

**Attachments**

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