

MLP GROUP

3Q 2022 Results



November 2022



AGENDA AND TEAM

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Radosław T. Krochta
Chief Executive Officer



Monika Dobosz
Chief Financial Officer



Agnieszka Gózdź
Chief Development Officer



1. MLP GROUP AT A GLANCE



1. MLP GROUP AT A GLANCE

Leading Integrated European Logistics Property Platform



PREMIUM CLASS-A ASSET BASE

1

MLP Group is powerful vertically-integrated business model with full range of in-house capabilities, from property development to management.

2

Offers class-A warehouses, with strong commitment to sustainability, will be BREEAM certified as Excellent or Very Good, or as DGNB Gold or Platinum (in Germany and Austria).

3

Very experienced team – each senior team member with +15 years of industrial experience. Extensive development expertise across warehouse space, logistics centers and business parks.

MLP PRUSZKÓW I (168 280 SQM) - POLAND



MLP PRUSZKÓW II (359 048 SQM) - POLAND



1. MLP GROUP STRATEGY OF OWN DEVELOPMENTS

Vertical integration



Location Search

MLPG provides an overview of potential locations that match the size and use requirements of the client – **always in the core markets in Europe.**

Design & Permit

MLPG applies and obtains all required permits - environmental and building permit on speculative basis in all locations across Europe, immediately.

MLPG's design and engineering team works closely with the tenants to agree detailed building specifications. A floorplan is agreed, and construction schedules are put in place.

Construction

Each time before the commencement of the project, a general contractor is selected through a tender.

Fit-out

After construction of the building shell is finished, MLPG assists with tenants to install specialized manufacturing machinery, technology and other details such as employee break out rooms, IT network and furnishings.

Own property management

After move-in, MLPG park and facility managers keep in close contact with the tenants to ensure all systems operate efficiently and they are comfortable in their new premises.

MLPG agrees with its tenants on a yearly service contract, freeing the client to concentrate on his core business, to ensure safety and maintenance norms, outdoor cleaning, snow blowing, grounds-keeping and general building maintenance.

MLPG Energy

MLPG is energy wholesaler providing energy and gas to its tenants benefiting from economy of scale and professional energy management.

This is also energy producer from PV Panels.

1. OUR PORTFOLIO

Two property types



BIG BOX (i.e. large-scale) warehouses, primarily addressing e-commerce growth and increased demand from light industry customers, driven by such factors as relocation of production from Asia to Europe.

City Logistics/MLP Business Parks are operating as MLP Business Parks and offering small warehouse units (ranging from 700 to 2.5 ths sqm). MLP Business Parks are urban logistics projects with a high potential for growth, which address the retail evolution (e-commerce) and are located within or close to city boundaries with easy access to labour and public transportation.

BIG BOX



CITY LOGISTICS/BUSINESS PARK



1. OUR PORTFOLIO

Premium CLASS-A Asset Base

Clear height of warehouse space: 10 m or 11.5 m



1. OUR PORTFOLIO

Premium CLASS-A Asset Base



High standard offices



Buildings with daylight access on three sides



Glass façade



Ample parking places for trucks and personal cars.



Air conditioning



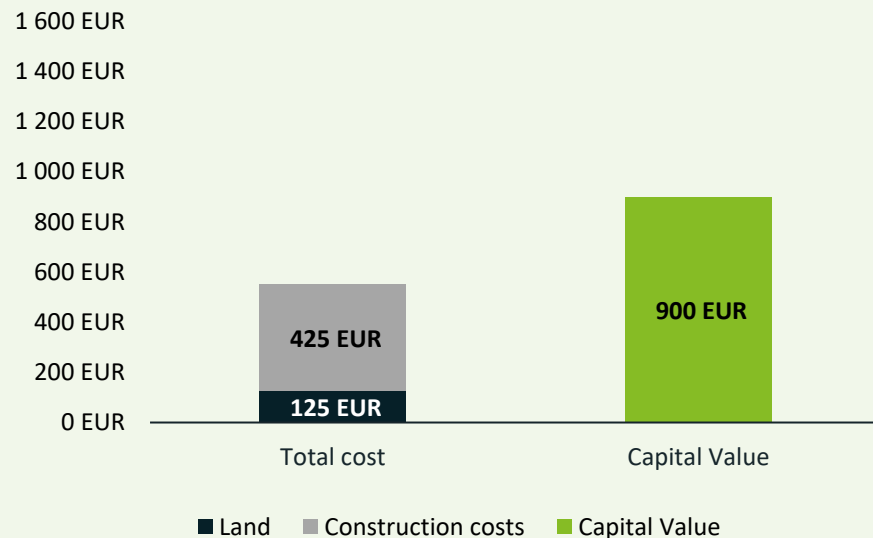
1. OUR PORTFOLIO

Construction costs vs. Capital Value Poland, Germany, Austria

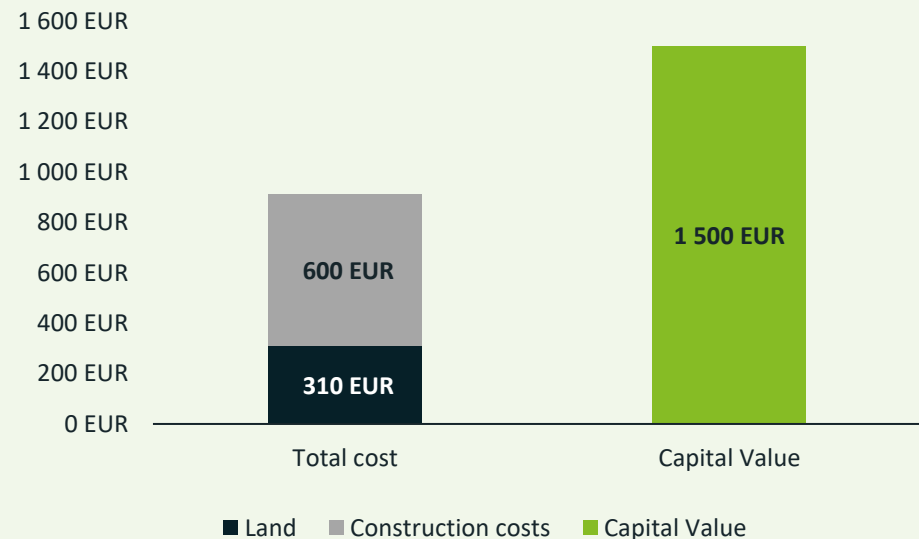


CONSTRUCTION COSTS VS. CAPITAL VALUE PER BUILDINGS' IN SQM

POLAND



GERMANY & AUSTRIA



2. 3Q 2022

EXECUTIVE SUMMARY



2. EXECUTIVE SUMMARY

Europe Industrial Market



2022 has been characterised by an increasingly uncertain macroeconomic backdrop. However, this has not had an impact on logistics demand, as take-up across Europe reached approximately **20 million sq m, up 12% compared to the same period last year**, with **Germany (22% of the total)** and the Netherlands (18%) in the lead but also very strong performances from **Poland (17%)** and the Czech Republic (7%).

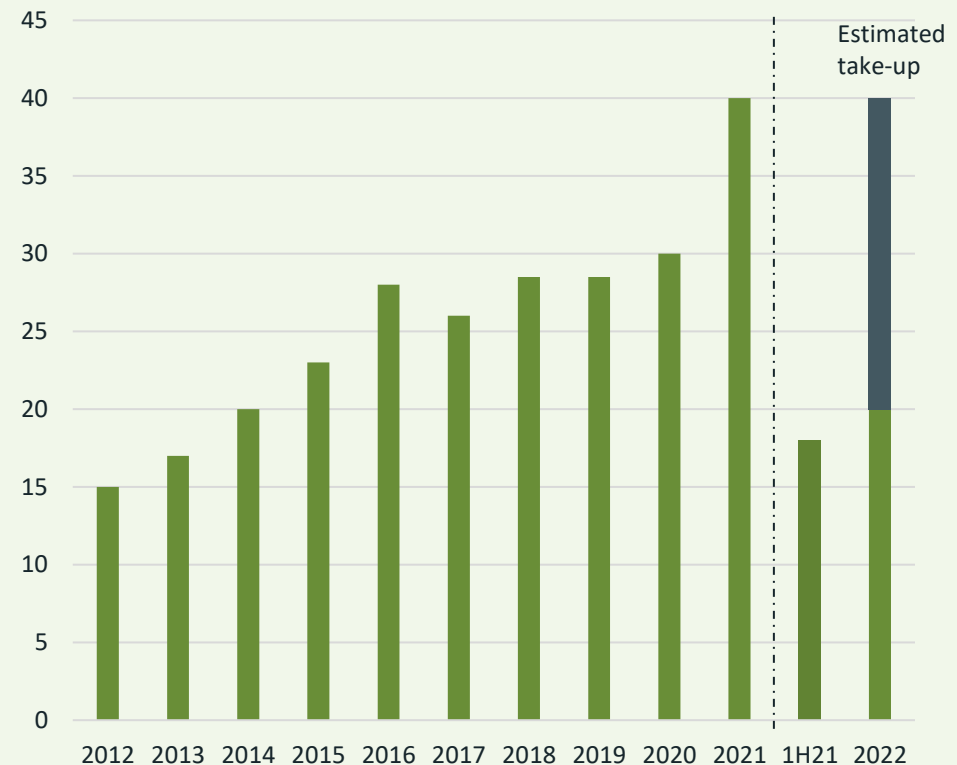
Expectations for the full year are that take-up figures will match or even surpass the record of last year. Especially since occupiers will keep looking to take up logistics space to mitigate and limit their exposure to supply chain disruptions and to facilitate high online sales numbers nevertheless there is no guarantee that deals will continue at this rate in Q3 and Q4.

The first half of 2022 also saw **record logistics investment volumes**, with transaction activity reaching nearly **€30 billion**, up approximately 9% year on year and 59% above the previous five-year H1 average.

Vacancy rates across Europe dropped further by 60 bps to set another record low to an average of **2.9%**, showing the strong demand for space.

We expect **that the rental growth in core markets will continue** in the second half of the year, driven by the undersupply of existing and future stock, rising land values and construction costs .

EUROPEAN TAKE-UP IN SQM MN



Source: Savills, Q2 2022 numbers are preliminary

2. EXECUTIVE SUMMARY

Europe Industrial Market



Occupiers continue to operate in a very challenging environment where they are moving from one crisis to the next. With the supply chain challenges of the Covid-19 pandemic period still ongoing and now being compounded by the energy crisis, how occupiers react will be of great interest to the logistics real estate market.

The two most significant challenges for developers are the lack of potential new sites and managing cost price inflation.

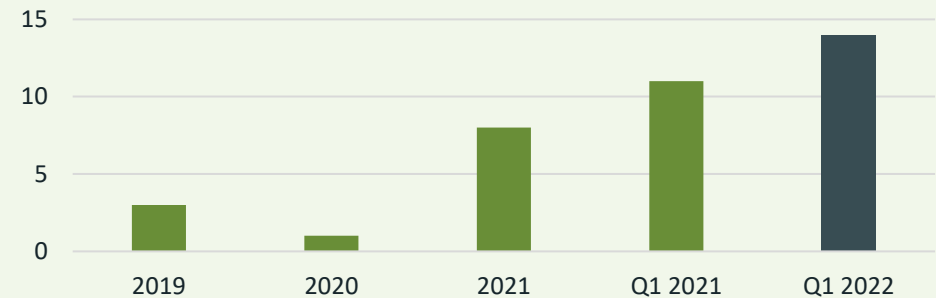
Unsurprisingly, the most significant shift this year is the rising cost of debt.

Occupiers are expected to evolve their supply chain over the next three years, they plan to increase the quantity of stock held, to diversify their supplier base, and investing in more warehouse automation. These changes to occupier supply chains are likely to result in more advanced property requirements. Holding more stock may require more warehouse space.

42% of the occupiers in Europe expect to reduce their reliance on imports, and 40% are looking to shorten and re/near-shore their supply chain to mitigate risk from future disruption. With occupiers now adjusting to the post-pandemic environment, this trend remains a priority.

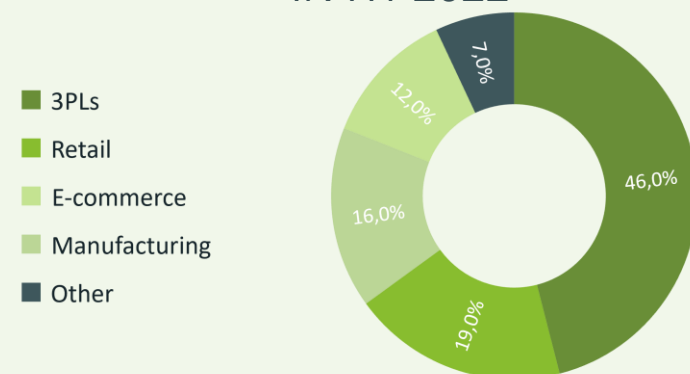
Despite current challenges there are still more positives than negatives for the logistics sector

WEIGHTED EUROPEAN AVERAGE PRIME RENTAL GROWTH YOY



Source: JLL, September 2022

LOGISTICS TAKE-UP BY OCCUPIER GROUP IN H1 2022



Source: JLL, September 2022

2. EXECUTIVE SUMMARY

General information on leasing market - POLAND

DEMAND

Gross demand so far this year stands at 2.39 mln sqm. Over 78% of the total demand is attributable to new deals and expansions, which enabled Poland to remain one of the most active industrial markets in Europe. Some 73% of net take-up (1,745,000 sqm) was attributable to the „Big Five” markets, with Upper Silesia claiming the lion's share of this total (487,500 m²). This market noted also an impressive amount of lease renewals. All over Poland, there is an anticipated increase in the amount of renewed leasing contracts, due to the rollover of significant deals signed five years ago.

The demand in the Polish industrial market remains driven by 3 main sectors. Logistics operator further increased the gap between other sectors with more than EUR 1 million sqm leased in H1 2022. The demand from e-commerce has slowed down slightly, but it still generated 745,000 sqm in lease transactions, while production accounted for over 500,000 sqm leased.

In Q2 2022, the vacancy rate fell to 4.6 % totalling 1.2 million sqm of vacant space across Poland. The vacancy rate is expected to be boosted by the delivery of speculative projects in the second half of the year.



2. EXECUTIVE SUMMARY

General information on leasing market - POLAND



SUPPLY

During the first half of 2022, total stock of modern industrial space in Poland exceeded of 26.5 mln sqm, meaning that more than 2.4 mln sqm of new supply has been provided so far in 2022, and making the Polish market the fifth largest industrial market in Europe with 30% of new logistics stock on the continent. Most of the new supply was delivered in Wrocław (nearly 500,000 sqm), while Upper Silesia, Poznań and Central Poland cross the threshold of 300,000 sqm of new space.

At the end of H1, almost 4,5 million sqm were under construction, however the second quarter of the year saw less newly launched constructions than the first. Developers are also less eager to build new projects speculatively. Interestingly, most of the space under-construction is located in Lubuskie, the fastest growing Logistics market in Poland.

RENTS

The rising construction costs, plot prices, the cost of labour and inflation have caused a further increase in rental rates, reaching even a 30% in comparison to the end of 2021. Inner city locations reach over 6.9 euro/ sqm / month, while big box throughout Poland are in the range of 3.00 – 5.00 euro/ sqm /month.



2. EXECUTIVE SUMMARY

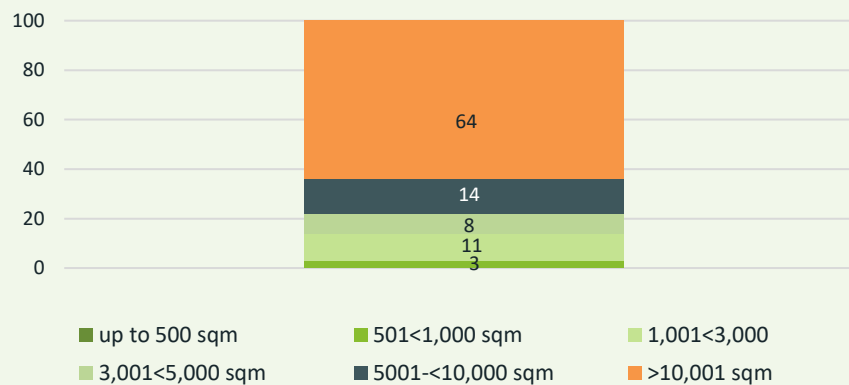
General information on leasing market - GERMANY



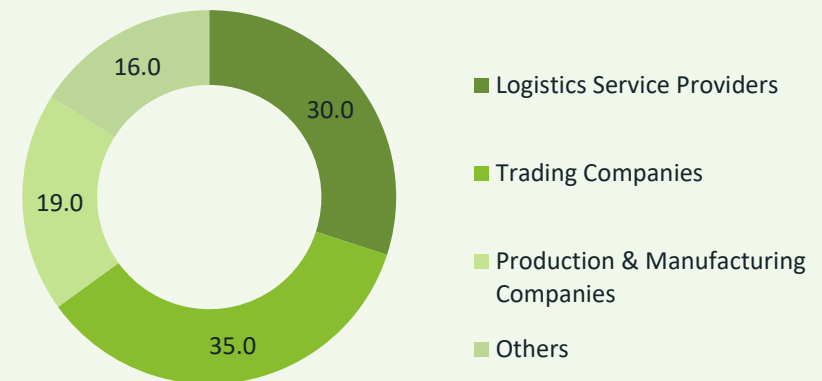
DEMAND

- The German logistics markets continue to perform at record level. With take-up of around 6.61 million m² (including owner-occupiers) by the end of September, the already outstanding result of the same period last year was exceeded by 10.5% and the long-term average by around a third setting a record.
- Take-up is overall very dynamic in the running year; however, a number of major deals pushed the latest result to a new record. No less than three deals were concluded in the segment above 100,000 m². By far the largest deal of the year continues to be the new Tesla building in Grünheide near Berlin with 327,000 m², followed by the Amazon settlement in Erfurt (225,000 m²) and the Nokera plant in Möckern in Saxony-Anhalt (116,000 m²). All three contracts were signed in the first half of the year. In the third quarter the largest deal comprised 70,000 m² closed by AP Moeller Maersk in Bremerhaven.
- With 2.71 million m², the major logistics regions (Berlin, Cologne, Düsseldorf, Frankfurt, Hamburg, Leipzig, Munich, Stuttgart) achieved a new record in take-up. Although the Tesla deal in the Berlin market area played a significant role, the result still exceeds the long-term average by more than a fifth, even if the Giga Factory was excluded.

TAKE-UP BY SIZE CATEGORY IN %



TAKE-UP BY SECTOR IN %



Source: Colliers, LOGISTICS LEASING, Q3 2022

2. EXECUTIVE SUMMARY

General information on leasing market - GERMANY



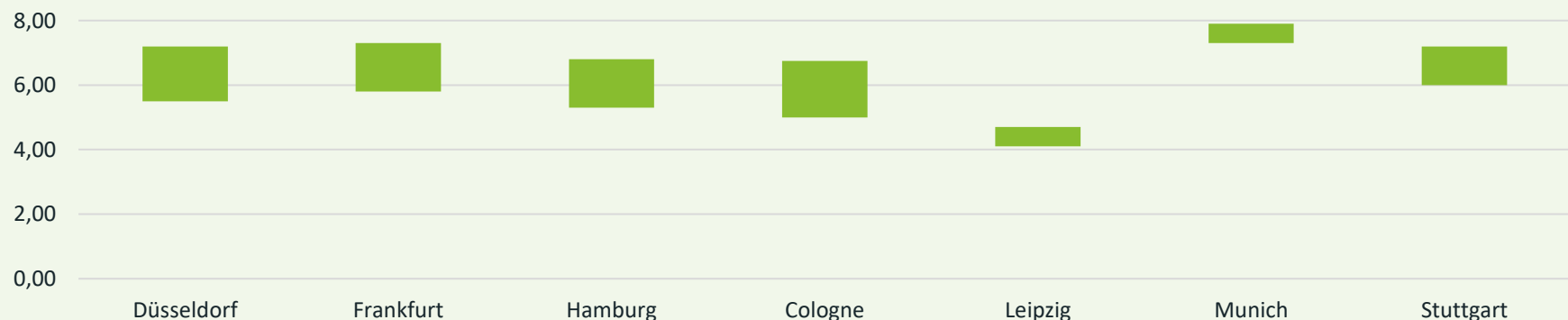
SUPPLY

- The German logistics market has been in excellent shape so far this year. Considering that a shortage of supply has been the main limiting factor in many markets to date, it is obvious that the letting markets are continuing to function and operate at a very high level despite all the geopolitical and economic uncertainties. However, the looming recession is likely to be felt in the logistics markets in the months to come. The extent to which this will happen remains to be seen for the time being.
- Although a year-end rally comparable to the one we observed last year (Q4 2021: 3.18 million m²) is rather unlikely, the 8 million m² mark is forecast to be exceeded by the end of the year for the second time ever. The development of new buildings peaked in the previous year, so there will be less supply on the market in the future. In response to the declining development pipeline, a number of strategic lettings were made in 2021, which have since reappeared as sublets in Q3 2022.

RENTS

- Although the majority of the TOP 8 logistics regions show a decline in both the number of deals and take-up, rental rates increased in all regions. Against the background of vacancy rates below 1.5% in the TOP 8 locations, rental growth is expected in all markets.

PRIME AND AVERAGE RENT IN €/SQM/MONTH



Source: Colliers, LOGISTICS LEASING, Q3 2022

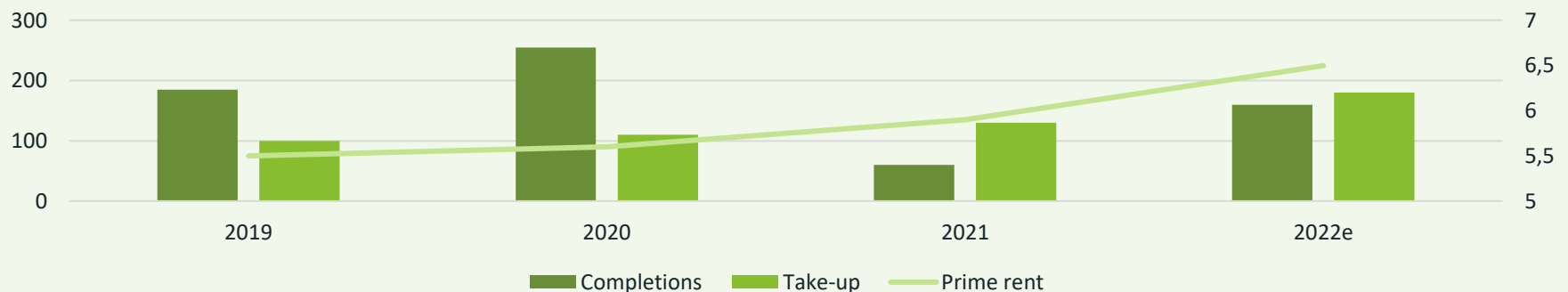
2. EXECUTIVE SUMMARY

General information on leasing market - AUSTRIA



- The logistics market in Vienna and the surrounding area set another record in the first half of the year. A total of around 100,000 sq m was let. The consistently development is related to the fact that the demand for modern logistics space continues. Online retail continues to grow, which means that both retailers and parcel service companies need additional capacity. The issue of supply shortages has also led many companies to reorganize their supply chains.
- The three logistics hotspots Vienna, Graz and Linz are expected to set a new completion record by 2024. A total of 1.4 m sq m is currently in the pipeline. This is urgently needed space, as demand is high and supply is very limited. In Vienna, the vacancy rate for class A and B space is 0.4%. Furthermore, the issue of sustainability plays a major role. A considerable amount of old stock no longer meets the requirements of a modern and sustainable logistics property, which means that more and more occupiers will have to leave their current space in the future needing new logistics space.
- Rents for logistics properties have been rising steadily for years. Factors such as rising construction and land costs are now causing prime rents to show above-average growth. This development will continue-albeit to a lesser extent-in the coming years.

COMPLETIONS, TAKE-UP (,000 SQ M) & PRIME RENT (EUR/SQ M/MONTH) VIENNA & VIENNA SURROUNDING



Source: CBRE Research, Market Outlook H2 2022, Austria Real Estate

2. EXECUTIVE SUMMARY

General information on leasing market - ROMANIA

- Romania's industrial market continued to perform impressively in Q3 2022, with gross demand reaching a record high of around 408,700 sqm, from 188,400 sqm in Q2 and 129,000 sqm in the same period of last year, according to real estate consultancy JLL Romania.
- In the first nine months of the year, gross demand was up 68% compared to the same period in 2021, reaching 881,400 sqm.
- A quarter of the total leased space in Q3 targeted tenants in the retail sector, while logistics ranked second with 14% of the total.
- "The volumes registered on the modern industrial space rental market are not surprising and the development of the last quarter is in line with our expectations for 2023. Interest from companies in the retail, logistics and manufacturing sectors remains at a significant level going forward," said Mihai Escu, Senior Industrial Consultant at JLL Romania.
- In Q3, 282,100 sqm of spaces were delivered, a threefold increase compared to the previous quarter, bringing the modern industrial stock in Romania to a total of 6.3 million sqm leasable. As a result of the high number of deliveries in Q3, national vacancy rates increased from 2.6% to 4%, according to JLL Romania data.

Source: JLL, Industrial Report Q3 2022



2. EXECUTIVE SUMMARY

General – 3Q 2022



RENTS

- **Increase in new rentals (newly signed contracts) at the MLPG markets at approx. 24%**
- RENTS - existing lease contracts + ca. 8% (HICP for 1H 2022)

LIMITED EXPOSURE TO FX DUE TO NATURAL HEDGE

- All rents are either in EUR or denominated to EUR
- All contracts with general contractors are in EUR
- All financing debts are in EUR
- Maintenance costs being incurred in local currencies (costs referring to the properties) are fully recovered thanks to open-book service charges

INFLATION DRIVES UP THE REPLACEMENT COSTS OF BUILDINGS

- Higher replacement costs imply higher returns on the existing buildings upon lease renewal

2. EXECUTIVE SUMMARY

Average Market Investment yields: Poland, Germany, Austria & Romania



POLAND	Q3 2022	1H 2022	2021	2020	2019	2018
Warsaw	4.60	4.50	5.25	6.00	6.25	6.75
Silesia	5.30	5.00	5.25	6.25	6.25	6.75
Central Poland	5.30	5.00	5.25	6.15	6.25	6.75
Poznań	5.30	5.00	5.25	6.25	6.50	6.75
Wrocław	5.30	5.00	5.25	6.25	6.25	6.75
GERMANY (net prime yields)	Q3 2022	1H 2022	2021	2020	2019	2018
Berlin	3.40	3.00	3.40	3.70	4.15	4.55
Düsseldorf	3.40	3.00	3.40	3.70	4.15	4.60
Frankfurt	3.40	3.00	3.40	3.70	4.10	4.55
Hamburg	3.40	3.00	3.40	3.70	4.10	4.55
Cologne	3.40	3.00	3.40	3.70	4.15	4.65
Munich	3.40	3.00	3.40	3.70	4.10	4.40
Stuttgart	3.40	3.00	3.40	3.70	4.20	4.60
AUSTRIA (net prime yields)	Q3 2022	1H 2022	2021	2020	2019	2018
Vienna	4.50	3.90	4.00	4.70	5.00	5.30
ROMANIA	Q3 2022	1H 2022	2021	2020	2019	2018
Bucharest	7.50	7.00	8.50	8.50	8.50	8.75

Source: Cushman & Wakefield, BNP Paribas, JLL

2. EXECUTIVE SUMMARY

MLP Group 3Q 2022 vs. 3Q 2021



LEASED AREA

+24%

NET PROFIT

+160%

NAV

+33%

RENTAL
REVENUES*

+37%

VACANCY RATE

-2 p.p.

UNDER
CONSTRUCTION

+3%

* excluding revenues related to Development Agreement

2. EXECUTIVE SUMMARY

Key points in 2022 onwards



MLPG development strategy – significant focus on SBU (city logistic) as the product resilient to volatile economy and less exposed to rental cutthroat competition, a high growth potential product – addressing the retail evolution (e-commerce)

- 1 Diverse range of use: last mile delivery, light assembling lines, **data centres**, distribution points for retailers (online and traditional),
- 2 Expectation for an increase demand because of growth of digital economy
- 3 **Significantly lower price competition and better yields**
- 4 Smaller units are better accepted by municipalities in comparison to Big-Box as it is served with less heavy trucks and provide more employments opportunities.
- 5 Product is supplementary to urban development - proximity of residential area, lower use of transport means)
- 6 Speculative construction is a must

Ultimately our SBU part of portfolio shall reach 50%/50% of total MLPG assets value by 2025

3. 3Q 2022

LEASING RESULTS

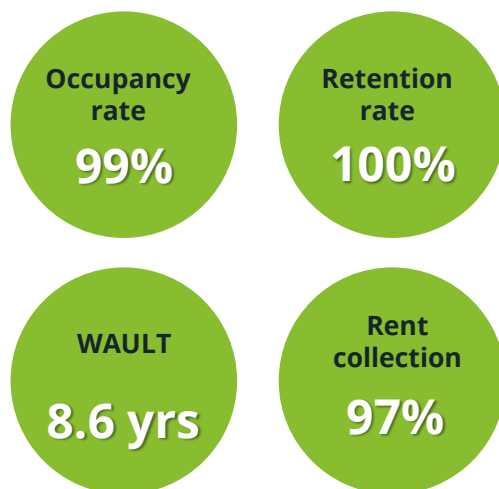


3. LEASING RESULTS - OUR CLIENTS

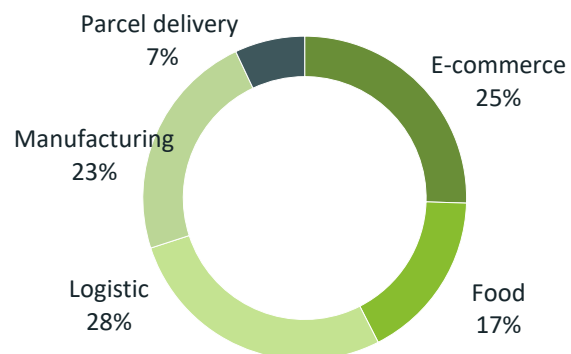
Partnership that deliver robust & growing income streams



STRONG OPERATING METRICS



OUR TENANTS BY SECTOR



TOP TEN CLIENTS BY GLA

TENANT	GLA THS SQM
L-ShopTeam	57 195
GTV	56 261
SPAR	45 361
Uniq Logistic	43 360
Electrolux	41 762
Partners	30 430
Auto Partner	27 692
Bega Gruppe	26 441
InPost	26 407
Žabka	24 945

- Top 10 tenants provide 32% of annual rental income
- 70% of new leases in 2021 with existing MLP tenants

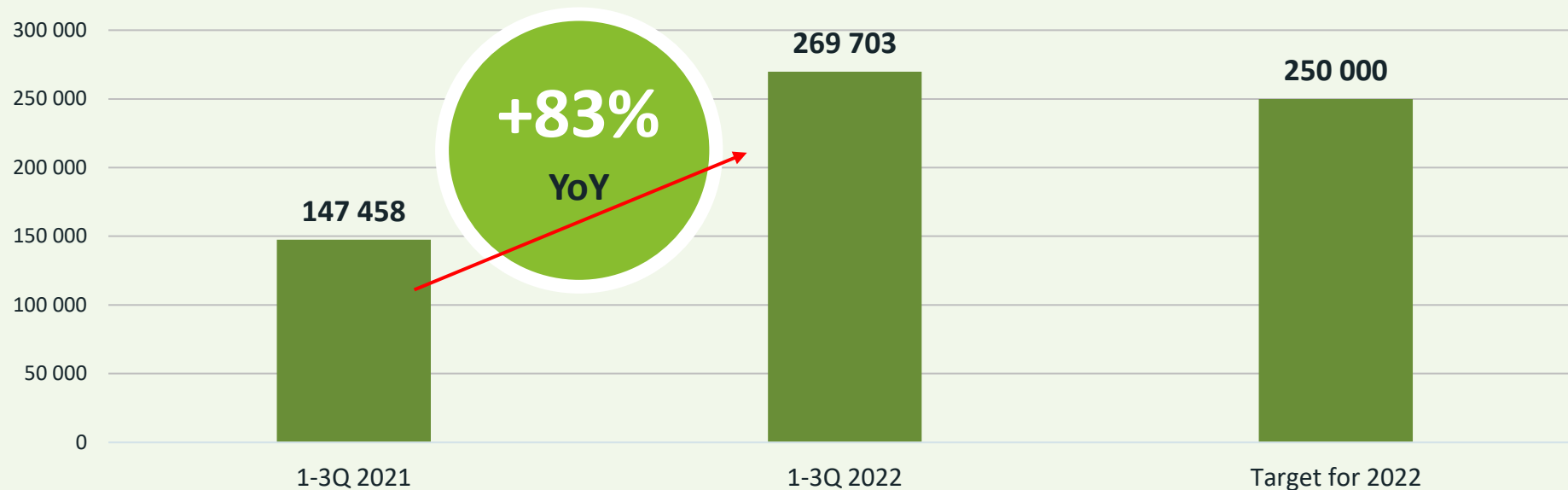
3. LEASING RESULTS

Lease agreements in 1-3Q 2022 - RECORD EVER



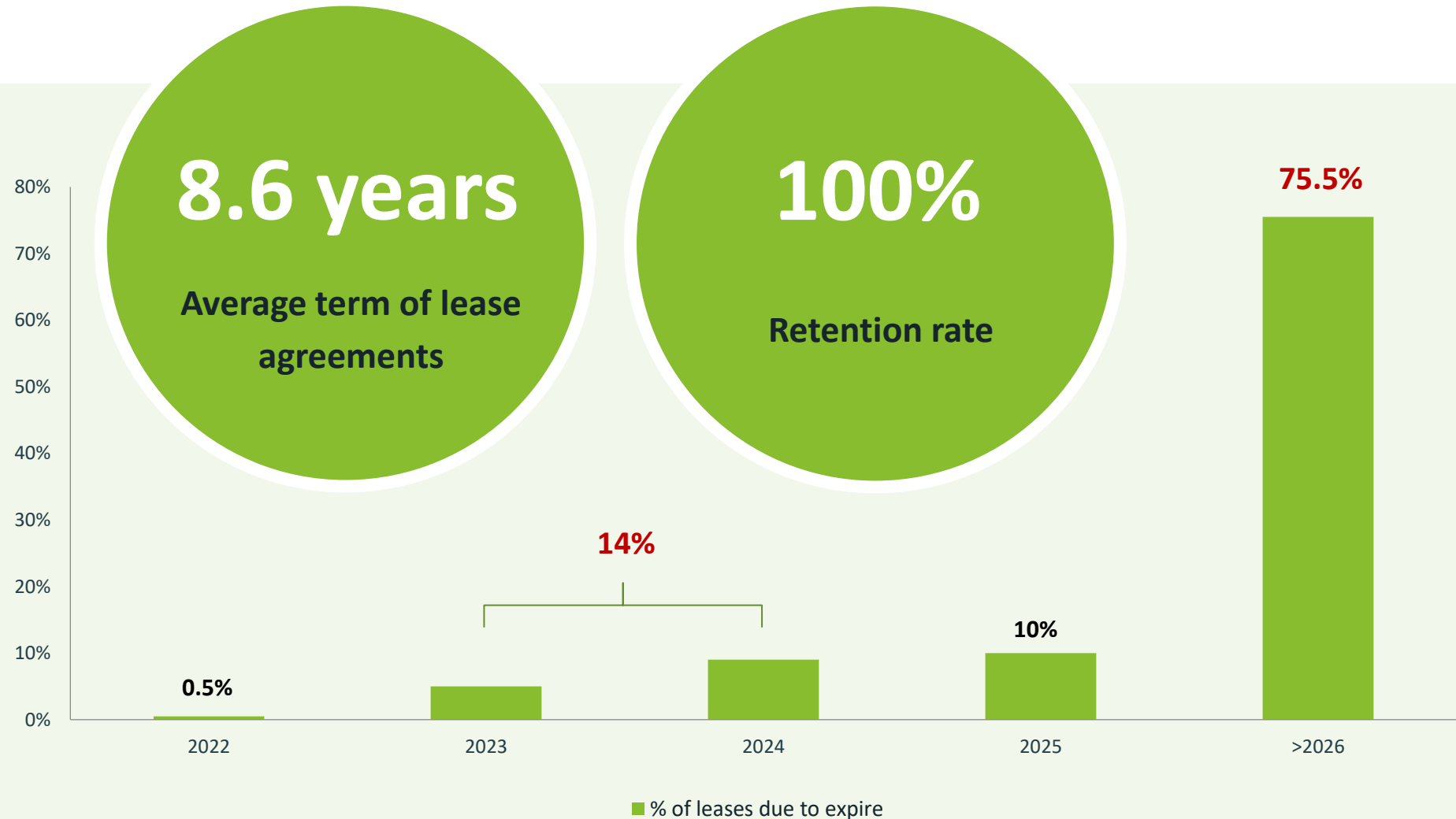
Current status

LEASE AGREEMENTS IN SQM



3. LEASING RESULTS

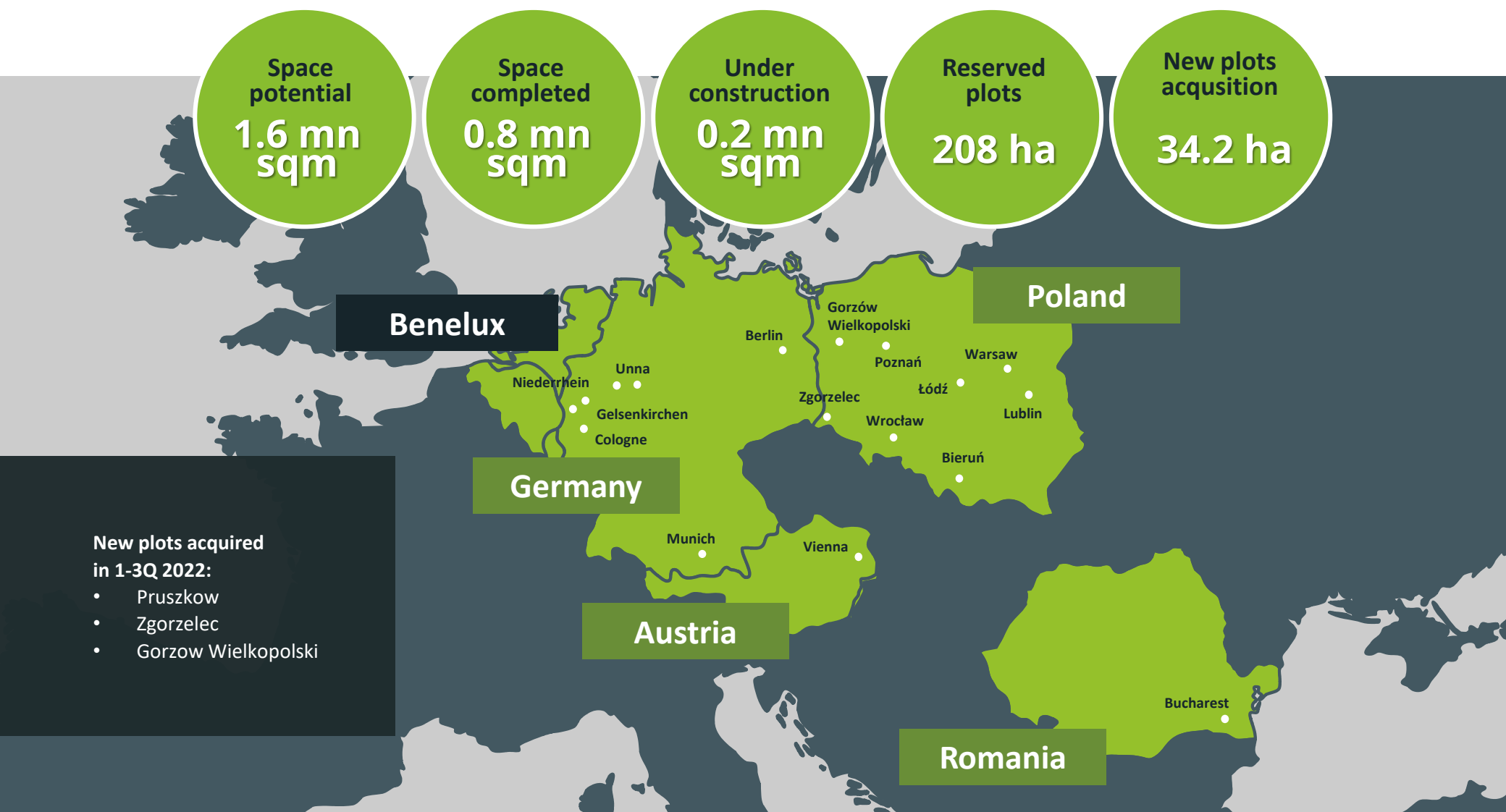
Portfolio Vault and leases due to expire



4. STRONG EXPANSION



4. STRONG EXPANSION and new markets



4. STRONG EXPANSION and new plots reservation

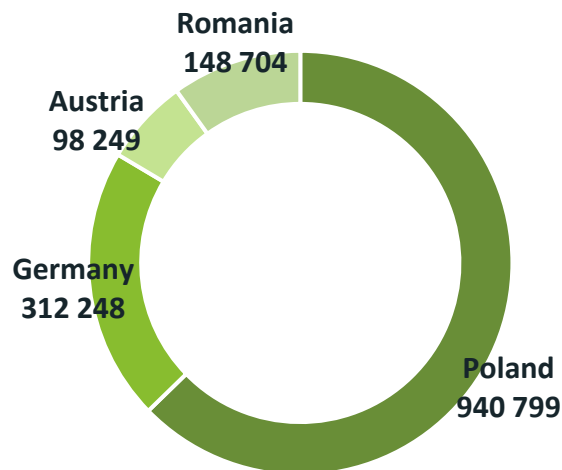


4. ACCELERATED LANDBANK ACQUISITIONS

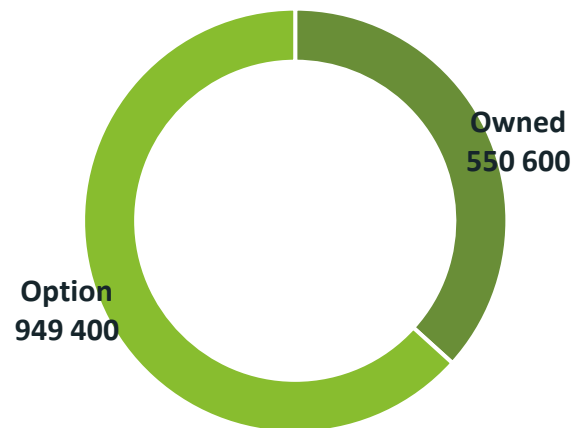
Replenishing & growing development capacity



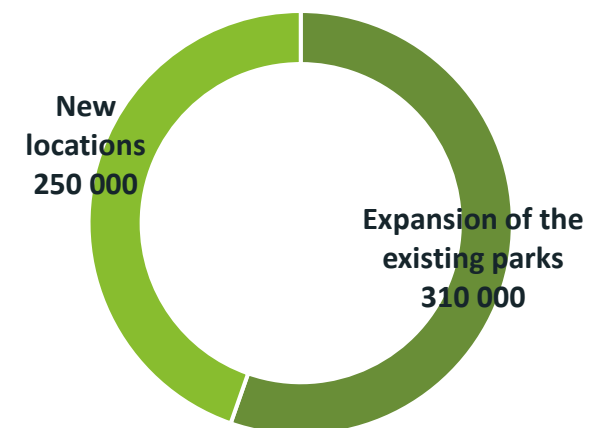
LAND BANK BY COUNTRY



LANDBANK IN SQM



ACQUIRED LAND BANK LOCATION



4. PROJECTS UNDER CONSTRUCTION Poland & Germany



MLP POZNAŃ WEST II



MLP POZNAŃ WEST II



MLP BUSINESS PARK POZNAŃ



MLP CZELADŹ



MLP ŁÓDŹ



MLP PRUSZKÓW II



MLP LOGISTIC PARK UNNA



MLP BUSINESS PARK BERLIN I

4. PROJECTS PLANNED IN 2022

Poland & Germany & Austria & Romania



MLP POZNAŃ



MLP WROCŁAW



MLP BUSINESS PARK
NIEDERRHEIN



MLP BUCHAREST WEST



MLP GORZÓW



MLP PRUSZKÓW II



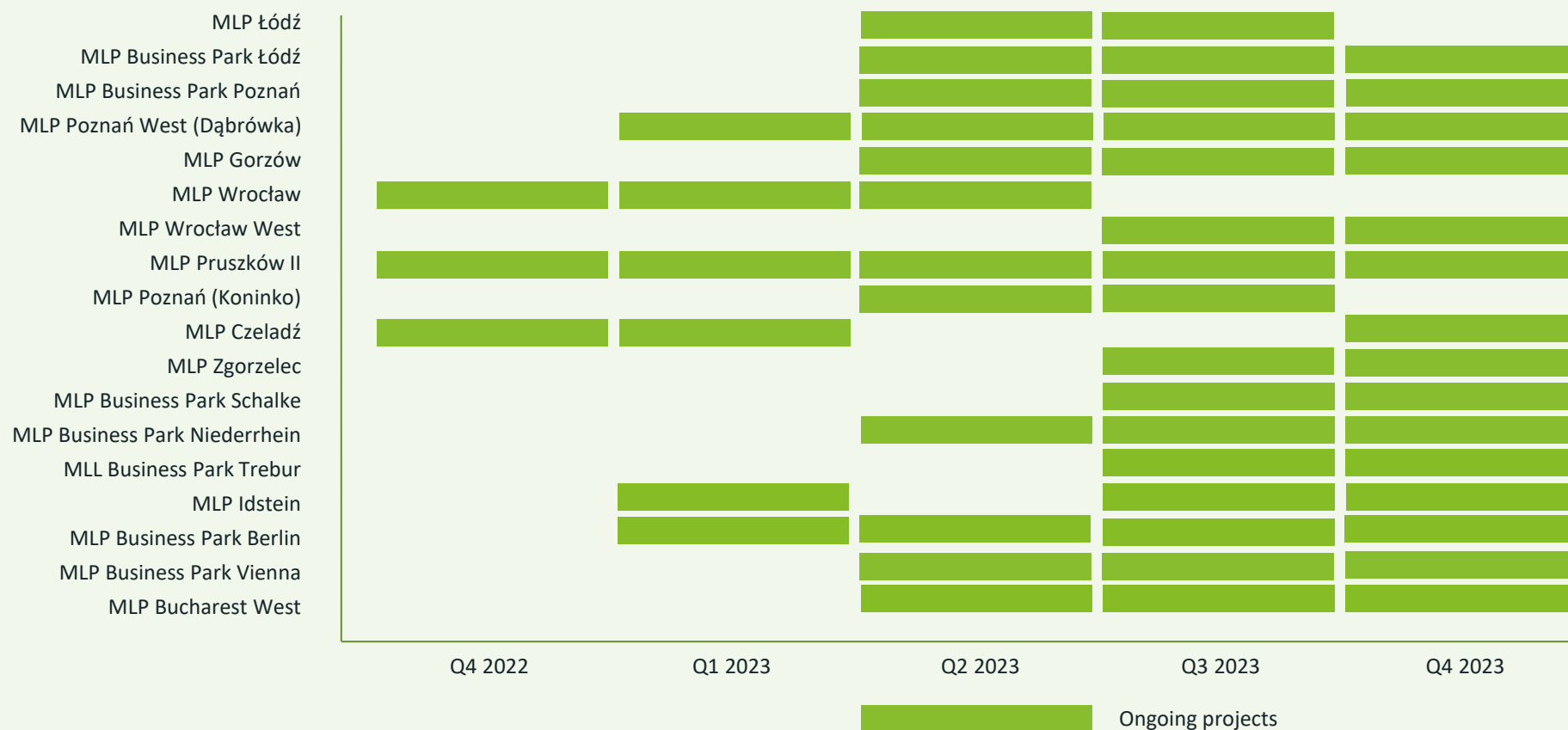
MLP BUSINESS PARK VIENNA

4. KEY POINTS FOR 2022

Phasing of projects in Poland, Germany, Romania & Austria



START OF THE PROJECTS



5. FINANCIAL ACTIVITY IN 3Q 2022



5. FINANCIAL DATA

Key points in 3Q 2022 - Financial position



	3Q 2022 (IN PLN MN)	3Q 2021 (IN PLN MN)	CHANGE	YE 2021 (IN PLN MN)		3Q 2022 (IN %)	3Q 2021 (IN %)	CHANGE	YE 2021 (IN %)		3Q 2022 (IN PLN MN)	YE 2021 (IN PLN MN)	CHANGE	3Q 2021 (IN PLN MN)
REVENUES	196.8	145.7	35%	200.6	GROSS MARGIN ¹⁾	66.1	64.8	1.3 p.p.	64.9	INVESTMENT PROPERTY	4 528.3	3 394.5	33%	2 915.5
OPERATING PROFIT	750.1	283.8	164%	632.3	OPERATING MARGIN BEFORE REVALUATIONS ²⁾	51.3	47.3	4 p.p.	45.8	Cash and cash equivalents	131.5	177.2	-26%	139.0
PROFIT BEFORE TAX	654.8	252.7	159%	599.5	OPERATING MARGIN ³⁾	381.1	194.7	186 p.p.	315.2	Other assets *	216.2	193.2	12%	163.1
NET PROFIT	526.1	202.2	160%	480.5	ROE ⁴⁾	26.5	14.7	11.8 p.p.	31.6	TOTAL ASSETS	4 876.0	3 764.9	30%	3 217.6
EPRA EARNINGS	55.8	37.4	49%	41.1	EBITDA BEFORE REVALUATION GROWTH ⁵⁾	46.5	5.5	41 p.p.	8.8	NAV	2 427.6	1 824.5	33%	1 542.4
EBITDA ¹⁾	750.4	284.1	164%	632.5	EBITDA GROWTH ⁶⁾	164.3	14.8	149 p.p.	112.3	Financial liabilities - bank loans and IRS	1 405.6	1 036.1	36%	969.2
EBITDA BEFORE REVALUATI ON ²⁾	101.3	69.2	46%	92.2	EQUITY RATIO ⁷⁾	49.6	47.6	2.0 p.p.	48.2	Financial liabilities - bonds	396.8	348.5	14%	349.5
										Other financial liabilities	42.4	42.9	-1%	43.1
										Other liabilities	603.6	512.9	18%	313.4
										TOTAL EQUITY AND LIABILITIES	4 876.0	3 764.9	30%	3 217.6

¹⁾ EBITDA = EBIT - Depreciation

²⁾ EBITDA before revaluation = EBIT - Depreciation - Revaluation

¹⁾ Gross Margin = (Revenues - Cost of sales) / Revenues

²⁾ Operating Margin before revaluations = (Operating profit - Revaluation) / Revenues

³⁾ Operating Margin = Operating profit / Revenues

⁴⁾ ROE = Net income / Average Shareholder's Equity

⁵⁾ EBITDA before revaluation growth = $(\Delta_{t,y}) / (\text{Operating profit} - \text{Revaluation}) / (\text{Operating profit}_{t,y} - \text{Revaluation}_{t,y})$

⁶⁾ EBITDA growth = $(\Delta_{t,y}) / \text{Operating profit} / \text{Operating profit}_{t,y}$

⁷⁾ EQUITY RATIO = Total equity / total assets $\geq 35\%$

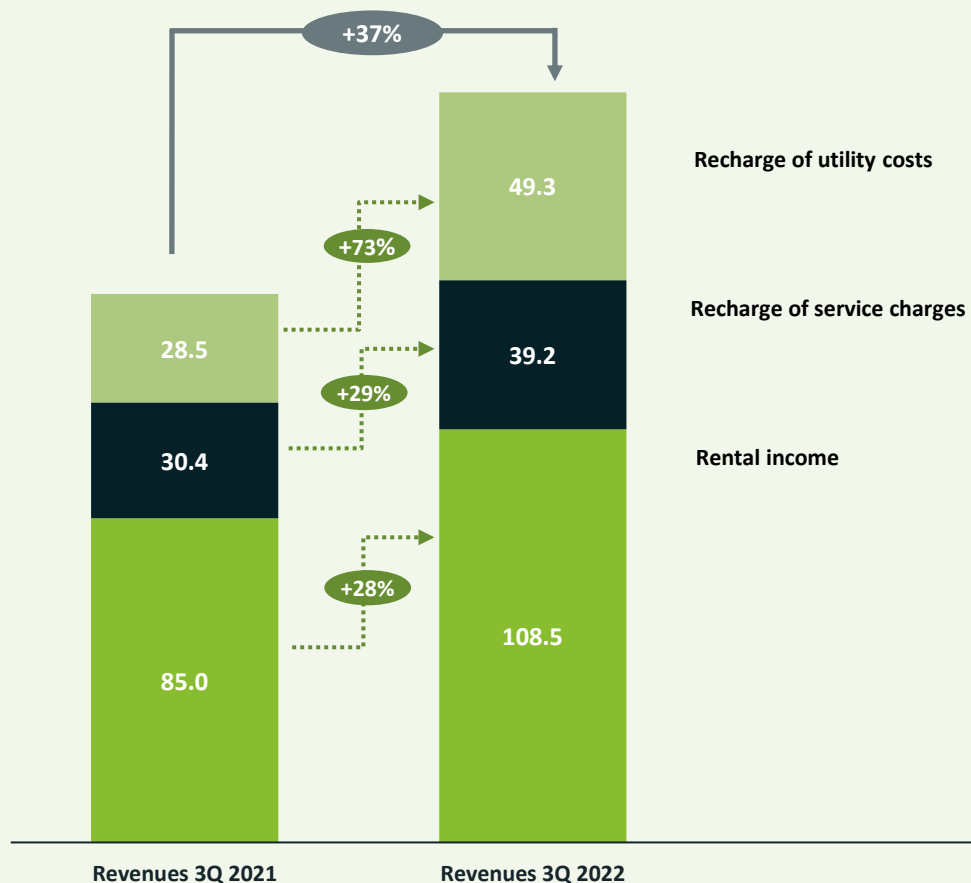
* Net presentation of granted and received intercompany loans.

5. FINANCIAL DATA

Key points in 3Q 2022 - Financial position

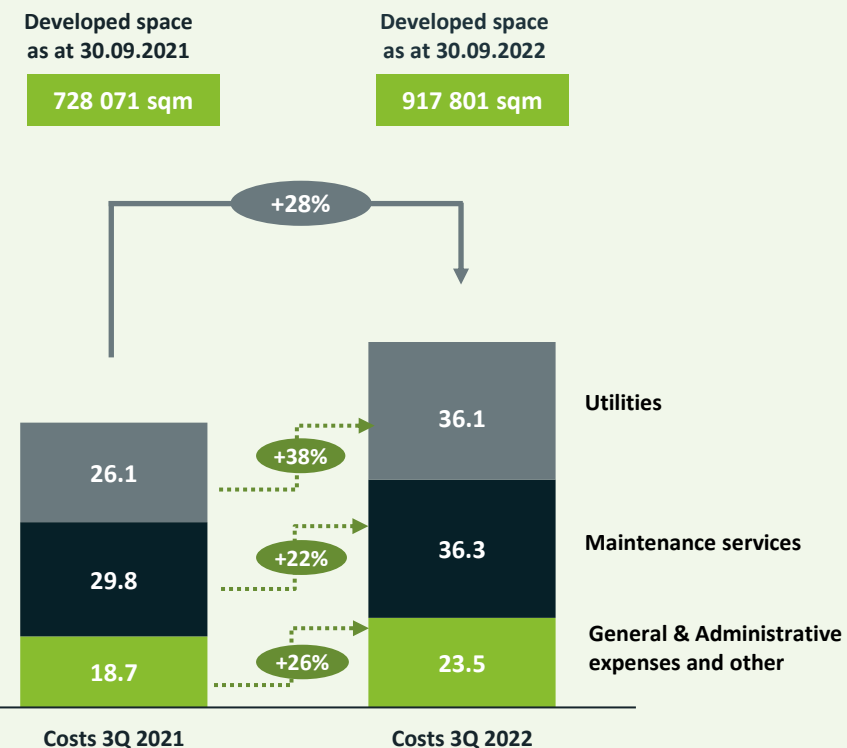
REVENUES

IN PLN MN



COSTS

IN PLN MN



*The chart above does not include Revenues and Costs related to Development Agreement

5. FINANCIAL DATA

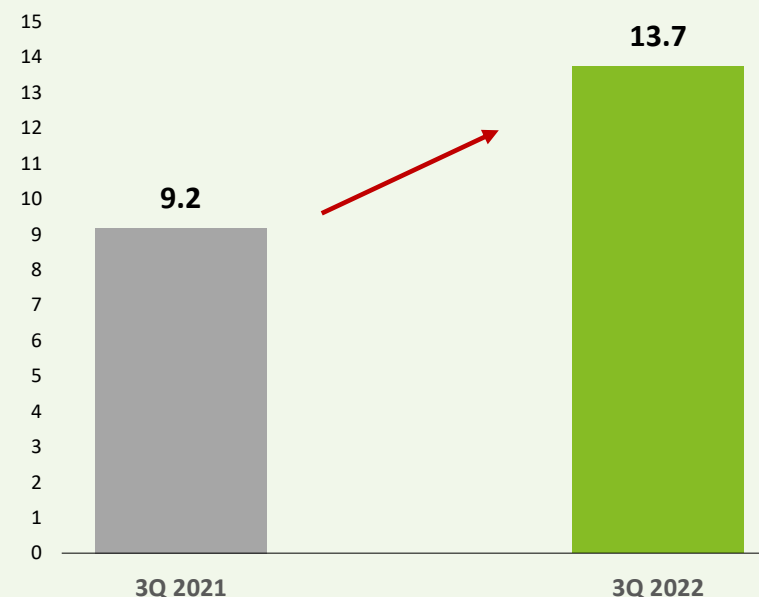
Key points in 3Q 2022 - Financial position

As at 30 September 2022:

➤ LTV ¹⁾	35.5%
➤ ICR	3.8x
➤ NAV in PLN mn	2 428
➤ Financial debts in EUR mn (all-in)	354
among which:	
– Bank loans (secured on MLP's assets) in EUR mn	273
– Bonds (unsecured on MLP's assets) in EUR mn	81
➤ Weighted Average Interest Rate on financial liabilities (all-in)	2.2%
among which:	
– Weighted average interest rate on bank facilities	2.1%
– Weighted average interest rate on bonds	2.8%
➤ Weighted Average Unexpired Financial Debt Term (in years)	5.0

1) LTV % = (financial debt - cash & equivalents)/investment property

FFO IN EUR MN

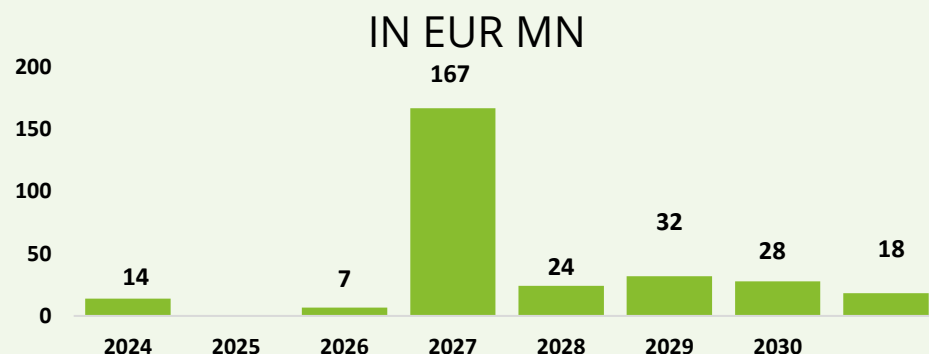


FFO does not include revenues and costs related to Development Agreements.

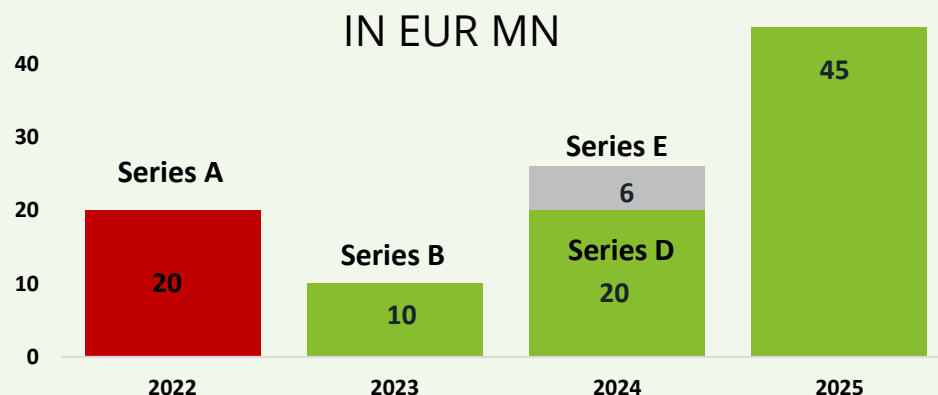
5. FINANCIAL DATA

Loans and bonds

EXISTING BANK LOANS BY MATURITY



BONDS BY MATURITY





- MLPG is a reliable financing partner, with a solid financial position.
- Having signed bank loan agreements with Polish and German banks MLP has secured financing of EUR 96 mn for further development.
- On 11th of May 2022 MLP Group redeemed bonds of series A in the total amount of EUR 20 mn at their maturity date.
- On 22 July 2022, the Company issued, by way of public offering for qualified investors, 6,000 Series E bearer bonds with a nominal value of EUR 1,000 per bond and total nominal value of EUR 6,000,000. The Series E bonds mature on 22 January 2024.
- In line with MLP's strategy for years 2022-2024, further bond issuings are being considered by the company, the amounts and timetables depends on market conditions.
- SPO of 2.6 mn new shares is also being considered - depending on the market conditions.

5. FUND RAISING IN 2H 2022

MLP quotes vs. competition



	P/NAV	MARKET CAP (in mn EUR)	P/E		P/NAV	MARKET CAP (in mn EUR)	P/E
	0.66	323	2.00		2.57	1,840	2.68
	1.28	11,753	2.52		0.65	740	12.44
	1.82	4,800	4.04		0.74	260	6.01
	3.84	105,593	30.26		0.37	49	1.93
	1.06	926	1.82		1.84	485	6.89

as at 15.11.2022

source: stooq.pl, marketwatch.com



6. SUSTAINABLE DEVELOPMENT



6. GREEN INDUSTRIAL DEVELOPER

Sustainability and innovation

- Implementing a strategic project to build solar PV farms on the roofs of its existing and new logistics parks.
- Generate ~ 9 to GWh of green energy in 2024.
- The green energy will be used primarily for internal consumption.
- 80% of the project portfolio to be BREEAM certified as Excellent or Very Good, or as DGNB Gold or Platinum (in Germany and Austria).
- Net zero carbon footprint to be achieved within two to three years.



6. GREEN INDUSTRIAL DEVELOPER

PV Power Plants Programme



POLAND:

2022

- Until end of 2022 installation of approximately **6,3 MWp** of total power in **11 MLP Parks**, **100k sqm** of roofs.
- **Expected income of approx. 910 k EUR**

2023

- Installation of **8 MWp** of total power in existing and new parks at **150k sqm** of roofs
- **Expected income of approx. 1,700k EUR**

2024

- Expected installation in new parks in Poland – **3MWp**
- **Expected income of approx. 430k EUR**
- **Expected income of approx. 2,605k EUR yearly**

GERMANY & AUSTRIA:

- MLP Business Park Berlin **750 kWp**
- **Expected income 60k EUR**
- MLP Unna **530 kWp**
- MLP Business Park Wien **700 kWp**
- **Expected income of approx. 92 k EUR**

- Expected installation in new parks in Germany – **2MWp**
- Expected income – **130k EUR**
- **Expected income of approx. 2,605k EUR yearly**



6. GREEN INDUSTRIAL DEVELOPER

PV Power Plants Programme in Germany



WE ALREADY BUILT PV INSTALLATIONS:

- **MLP Business Park Berlin**
PV power ~ 500 kWp

In this year we will develop next:

- **MLP Business Park Berlin**
PV power ~ 250 kWp
- **MLP Unna**
PV power ~ 530 kWp

Total power of PV in MLP logistic parks in Poland and Germany will be **~1,28 MWp**



6. PV POWER PLANTS PROGRAMME



PV INSTALLATIONS IN POLAND DIVIDED INTO 2 PHASES:

- 1 2022, Implementation of parks < 50 kWp and Development of the 50 kWp installation and implementation of new installations > 50 kWp (self-consumption ~95%)
 - Investment in 2022 - PLN 1.4 mn
 - Income - **PLN 4.16 mn**
 - Market value – **PLN 55.7mn (valuation yield of 7.5% applied)**

- 2 2022/2023, Development of the existing installations to 1 MW of power + development of next new 1MW in new parks
 - Investment in 2022 – **46 PLN mn (valuation yield of 7.5% applied)**
 - Income – **PLN 5 mn**
 - Market value – **69 PLN mn (valuation yield of 7.5% applied)**

6. PV POWER PLANTS PROGRAMME

PV issues in Poland

- Problems with the overloaded electrical grids - modernization required
- Distribution system operators evaluate applications approximately 180 to 225 days
- Connection conditions issues by grid operators assume long connection times, even up to 3 - 4 years
- Refusals to connect PV installations occur more and more often
- Restrictions in the Master Development Plans to the capacity of 100 kW
- Discussion upon adaptation of the legislation, requiring Master Development Plans, indicating development of the PV power plans greater than 1 MW



7. ESG STRATEGY



7. ESG STRATEGY

For MLP GROUP S.A.



E – ENVIRONMENTAL GOAL

- Reducing the company's negative impact on the environment

Tasks to achieve this goal:

- renewable energy from PV + Energy efficiency
- reducing water consumption
- waste management
- bio-diversity



S - SOCIAL GOAL

- Drive a comprehensive effort to improve the quality of the environment and ensure environmental safety of the local communities

Tasks to achieve this goal:

- improve the safety and health of employees and customers
- ensure a safe workplace for employees
- create a friendly external environment
- provide charitable support
- provide charitable support



7. ESG STRATEGY

For MLP GROUP S.A.



G - GOVERNANCE GOAL

Incorporate ESG into business operations and reconcile corporate and social interests

Tasks to achieve this goal:

- consider issues relating to the environmental impact of projects
- human rights and climate change in decision-making processes
- establish procedures and set measurable goals to ensure that environmental, climate and human rights risks are identified and avoided
- do business in line with ethical standards communicate ESG strategies and activities



We focus primarily on measures geared towards reducing our adverse environmental impacts. We concentrate on our goal to achieve climate neutrality by 2026.

Thank you!

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