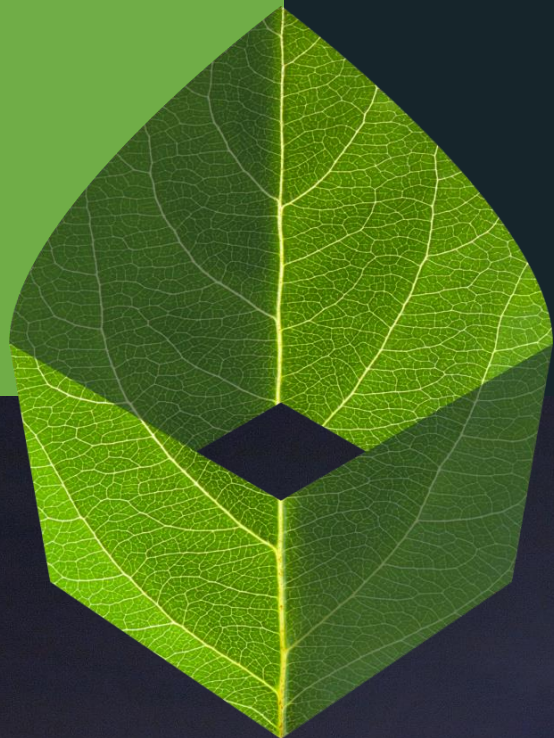


MLP GROUP

2022 Results



March 2023



AGENDA AND TEAM

| | | |
|---|----------------------------|----|
| 1 | MLP AT A GLANCE | 3 |
| 2 | EXECUTIVE SUMMARY | 10 |
| 3 | 2022 LEASING RESULTS | 22 |
| 4 | STRONG EXPANSION | 32 |
| 5 | FINANCIAL ACTIVITY IN 2022 | 38 |
| 6 | SUSTAINABLE DEVELOPMENT | 51 |
| 7 | ESG STRATEGY | 54 |



Radosław T. Krochta
Chief Executive Officer



Monika Dobosz
Chief Financial 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 Very experienced team – each senior team member with +15 years of industrial experience. Extensive development expertise across warehouse space, logistics centers and business parks.
- 3 Offers class-A warehouses, with strong commitment to sustainability, min 85% portfolio will be BREEAM certified as Excellent or Very Good, or as DGNB Gold or Platinum (in Germany and Austria).
- 4 Integrated European Logistics Property Platform active in the following countries: Poland, Germany, Austria and Romania.

MLP POZNAŃ WEST (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 Solar 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



Air conditioning



Ample parking places for trucks and personal cars.

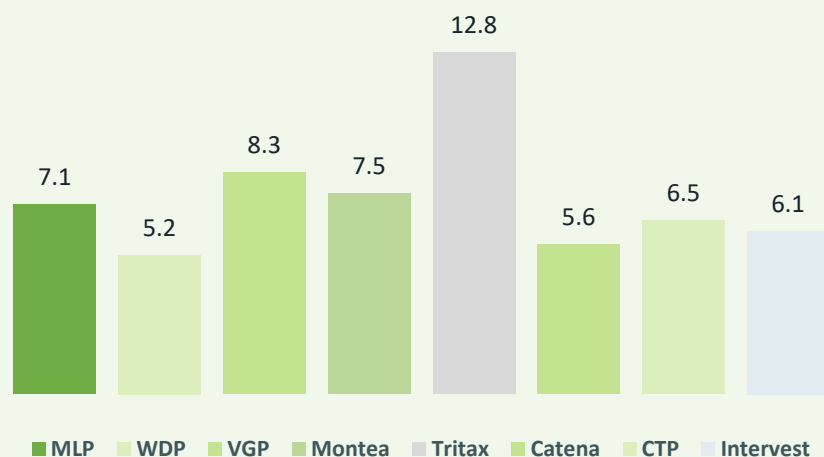


1. MLP GROUP AT A GLANCE

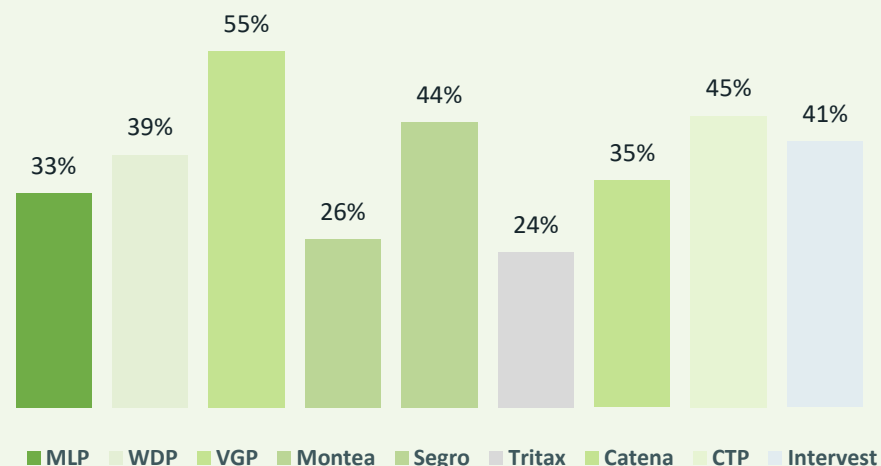
Strong operating position at an attractive valuation



WAULT (years)



LTV



Source: Bloomberg, Dealogic, Company Information as of Jan 19, 2023; Notes: based on last reported financials

| | P/NAV | | | P/B | | | P/E | | |
|-------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | 2022e | 2023e | 2024e | 2022e | 2023e | 2024e | 2022e | 2023e | 2024e |
| Segro PLC | 0.7x | 0.7x | 0.8x | 0.8x | 0.9x | 0.9x | 25.6x | 24.1x | 22.9x |
| Warehouses De Pauw CVA | 1.5x | 1.3x | 1.3x | 1.4x | 1.3x | 1.2x | 22.2x | 20.6x | 19.4x |
| Tritax Big Box REIT PLC | 0.7x | 0.7x | 0.7x | 0.8x | 0.8x | 0.8x | 20.5x | 19.2x | 17.2x |
| VGP NV | 0.8x | 0.8x | 0.7x | 0.9x | 0.9x | 0.8x | 17.5x | 184.4x | 41.4x |
| Montea NV | 1.2x | 1.0x | 1.0x | 1.1x | 1.0x | 1.0x | 20.8x | 18.2x | 10.6x |
| Catena AB | 1.4x | 1.2x | 1.2x | 1.3x | 1.3x | 1.2x | 21.4x | 22.1x | 20.6x |
| MEDIAN | 1.01x | 0.90x | 0.91x | 0.98x | 0.96x | 0.94x | 21.1x | 21.4x | 20.0x |
| CTP NV | 0.96x | 0.84x | 0.76x | 1.11x | 0.99x | 0.90x | 7.0x | 7.0x | 6.9x |
| MLP Group | 0.65x | 0.58x | 0.54x | 0.75x | 0.67x | 0.62x | 4.7x | 6.5x | 8.2x |

Source: Bloomberg, Erste Group Research



2. 2022 EXECUTIVE SUMMARY













2. YE 2022 EXECUTIVE SUMMARY

MLP GROUP - outperformance



MLP GROUP - OUTPERFORMANCE IN 2022

| Company | | Country of origin | Like-for-Like rental growth | Rental revenue growth y/y | Portfolio valuation y/y | LTV |
|---------|---|---|-----------------------------|---------------------------|-------------------------|-----|
| MLP |  |  | +10.0% | +31% | +30.0% | 33% |
| CTP |  |  | +4.5% | +35% | +33.0% | 45% |
| SEGRO |  |  | +6.7% | +19% | -11.0% | 32% |
| WDP |  |  | +4.0% | +14.6% | +9.6% | 35% |
| Logicor |  |  | +4.3% | +2.4% | -2.0% | 48% |

2. YE 2022 EXECUTIVE SUMMARY

MLP Group 2022 vs. 2021



2. YE 2022 EXECUTIVE SUMMARY

Key points in 2022



- 1 **The Covid-19 pandemic has not impacted MLPG activity**
- 2 Strong tenants' portfolio – none of MLPG's tenants run into insolvency nor significant liquidity problems - very restrictive and conservative tenants acceptance policy brings sufficient comfort level for economic slowdown. In addition, we conducted a tenant stress test, which resulted in the fact that we do not expect any tenants to have any problems with paying rent on time - this only confirms the thesis about a very conservative customer acceptance policy.
- 3 **New leasing contracts concluded**
 - (a) Poland -> leasing 163 327 sqm
 - (b) Germany -> leasing 5 868 sqm (project under permitting, leasing 2023)
 - (c) Romania -> leasing 5 242 sqm
- 4 **Re-letting in Poland 60 400 sqm**
- 5 **Germany and Austria**
 - (a) MLP Business Park Berlin → First MLP City Project in Berlin fully leased, prior construction completion, contracted rent 15% higher than budgeted.
 - (b) MLP Business Park Vienna → 150% covered with LOI

2. YE 2022 EXECUTIVE SUMMARY

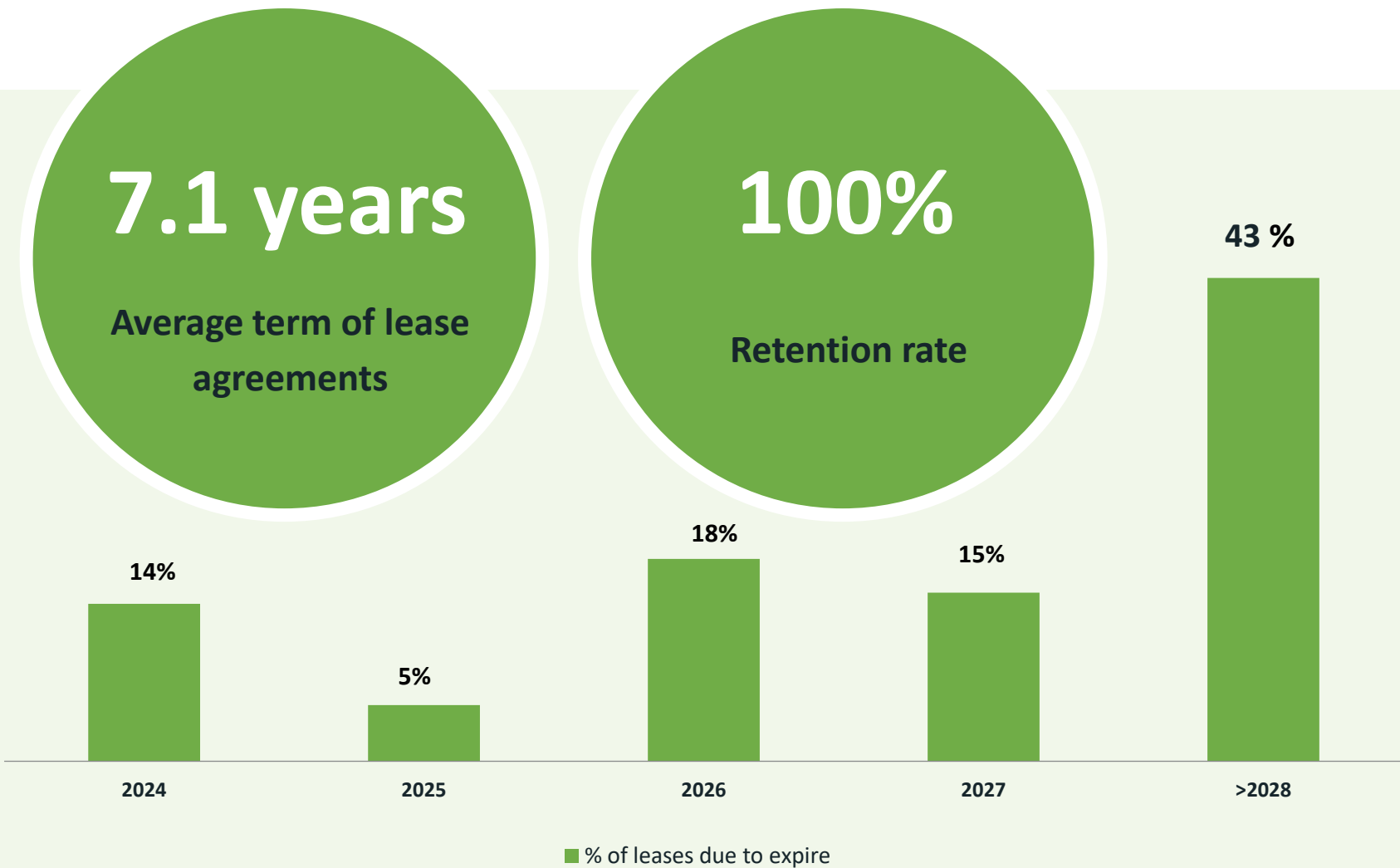
Key points in 2022



- 6 **New plots acquisition in total 37.7 ha with additional development potential 185 000 sqm:**
- 7 **Solid financial position**
 - (a) LTV at 33.1%, high interest coverage ratio 3.3 x ICR
 - (b) Long average debt maturity 5.1 years
 - (c) Increasing FFO from YE 2021 EUR 11.7 mn to YE 2022 EUR 18.5 mn
- 8 **Issue of shares PLN 183.5 mn (issue of 2 621 343 shares at PLN 70 at par)**
- 9 **Issue of bonds EUR 6 mn** in July 2022 (the only one transaction in EUR on Polish debt capital market in 2022)
Ongoing & new development of **309 797 sqm**, with the managed construction budget value of **EUR 140 mn.**
- 10 **Financing in Germany:**
 - (a) a) bank loan for MLP Unna project with BayernLB in total amount of EUR 41.2 mn, out of which ca. EUR28mn has been drawn as the construction loan.
 - (b) b) bank loan for MLP Business Park Berlin in total amount of EUR 19.7 mn, fully utilised in 2022.
- 11 **Financing in Poland:** additional top-up tranche of EUR 13mn in portfolio- refinancing with ING-PKO BP-ICBC, project financing for Polish parks with total ultimate bank loans amount of ca. EUR 80 mn.

2. YE 2022 EXECUTIVE SUMMARY

Portfolio Vault and leases due to expire



2. YE 2022 EXECUTIVE SUMMARY

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



| POLAND | 2022 | 1H 2022 | 2021 | 2020 | 2019 | 2018 |
|----------------------------|---------|---------|------|------|------|------|
| Warsaw | 5.00 | 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) | 2022 | 1H 2022 | 2021 | 2020 | 2019 | 2018 |
| Berlin | 3.90 | 3.00 | 3.40 | 3.70 | 4.15 | 4.55 |
| Düsseldorf | 3.90 | 3.00 | 3.40 | 3.70 | 4.15 | 4.60 |
| Frankfurt | 3.90 | 3.00 | 3.40 | 3.70 | 4.10 | 4.55 |
| Hamburg | 3.90 | 3.00 | 3.40 | 3.70 | 4.10 | 4.55 |
| Cologne | 3.90 | 3.00 | 3.40 | 3.70 | 4.15 | 4.65 |
| Stuttgart | 3.90 | 3.00 | 3.40 | 3.70 | 4.20 | 4.60 |
| AUSTRIA (net prime yields) | Q3 2022 | 1H 2022 | 2021 | 2020 | 2019 | 2018 |
| Vienna | 4.75 | 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 |

Changes in yield caused by rising interest rates may adversely affect the valuation of real estate assets, on the flip side, changes in ERV rates (estimated rental value) may compensate a decline in asset value driven by the yield increase. In paradox, since some of the lease contract getting shorter, the higher ERV applied will have positive impact on overall valuation.

Source: Cushman & Wakefield, BNP Paribas, JLL

2. YIELDING PROJECTS Poland & Germany



MLP POZNAŃ



MLP POZNAŃ WEST II



MLP WROCŁAW



MLP GLIWICE



MLP PRUSZKÓW I



MLP PRUSZKÓW II



MLP LOGISTIC PARK UNNA



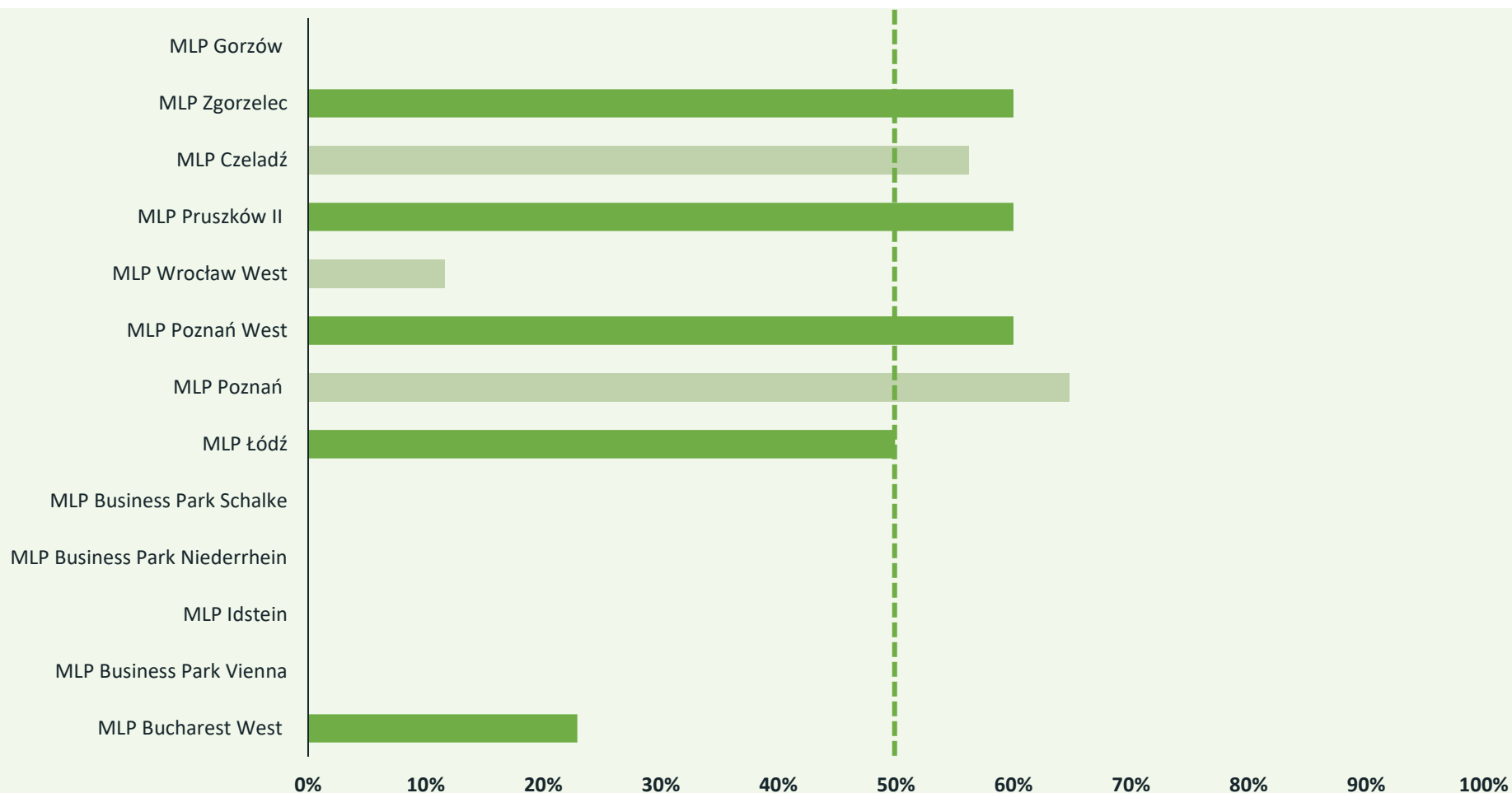
MLP BUSINESS PARK BERLIN I

2. YE 2022 EXECUTIVE SUMMARY

Poland, Germany, Austria & Romania



PERCANTAGE OF PROJECTS DEVELOPMENT AS AT DECEMBER 2022



2. PROJECTS UNDER CONSTRUCTION Poland & Germany & Austria & Romania



MLP ZGORZELEC



MLP BUSINESS PARK POZNAŃ



MLP BUSINESS PARK
NIEDERRHEIN



MLP BUCHAREST WEST



MLP GORZÓW



MLP CZELADŹ



MLP BUSINESS PARK VIENNA



MLP ŁÓDŹ

2. YE 2022 EXECUTIVE SUMMARY

Phasing of projects in Poland, Germany, Romania & Austria



PHASING OF THE PROJECTS



2. YE 2022 EXECUTIVE SUMMARY

Key points in YE 2022 - Financial position

As at 31 December 2022:

| | |
|---|-------|
| ➤ LTV ¹⁾ | 33.1% |
| ➤ ICR | 3.3x |
| ➤ NAV in PLN mn | 2 498 |
| ➤ Financial indebtness in EUR mn (all-in) among which: | 375 |
| – Bank loans (secured on MLP's assets) in EUR mn | 294 |
| – Bonds (unsecured on MLP's assets) in EUR mn | 81 |
| ➤ Bank loans secured with IRS or with fixed interest rate | 80% |
| ➤ Financial indebtness secured with IRS or with fixed interest rate | 61% |
| ➤ Weighted Average Interest Rate on financial liabilities (all-in) among which: | 2.2% |
| – Weighted average interest rate on bank facilities | 2.0% |
| – Weighted average interest rate on bonds | 2.8% |
| ➤ Weighted Average Unexpired Financial Debt Term (in years) | 5.1 |



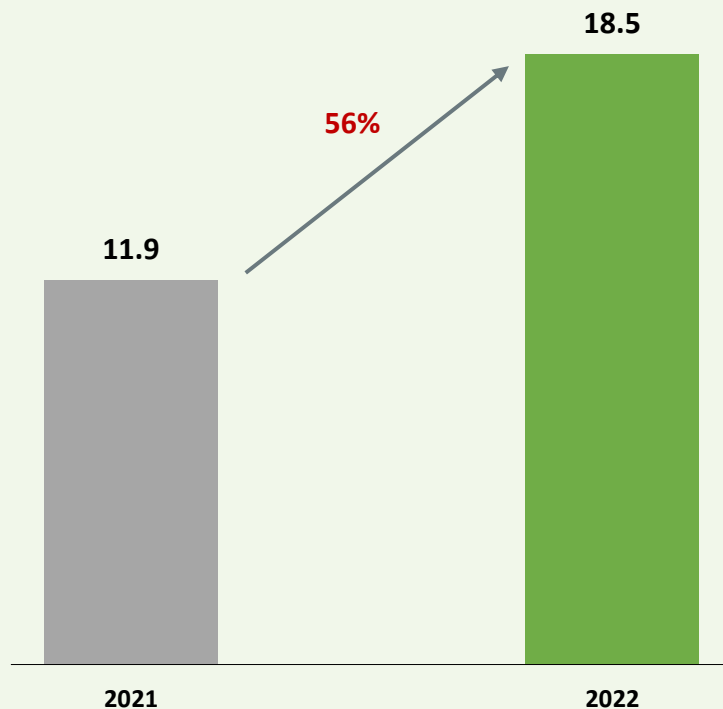
1) LTV % = (financial debt - cash & equivalents)/investment property

2. YE 2022 EXECUTIVE SUMMARY

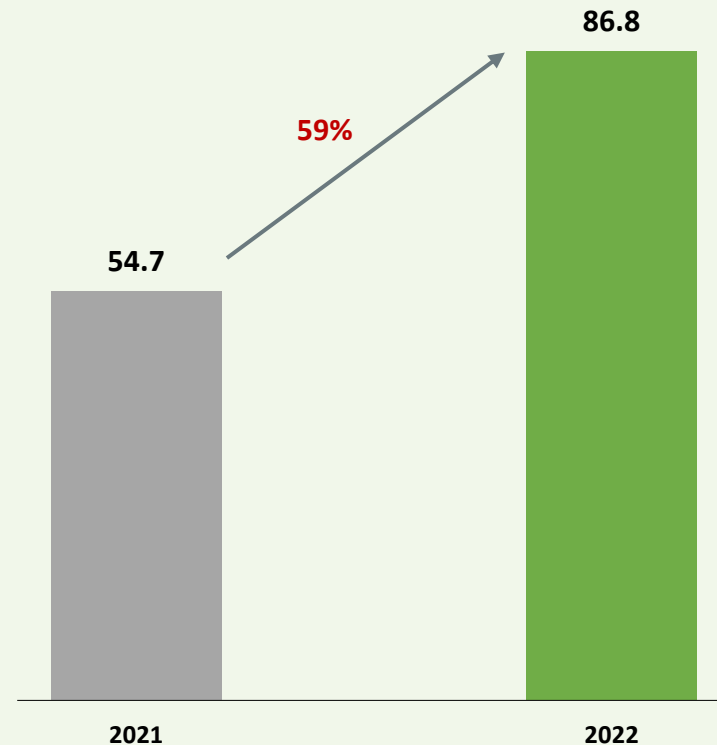
Key points in YE 2022 - Financial position



FFO IN EUR MN



FFO IN PLN MN

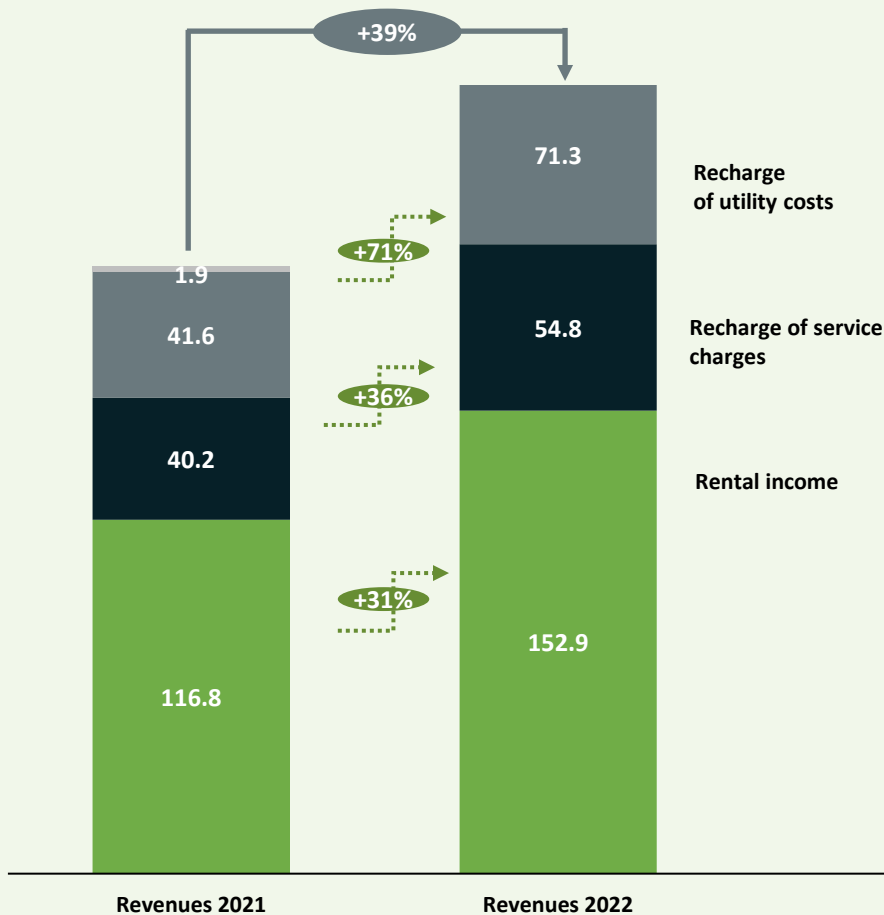


FFO does not include revenues and costs related to Development Agreements & other operating activity.

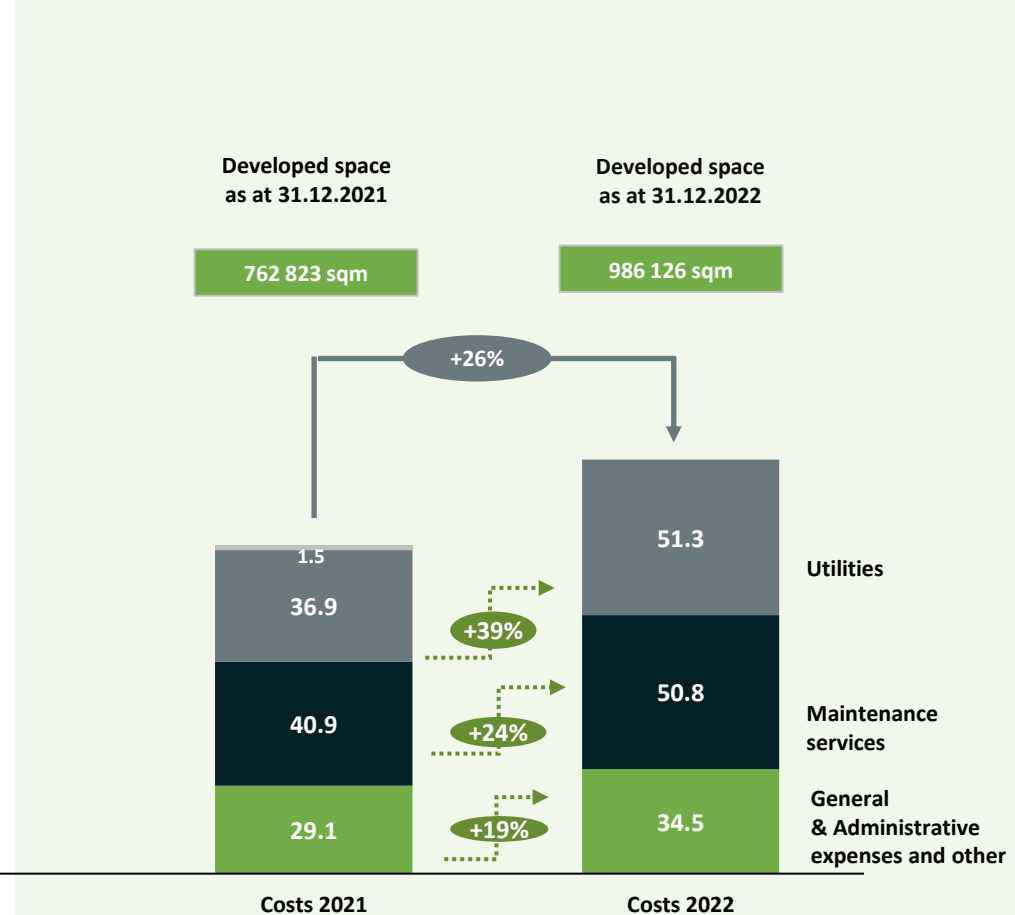
2. YE 2022 EXECUTIVE SUMMARY

Key points in 2022 - Financial position

REVENUES IN PLN MN



COSTS IN PLN MN





3. 2022 LEASING RESULTS

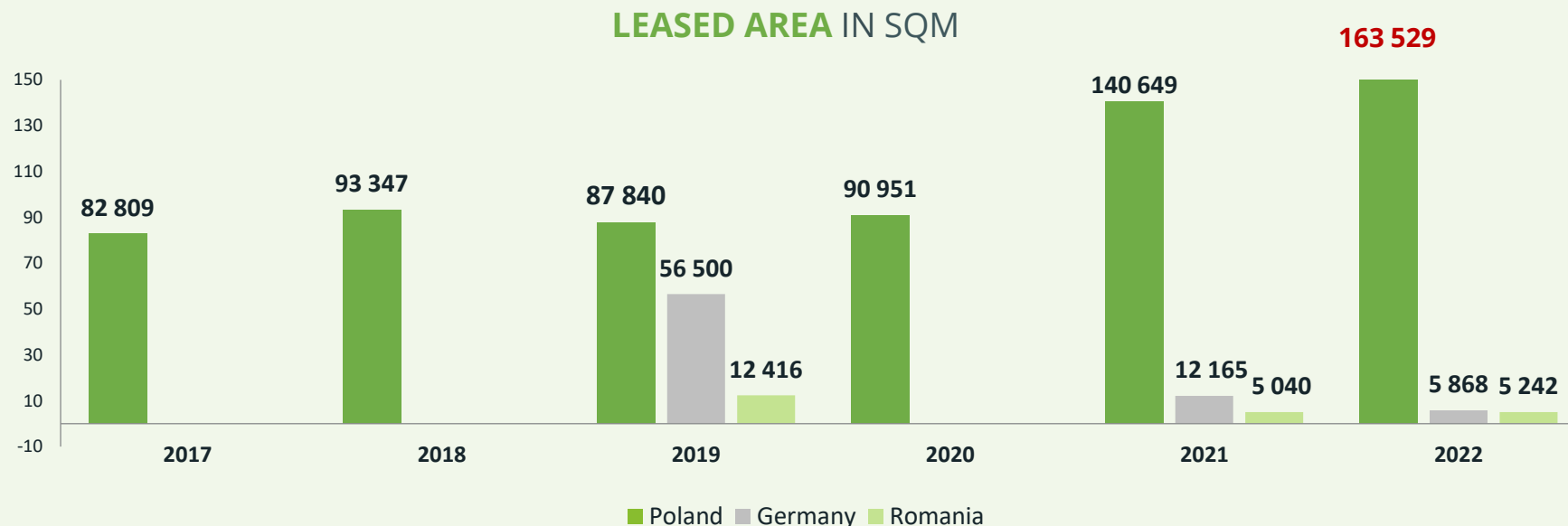


3. LEASING RESULTS

New contracts in 2022



NEW LEASING CONTRACTS POLAND, GERMANY & ROMANIA – 174 437 SQM



- 65% of new leases in 2022 with existing MLP tenants
- 100% rents in EURO
- **100% lease agreements indexed with CPI for EURO without any cap (indexation once a year)**
- In 2023 the rental revenues will increase by 8.2% due to the CPI indexation
- As potential of rental growth in 2023, we plan to extend lease agreements for a total area of 111 285 sqm,
- Re-letting in Poland 60 400 sqm
- **Total leased area 234 837 sqm**

3. LEASING RESULTS - OUR CLIENTS

Partnership that deliver robust & growing income streams

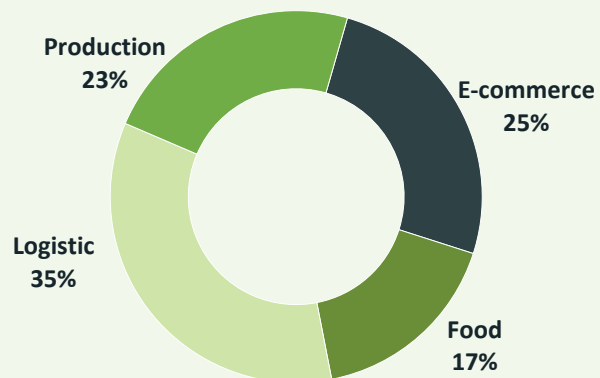


STRONG OPERATING METRICS



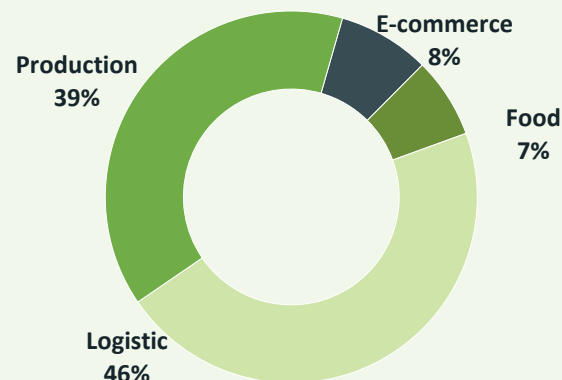
TENANTS BY SECTOR

LEASED AREA



↑ **Production + 70%**
↓ **E-commerce - 80%**

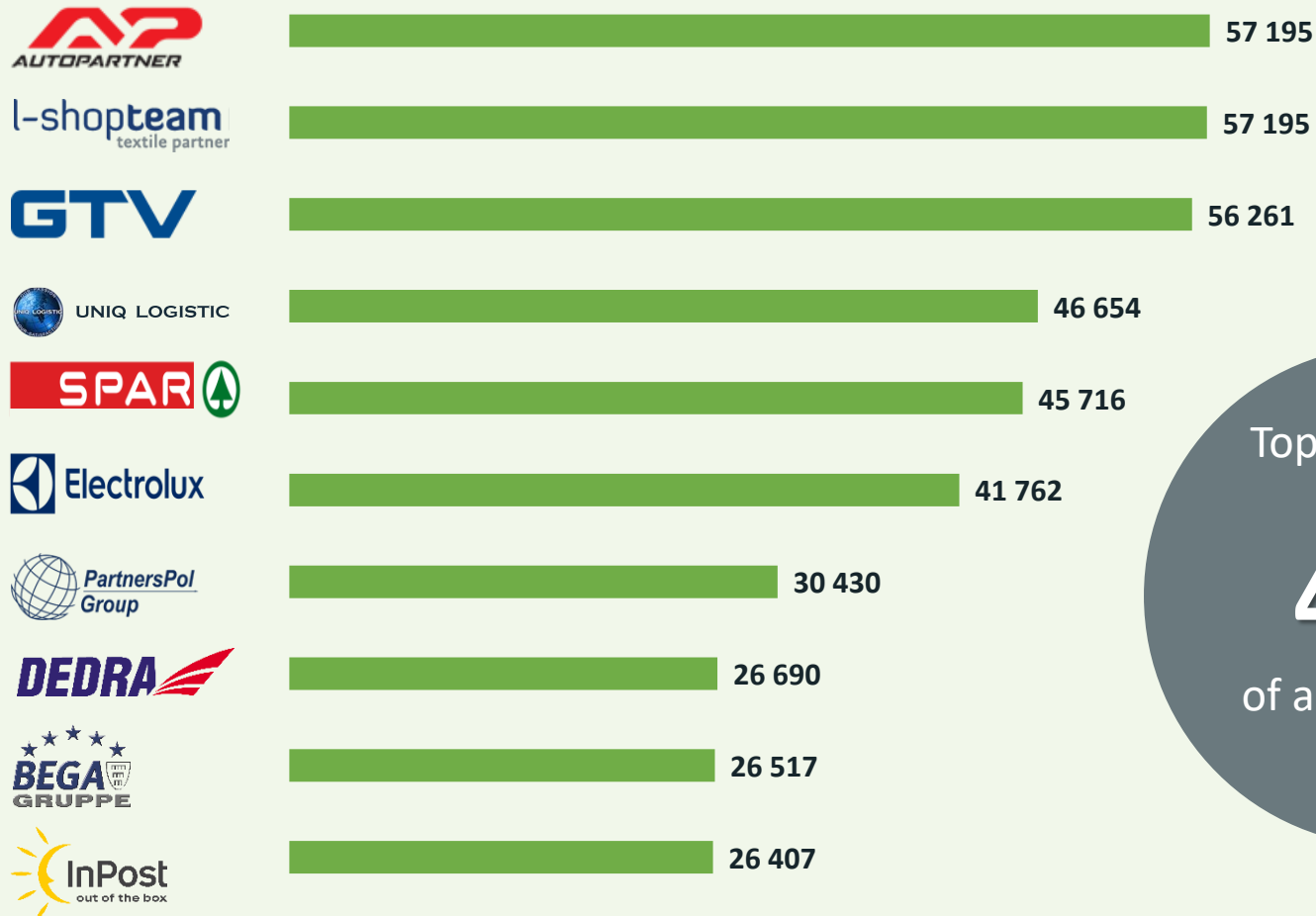
2022



3. LEASING RESULTS

Our tenants – diversified tenants' portfolio

TOP 10 TENANTS IN SQM



Top 10 Tenants
provide

42%

of annual rental
income

3. LEASING RESULTS

Main leasing deals



REPEAT CLIENTS

NEW TENANTS



3. LEASING RESULTS

Prime headline rents, warehouses over 5,000 sqm

RENTS IN EUR/SQM/YEAR



3. LEASING RESULTS

European vacancy rates in 2022

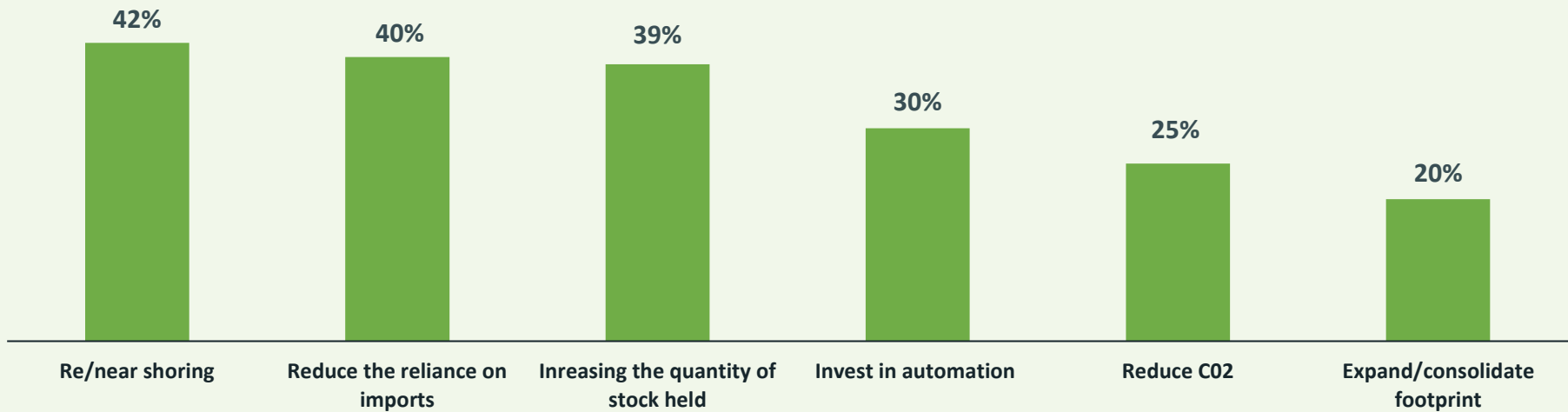


Source: Savills, European Logistics outlook Q3 2022

3. LEASING RESULTS

Future of the supply chain

OCCUPIERS STRATEGY TO MANAGE SUPPLY CHAIN OVER NEXT 3 YEARS

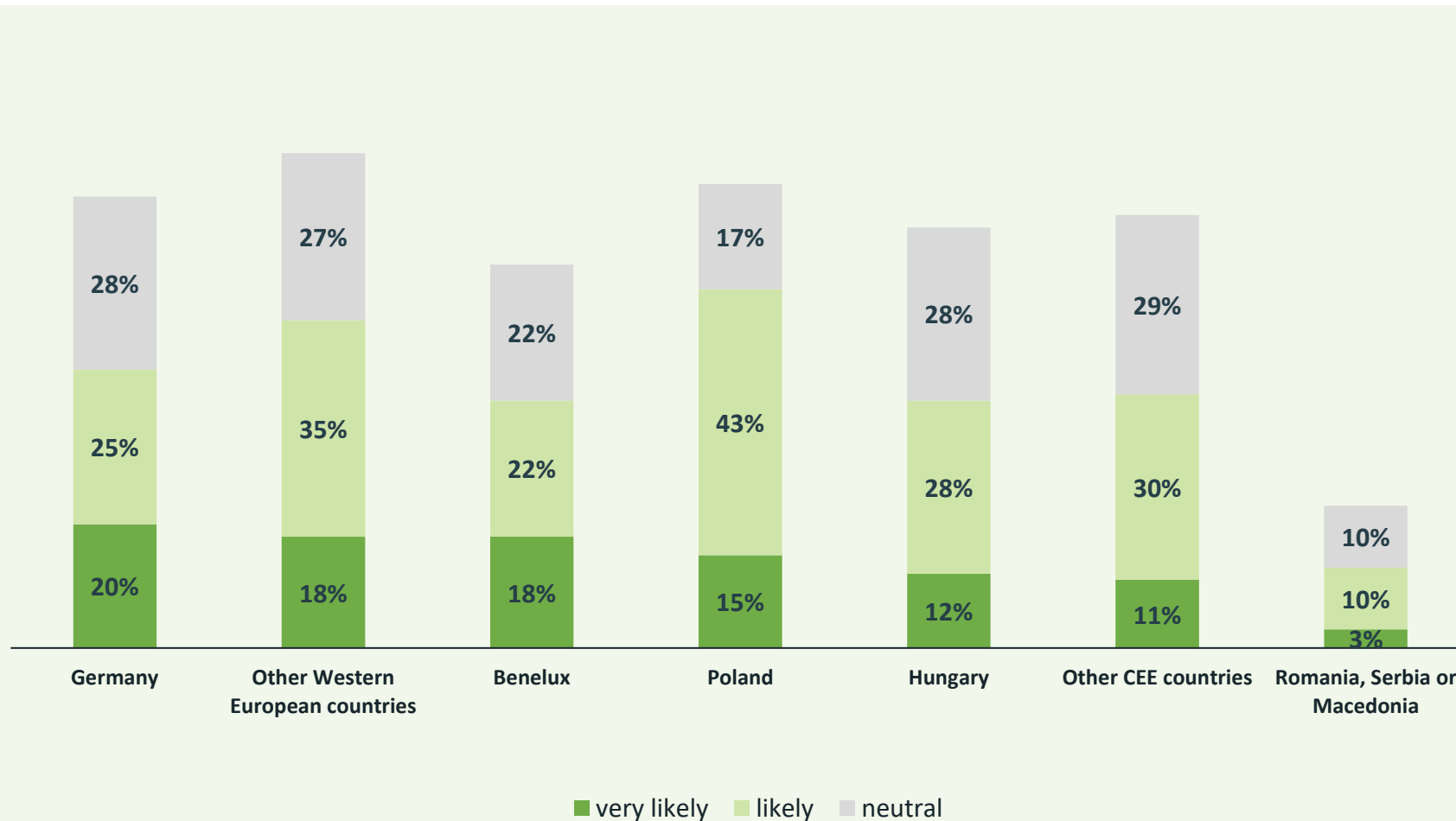


Source: Savills, European Real Estate Logistics Consensus

3. LEASING RESULTS

Geographical locations considered for near shoring

BENEFICIAL MARKETS



3. LEASING RESULTS

Industrial forecast for 2023 – main parameters



Demand for logistics space, across all markets where we operate, is unbroken and the combination of bounce back in global economy, continuing e-commerce demand and restructuring of supply chains will keep demand for logistics space high.

Main drivers of the demand for logistic space are:

- 1 Low availability of **vacant space will remain critical**, high rate of pre-lets for new projects
- 2 No signs that supply and demand will come into equilibrium in the short term
- 3 **Rents are likely to continue the growth course** with demand expected to remain high, it is expected that prime rents will tend to rise over the next quarters
- 4 Increased activity from 3PL
- 5 **On-shoring (partial moving of manufacturing activity form Asia to Europe) and production occupier demand in will be strong across Europe.**
- 6 Energy costs, ESG and carbon neutrality will become more important



4. STRONG EXPANSION



4. STRONG EXPANSION and new markets



Main new plots acquired in 2022:

- Pruszkow
- Zgorzelec
- Gorzow Wielkopolski

4. STRONG EXPANSION and new plots reservation



New plots reservation in 2022:

- Łódź – 25 ha
- Poznań – 20 ha
- Gliwice – 12 ha
- Kraków – 5 ha
- Linden – 20 ha
- Berlin – 5 ha
- Essen – 9.5 ha

4. ACCELERATED LANDBANK ACQUISITIONS

Replenishing & growing development capacity

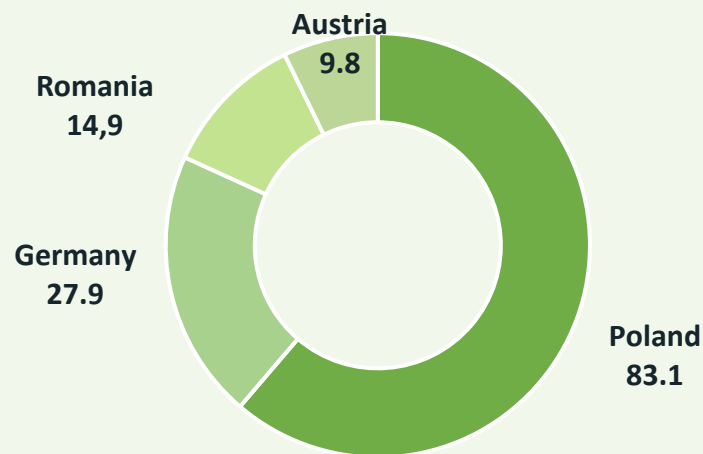
52%

52% situated adjacent to our existing or new parks

x2

Our land and option in total 336 ha which will enable the construction of approx. 1.6 milion sqm of space

POTENTIAL DEVELOPMENT OF LANDBANK BY COUNTRY IN HA



POTENTIAL DEVELOPMENT OF LANDBANK IN HA





5. FINANCIAL ACTIVITY IN 2022



5. FINANCIAL DATA

Key points in 2022 - Financial position



| | YE 2022 (IN PLN MN) | YE 2021 (IN PLN MN) | CHANGE | YE 2020 (IN PLN MN) | | YE 2022 (IN %) | YE 2021 (IN %) | CHANGE (p.p.) | YE 2020 (IN %) | | YE 2022 (IN PLN MN) | YE 2021 (IN PLN MN) | CHANGE | YE 2020 (IN PLN MN) |
|---|---------------------------|---------------------------|--------|---------------------------|--|-------------------|-------------------|------------------|-------------------|---|---------------------------|---------------------------|----------|---------------------------|
| REVENUES | 279.1 | 200.6 | 39% | 190.7 | GROSS MARGIN¹⁾ | 66.2 | 64.9 | 1.3 p.p. | 58.6 | INVESTMENT PROPERTY | 4 433.0 | 3 394.5 | 31% | 2 330.9 |
| OPERATING PROFIT | 590.2 | 632.3 | -7% | 297.8 | OPERATING MARGIN BEFORE REVALUATIONS²⁾ | 48.2 | 45.8 | 2 p.p. | 44.3 | Cash and cash equivalents | 315.2 | 177.2 | 78% | 163.0 |
| PROFIT BEFORE TAX | 529.1 | 599.5 | -12% | 210.1 | OPERATING MARGIN³⁾ | 211.5 | 315.2 | -104 p.p. | 156.2 | Other assets * | 225.3 | 193.2 | 17% | 161.2 |
| NET PROFIT | 422.4 | 480.5 | -12% | 170.4 | ROE⁴⁾ | 134.4 | 186.3 | -52 p.p. | 115.1 | TOTAL ASSETS | 4 973.5 | 3 764.9 | 32% | 2 665.1 |
| EPRA EARNINGS | 68.9 | 47.5 | 45% | 49.5 | EBITDA BEFORE REVALUATION GROWTH⁵⁾ | 46.5 | 8.8 | 38 p.p. | 42.7 | NAV | 2 498.0 | 1 824.5 | 37% | 1 211.7 |
| EBITDA¹⁾ | 592.9 | 632.5 | -6% | 298.5 | EBITDA GROWTH⁶⁾ | -6.6 | 112.3 | -119 p.p. | 65.5 | Financial liabilities - bank loans and IRS | 1 456.0 | 1 036.1 | 41% | 805.9 |
| EBITDA BEFORE REVALUATION²⁾ | 135.1 | 92.2 | 47% | 85.2 | EQUITY RATIO⁷⁾ | 50.1 | 48.2 | 2.0 p.p. | 45.2 | Financial liabilities - bonds | 383.9 | 439.5 | - 13% | 348.5 |
| | | | | | | | | | | Other financial liabilities | 42.3 | 42.9 | -1% | 37.1 |
| | | | | | | | | | | Other liabilities | 593.6 | 421.9 | 16% | 251.9 |
| | | | | | | | | | | TOTAL EQUITY AND LIABILITIES | 4 973.5 | 3 764.9 | 32% | 2 655.1 |

¹⁾ EBITDA = EBIT + Depreciation
²⁾ EBITDA before revaluation = EBIT + Depreciation - Revaluation

³⁾ Gross Margin = (Revenues - Cost of sales) / Revenues
⁴⁾ Operating Margin before revaluations = (Operating profit - Revaluation) / Revenues
⁵⁾ Operating Margin = Operating profit / Revenues
⁶⁾ ROE = Net income / Adjusted Shareholder's Equity (weighted average of the sum of share capital and share premium)
⁷⁾ EBITDA before revaluation growth = $\frac{\Delta_{t,y}}{\Delta_{t,y-1}}$ (Operating profit - Revaluation) / (Operating profit_{py} - Revaluation_{py})
⁸⁾ EBITDA growth = $\frac{\Delta_{t,y}}{\Delta_{t,y-1}}$ Operating profit / Operating profit_{py}
⁹⁾ EQUITY RATIO = Total equity / total assets ≥ 35%

* Net presentation of granted and received intercompany loans.

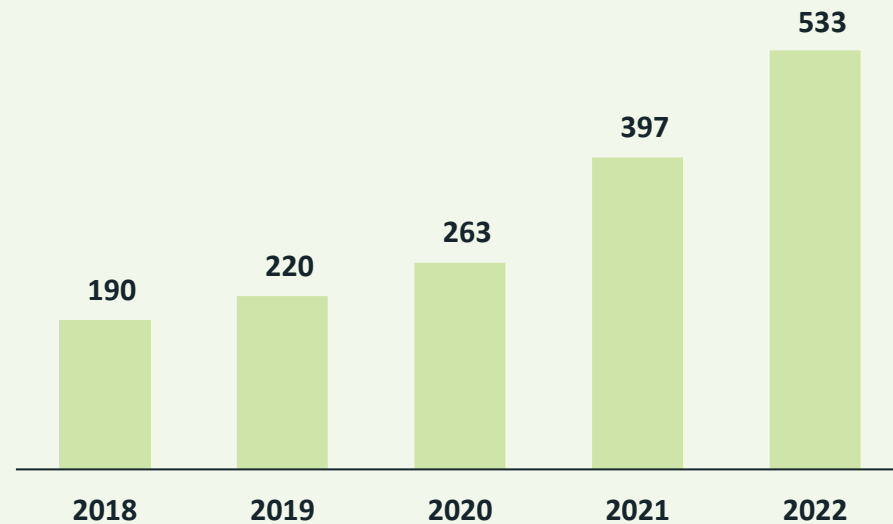
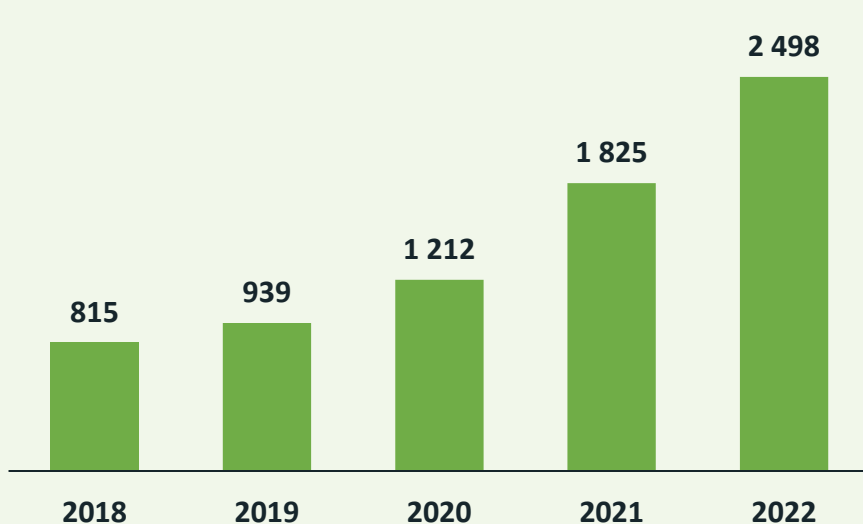
5. FINANCIAL DATA

Net Asset Value Growth



NET ASSET VALUE (in mn PLN)

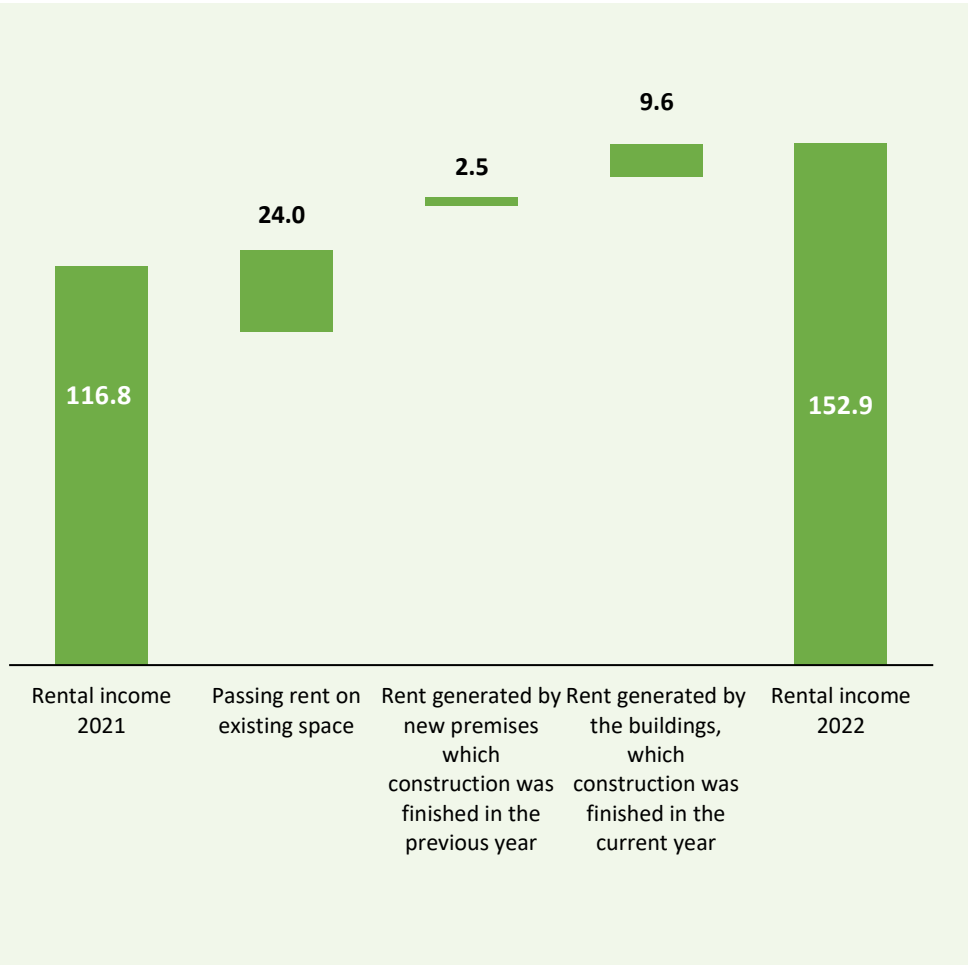
NET ASSET VALUE (in mn EUR)



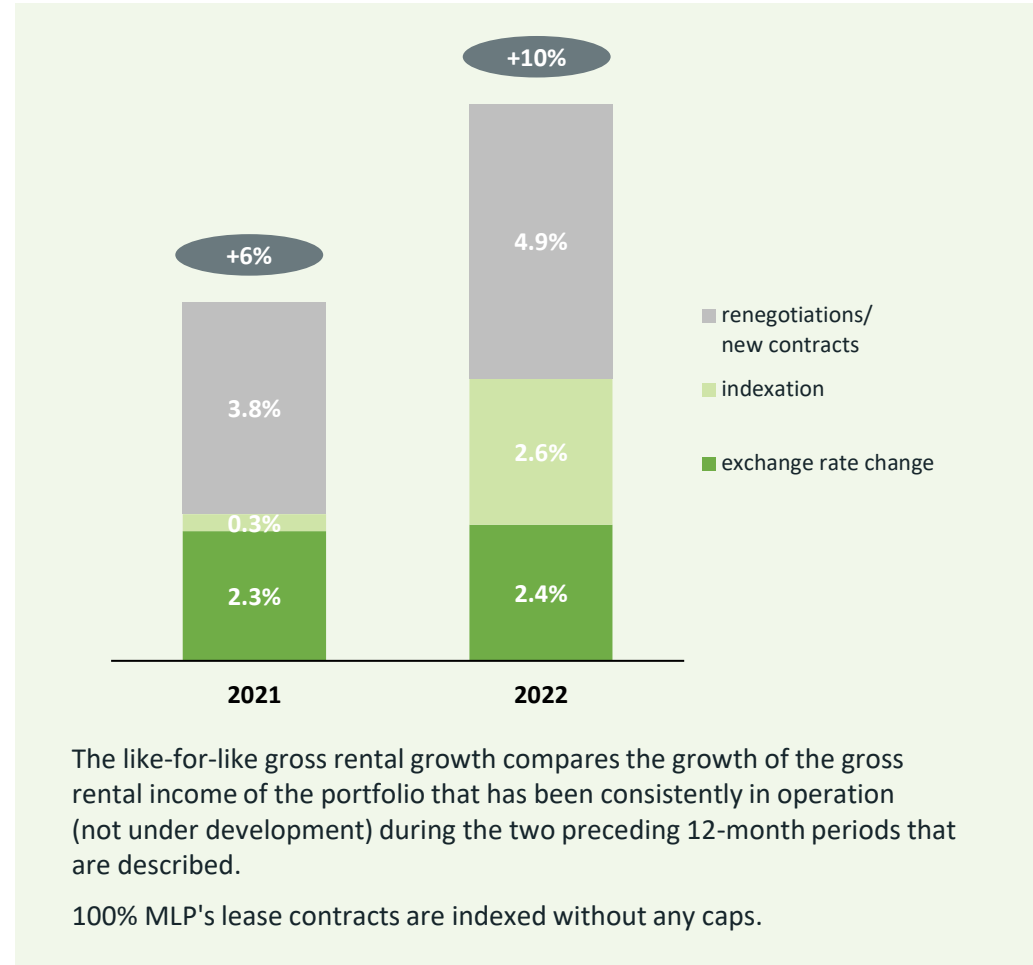
5. FINANCIAL DATA



RENTAL INCOME IN PLN MN



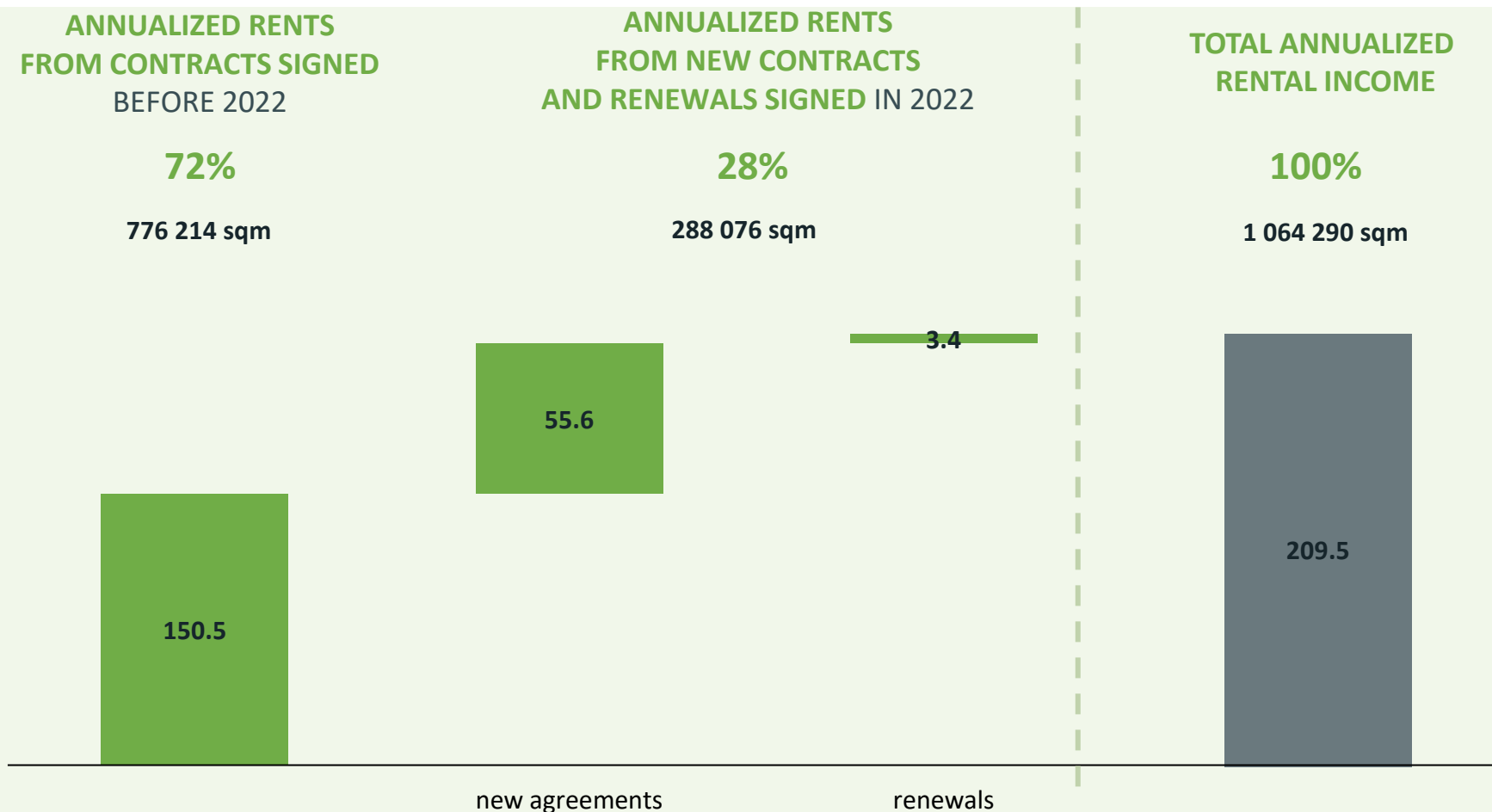
LIKE-FOR-LIKE RENTAL GROWTH MAIN DRIVERS



5. FINANCIAL DATA



ANNUALIZED FUTURE RENTAL INCOME BASED ON ALL SIGNED CONTRACTS (IN MN PLN)

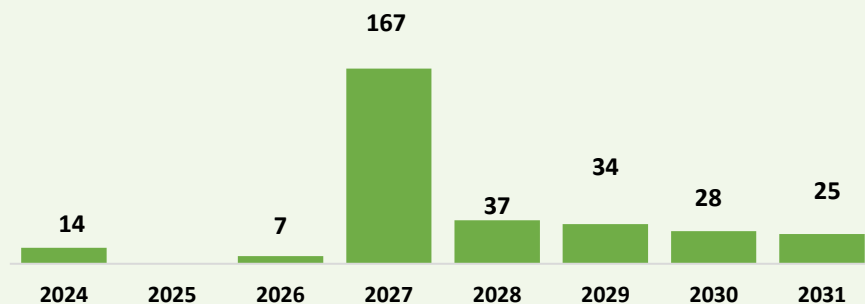


5. FINANCIAL DATA

Loans and bonds

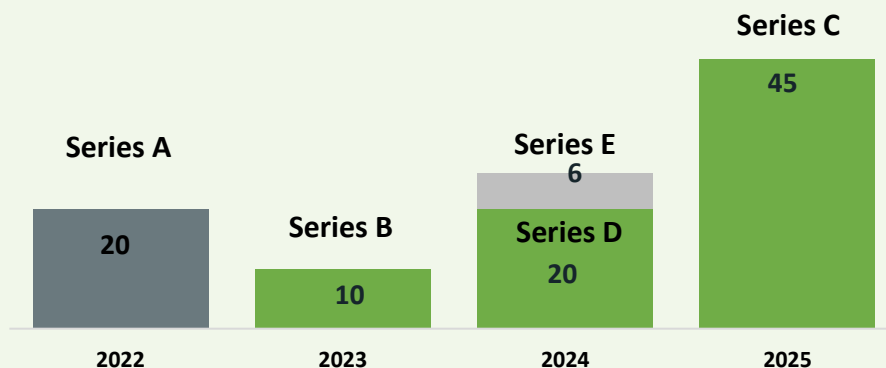
EXISTING BANK LOANS BY MATURITY

IN EUR MN



BONDS BY MATURITY

IN EUR MN

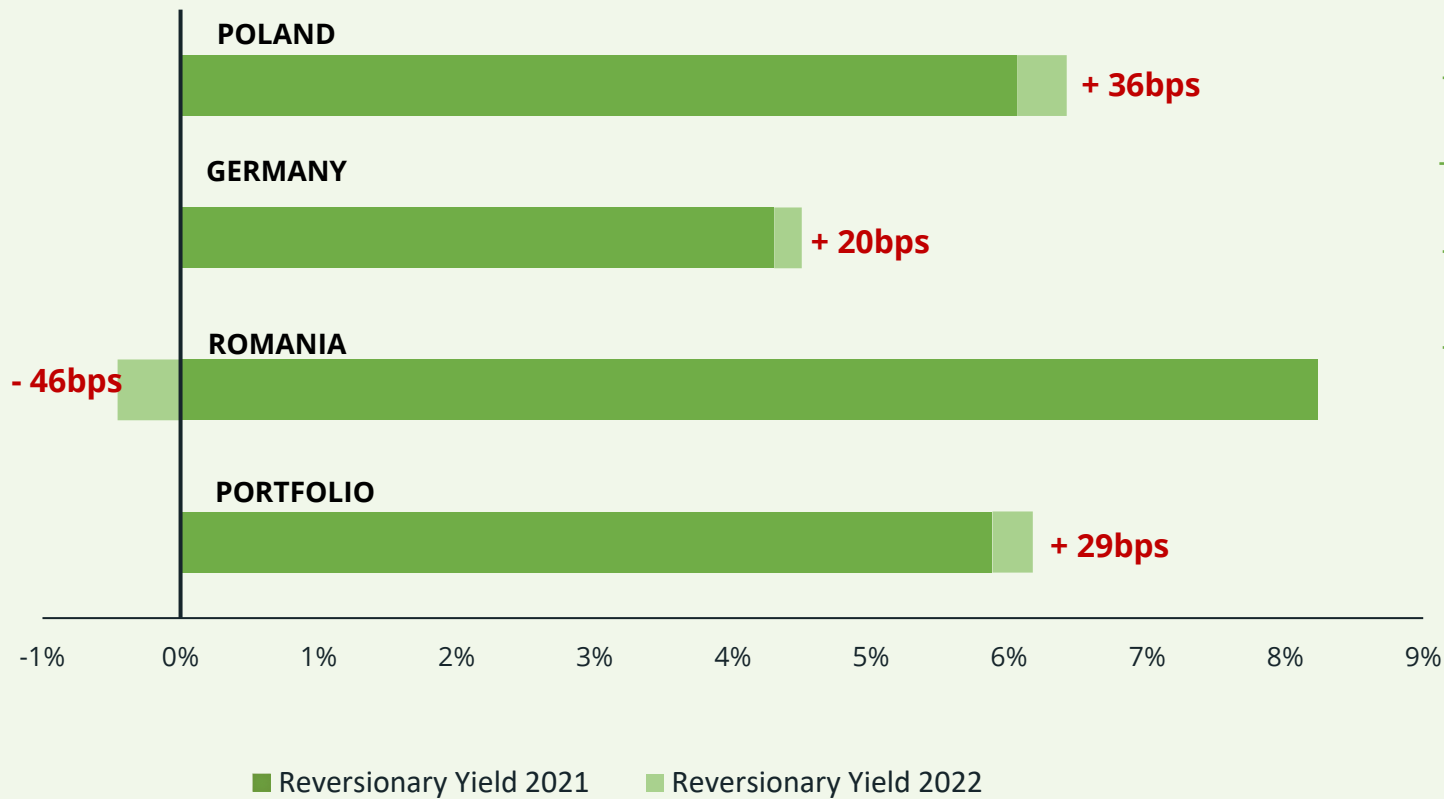


- MLPG is a reliable financing partner, with a solid financial position.
- Having signed bank loan agreements with Polish and German banks MLP has secured financing of EUR 79 mn for further development.
- On 11th of May 2022 MLP Group redeemed bonds of series A in the total amount of EUR 20 mn at their 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.
- Issue of shares PLN 183.5 mn (issue of 2 621 343 shares at PLN 70 at par) took place in December 2022.

5. FINANCIAL DATA

YIELD WIDENING SIGNIFICANTLY OFFSET WITH INCREASE IN ERVS

PROPERTY YIELD*



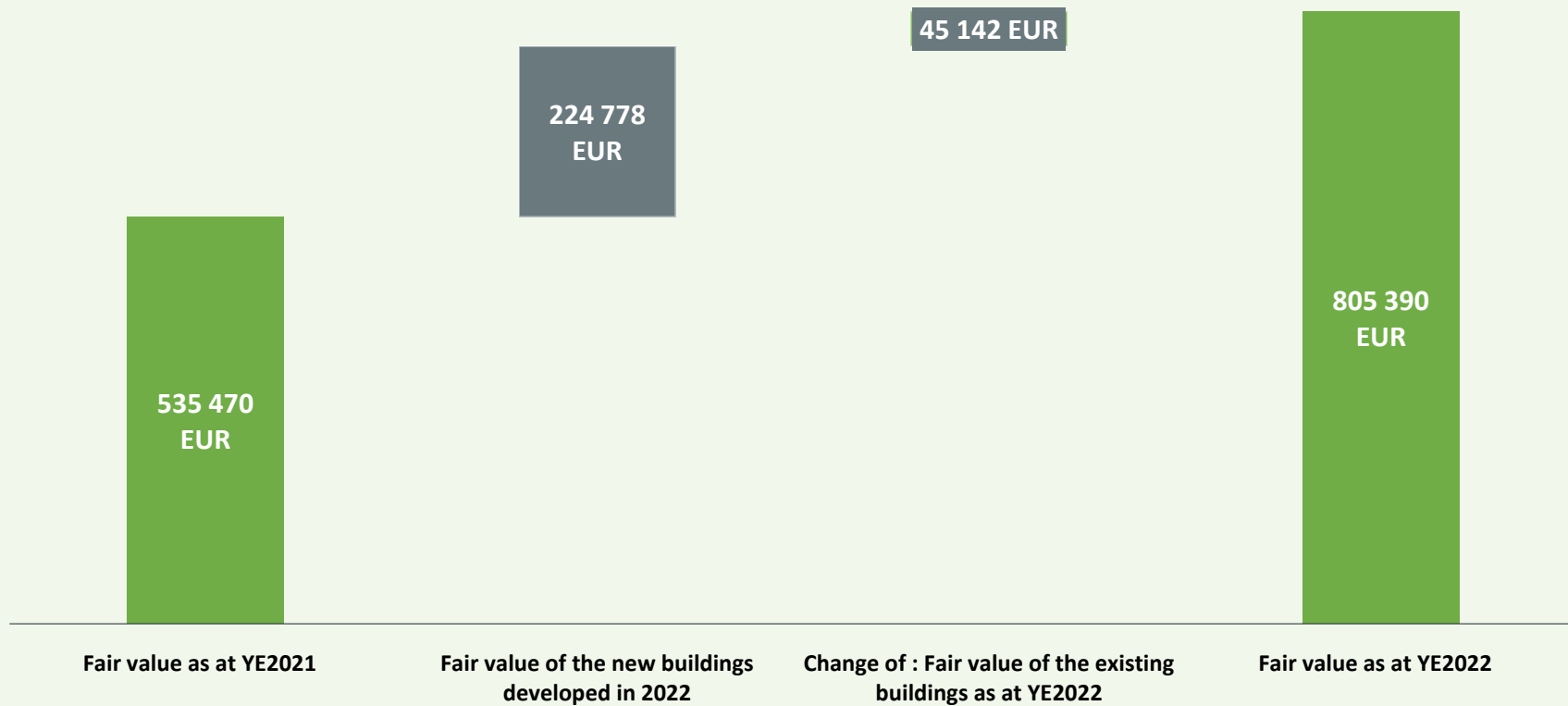
ERV growth per country

| | |
|---------|--------|
| POLAND | +16.9% |
| GERMANY | +15.7% |
| ROMANIA | +7.4% |

* Excluding buildings in MLP PR 1 and MLP Business Park Poznań

5. FINANCIAL DATA

CHANGE OF FAIR VALUE (IN THS) – EXISTING BUILDINGS YE 2022 VS YE 2021

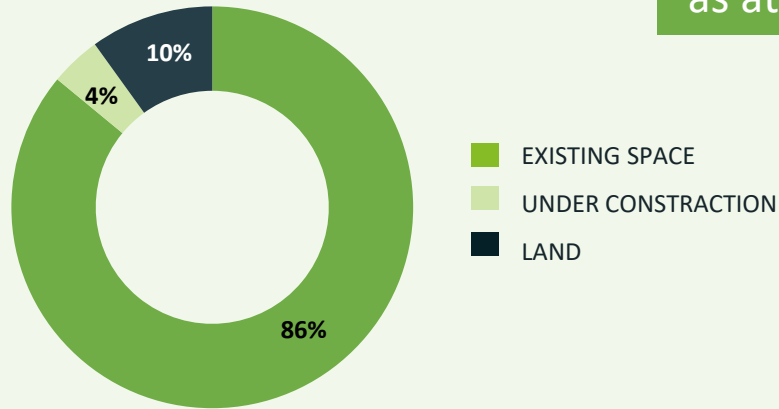


5. FINANCIAL DATA

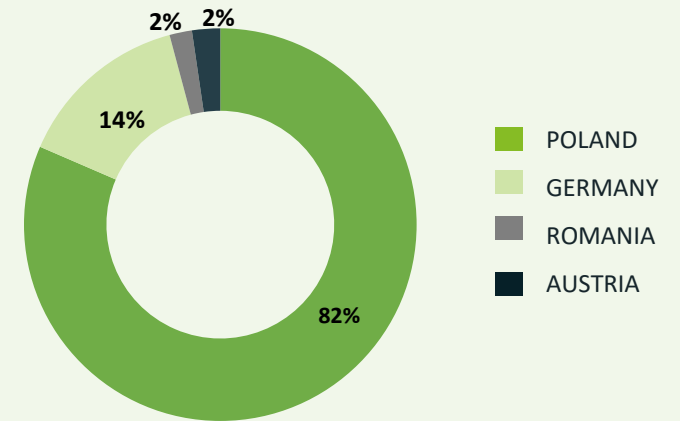
GROSS ASSET VALUE

as at 31.12.2022

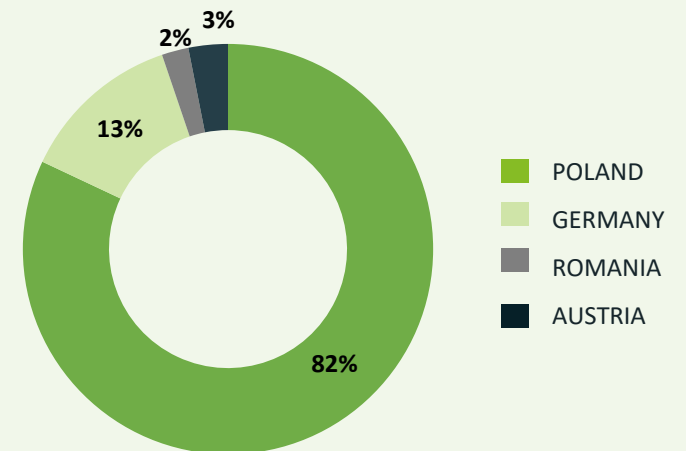
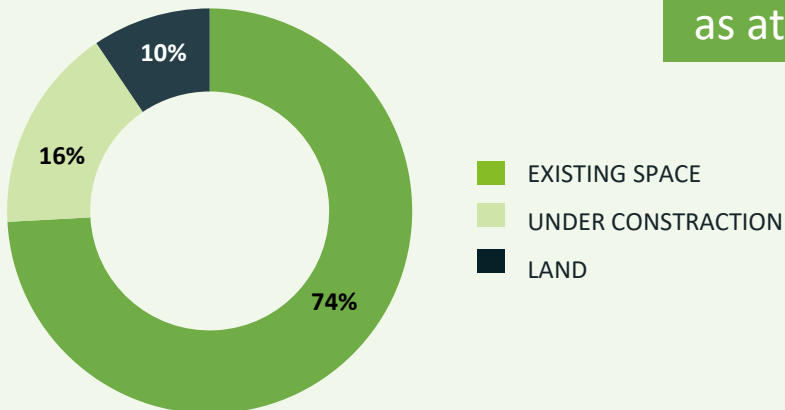
BY ASSET TYPE:



BY COUNTRY

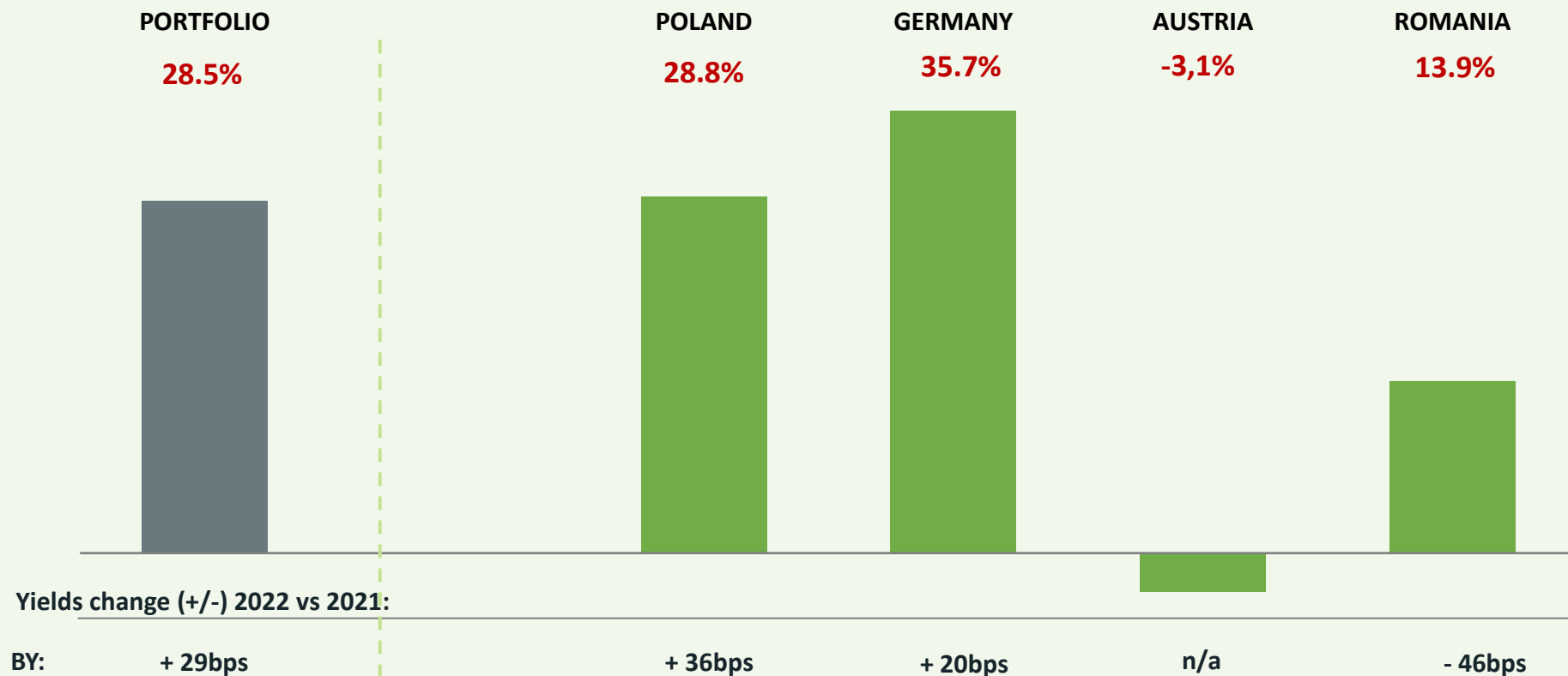


as at 31.12.2021



5. FINANCIAL DATA

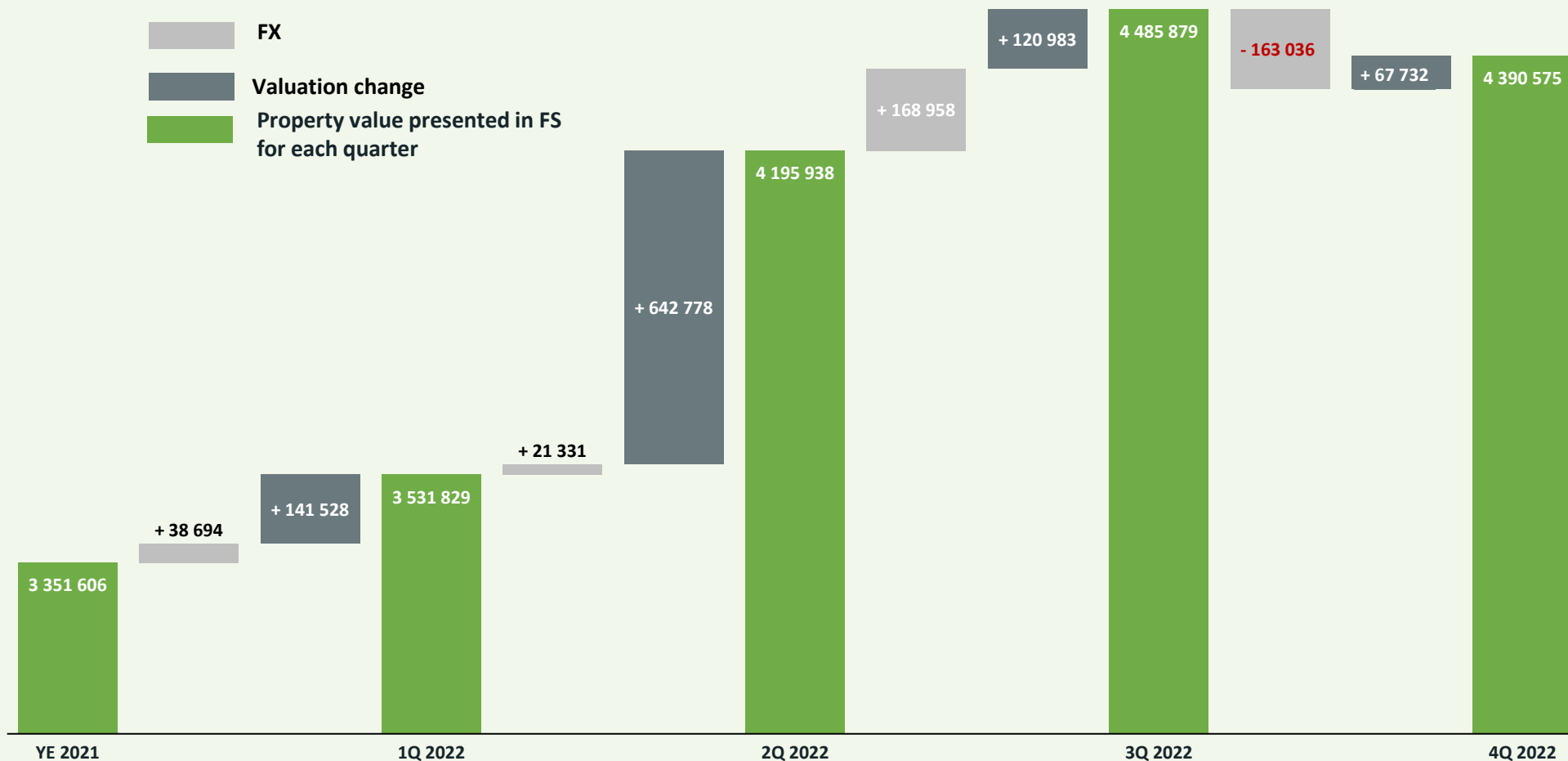
CHANGE OF VALUATION PER COUNTRY 2022



The chart above does not include value of Perpetual Usufruct.

5. FINANCIAL DATA

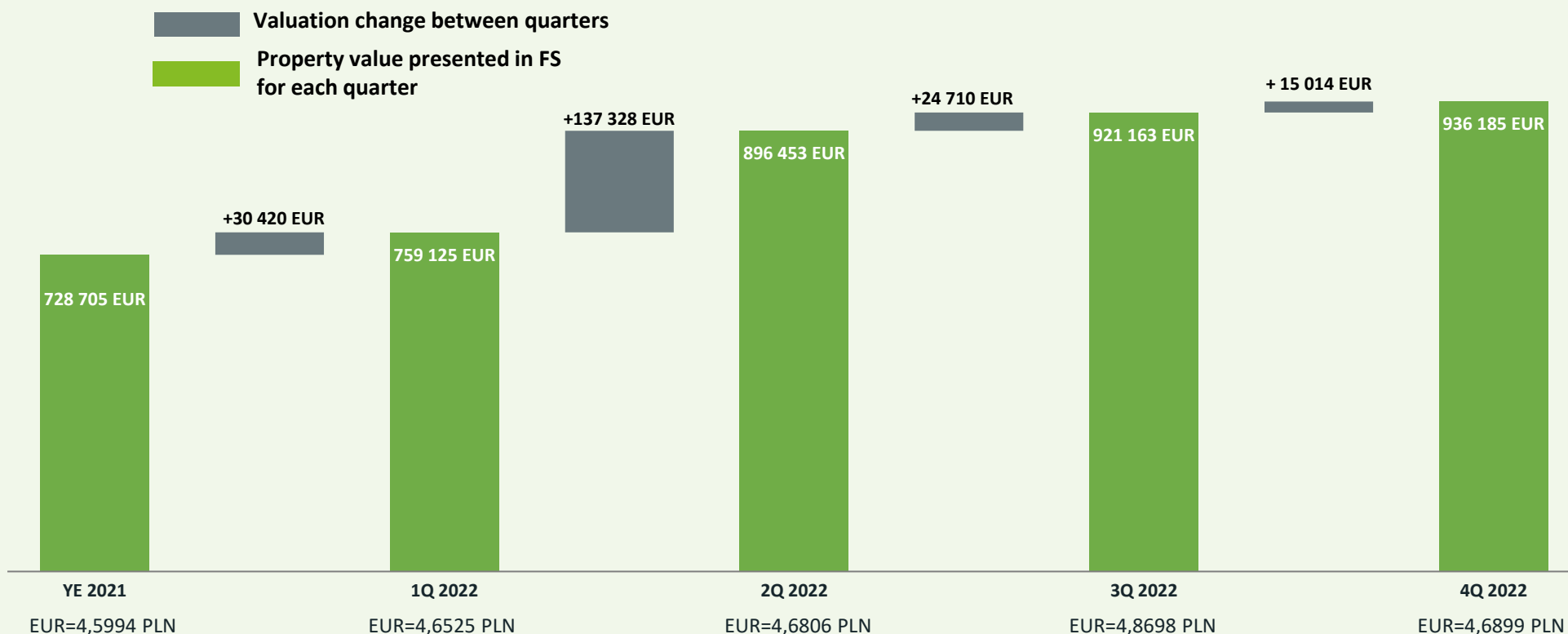
CHANGE IN PROPERTY VALUATION IN 2022 (IN THS PLN) - PER QUARTER



The chart above does not include value of Perpetual Usufruct.

5. FINANCIAL DATA

CHANGE IN PROPERTY VALUATION IN 2022 (IN THS EUR)- PER QUARTER

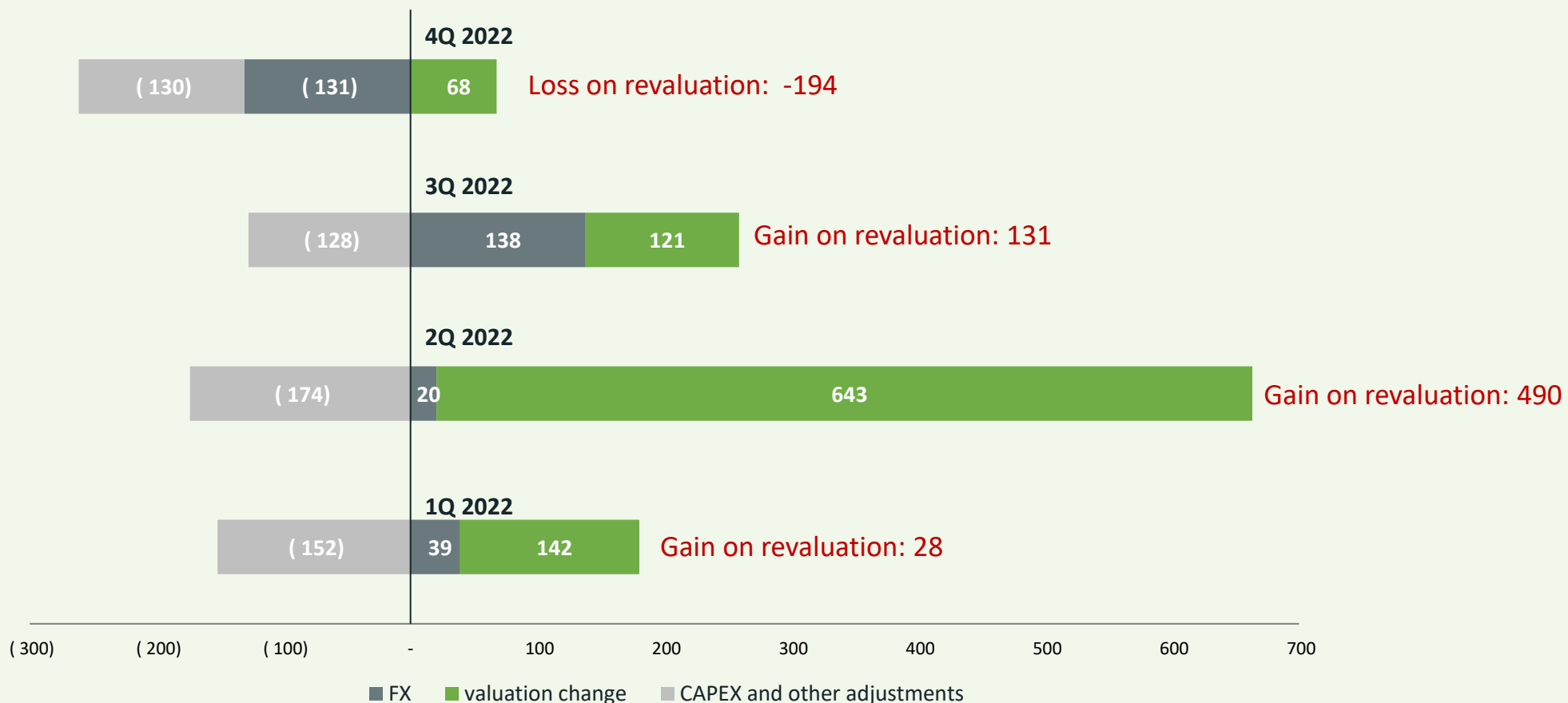


The chart above does not include value of Perpetual Usufruct.

The whole MLP'S portfolio is valued in EURO. For Financial Statement presentation the fair value are translated into PLN with the exchange rates EUR/PLN at the balance date.

5. FINANCIAL DATA

THE COMPOSITION OF THE REVALUATION IN PLN MN





6. SUSTAINABLE DEVELOPMENT



6. GREEN INDUSTRIAL DEVELOPER Energy

100% GREEN ENERGY DELIVERED TO OUR CLIENTS

MLP has contracted renewable energy to all parks by 2024

Importance to tenants:

- Zero carbon emission
- Tenant's ESG ambitions
- Renewable Energy as a crucial factor in the tendering processes both for tenant's suppliers and tenant's clients

41.500 tons
less CO₂ emission

40%
of tenants demand
green energy

>69%
of tenants have
control of energy
use



6. GREEN INDUSTRIAL DEVELOPER

Solar panels



ENERGY PRODUCTION ULTIMATE INCOME

Poland:

- 2022: 242 MWh – PLN 0.17 mln
- 2023: 3 025 MWh – PLN 2.27 mln
- 2024: 6 140 MWh – PLN 4.61 mln

Germany (Berlin and Unna)

- 2023: 1.2 MWp – EUR 150 ths

Austria

- 2024: 500 kWp EUR 70 ths

Romania

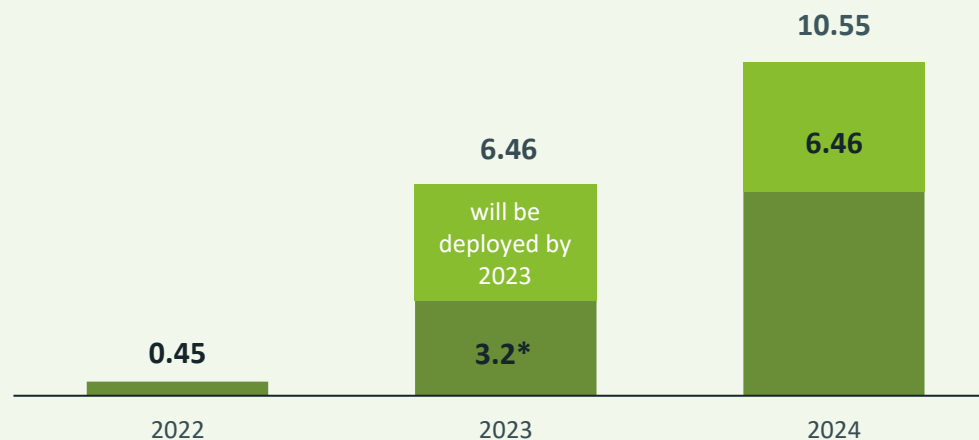
- 2024 500 kWp EUR 70 ths

IMPORTANCE TO MLP:

- ESG
- Ability to keep constant energy prices
- Additional income being generated by the PV installations
- Energy security
- Low carbon growth

SOLAR PANELS INSTALLED CAPACITY

(MWp)



* Already installed (3,2 MWp)

IMPORTANCE TO TENANTS:

- Lower energy cost – 10% lower than the market price
- Tenant's ESG ambitions
- Energy security



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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