

Press release, 10 October 2024

MLP Group S.A. accelerates European expansion

MLP Group S.A. has successfully closed its debut senior green notes offering, worth EUR 300 million (approximately PLN 1.3 billion), demonstrating strong confidence global investors have in the Company. Investor demand far exceeded expectations, resulting in the offering being multiple times oversubscribed. Citi and Santander Group acted as Global Coordinators and Physical Bookrunners for the issue.



Photo: Monika Dobosz, MLP Group S.A. CFO

MLP Group S.A. is a leading European logistics and industrial real estate platform. The Company successfully placed its first Eurobond offering in the international capital markets. All offered senior green notes were fully subscribed, with a total nominal value of EUR 300 million, a coupon of 6.125%, and a maturity date in 2029. [The Company was further supported by Santander Group as the Sole Ratings and ESG advisor].



'This is a landmark event in the history of MLP Group. We successfully completed our first senior green notes offering in the international capital markets despite the geopolitical uncertainties currently impacting financial markets. This demonstrates the strong level of trust global investors have in our strategy, which focuses on the development of modern warehouses in key markets in Europe. We have the

most modern warehouse portfolio on the European market, with around 60% of our projects completed in the past five years, and 90% of our total projects being less than 10 years old. The funds raised will allow us to accelerate growth, with a strong focus on urban logistics and data centre projects. We aim to be the developer of choice for tenants in key urban centres across Europe,' said **Radosław T. Krochta, President of the Management Board of MLP Group S.A.**

'The offering attracted very strong interest from investors and was multiple times oversubscribed. The notes were ultimately allocated to around 125 investors, primarily large asset managers, as well as pension and insurance funds. The green notes will play a crucial role in funding our strategic investments. Proceeds will be used to finance projects that deliver measurable environmental benefits and support our contribution to achieving sustainability goals,' noted **Monika Dobosz, CFO of MLP Group S.A.**

MLP Group S.A. is striving to become a major player in the European logistics and industrial real estate market. The value of its investment properties have already surpassed PLN 5 billion (nearly EUR 1.2 billion). The Group's growth strategy is rooted in sustainability, setting the highest environmental standards in the logistics and industrial real estate sector. All of its projects undergo BREEAM and DGNB certification processes to adhere to international environmental protection standards. Currently operating in Poland, Germany, Austria, and Romania, MLP Group S.A. holds approximately 1 million square meters of fully certified space. The Group has set itself a goal of net zero carbon emissions by 2026.

In line with its strategy and investor expectations, MLP Group S.A. plans to accelerate its expansion in the German market. Its goal is to balance the portfolio and achieve at least 30% allocation in Germany by 2028. The Group is also focusing on delivering small- to medium-sized warehouse units, which are highly valued by investors.

The notes are listed on the Official List of the Luxembourg Stock Exchange and admitted to trading on the Euro MTF market of the Luxembourg Stock Exchange. No prospectus has been prepared, published, or approved in connection with the offering.

Key facts about MLP GROUP S.A.



MLP Group S.A. is a leading developer, owner and manager of high-quality logistics and industrial parks and light industrial business parks, operating in Poland, Germany, Austria, and Romania. The Group owns and manages a portfolio of properties with around 1.9 million sqm of existing and permitted ready to build rental space. As at 30 June 2024, its Net Asset Value was PLN 2.7 billion. MLP Group S.A. has been listed on the Warsaw Stock Exchange since 2013 (ISIN: PLMLPGR00017).

With offices in Warsaw, Munich and Vienna and Bucharest, the Group offers bespoke, tailor-made real estate solutions to clients and tenants in various industries, including logistics, retail, e-commerce, manufacturing and automotive.

For more information about MLP Group S.A., visit www.mlpgroup.com

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Disclaimer

The notes will not be registered under the United States Securities Act of 1933, as amended (the "Securities Act"), or applicable state securities laws. Accordingly, the notes were offered only to non-U.S. persons outside the United States in reliance on Regulation S under the Securities Act. The notes may not be offered or sold in the United States or for the account or benefit of any U.S. person or in any way distributed in the United States, except pursuant to an exemption from the registration requirements of the Securities Act and applicable state securities laws.

This announcement is for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy the notes or any other security and shall not constitute an offer, solicitation or sale in the United States or in any jurisdiction in which, or to any persons to whom, such offering, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any jurisdiction.

This announcement is not being made in and copies of it may not be distributed or sent into any jurisdiction in which, or to any persons to whom, such offering, solicitation or sale prior to registration or qualification under the securities laws of any jurisdiction, publication, distribution or release would be unlawful.

The Company does not intend to register the notes in the United States or to conduct a public offering of the notes in the United States.

This announcement does not constitute and shall not, in any circumstances, constitute an invitation to the public in connection with any offer or constitute any offer to the public, each within the meaning of Regulation (EU) 2017/1129 ("Prospectus Regulation"). In member states of the European Economic Area ("EEA"), this announcement and any offer of the securities will be made pursuant to an exemption under the Prospectus Regulation from the requirement to publish a prospectus for offers of the securities referred to herein.

The securities are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the EEA. For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended, "MiFID II"); (ii) a customer within the meaning of Directive 2016/97 (the "Insurance Distribution Directive"), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II; or (iii) not a "qualified investor" as defined in the Prospectus Regulation. Consequently, no key



information document required by Regulation (EU) No 1286/2014 (as amended, the “PRIIPs Regulation”) for offering or selling the securities or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the securities or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

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In the UK, this announcement and any offer of the securities referred to herein in the UK will be made pursuant to an exemption under the UK Prospectus Regulation from the requirement to publish a prospectus for offers of the securities referred to herein. Accordingly, any person making or intending to make an offer in the UK of notes which are the subject of the offering contemplated may only do so in circumstances in which no obligation arises for the Company or any of the initial purchasers to publish a prospectus pursuant to Article 3 of the UK Prospectus Regulation, in each case, in relation to such offer. Neither the Company nor the initial purchasers have authorised, nor do they authorise, the making of any offer of notes in circumstances in which an obligation arises for the Company or the initial purchasers to publish a prospectus for such offer. The expression “UK Prospectus Regulation” means Regulation (EU) 2017/1129 as it forms part of domestic law by virtue of the EUWA.

This communication is being distributed only to, and is only directed at persons who (i) have professional experience in matters relating to investments falling within Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005, as amended (the “Financial Promotion Order”) (ii) are persons falling within Article 49(2)(a) to (d) (high net worth companies, unincorporated associations, etc.) of the Financial Promotion Order, (iii) are outside the United Kingdom or (iv) are persons to whom an invitation or inducement to engage in investment activity (within the meaning of section 21 of the Financial Services and Markets Act 2000 in connection with the issue and sale of any securities may otherwise lawfully be communicated or caused to be communicated (all such persons together being referred to as “relevant persons”). This announcement is directed only at relevant persons and must not be acted on or relied on by persons who are not relevant persons. Any investment or investment activity to which this announcement relates is available only to relevant persons and will be engaged in only with relevant persons.

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