

PRESS RELEASE



MLP GROUP S.A. ANNOUNCES THE PRICING OF SENIOR GREEN NOTES DUE 2029

PRUSZKÓW – July 07, 2026

MLP Group S.A. (the "Company") today announced the pricing of its latest bond issuance at a **yield to maturity (YTM) of 5.28%**, with the €100 million aggregate principal amount of **Notes¹** issued at **102,5% of their aggregate principal amount**. Interest will be payable semi-annually. The Company intends to allocate an amount equal to the net proceeds from the Offering to the financing and/or refinancing of eligible assets and expenditures that meet the eligibility criteria set out in the Company's **Green Financing Framework**. Pending the full allocation of an amount equal to the net proceeds of the Offering to Eligible Green Assets, the Company intends to use the gross proceeds of the Offering to: (i) finance certain new developments or land acquisitions and (ii) pay fees and expenses in connection with the Offering.

The terms of the issuance and the interest rate of the Notes are identical to those applicable to the Company's €300,000,000 aggregate principal amount of **Notes**, previously announced by the Company in Current Report No. **20/2024**, with which the Notes will be **consolidated and treated as a single series** upon expiry of the **40-day distribution compliance period**.

The Company intends to apply to list the Notes on the **Official List of the Luxembourg Stock Exchange** and to admit the Notes to trading on the **Euro MTF Market** of the Luxembourg Stock Exchange. No listing prospectus has been prepared, published or approved in connection with the Offering.

There can be no assurance that the Offering or the use of proceeds therefrom will be completed.

Contact

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Cautionary Statement

The Offering is being made by means of an offering memorandum. This press release does not constitute an offer to sell or the solicitation of an offer to buy the Notes or any other security and shall not constitute an offer, solicitation or sale in the United

¹ 6.125% Senior Green Notes due 2029 (called the "Notes")

States or in any jurisdiction in which, or to any persons to whom, such offering, solicitation or sale would be unlawful. There can be no assurance that the Offering will be completed.

The Notes have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "Securities Act"), or applicable state or foreign securities laws and may not be offered or sold in the United States without registration under federal or applicable state securities laws or an applicable exemption from such registration requirements.

The Notes 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 European Economic Area (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 (EU) 2016/97 (as amended, 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" within the meaning of Article 2(e) of Regulation (EU) 2017/1129 (as amended, 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 Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

The Notes are not intended to be offered, sold, distributed or otherwise made available to and should not be offered, sold, distributed or otherwise made available to any retail investor in the UK. For these purposes, a retail investor means a person who is one (or more) of: (i) not a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018; or (ii) not a qualified investor as defined in paragraph 15 of Schedule 1 to the Public Offers and Admissions to Trading Regulations 2024 ("POATRs"). Consequently, no disclosure document required by the FCA Product Disclosure Sourcebook ("DISC") for offering, selling or distributing the Notes or otherwise making them available to retail investors in the U.K. has been prepared and, therefore, offering, selling or distributing the Notes or otherwise making them available to any retail investor in the U.K. may be unlawful under the DISC and the Consumer Composite Investments (Designated Activities) Regulations 2024.

This press release has been prepared on the basis that any offer of the Notes in the United Kingdom (the "UK") will be made pursuant to an exemption under Regulation (EU) 2017/1129 as it forms part of domestic law by virtue of the EUWA (the "UK Prospectus Regulation") from a requirement to publish a prospectus for offers of Notes.

In connection with any issuance of the Notes, a stabilizing manager, or persons acting on its behalf, may engage in over-allotment, stabilizing transactions and syndicate covering transactions during the stabilization period or effect transactions with a view to supporting the market price of the Notes at a level higher than that which might otherwise prevail. However, there is no assurance that the stabilizing manager or persons acting on its behalf will undertake stabilization action. Any stabilization action may begin on or after the date on which adequate public disclosure of the terms of the offer of the Notes is made and, if begun, may be ended at any time, but it must end no later than the earlier of 30 calendar days after the issue date of the Notes and 60 calendar days after the date of the allotment of the Notes, as applicable. Any stabilization action or over-allotment must be conducted by the stabilizing manager or persons acting on its behalf in accordance with all applicable laws and rules.

Information to Distributors

Manufacturer target market (MIFID II product governance) is eligible counterparties and professional clients only (all distribution channels). No PRIIPs or UK PRIIPs key information document (KID) has been prepared as not available to retail investors in EEA or the United Kingdom, respectively.

Forward Looking Statements

This press release contains forward-looking statements. Other than reported financial results and historical information, all statements included in this press release, including, without limitation, those regarding our financial position, business strategy and management plans and objectives for future operations, are, or may be deemed to be, forward-looking statements that reflect the Company's current views with respect to future events and financial and operational performance. These forward-looking statements may be identified by the use of forward-looking terminology, including the terms "believes", "estimates",

"plans", "projects", "anticipates", "expects", "intends", "may", "will" or "should" or, in each case, their negative or other variations or comparable terminology, or by discussions of strategy, plans, objectives, goals, future events or intentions. These forward-looking statements are based on the Company's beliefs, assumptions and expectations regarding future events and trends that affect the Company's future performance, taking into account all information currently available to the Company, and are not guarantees of future performance. By their nature, forward-looking statements involve risks and uncertainties because they relate to events and depend on the circumstances that may or may not occur in the future, and the Company cannot guarantee the accuracy and completeness of forward-looking statements. A number of important factors, not all of which are known to the Company or are within the Company's control, could cause actual results or outcomes to differ materially from those expressed in any forward-looking statement as a result of risks and uncertainties facing the Company. Readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date of this press release and are subject to change without notice. Other than as required by applicable law or the applicable rules of any exchange on which our securities may be traded, we have no intention or obligation to update forward-looking statements.

About MLP Group S.A.:

MLP Group S.A. is a company engaged in the development, holding and management of Class A, modern multi-tenant warehouses and logistics properties located in core urban areas across its principal geographic markets. MLP Group S.A. operates in Poland, Germany, Austria and Romania; is headquartered in Pruszków, Poland and listed on the Warsaw Stock Exchange under the ticker "MLG."