2026 MLP Group Investor Day

Investor Presentation

September 2026

MLP GROUP AT A GLANCE

Strategic growth drivers & Assets Overview

MLP GROUP AT A GLANCE

MLP Group boasts exceptional fundamentals

1. MLP Group is a leading European logistics platform with a **vertically integrated** business model, specializing in the development, ownership, and management of Class A, **modern, multi-tenant, generic warehouse and industrial properties**. across its core markets of Poland, Germany, Austria, and Romania.

2. Focus on developing **urban logistics and industrial assets** in resilient, high-growth geographies, **prioritising locations near existing projects, major urban centres, and core prime cities, where constrained supply**, limited land availability, and permitting challenges support **strong long-term demand, pricing power** and value creation.

3. Disciplined growth achieved with 15 years of **on-time, on-budget project delivery** and supported by a robust balance sheet, **conservative financial policy**, and stabilizing revaluation gains.

MLP GROUP AT A GLANCE

MLP Group boasts exceptional fundamentals

4. High quality, modern properties - over **60%** of the total portfolio by GLA has been developed within the **past 5 years**, and approximately **85%** of the assets **are less than 10 years old**. As of 30 June 2026, the average age of the buildings stood at approximately **6.4 years - the newest in the market.**

5. Attractive blue-chip **tenant base** (**Dun & Bradstreet rated 1 or 2**) achieving like-for-like rental growth (24% as of LTM June 26), long **WAULT of 7.3 years, 99% tenant retention** and delivering low-risk, highly predictable, inflation and FX protected cash flows.

6. Experienced **management team with a long-standing track record** and supportive shareholder base.

7. Strong land bank and development pipeline **provide long-term growth visibility.**

MLP GROUP AT A GLANCE

Main drivers

Metric	YE2023	YE2024	YE2025	1H2026	Trend
Occupancy	High, but affected by newly completed speculative space	94.3%	95.5%	94.6%	**Improving**
Vacancy	Moderately higher following portfolio expansion	5.7%	4.5%	5.4%	**Declining**
WAULT	c. 7+ years	c. 7.5 years	7.8 years	7.3 years	**Consistently long**
Tenant retention	Close to 100%	99–100%	99%	99%	**Exceptional stability**
Rent collection / write-offs	Very high collection; negligible credit losses	Strong collection; no material tenant defaults	Negligible write-offs	Negligible write-offs	**No deterioration**
Tenant concentration	Diversified multi-tenant portfolio	Diversification maintained	Broader tenant base as portfolio expanded	Continued diversification	**Low and falling risk**
Tenant quality	Predominantly international companies	Continued blue-chip focus	Majority rated 1 or 2 by D&B	Blue-chip tenant base maintained	**Strong credit profile**

MLP GROUP AT A GLANCE
Main drivers

Metric	YE2023	YE2024	YE2025	1H2026	YE2023–1H2026
Standing portfolio GLA	c. 1.1m sqm	c. 1.4m sqm	c. 1.6m sqm	c. 1.7m sqm	**c. +54%**
Net GLA added	—	c. +0.3m sqm	c. +0.2m sqm	Broadly stable	**c. +0.5m sqm**
YoY GLA growth	—	c. +27%	c. +14%	Limited change	**Strong scaling**
Estimated vacant GLA	c. 44k sqm	c. 80k sqm	c. 72k sqm	c. 89k sqm	**Controlled**
Key takeaway	**Rapid growth without structural vacancy build-up**				

MLP GROUP AT A GLANCE

1H 2026 Executive Summary in EUR

STRONG FINANCIAL & OPERATIONAL PERFORMANCE IN 1H 2026

RENTAL INCOME EUR 35.1 mn **+33%** YoY	**EBITDA** (before revaluation) EUR 29.6 mn **+18%** YoY	**NET PROFIT** EUR 36.8 mn vs. EUR 18.8 mn
GAV EUR 1.71 bn **+10%** vs. Dec 2025	**NAV** EUR 0.78 bn **+3**% vs. Dec 2025	**NAV PER SHARE** EUR 32.6 **+3**% vs. Dec 2025

MLP GROUP AT A GLANCE

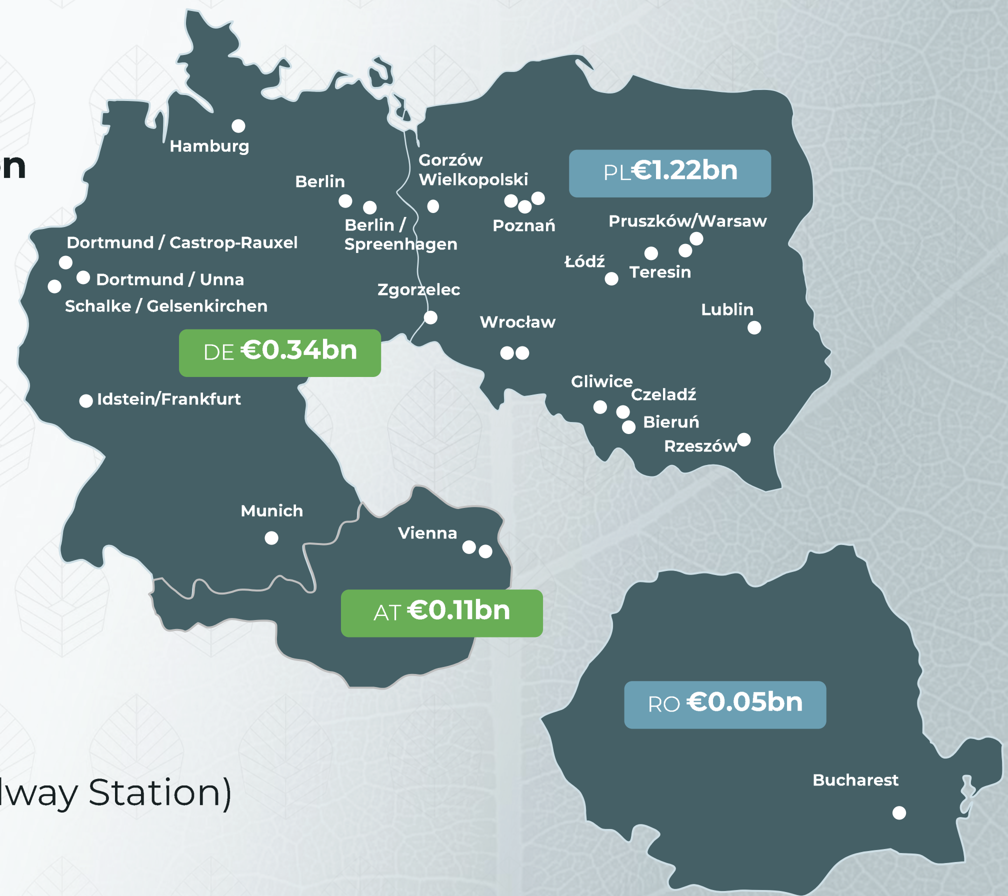
Strategic growth drivers

EUROPE'S STRUCTURAL TRENDS SUPPORT MLP GROUP STRATEGY

Nearshoring & industrial growth
- Strong manufacturing demand across CEE & Germany
- Growing Chinese industrial investment in Europe
- **ReArm Europe driving defence sector expansion with up to €800bn in planned EU defence investment by 2030**

Urban logistics demand
- Strong demand in major metropolitan areas
- Limited land availability supporting rental growth
- Increasing demand for smaller flexible modules

Next-generation MLP Group projects
- One of Europe's youngest logistics portfolios
- MLP City Park Vienna launching in 2026
- New urban logistics format:
  - 200–800 sqm modules
  - 1500 m from Vienna Central Station (Main Railway Station)



MLP GROUP is expanding its urban logistics platform across Europe

MLP GROUP AT A GLANCE

Three types of warehouse space

CITY LOGISTICS

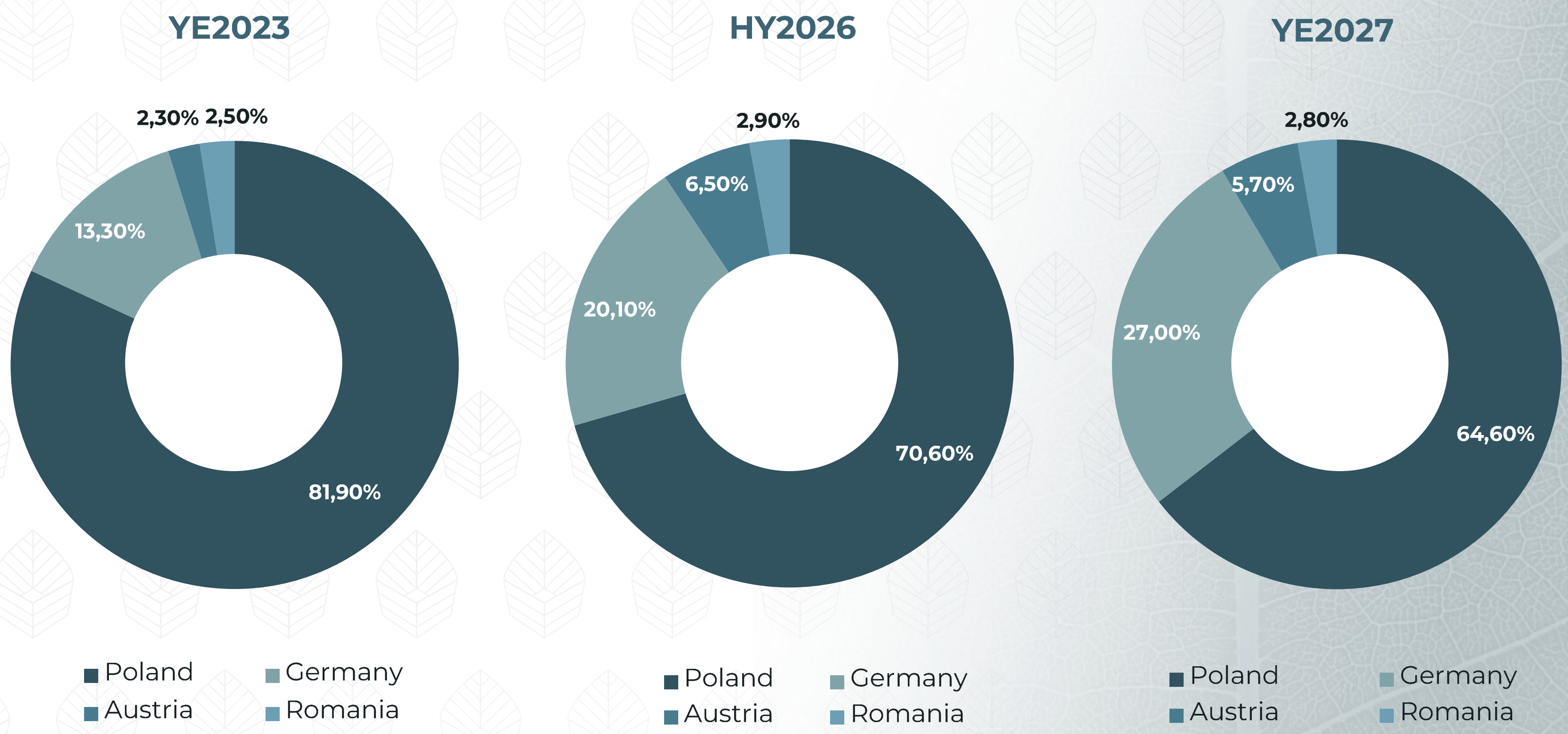
BIG BOX	BUSINESS PARK	CITY PARK
BIG BOX (i.e. large-scale) warehouses, primarily addressing logistics, e-commerce growth and increased demand from light industry customers, driven by such factors as relocation of production from Asia to Europe.	**MLP Business Parks** offer small warehouse units (ranging from 700 sqm to 2,500 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 labor and public transportation.	**MLP City Parks** are located in prime city-center locations, offering flexible smaller units (approx. 300–1,000 sqm) ideally suited for last-mile logistics operators and SMEs. These developments are situated in close proximity to key transport infrastructure, providing quick access to customers and the labor market, while addressing the growing shortage of this type of space in Europe's most demanding markets.

MLP GROUP GROWTH STRATEGY IS FOCUSED ON **INCREASING THE CITY LOGISTICS PORTFOLIO**

MLP GROUP AT A GLANCE

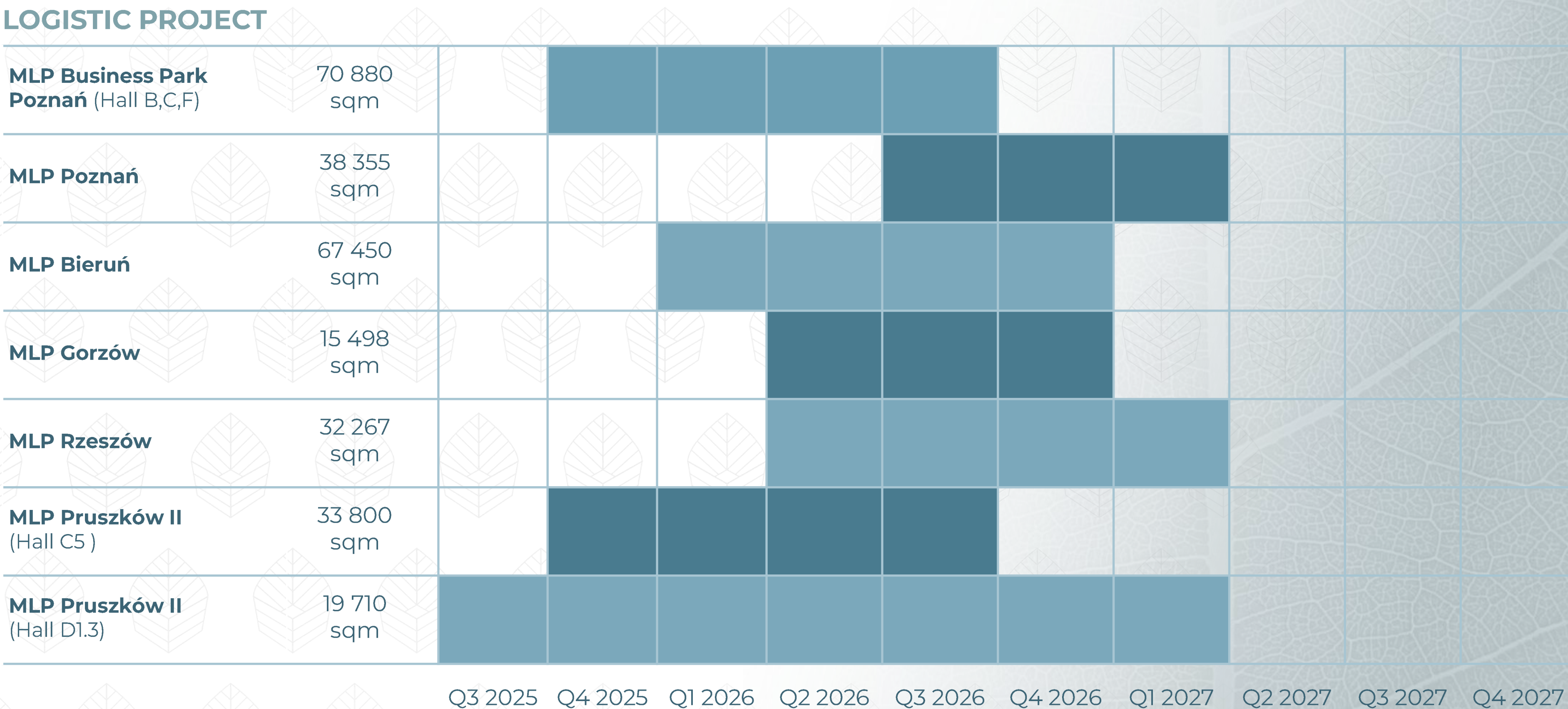
Portfolio diversification 2023-2027

MLP GROUP'S PORTFOLIO HAS BECOME MATERIALLY LESS POLAND-CENTRIC SINCE YE2023, DRIVEN BY RAPID EXPANSION IN GERMANY AND AUSTRIA.



MLP GROUP AT A GLANCE
Portfolio delivery timeline

PHASING OF THE CURRENT PROJECTS UNDER CONSTRUCTION – POLAND



MLP GROUP AT A GLANCE

Assets in Poland

GLA
1,396,110 sqm

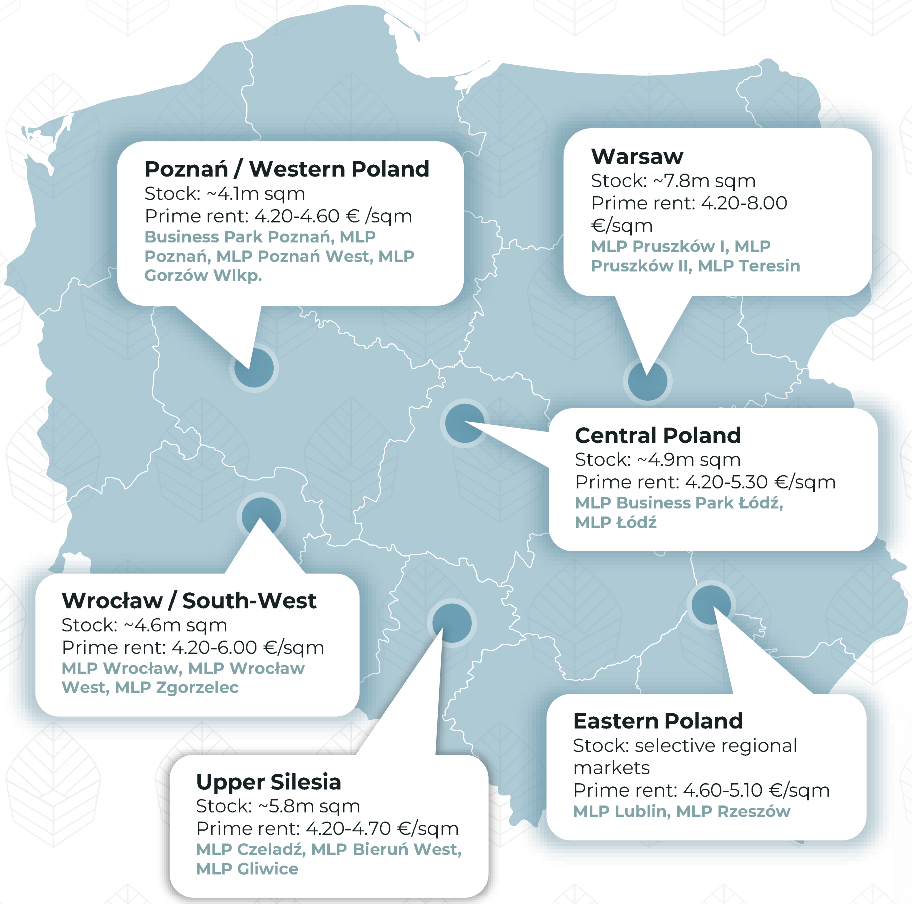
Land Bank (own +option)
99.41 ha

Average Rent (ERV)
4.75 EUR/sqm/month

ASSETS IN POLAND	GLA (sqm)
MLP Pruszków II	427 084
MLP Poznań West	173 694
MLP Pruszków I	168 911
MLP Łódź II	86 633
MLP Poznań	80 031
MLP Wrocław	66 228
MLP Gliwice	53 253
MLP Zgorzelec	50 785
MLP Lublin	46 321
MLP Business Park Poznań	43 128
MLP Czeladź	39 159
MLP Teresin	37 453
MLP Gorzów Wielkopolski	30 866
MLP Bieruń West	29 300
MLP Business Park Łódź	28 191
MLP Rzeszów	26 300
MLP Wrocław West	8 774

MLP GROUP AT A GLANCE

Poland Logistics: scale, resilience and MLP coverage



38.0 mn sqm
STOCK

1.23 mn sqm
NEW SUPPLY
+7% yoy

3.51% sqm
GROSS TAKE-UP
+20% yoy

2.1 mn sqm
NET TAKE-UP
+56% yoy

1.3 mn sqm
UNDER CONSTRUCTION
-11% yoy

6.3%
VACANCY RATE
-1.6 pp yoy

Poland remains one of the strongest logistics markets in CEE. Demand is concentrated in the core hubs, speculative supply is more disciplined, and MLP already covers most of the deepest demand locations.

MLP's Polish footprint already covers most of the country's deepest demand pools and strategic warehouse corridors

Source: Savills, WAREHOUSE AND INDUSTRIAL MARKET IN POLAND; H1 2026

MLP GROUP AT A GLANCE

Project Spotlight – MLP Pruszków II

20 years of consistent scaling

From the first tenant to the region's largest logistics hub

427k

sqm target GLA

93.5 ha park plot

A platform built to grow with its tenants

2006	2009	2012	2019	2024	2026
67 HA ACQUIRED	SARANTIS POLSKA FIRST TENANT	DACHSER JOINS THE PARK	5.4 HA EXPANDED	GTV REACHED 47.2K SQM	93.5 HA 427K SQM POTENTIAL

MLP GROUP AT A GLANCE
Assets in Germany

GLA
176,844 sqm

Land Bank (own +option)
41.06 ha

Average Rent (ERV)
7.51 EUR/sqm/month

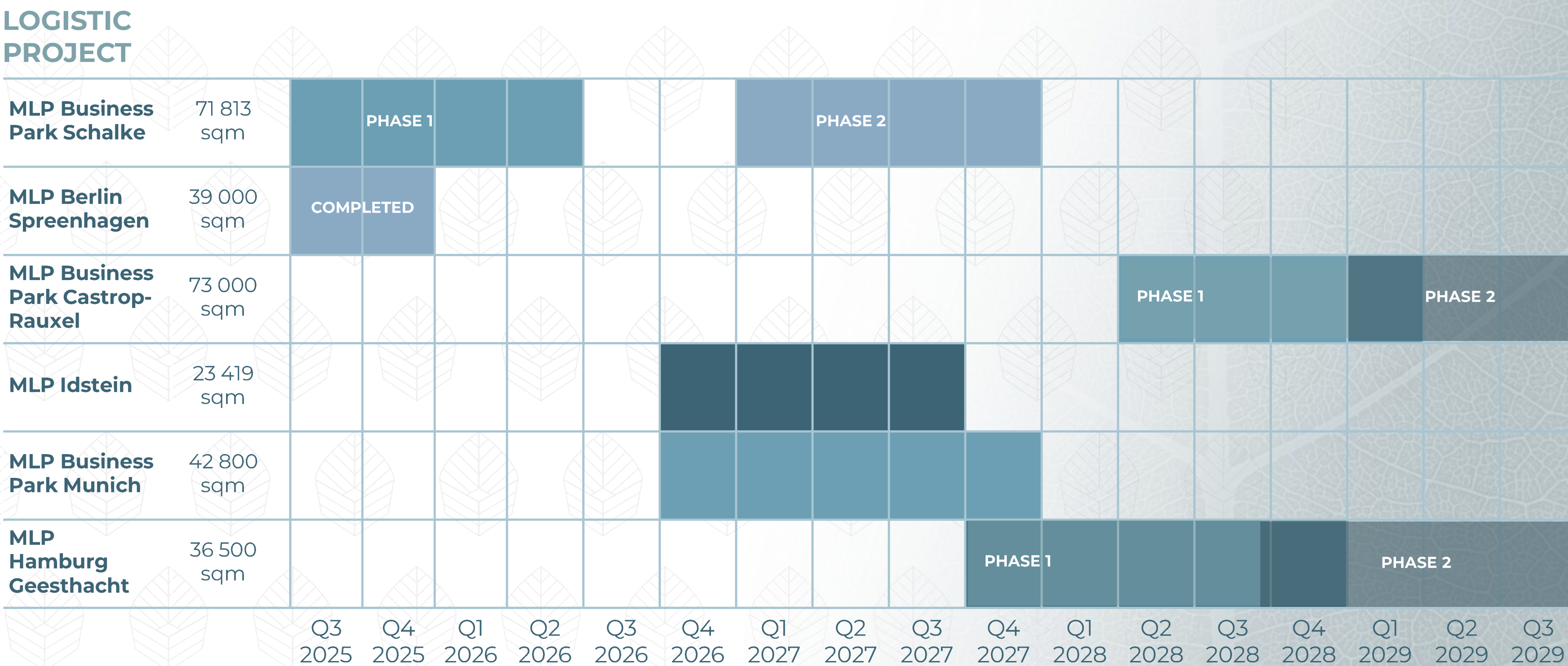
ASSETS IN GERMANY	GLA (sqm)
MLP Business Park Schalke	67 698
MLP Unna	57 195
MLP Berlin Spreenhagen	33 800
MLP Business Park Berlin	18 152
MLP Business Park Munich	42 800*
MLP Hamburg Geesthacht	36 500*
MLP Idstein	23 419*
MLP Business Park Castrop-Rauxel	72 838*

*Potential space

MLP GROUP AT A GLANCE

Portfolio delivery timeline

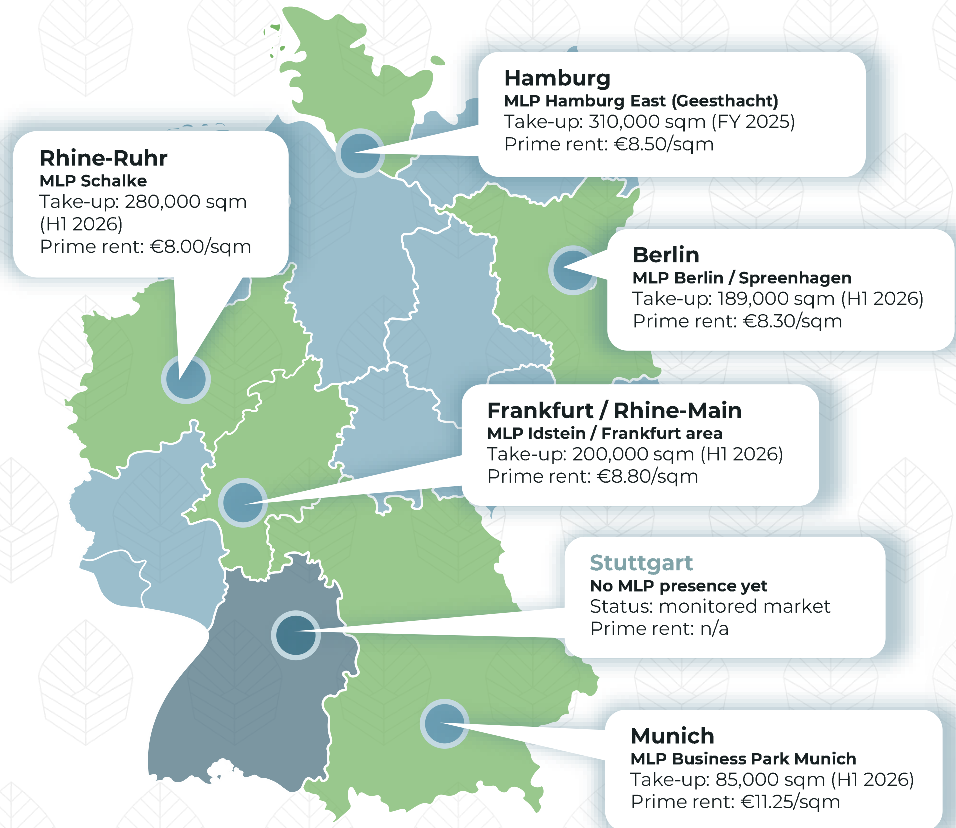
PHASING OF THE CURRENT PROJECTS UNDER CONSTRUCTION – GERMANY



MLP GROUP AT A GLANCE
Strategic Focus on Germany

Germany's core logistics markets remain resilient

Germany remains one of Europe's largest and most established logistics markets. Demand continues to concentrate in the country's key logistics hubs, supported by limited new supply, strong infrastructure and a broad occupier base. MLP Group is already positioned across nearly all of these strategic locations.



3.3 mn sqm
Germany H1 2026 take-up

Core markets
Demand concentrated in core hubs

MLP footprint
Present in Hamburg, Berlin, Ruhr, Rhine-Main and Munich

Germany's logistics fundamentals remain solid, particularly in the major metropolitan hubs. Limited availability of modern space supports rental levels, while occupier demand continues to focus on well-connected, established locations.

MLP Group has built a strong presence across Germany's most important logistics hubs – positioning the platform to benefit from resilient demand and long-term growth.

Sources: BNP Paribas Real Estate market reports - Germany, Berlin, Frankfurt, Ruhr Region, Munich and Hamburg (latest available reports).

MLP GROUP AT A GLANCE

Strategic Focus on Germany

Germany: built on proven logistics fundamentals

MLP Group is focused on Germany's established logistics and industrial hubs — locations that have proven their strategic relevance over decades and across multiple economic cycles.

WHY GERMANY REMAINS A CORE LOGISTICS MARKET

01 Established market depth
Germany's leading logistics regions combine mature infrastructure, deep labour pools and long-standing occupier ecosystems.

02 Logistics + manufacturing
Demand is diversified across logistics, distribution, e-commerce and production — reducing reliance on any single occupier sector.

03 Structural demand + constrained supply
Core hubs repeatedly capture a large share of take-up, while limited land and development pipelines support occupancy and rental levels.

04 Resilience across cycles
Despite economic and geopolitical uncertainty, H1 2026 take-up improved year-on-year and market absorption strengthened

2026 DATA CONFIRMS THE RESILIENCE STORY

~3.0–3.7m sqm

Germany H1 2026 take-up

THREE RESEARCH HOUSES

CBRE ~3.0m sqm (+11% YoY)
JLL +16% YoY
Colliers 3.7m sqm (+24% YoY)

Demand is recovering	All three major research houses report improving H1 2026 activity versus the prior year.
Supply discipline matters	Falling speculative development and constrained core-market supply support absorption and rents.
Core hubs remain relevant	Occupiers continue to prioritise established locations with infrastructure, labour and customer access.

PROVEN LOCATIONS. STRUCTURAL DEMAND. RESILIENT PERFORMANCE.

MLP Group invests where logistics and industry have proven their relevance for decades - combining structural demand, limited supply and resilience across economic and geopolitical cycles.

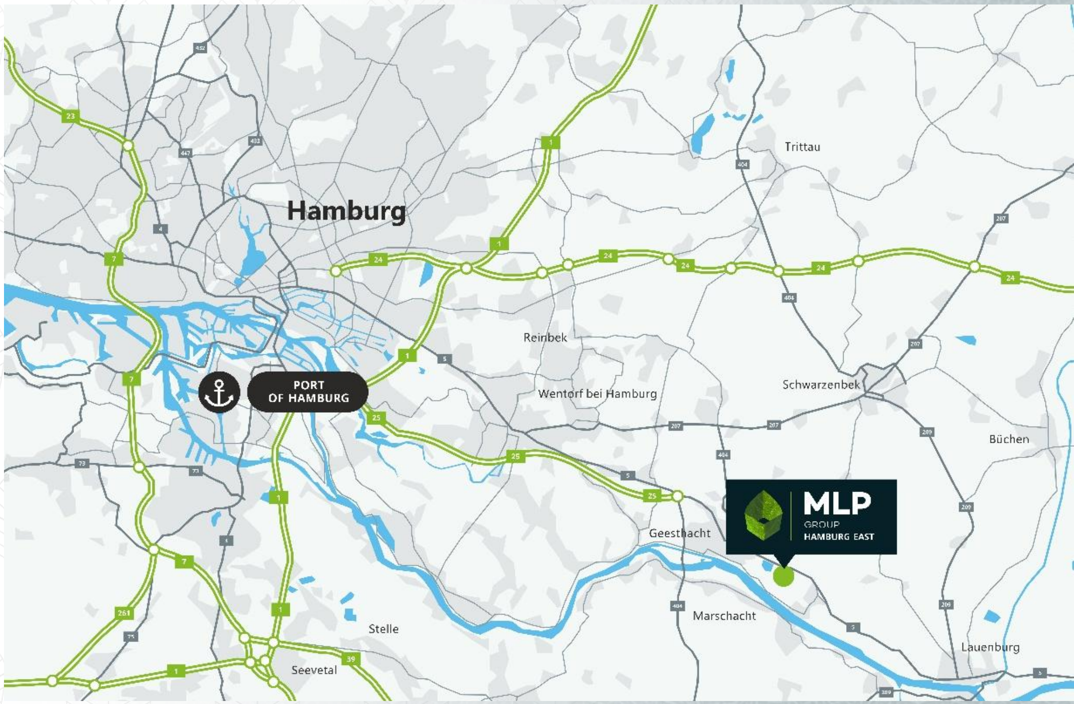
MLP GROUP AT A GLANCE

Project Spotlight – MLP Hamburg East - Geesthacht

MLP Hamburg East - Geesthacht

KEY PROJECT HIGHLIGHTS

- **Strategic location near the Port of Hamburg - one of Europe’s key logistics gateways**
- Newly acquired logistics park in the Hamburg metropolitan area
- **Excellent connectivity via A25, B5 and Northern Germany transport corridors**
- **Approx. 36,500 sqm of modern logistics space planned**
- Brownfield redevelopment project in the established “Grüner Jäger” commercial zone
- Flexible multi-user concept for logistics and light industrial tenants
- **Strong occupier demand supported by limited supply in the Hamburg region**
- Sustainability-focused development targeting DGNB Gold certification
- Designed for last-mile logistics and regional distribution operations



Strategic acquisition strengthening MLP Group’s presence in one of Europe’s most important logistics and trade hubs

MLP GROUP AT A GLANCE

Project Spotlight – MLP Business Park Munich

MLP Business Park Munich 2-LEVEL-MULTI-URBAN-PARK

MLP GROUP AT A GLANCE

Assets in Austria and Romania

GLA
151,215 sqm

Land Bank (own +option)
3.39 ha

Average Rent (ERV)
Austria – 8.52 EUR/sqm/month
Romania – 4.56 EUR/sqm/month

ASSETS IN AUSTRIA	GLA (sqm)
MLP Business Park Vienna	54 071
MLP City Park Vienna	3 600*

ASSETS IN ROMANIA	GLA (sqm)
MLP Bucharest West	97 144

*Potential space

MLP GROUP AT A GLANCE

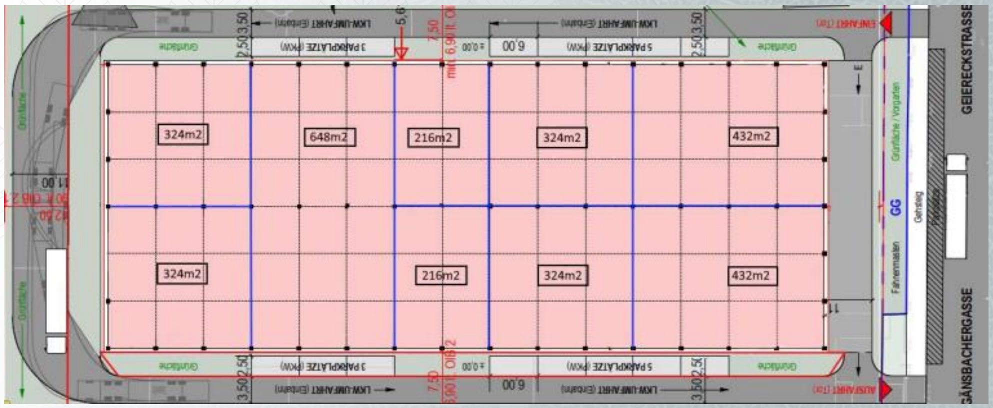
Project Spotlight – MLP City Park Vienna

MLP CITY PARK VIENNA
KEY PROJECT HIGHLIGHTS

- Prime inner-city location in Vienna
- **Approx. 1500m from Wien Hauptbahnhof**
- Brownfield redevelopment project
- Flexible units from 220 to 1,000 sqm
- Focus on SMEs, last-mile logistics and urban services
- Strong sustainability and energy-efficiency standards
- Limited supply and growing tenant demand in Vienna

The MLP City Park concept represents the next stage of MLP Group's strategy focused on:

- urban and near-urban logistics
- last-mile distribution
- flexible business space
- expansion across Europe's major metropolitan areas



MLP GROUP AT A GLANCE

Vertically integrated business model

Build & Hold

1. STRATEGIC ACQUISITIONS FOR GROWTH

- Targeting value-add opportunities
- Leveraging local, market-savvy teams
- Enhancing returns through selective asset recycling of mature, non-core assets

2. STRONG DEVELOPMENT CAPABILITIES

- Dedicated teams, capital, and landbank for continued project delivery
- Risk-managed approach driven by in-house expertise
- Future-proofing developments with tenant-specific adaptability

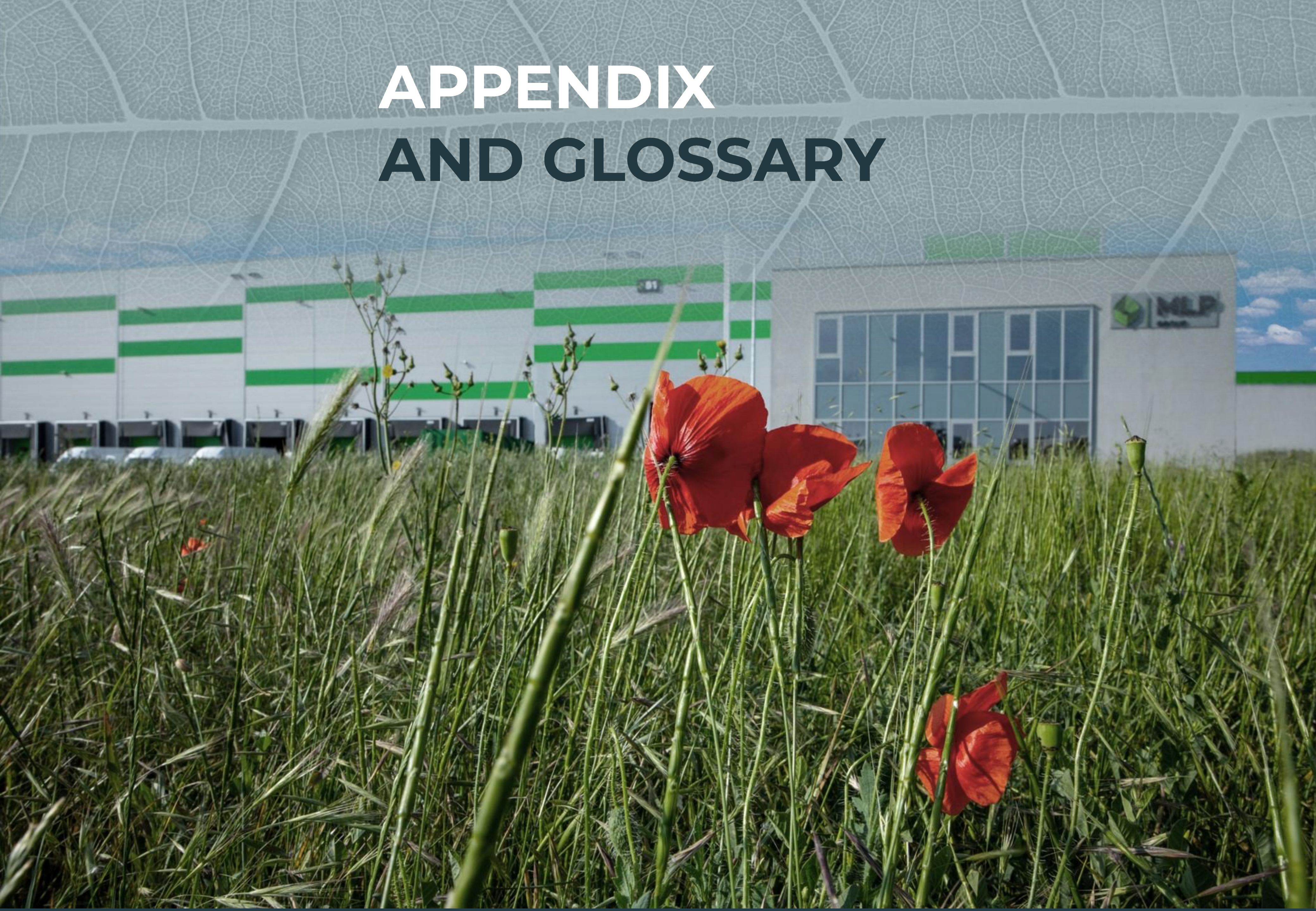
3. CENTRALIZED EXPERTISE IN SUPPORT FUNCTIONS

- In-house, centralized teams for scalable efficiency and expertise
- Standardized processes, advanced tools, and data-driven decisions

4. HIGH-QUALITY ASSET MANAGEMENT

- Dedicated in-house management with process-driven efficiency
- Active tenant engagement and credit monitoring
- Future-proofing assets through ESG and customer focus

APPENDIX AND GLOSSARY



Glossary

Term	Definition
Big Box	Large scale warehouse projects or distribution centers
CAGR	Compound Annual Growth Rate
City Logistics	City or urban logistics projects, branded as our MLP Business Parks, offering tenants flexible, small-scale warehouse and light production units, ranging from 700 to 2,500 sqm)
EBITDA	Represents rental income, revenue from property management services, less distribution costs and administrative expenses (excluding depreciation and amortization and cost of merchandise and materials sold) plus other income minus other expenses. EBITDA does not include gain or loss on revaluation of investment property
Effective rent	Average rent recognised by the Group over the lease term, accounted for on a straight-line basis in accordance with IFRS 16 Leases. It reflects the actual economic level of rent over the lease duration, considering tenant incentives and other factors that create differences between the contractual rent (headline rent) and the rent income recognised
EURO HICP	(Harmonised Index of Consumer Prices) without CAP (Common Agricultural Policy) - indexation benchmark
FFO (Funds From Operations)	Represents our profit/(loss) before tax as adjusted for depreciation and amortization, change in fair value of investment properties, ineffective portion of remeasurement of hedges, net exchange differences, measurement of borrowings at amortized cost, net other operating income / expenses less non-recurring items included in other operating activity and less current income tax or plus reimbursed
GAV (Gross Asset Value)	Represents the value of our investment properties and property, plant and equipment as recognized in the Group's accounting records and financial statements in accordance with IFRS, not including residential properties and perpetual usufruct
GLA	Gross Leasable Area calculated as existing plus under construction space
Guidance	Guidance represents management's forward-looking estimates of the MLP Group's future financial or operational performance, based on current expectations, assumptions and available information. These statements are subject to risks and uncertainties, and actual results may differ materially.
Headline rent	Contractual rent specified in the lease agreement, payable by the tenant in accordance with the lease terms, before considering any rent-free periods, incentives, discounts or other lease inducements. It represents the nominal rent level stated in the contract, without IFRS straight-lining adjustments
ICR	(Interest Cover Ratio) represents EBITDA divided by Net Interest Cover
IFRS	International Financial Reporting Standards
Land Bank	Owned and optional land bank
Long-term occupancy	Average occupancy as per year end in the last 10 years of operations
LTM	Last Twelve Months
NAV (Net Asset Value)	Represents the difference between assets and liabilities, equal to the equity of the Group
Net LTV	Represents Net Total Debt divided by GAV
Net Senior Secured Debt	Represents Senior Secured Debt less our cash and cash equivalents
Net Total Debt	Represents Total Debt less our cash and cash equivalents and amounts held in debt service reserve accounts ("DSRA")
Occupancy	Calculated as the proportion of the aggregate GLA of the properties, whether or not capable of being let, which is subject to tenancies at a given point in time. For the avoidance of doubt, the aggregate GLA excludes areas designated as structurally vacant or under refurbishment or for turnaround activities. Any development to create new lettable area at any property is only included when the relevant space or development is complete and available to generate income
Occupancy Rate	Represents the proportion of the aggregate GLA of the properties (whether or not capable of being let) which is subject to tenancies at a given point in time. For the avoidance of doubt, the aggregate GLA excludes areas designated as structurally OCCUant or under refurbishment or for turnaround activities. Any development to create new lettable area at any property is only included when the relevant space or development is complete and available to generate income
Recurring EBITDA	Represents EBITDA adjusted for one-time or irregular events that are not part of the Group's day-to-day operations. We present Recurring EBITDA as additional information because we believe it is helpful to investors in highlighting trends in our business
Rent Collection	Represents the number of days in a period (e.g., 365 days in a year), divided by the Revenue from operations, divided by the Average Trade Receivables
Run-Rate Adjusted EBITDA	Represents, as adjusted for the run-rate contribution of certain lease agreements entered into before the end of stated period, which have not started generating revenue in the twelve months ending that period, but which are expected to start generating revenue prior to six months post the reporting period, as if they started generating revenue from the beginning of the period
Run-Rate ICR	(Interest Cover Ratio) represents Run-Rate EBITDA divided by Net Interest Cover
Secured Net LTV	Represents Net Senior Secured Debt divided by GAV
Senior Secured Debt	Represents the aggregate amount of non-current and current bank borrowings, excluding any hedging contracts (excluding unamortized debt issuance costs and unamortized issue discount)
sqm	Square meters
Tenant Retention	Represents the total rental income from lease agreements due to expire within one year and that are extended with existing tenants, as a percentage of the total rental income from leases which expire in the same year
Total Debt	Represents the aggregate amount of non-current and current bank borrowings and notes, excluding any hedging contracts (excluding unamortized debt issuance costs and unamortized issue discount)
WAULT	Weighted Average Unexpired Lease Term
Weighted Average Interest Rate	Calculated based on total annual interest expense divided by total financial liabilities
Weighted Average Unexpired Financial Debt Term / Weighted Average Maturity	
YoC	Yield on Cost

Thank you!

MLP GROUP

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