

LETTER FROM PRESIDENT & CEO TO SHAREHOLDERS

Radosław T. Krochta
CEO MLP Group



Dear Fellow Shareholders,

Oftentimes, we are best able to understand something we are interested in through analogies that clarify the matter by establishing connections between them and other parts of life and business. The paradox of risk-taking is inescapable. Taking them does not mean we will be successful; that's why they call it risk. Because the future is inherently uncertain, we usually have to choose between (a) avoiding risk and having little or no return, (b) taking a modest risk and settling for a commensurately modest return, or (c) taking on a high degree of uncertainty in pursuit of substantial gain but accepting the possibility of substantial loss. **At MLP Group we are combining growth with moderate risk, predominantly by focusing on projects in the core urban areas, attracting top quality tenants.**

2024 was a landmark year for MLP Group - we leased a record 307,194 sqm of industrial space, including 225,221 sqm of new contracts (+106% YoY). In 2024, MLP Group acquired 22 new tenants, 20% of the demand came from existing tenants.

Industrial & logistic market:

- Continued strong tenant demand drives rental growth,
- Developers have the fewest logistics and industrial projects under construction in over 4 years, which will translate into a lower vacancy rate in the European market and will boost further rental increases in the new projects,
- Continued influx of Asian investments into Europe,
- It is expected that there will be further interest rate cuts in 2025 which shall translate, among other things, into lower yields and consequently an increase in the valuation of real estate.

I. Main 2024 highlights include:

	YE 2024 PLN mn	YE 2023 PLN mn	% change	YE 2024 EUR mn	YE 2023 EUR mn	% change
Revenues	372.4	360.8	3%	86.5	79.7	9%
<i>Rental Income</i>	214.8	200.9	7%	49.9	44.4	13%
Gross Assets Value (GAV)	5 519.4	4 507.7	22%	1 291.7	1 036.7	25%
Net Assets Value (NAV)	2 746.2	2 395.6	15%	642.7	551.0	17%
NAV per share [PLN/EUR]	114.4	99.8	15%	26.8	23.0	17%
EBITDA (without revaluation)	185.5	178.7	4%	43.1	39.5	9%
Net profit /loss	372.2	(52.1)	815%	86.5	(11.5)	852%
EPRA NRV	2 737.4	2 365.1	16%	640.6	544.0	18%
Company adjusted EPRA earnings	62.4	83.5	-25%	14.5	18.4	-21%
EPRA NRV per share [PLN/EUR]	114.1	98.6	16%	26.7	23.2	15%
Net Debt/EBITDA (before revaluation)	12.9	9.7		13.0	9.8	
Net Debt/ Run Rate EBITDA*	9.9	n/a		9.9	n/a	
LTV	42.9%	38.6%				
Signed leases in sqm	307 194	262 356				
Vacancy rate	5%	5%				
Like-for-like**	10%	9%				

*Run Rate EBITDA ratio has been calculated since YE 2024.

**Based on re-leased agreement

In 2024, MLP Group **leased 307,194 sqm of industrial space, including 225,221 sqm of new contracts (+106% YoY)**, delivering approx. 93 thousand sqm at a **Yield on Cost ("YoC") of 12% with a 65% leased area at completion**, bringing the Group's standing portfolio to **1.4 million sqm of GLA**.

New annualized rentals and renewals from contracts signed in 2024 will translate into PLN 85.6 million growth in 2025 onwards (+40% vs. current year revenues).

In 2024, portfolio Yields stayed unchanged, NAV growth was generated by the signed new lease contracts, which will translate into 2025 revenues and EBITDA growth.

As of 31 December 2024, projects under construction totaled 236 thousand sqm, with a potential rental income of EUR 17.0 million when fully leased and an expected minimum YoC of 11.5%.

The Group's landbank increased to 257 ha, of which 115 ha is owned and the on-balance sheet. This landbank secures substantial future growth potential for MLP Group, around the existing business parks in **the core urban areas**.

II. Strong cash flow generating portfolio

MLP Group’s portfolio WAULT stood at about 8.0 years (increase from 7.4 years).

MLP Group has a stable occupancy rate at 95%.

Rent collection levels stood at 99% with no deterioration in payment profile. Customer relationship management helps us develop long-term partnerships lasting even over 20 years with the retention rate of approx. 99%.

With approximately 195 tenants, MLP Group has a wide and diversified international tenant base, consisting of blue-chip companies with strong credit ratings. MLP Group’s tenants represent a broad range of industries, including manufacturing, high-tech, automotive, e-commerce, retail, wholesale, and third-party logistics. Our tenants represent a 1 or 2 Dun & Bradstreet rating which exhibits high attention we place on client quality and credit rating.

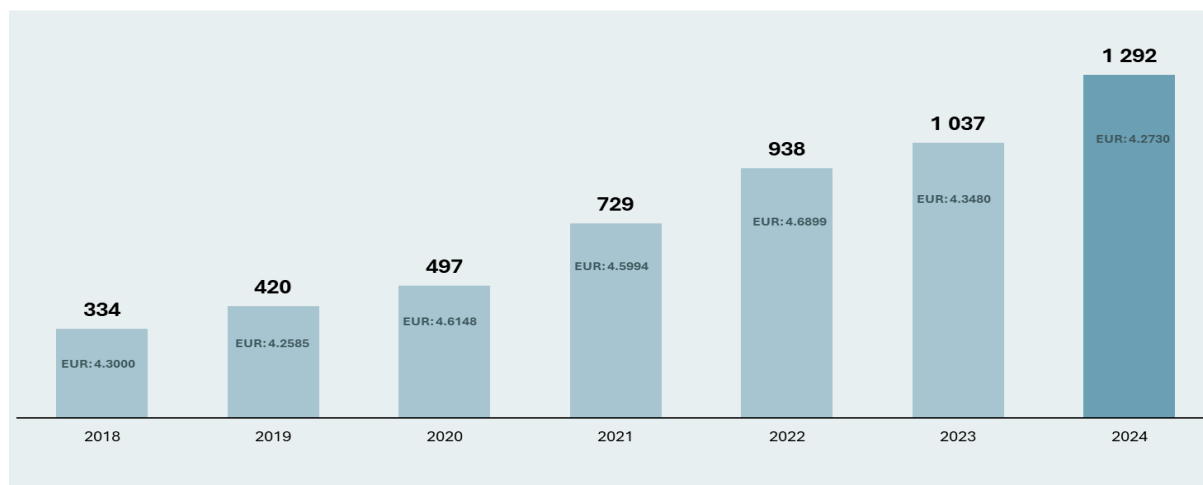
The quality and location of our portfolio is important to our tenants, but in our DNA we believe the high level of service we provide is crucial to maintaining high tenants’ retention levels and satisfaction. According to our continuous satisfaction survey, 96% (increase by +1% vs. 2023) of tenants said that they considered MLP Group as their most professional business partner.

III. Investment properties

MLP Group’s Investment Properties represent one of the most modern portfolios in the European logistic market, with 90% of the buildings developed within the last 10 years and over 60% in the last 5 years.

As of 31 December 2024, Gros Assets Value (GAV) reached PLN 5 519.4 million (+22 % vs. 31 December 2023), EUR 1 291.7 million (+25% vs. 31 December 2023). As of 31 December 2024, projects under construction totaled 236 thousand sqm, with a potential rental income of EUR 17.0 million when fully leased and an expected YoC minimum of 11.5%.

GROSS ASSET VALUE (IN MN EUR)



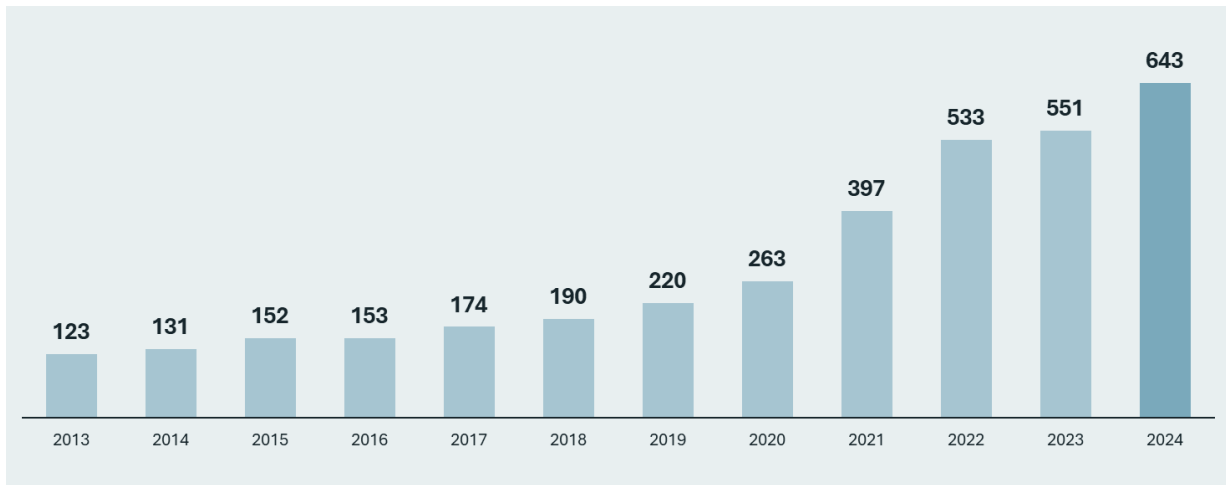
Gross Asset Value represents the value of our investment properties and Property, plant and equipment as recognized in the Group’s accounting records and financial statements in accordance with IFRS, not including residential properties and perpetual usufruct.

MLP Group’s Portfolio is valued in EUR and for the presentation in Financial Statement is translated into PLN with the exchange rate (EUR/PLN) at the balance date.

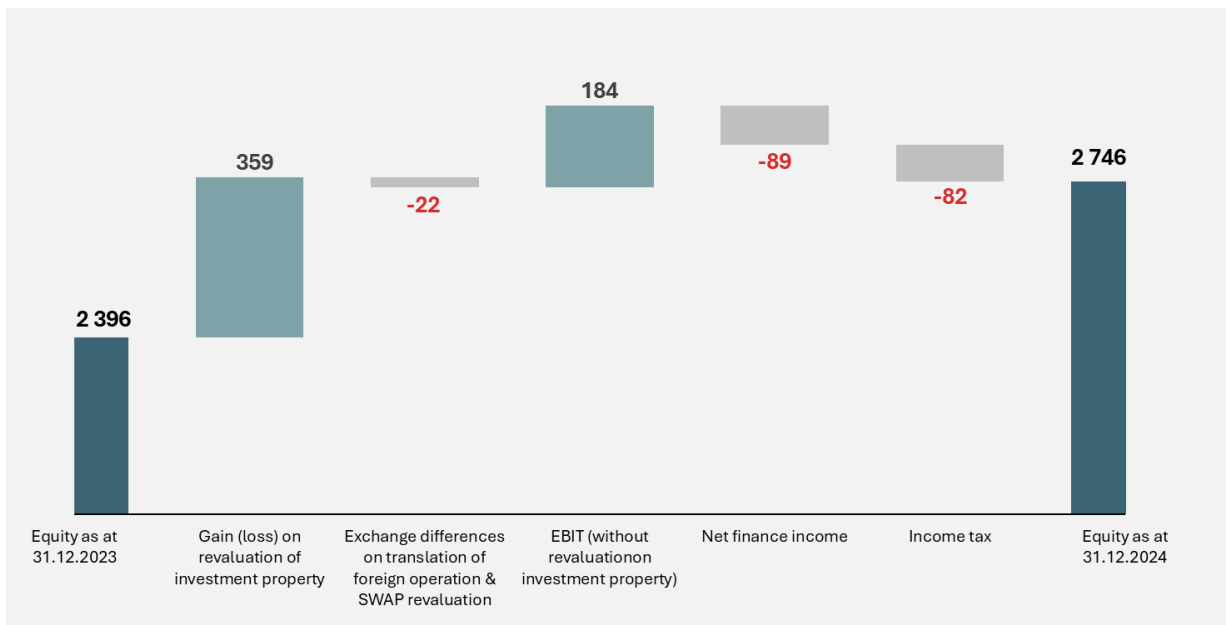
PLN strengthening against the EUR has had an adverse impact on the value of our investment property. Due to the strengthening of PLN in the reporting period - as at December 31, 2023 EUR 1 = PLN 4.3480 as of the reporting date of December 31, 2024 EUR 1 = PLN 4.2730, a decrease of PLN 0.0750 (-2%). As a consequence, the value of our investment properties decreased by PLN 77.3 million.

NET ASSETS VALUE (IN MN EUR)

Net Assets Value (NAV) reached PLN 2 746.2 million (+15% vs. 31 December 2023), EUR 642.7 million (+17% vs. 31 December 2023).



NAV CONTRIBUTION (IN MN PLN)



In 2024, portfolio Yields stayed unchanged, NAV growth (gain on revaluation of investment properties) was generated by the signed new lease contracts.

YIELD ON EXISTING PORTFOLIO (LFL PROJECTS)

	YE 2024	YE 2023	Change %	Change in bps
Reversionary Yield	6.40%	6.43%	-0.02%	-2 bps
Poland	6.54%	6.61%	-0.07%	-7 bps
Germany	5.22%	5,08%	0.14%	14 bps
Romania	7.75%	7,75%	0.00%	0 bps
Austria*	n/a	n/a	n/a	n/a

*As at December 31,2024 the project in Austria was under construction, and as at December 31, 2023 the project was in the process of obtaining a building permit.

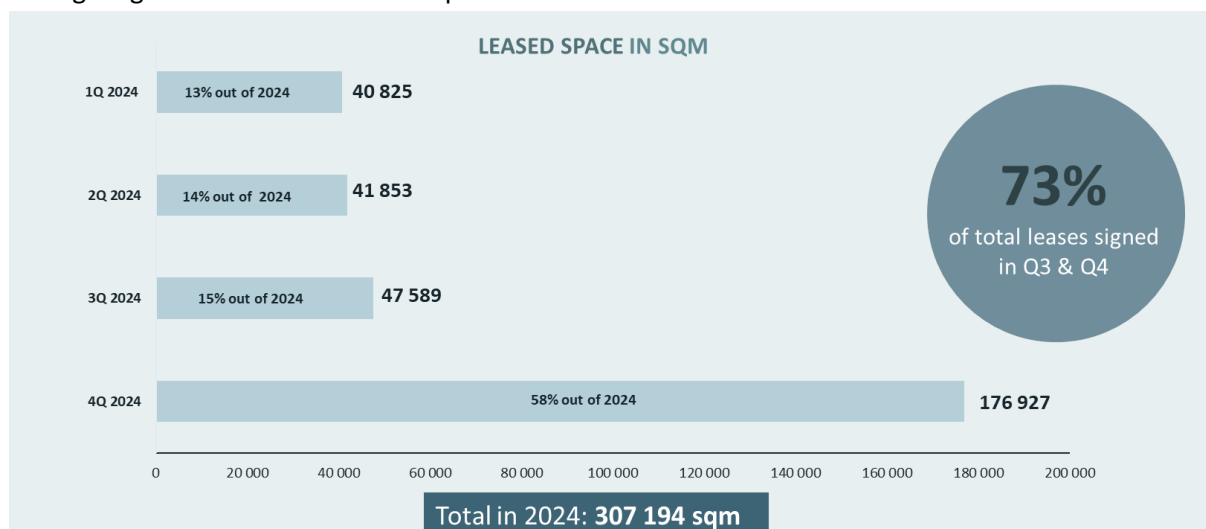
Undoubtedly, further interest rate cuts are expected in 2025 which shall inevitably translate, among other things, into lower yields and consequently an increase in the valuation of real estate.

Over 80% of MLP Group’s portfolio is certified with **BREEAM/ DGNB** at very good or excellent level.

IV. 2024 developments

Lease agreements signed in 2024 were totalling 307,194 sqm. including 225,221 sqm of new contracts (+106% YoY). In 2024, MLP Group acquired 22 new tenants, and 20 percent of the total demand came from existing tenants.

Between Q3 and Q4, there was a significant 73% increase in warehouse space rental, highlighting a strong surge in demand in the last quarter.



Majority of lease contract we have signed in Q4 2024, that shall pave the way for a significant increase in revenue and EBITDA in 2025.

As of 31 December 2024, development projects were ongoing across all countries totalling 235 857 sqm i.e. in Poland 142 487 sqm, in Vienna 54 520 sqm and in Germany 38 850 sqm. We have already leased 40% of this development in the construction, which reconfirms the robustness of the occupier market.

Our total portfolio reached 1.4 million sqm of GLA.

Tenants from the light manufacturing and logistics sectors were the largest takers of our space during 2024. In 2024, we acquired 22 new tenants, and 20 % of the total demand came from existing tenants.

As of 31 December 2024, our portfolio generated rental income of PLN 214.8 million. During the year, we contracted PLN 22.2 million of new rent.

RENTAL INCOME

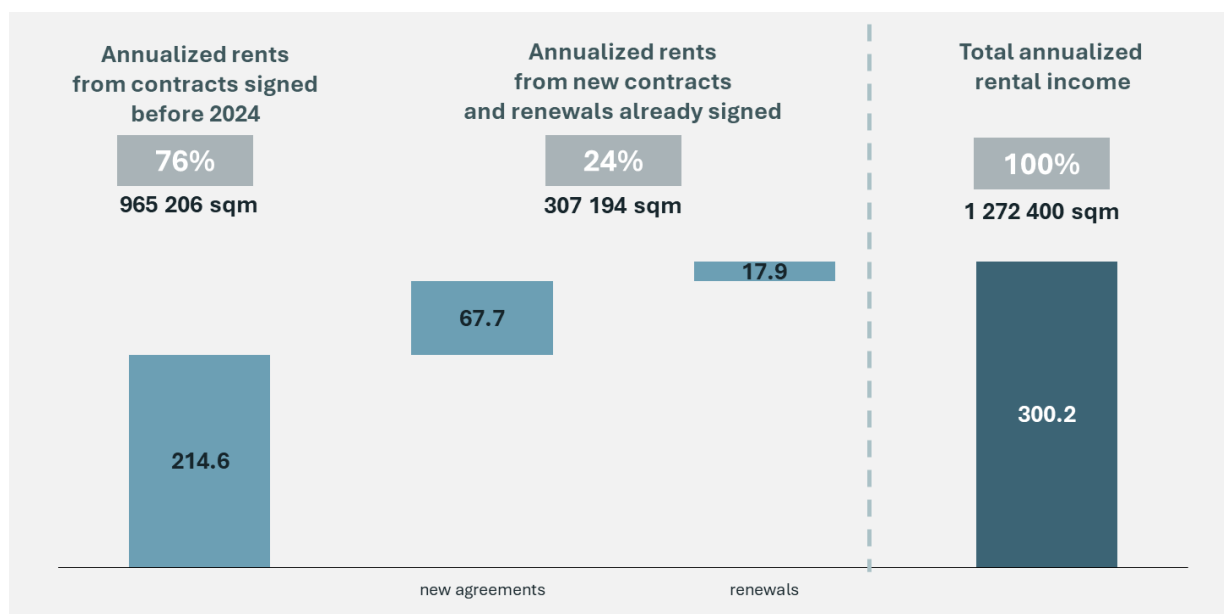
	Rental income in PLN ths.	Rental income in EUR ths.	Average exchange rate in the period	Revenue at the average exchange rate from YE 2023
2023	200 874	44 359	4.5284	200 874
2024	214 802	49 905	4.3042	225 991

Rental income increased by 7% in 2024 compared to 2023. The agreements concluded by the Group's Companies are in EUR or denominated in EUR. Therefore, eliminating the impact of negative exchange rate differences, revenue in EUR increased by 13% in 2024 compared to 2023.

When converted at a fixed exchange rate (the average rate from 2023), rental income for 2024 would amount to 225,991 thousand PLN.

Existing portfolio continues to perform well – none of MLP Group's tenants ran into insolvency or significant liquidity problems - very restrictive and conservative tenants' acceptance policy brings sufficient level of comfort for economic slowdown.

ANNUALIZED FUTURE RENTAL INCOME BASED ON ALL SIGNED CONTRACTS IN 2024 (IN MN PLN)



- PLN 214.6 million of rent from existing assets from contracts signed before 2024.
- New annualized rentals and renewals from contracts signed in 2024 will reflect PLN 85.6 million growth in 2025 onwards (+40% vs current year revenues.)

V. Financial standing of MLP Group

In line with our conservative financial approach, MLP Group benefits from a solid liquidity position to fund its growth ambitions, with a fixed cost of debt and conservative repayment profile. Considering the current geopolitical situation and high volatility in the economy, we are very well prepared for the current challenges.

In Q4 2024, **Moody's assigned Ba2, and FITCH BB+ rating with a stable outlook.**

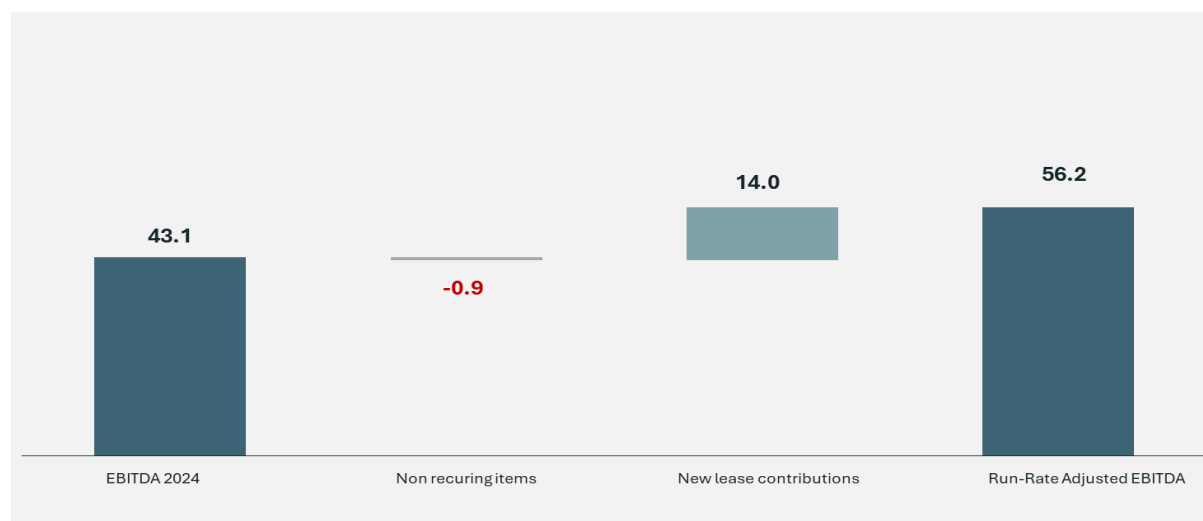
In Q4 2024, MLP Group successfully placed its **first Eurobond offering** in the international capital markets. All offered senior green notes were fully subscribed, with a total nominal value of EUR 300 million. We adopted a financial policy based on a rebalancing of our debt structure from the secured debt towards the unsecured debt.

YE MLP Group liquidity position stood at **EUR 161 million (cash and cash equivalents).**

Additional financial highlights:

- 100% lease agreements indexed with CPI for EUR without any cap;
- All rentals are denominated in EUR or are directly expressed in EUR, which significantly reduces our exposure to fluctuations in exchange rates;
- Almost 85% of loans are hedged with IRS for the next 4 years, resulting in limited interest rates' exposure;
- 99% rent collection (collection reached within 60 days) across our portfolio;
- Strong cash flow position:
 - LTV at 42.9%, with in the interest coverage ratio at 1.6 x ICR;
 - Long debt maturity ratio of 4 years.

RUN RATE EBITDA (IN MN EUR)



	YE 2024 PLN mn	YE 2023 PLN mn	YE 2024 EUR mn	YE 2023 EUR mn
Net Debt/EBITDA	12.9	9.7	13.0	9.8
Net Debt/ Run Rate EBITDA*	9.9	n/a	9.9	n/a

*Run Rate EBITDA ratio has been calculated since YE 2024.

Run-Rate EBITDA represents (i) EBITDA before revaluation plus (ii) run-rate contribution of lease agreements entered into prior to December 31, 2024, which started generating revenue in the twelve months ended December 31, 2024, but whose impact was not reflected fully in the results for the twelve months ended December 31, 2024, plus (iii) run-rate contribution of new lease agreements entered into prior to December 31, 2024, which have not started generating revenue in the twelve months ended December 31, 2024, but which are expected to start generating revenue after reporting date (2025 onwards).

VI. PV/Solar energy

MLP Group has already installed 8.1 MWp of photovoltaic systems on the rooves and further 1.9 MWp shall be installed by the end of 2025. In 2024, we recorded a 9% increase in profits from energy sales due to the adoption of PV and the termination of maximum energy price regulations. The YoC is 11%.



MLP Group plans for 2025

MLP Group continued its disciplined capital allocation in its highly profitable pipeline as the demand stays stable. In 2025, we plan to deliver approx. 250–300 ths sqm. In addition, leasing contracts signed in 4Q 2024 **shall pave the way for a significant increase in revenue and EBITDA in 2025.**

In 2025, projects in Austria and Germany shall contribute to over 50% of total MLP Group results for the first time.

We expect further high single digit growth in rental rates and ERV (estimated rental values) supported by structural drivers of occupational demand and limited supply.

Data Center projects are the digital backbone of the economy, just like logistics for the standard economy. Obviously, we will participate in this market => the acquired plot in Castrop Rauxel in Q4 2024 will be primarily intended for Data Center projects.

Poland is our key market – and we will continue our development. In 2024, we acquired a plot in Rzeszów – which shall be a magnet for post war investment regarding Ukraine/international business. We are planning to increase our position in the Warsaw market.

We will continue further expansion of our business in Romania, where MLP Bucharest played a significant role in our 2024 growth. We are seeing gradual increase in leasing in MLP Bucharest Sud, predominantly by Polish and European light industry tenants.

We will continue our development in Germany and Austria, where we are systematically increasing our portfolio of projects. We plan to strengthen and expand our presence in the regions where we are already present i.e. Vienna, North Rhine-Westphalia, Brandenburg and Hessen and put our feet in Bavaria, where we are expecting to acquire our first plot in 2025.

Growth will be further boosted by lower construction costs, which have largely returned to pre-covid levels, which should further increase our profitability.

Urban/City logistics projects (MLP Business Park) will be in our focus in 2025 and onwards being a high growth potential, high profitability and resilient to economic downturns projects. Our 2028 target is to reach 30% value of Urban/City logistic projects to the total MLP Group portfolio GAV.



In closing

There is no doubt that we live in precarious times with geopolitical risks, and their impact on the economy and on the stability of economic development are immeasurable. **Good times or bad times are just adjectives** that do not say much. We need to adapt to the prevailing economic environment and **focus on risk management in order to balance stable business development** in the coming periods and avoid materially wrong decisions.

Undoubtedly, the planned remilitarization of Europe will translate into additional investments => military spending is always linked to investments in technology, investment in technology requires access to university. Our parks are located in core urban areas where there are academic centres, access to qualified staff, our projects are equipped with very good infrastructure, including access to energy and all these elements will provide an attractive offer to enticetechnological investments (almost half of our tenants are manufacturing/light industry/technology companies) => this is in line with our long-term strategy.

I do believe we have the best teams across all countries, which I am extremely proud of, always with a great desire to provide the best solutions for our tenants and always wanting to be better than our competition.

I would like to express my deep gratitude and appreciation to all team members. From this letter, I hope shareholders and all readers gain an appreciation for the tremendous character and capabilities of MLP Group's team and I hope you are as proud of them as I am.

Radosław T. Krochta

President & CEO of MLP Group

