

PRESS RELEASE

P3 Group S.à.r.l makes bond market debut with successful EUR 1 billion Green Bonds issuance

Issuance follows a series of recently completed financing-related milestones:

- **Receiving a BBB credit rating by S&P.**
- **Establishment of an EMTN bond programme.**
- **Establishment of a Green Financing Framework with Second Party Opinion.**
- **Signing of a EUR 750 million Revolving Credit Facility.**

Luxembourg, Luxembourg | 20th January 2022

P3 Group S.à.r.l (the “Company”) is pleased to announce the issuance of its inaugural senior unsecured RegS dual-tranche Green Bonds across 4- and 7-year tenors (the “Bonds”), in an aggregate principal amount of EUR 1 billion. The Bonds, which will be traded on the Euro MTF Market and listed on the official list of the Luxembourg Stock Exchange, will bear a fixed coupon of 0.875% for the 4-year tenor, and 1.625% for the 7-year tenor, and are expected to be rated BBB by S&P, in line with the corporate rating.

The Bonds are issued in line with the Company’s new green financing framework (the “Green Financing Framework”), supporting the Company’s overall ESG strategy, which includes an ambition to reduce GHG emissions of the Company’s operations and portfolio in line with globally recognized targets. The net proceeds will be used to finance or refinance, in whole or in part, new or existing green projects or assets, in line with Use of Proceeds as laid out in the Green Financing Framework. P3’s Green Financing Framework received a Second Party Opinion by Sustainalytics, confirming its alignment with the International Capital Market Association’s Green Bond Principles. Both the Green Financing Framework and the Second Party Opinion are available on the Company’s website, at: <https://www.p3parks.com/investors/green-financing>

Frank Pörschke, P3 Logistic Parks CEO, commented

“Logistics real estate continues to exhibit strong fundamentals with favourable long-term supply and demand trends due to the ongoing growth in eCommerce, as well as related supply chain optimizations. We are pleased by the strong level of demand for our first green bonds issuance from institutional investors, which illustrates the strength of our business model and the appeal of our high-quality, sustainable portfolio of logistics assets in attractive locations across continental Europe. Our focus remains on growing profitably, and sustainably, which is why we have launched our Green Financing Framework at the end of 2021 to support the issuance of Green Bonds. Together with the support of our shareholder, GIC, we plan to continue our dynamic growth journey in the coming years, partly funded by possible repeat issuances in the bond market.”

Ben Helsing, P3 Logistic Parks Group Treasurer and Head of Debt Investor Relations, commented:

“This strategic transaction increases our liquidity, diversifies our debt financing sources, and extends our average debt maturities. In order to ensure substantial and flexible liquidity for the Group, we signed a EUR 750 million revolving credit facility with our banking group in December 2021. Logistics real estate continues to exhibit strong fundamentals with favourable long-term supply and demand trends. These factors, together with P3’s robust credit metrics and our strong shareholder, enabled us to receive a BBB credit rating from S&P with Stable outlook. With P3’s recent financing transactions we have created a strong capital markets facing funding platform to access the bond markets to refinance future debt maturities and fund further growth of the portfolio at attractive terms.”

BNP Paribas, Deutsche Bank AG, HSBC, ING Bank, J.P. Morgan acted as Active Joint Bookrunners, CA-CIB, SMBC Nikko, UniCredit as Passive Joint Bookrunners with BNP Paribas and HSBC as Joint Green Structuring Agents. Rothschild & Co acted as independent financial advisor and White & Case acted as legal advisor on all financing transactions.

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About P3 Logistic Parks

P3 is a long-term investor, manager, and developer of European warehouse properties with more than 6.4 million m² of assets under management and land bank of 1.6 million m² for further development. P3 has commercial activities in 11 countries and has been investing and developing in European markets for more than almost two decades. Headquartered in Prague, P3 employs more than 200 people across 11 offices in key European cities, offering integrated development, asset, and property management services. For more information about P3, please visit www.p3parks.com

Forward-looking statements

This press release includes forward-looking statements. Forward-looking statements can be identified by the use of forward-looking terminology such as the words “expect”, “estimate”, “project”, “anticipate”, “believes”, “should”, “could”, “intend”, “plan”, “probability”, “risk”, “target”, “goal”, “objective”, “may”, “will”, “endeavour”, “outlook”, “optimistic”, “prospects” or by the use of similar expressions or variations on such expressions, or by the discussion of strategy or objectives. Forward-looking statements are based on current plans, estimates and projections and are subject to inherent risks, uncertainties and other factors which could cause actual results to differ materially from the future results expressed or implied by such forward-looking statements. Any forward-looking statements made in this press release speak only as of the date hereof. The Company does not intend to publicly update or revise these forward-looking statements to reflect events or circumstances after the date of this press release and does not assume any responsibility to do so.

General

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