Luxembourg, 10th September 2026

P3 Group S.à r.l Reports 2026 Half-Year Results:

Strong platform delivers earnings growth, high profitability and sustained credit strength

P3 Group S.à r.l. today released its condensed consolidated interim financial results for the first half-year 2026, reporting a period of earnings growth, high profitability and sustained credit strength. P3's high-quality logistics portfolio comprises 10.2 million sqm of gross lettable area across 10 European countries and serves approximately 490 customers.

Key Messages

- Portfolio value held at €10.8bn (Dec 2025: €10.8bn), as acquisitions and development activity offset disposals. The like-for-like portfolio value declined marginally by 0.4%, as modest yield expansion to 5.74% more than offset ERV growth of 0.3%.
- Net Operating Income (NOI) increased by 6% to €284m (H1 2025: €269m), including 1.5% like-for-like growth, driven by indexation and re-leasing activity.

- Leasing momentum remained strong with 0.9m sqm leased (similar level as H1 2025) and achieving a +1.6% re-leasing spread. Leases signed on average above ERV.
- Like-for-like occupancy remained resilient at 95.9% and rent collection high at 99.9%.
- Profitability remained strong with EBITDA margin at 86% (H1 2025: 87%), reflecting the continuous focus on operational efficiency.
- Solid credit profile maintained with Loan-To-Value stable at 47.0% and ample liquidity of ~€1.0bn. ICR remains solid at 2.8x supported by strong profitability.
- During the reporting period, P3 delivered disciplined capital recycling through 229k sqm of acquisitions and developments, and 208k sqm of disposals.
- ESG focus continues with 82% Green assets (target >75%) and solar capacity reaching 104 MWp (surpassing the target >100 MWp by 2027).

Frank Pörschke, P3 CEO, commented:
"European logistics is entering a more balanced phase. Occupier confidence is improving, but demand is increasingly concentrated on modern, efficient and well-located buildings that can support evolving supply chains. That plays directly to P3's strengths. Our customer relationships, in-house operating platform and disciplined approach to development and capital recycling allow us to capture that demand while maintaining a measured approach to speculative risk. We enter the second half focused on active asset management, customer-led investment and selective growth, while continuing to enhance the quality and sustainability of the portfolio."

Thilo Kusch, P3 CFO, added:
"Financial resilience is what enables P3 to invest confidently through the cycle. During the first half, we funded investments through operating cash flow and disposals, maintained leverage within our target range and extended the maturity of our debt on attractive terms. With a predominantly fixed-rate, diversified funding base and

substantial liquidity, we can remain selective in deploying capital while continuing to support the business. Strong demand for our January bond further demonstrates the depth of our access to the capital markets. Our priorities remain clear: preserve our investment-grade credit rating, maintain ample financial headroom and allocate capital to opportunities that strengthen income durability, portfolio quality and long-term value."

Leadership Transition

It was announced that Simon Carter joined P3 on 7 September 2026 as CEO Designate and will formally assume the role of Chief Executive Officer on 17 September 2026, following a planned transition period with Frank Pörschke.

FURTHER READING

- For more information, visit https://www.p3parks.com/investors
- P3's Financial Statements for half-year 2026 can be viewed here
- An updated Credit Investor Presentation can be viewed here
- Listen to credit investor audiocast here
- A dedicated call for fixed income investors is held today (Thursday 10th September) at 10:00 CET / 9:00 AM UKT. To register reach out to ING through: *ingcorporate.access@ing.com*

ENDS

About P3

P3 is a long-term investor, manager and developer of European warehouse properties with assets valued at ~€11 billion, covering more than 10.2 million m^2 of gross lettable area and a land bank of 1.7 million m^2 for future development. P3 has commercial activities in 11 countries and has been investing and developing in European markets for more than two decades. Headquartered in Prague, P3 employs more than 300 people across 11 offices in key European cities, offering integrated development, asset and property management services. P3 has an investment grade BBB credit rating by Standard & Poor's.

For more information, visit www.p3parks.com

Media Contact:
Brendan Donnellan
Group Marketing & Communications Director
+420 702 039 937
Brendan.Donnellan@p3parks.com

Credit investor relations:
Ben Helsing
Group Director – Treasury, Tax, M&A Finance & IR
+420 724 870 260
Ben.Helsing@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

This press release has been prepared by the Company for information purposes only. This press release is an indicative summary of the matters described herein and may be amended, superseded or replaced by subsequent summaries or withdrawn entirely and neither the Company nor the Active and Passive Joint Bookrunners shall have any responsibility to publicly update or notify any other party of any such changes.

This press release is not an offer of securities for sale, or a solicitation of an offer to buy securities, in the United States or any other jurisdiction where to do so would be unlawful. The securities to which this press release relates have not been, and will not be, registered under the U.S. Securities Act of 1933, as amended (the "Securities Act") or with any securities regulatory authority of any state or other jurisdiction of the United States, and may not be offered or sold in the United States or to or for the account or benefit of U.S. persons (as defined in Regulation S under the Securities Act) except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and applicable state or local securities laws. The Company does not intend to register any portion of the proposed offering described herein under the applicable securities laws of the United States or conduct a public offering of any securities in the United States.

This press release does not constitute an offer of securities to the public in the United Kingdom. No prospectus has been or will be approved in the United Kingdom in respect of the securities. This press release is being distributed to and is directed only at (i) persons who are outside the United Kingdom or (ii) persons who are investment professionals within the meaning of Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (the "Order") and (iii) high net worth entities, and other persons to whom it may lawfully be communicated, falling within Article 49(2)(a) to (d) of the Order (all such persons together being referred to as "Relevant Persons"). Any investment activity to which this press release relates will only be available to and will only be engaged with, Relevant Persons. Any person who is not a Relevant Person should not act or rely on this press release or any of its contents.