



Luxembourg, 30th September 2025

P3 Group S.à.r.l. successfully prices a 7.5-year €500m Green Bond with 3.75% coupon

P3 Group S.à.r.l., a leading pan-European investor, developer and manager of logistics real estate, announces the successful placement of a €500 million senior unsecured green bond.

As a result of strong investor demand, the 7.5 year notes were priced at a 135 bp credit spread, offering a fixed yield of 3.914% p.a. and a coupon of 3.75%. The bond will carry a credit rating of BBB by S&P, in line with P3's corporate rating.

Proceeds from the issuance will be used in line with the P3 Green Financing Framework, including the refinancing of existing debt, thereby further strengthening P3's capital structure.

Thilo Kusch, P3 CFO, added:

"We are very pleased with the outcome of this transaction, which was more than eight times oversubscribed and attracted a peak order book exceeding EUR 4.4 billion. The strong investor demand reinforces P3's position as a repeat issuer in the European debt capital markets and reflects confidence in our credit profile. This bond extends our maturity profile at competitive levels, supports our conservative financial policy, and provides additional flexibility to continue driving sustainable growth and disciplined capital deployment across our European portfolio."

The bond, issued under P3 Group S.à.r.l.'s Euro Medium Term Note ("EMTN") Programme, is expected to be listed on the official list of the Luxembourg Stock Exchange and traded on the Euro MTF Market. The bond issuance is expected to be settled on 6 October 2025.

ENDS

About P3

P3 is a long-term investor, manager and developer of European warehouse properties with more than 9.7 million m² of assets under management and an attractive land bank for further development. P3 has commercial activities in 10 countries and has been investing and developing in European markets for more than two decades. P3 employs more than 280 people across 11 offices in key European cities, offering integrated development, asset and property management services. P3 has an investment grade 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

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