

abrden European Logistics Income plc

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Disposal of Dutch asset for c.€35 million

-24 of the original 27 assets have now been sold as part of the managed wind-down, generating aggregate gross sales proceeds of over €460 million-

16 March 2026 - abrden European Logistics Income plc (the "Company" or "ASLI"), which is in the process of winding down its portfolio of European logistics real estate, announces that it has completed the sale of a further asset located in the Netherlands as part of its shareholder-approved managed wind-down.

The cross-dock warehouse located in Waddinxveen is leased to the fresh-produce wholesaler Combilo International. The sale comprises this single-let logistics unit constructed over a number of phases between 1980 and 2022 together with a standalone asset subleased to Thermo Transit which forms part of the site and was developed in 2022. The asset has been sold for a consideration of approximately €35 million, 4.5% ahead of the Company's independent Q3 2025 valuation by Savills. This valuation was reflected in the Company's Q3 2025 estimated net asset value.

Net proceeds from this sale have been used to repay in full the BerlinHyp-provided €34.3 million debt secured against the Ede and Waddinxveen properties which was due to expire in June 2026. This follows the repayment of the €22 million BayernLB loan in late Q4 2025 which was due to expire on 12 February 2026. Following these repayments, the Company's remaining debt facility totals €23.9 million.

Continued Sales Process

The Company continues to progress its shareholder-approved managed wind-down. Following this sale, 24 of the original 27 assets have now been sold, generating aggregate gross sales proceeds of over €460 million before repayment of associated debt.

A further asset sale agreement has been signed and this is expected to complete shortly. The two remaining assets remain subject to due diligence as part of the ongoing sales processes.

The Company expects to announce its Q4 2025 NAV update shortly.

Details of the Company and its remaining property portfolio may be found on the Company's website at: <http://www.eurologisticsincome.co.uk>

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