abrdn European Logistics Income plc
LEI: 213800I9IYIKKNRT3G50

Unaudited Net Asset Value as at 30 June 2026

8 September 2026 - abrdn European Logistics Income plc (the "Company" or "ASLI") announces its unaudited Net Asset Value ("NAV") for the quarter ended 30 June 2026. To enhance disclosure for shareholders, the NAV is presented both including and excluding estimated property disposal and SPV liquidation costs.

Summary

-	IFRS NAV per Ordinary Share of 26.1 euro cents* (GBp – 22.5p) (31 March 2026 NAV: 33.6 euro cents (GBp - 29.3p)).
-	NAV per Ordinary Share including provision for estimated portfolio disposal and Company structure liquidation costs of 25.5 euro cents* (GBp – 22.0p) (31 March: 32.9 euro cents (GBp - 28.7p)).
-	During the quarter, the Company completed the sale of its asset located in Ede, the Netherlands, for €23.5 million.
-	Post the quarter end, the Company announced further distributions to Shareholders which reduce the above NAV figures: · On 20 August 2026, the Board declared an interim dividend of 2.0 pence (equivalent to 2.34 euro cents) per Ordinary share, payable on 29 September 2026. · On 20 August 2026, the Company also announced a further return of capital of 6.6 pence (equivalent to 7.7 euro cents) per Ordinary Share through the B Share scheme, with payment expected by 17 September 2026.

***Shareholder note:** The NAVs do not reflect the potential latent capital gains tax liability estimated at up to 1.2 pence per share as originally disclosed in the Company's RNS announcement dated 6 August 2025, the actual impact of which will depend on the structure and terms of the final asset disposal.*

Continued Sales Process

The shareholder-approved managed wind-down has seen 26 of the original 27 assets in the portfolio sold to date, generating aggregate gross sales proceeds of more than €530 million before the repayment of associated debt.

On 18 May 2026, the Company announced that it had completed the sale of its warehouse located in Ede, the Netherlands, for €23.5 million. Constructed in 1997 and expanded in 2007, the 39,569 square metre freehold warehouse is leased to AS Watson (Property Continental Europe) B.V. until 31 July 2033. The Company agreed to undertake certain climate related remedial works at a cost of no more than €0.5 million with €0.5 million being held in escrow until such works are completed.

As notified in the Company's announcement on 20 August 2026, the Company's final remaining asset located at Den Hoorn in the Netherlands is currently subject to ongoing due diligence by a potential purchaser. Subject to the satisfactory completion of due diligence and agreement of final terms, the Board currently expects that a sale could complete during Q4 2026.

Following completion of the sale of Den Hoorn, the Company intends to publish a circular convening a general meeting to seek Shareholder approval to place the Company into members' voluntary solvent liquidation and to appoint a liquidator. Subject to the receipt of the necessary Shareholder approvals, the Board intends to progress the liquidation as soon as practicable following completion of the disposal.

Following the passing of the necessary resolutions and the appointment of the liquidator, the Board would expect an initial capital distribution representing a significant proportion of the remaining funds available for distribution to be made shortly thereafter, subject to the liquidator retaining appropriate amounts for the Company's remaining liabilities, costs and contingencies.

First Interim Dividend

On 20 August 2026, the Board declared a first interim dividend of 2.34 euro cents (equivalent to 2.0 pence) per Ordinary share in respect of the year ending 31 December 2026, payable in sterling on 29 September 2026 to Ordinary shareholders on the register on 28 August 2026 (ex-dividend date of 27 August 2026).

Of this interim dividend declared of 2.0 pence per Ordinary share, 1.73 pence (equivalent to 2.02 euro cents) was declared as dividend income with 0.27 pence (equivalent to 0.32 euro cents) treated as qualifying interest income.

The dividend will be paid in sterling to Shareholders on the register. Euro elections will not be available due to the historic limited take-up and cost to the Company of offering this option.

Approved B Share Scheme

On 20 August 2026, the Board resolved to return approximately Euro 31.7 million (c.£27.2 million) to Shareholders under the B Share scheme. B Shares were issued to Shareholders by way of a bonus issue on the basis of 6.6 B Shares for every 1 Ordinary Share held at the Record Date of 6.00 p.m. on 4 September 2026 (ex-date: 3 September

2026). As with previous issues, no share certificates will be issued for any B Shares allotted.

The B Shares were issued on 7 September 2026 and will be redeemed at one penny per B Share immediately after their issue. The Redemption Date in respect of the Return of Capital is therefore 7 September 2026.

Following the redemption and cancellation of the B Shares, the proceeds from the redemption of the B Shares, which is equivalent to 6.6 pence per Ordinary Share, will be sent to uncertificated Shareholders through CREST or to certificated Shareholders via cheque by 17 September 2026.

Since the commencement of the managed wind-down, approved by Shareholders on 23 July 2024, and including this last B Share distribution together with the further 2.0 pence interim dividend announced, the Company will have returned to Shareholders 49.6 pence per Ordinary share via the B Share scheme and 9.08 pence per Ordinary share through interim dividend distributions, representing total distributions of 58.68 pence per Ordinary share, or approximately £242 million in aggregate.

Debt Financing

At the quarter-end, the Company's fixed rate debt facility provided by Berlin Hyp at an all-in interest rate of 1.38% totalled €23.9 million, representing a loan-to-value ratio of 17.4%.

IFRS Net Asset Value analysis as at 30 June 2026 (unaudited)

	€m	**Per Share (€cents)**
Investment Property and Other Assets*	46.9	11.4
Cash	90.6	22.0
Total Assets	137.5	33.4
External Debt	(23.9)	(5.8)
Other Liabilities	(6.1)	(1.5)
Total Net Assets excluding estimated liquidation and disposal costs**	107.5	26.1
Estimate of costs associated with disposal of portfolio and liquidation of the company structure	(2.3)	(0.6)

Total Net Assets including estimate of liquidation & disposal costs**	105.2	25.5

***** Includes investment property after lease incentive adjustment.

*****Shareholder note:*** *The NAVs do not reflect the potential latent capital gains tax liability estimated at up to 1.2 pence per share as originally disclosed in the Company's RNS announcement dated 6 August 2025, the actual impact of which will depend on the structure and terms of the final asset disposal.*

The NAV per share as at 30 June 2026 is based on 412,174,356 shares of 1 pence each, being the total number of Ordinary shares in issue at that time. As at the date of this announcement, the Company's share capital consists of 412,174,356 Ordinary shares with voting rights.

The Board is not aware of any other significant events or transactions which have occurred between 30 June 2026 and the date of publication of this statement which would have a material impact on the financial position of the Company.

Details of the Company may be found on the Company's website at: ***http://www.aberdeeninvestments.com/en-gb/asli***

For further information please contact:

abrdn Fund Managers Limited **+44 (0) 20 7156 2382**

Ben Heatley

Investec Bank plc **+44 (0) 20 7597 4000**

David Yovichic

Denis Flanagan

FTI Consulting **+44 (0) 20 3727 1000**

Dido Laurimore

Richard Gotla

Oliver Parsons