

abrdrn European Logistics Income plc

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Portfolio Sales Update

11 July 2025 - abrdrn European Logistics Income plc (the "Company" or "ASLI"), the Company which is invested in a diversified portfolio of European logistics real estate, announces the sale of two further assets as part of its managed wind-down.

Sale of Warehouses in Erlensee and Flörsheim, Germany

The Company announces that it has successfully concluded the sale of its two multi-let warehouses located in Flörsheim and Erlensee, Germany, for an aggregate property value of approximately €66.5 million, representing a c.10% premium to the Q1 2025 valuation.

Both assets are located in the Frankfurt Rhine-Main area, one of Germany's strongest economic regions and offer modern, flexible, high-quality accommodation.

The 26,700 square metre property in Erlensee Langendiebach logistics hub, near Frankfurt, was developed in September 2018.

The 17,809 square metre asset in Flörsheim Logistics Park, Frankfurt, was the Company's first acquisition post-launch in January 2018. The property comprises a high-quality urban logistics estate constructed in 2015.

Debt Financing

As at 31 March 2025, the Company's fixed rate debt facilities totalled €218 million, with an average all-in interest rate of 1.93%. These sales were structured as SPV disposals, allowing the associated secured debt provided by DZ Hyp Bank of €30.2 million to transfer with the two properties. The Company also repaid the €11 million loan with Berlin Hyp which expired in June 2025. As a result, the Company's outstanding fixed rate debt has reduced to €176.8 million with an all-in-interest rate of 2.05%.

Continued Sales Progress

In line with the Shareholder approved managed wind-down, the Company's investment objective is 'to realise all existing assets in the Company's portfolio in an orderly manner' and to return net proceeds following the repayment of debt to Shareholders.

The Company is currently engaged in advanced discussions regarding the sale of fifteen further assets, through a combination of individual asset disposals and portfolio transactions. The Board expects exchange of contracts for a number of these anticipated disposals in the coming weeks. Subject to the successful completion of these transactions and repayment of associated debt, the Board anticipates making a second capital distribution to Shareholders by mid August 2025.

The final seven assets are at various stages of the sales process, with completions targeted from Q4 2025 onwards. The Investment Manager continues to assess ongoing asset management initiatives and engage with tenants to identify opportunities where the Company can enhance value in advance of potential disposals. Active and direct engagement with parties interested in acquiring prime logistics space is ongoing.

Shareholders are reminded that, as the managed wind-down progresses and further asset disposals are completed, the Company's income will decline accordingly. As a result, future dividend payments are expected to reduce and be limited to the level necessary to maintain investment trust status.

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

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