

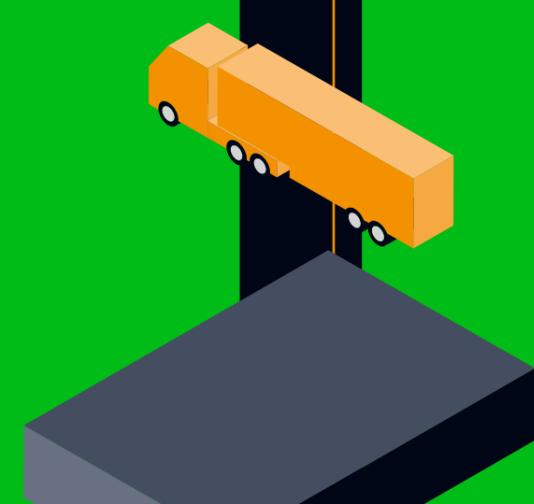
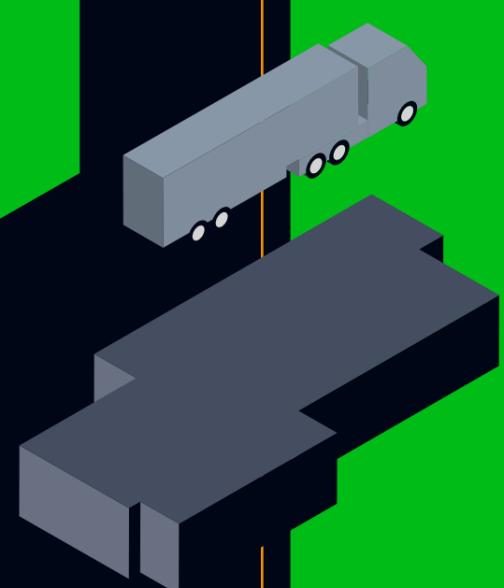
# WHERE OTHERS SEE EMPTINESS, LOGPORT SEES THE FUTURE

It begins in silence. Abandoned lots, old factories, forgotten city corners. Places that seem to have lost their purpose. This is where Logport steps in - with a vision to revive, connect, and transform. Logport doesn't just build logistics halls. We create next-generation zones that integrate warehousing, production, office space, retail, and services - blending into the urban fabric, not standing apart. At our core is a simple idea: turning industrial sites into places where people thrive - professionally and personally. We reimagine neglected areas into connected, modern neighborhoods, with cycling routes, public transport, and shared public spaces. Sustainability drives us: solar panels, green facades, e-mobility, and smart water use are our standard. Every Logport project reflects deep respect for place, community, and city. We believe commercial development can be responsible, forward-thinking, and inspiring.



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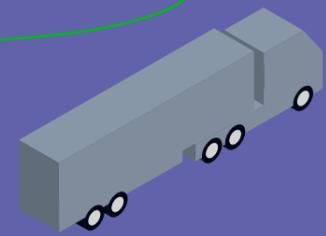
# LOGPORT

# “LET’S

You're holding the first issue of The Hub in your hands right now. Instead of a polished annual report, we decided to present the achievements of the past period in a format that, when folded into its initial form, might have you wondering: "Why didn't they just make it digital?" That's exactly the feeling we wanted to share – the same one we get after every visit to the building authority.

2024 was a year of transition for Logport. After launching the company and a series of highly successful projects, we finally had the space to pause, reflect, and reassess the past period. We analyzed what went right – and what didn't – and took the time to recalibrate the way we work. We shifted from a "let's do everything at all costs" mindset to "let's do everything that makes sense – not just for Logport, but for the communities around our projects."

We've positioned ourselves as a leader in sustainable urban logistics – a responsibility we take seriously. We're committed to building key urban infrastructure and investing in locations where we can add value – not take it away. For us, transforming brownfields and repurposing older sites into modern neighborhoods while preserving their original utility is essential.



HE DOESN'T LOOK LIKE IT, BUT HE'S VERY VAIS

Local municipalities and community representatives are the most important partners for us in the development of our projects. Our tenants and their growth are our biggest motivation – the reason we do what we do. They are the engine behind our efforts, and we're proud that our work helps them grow and focus on what matters most: their business.



DO EVERYTHING

#### Internal News

This past year was a turning point for me personally. I'm no longer doing this alone. I'm proud to share that Hana Lhotská and Peter Pecník have become equity partners in the Logport Group and now help steer all strategic decisions. Hana leads technical operations, while Peter oversees finance. Equally essential is Josef Lhotský, who leads construction and project teams. But none of this would work without every single person at Logport.

We've also opened our new home base in the DRN building. Our offices reflect Logport's DNA – a 400-year-old palace reimagined as a modern workspace, designed with care to preserve what matters and minimize our impact on the surroundings. Enormous credit goes to architect Stanislav Fiala and his team.

#### Business Highlights

Despite a slowing economy, Logport has kept growing. We completed our biggest project yet – Logport Prague West in Jinočany – with 100% occupancy. We also revitalized part of the former steelworks in Poldi Kladno, fully leased from day one.

Another milestone was fully leasing Logport Kladno South, which we acquired vacant in early 2024. The building is now undergoing major reconstruction to meet top sustainability standards and future needs.

That's not all. We're also fully utilizing our other two areas and gearing up for construction in 2026. These achievements, along with finding the right external financing, put us in the ideal position for landing more projects and continued growth.

We're hungry for more acquisitions! Whether they be brownfields, underutilized industrial sites, or greenfields that scream potential, our in-house platform handles everything – design, permits, and construction. Our agile, experienced construction team, led by Josef and Hana, reaches far beyond client expectations. It is this end-to-end approach that gives us a strong competitive edge.

#### Looking Ahead

Despite the global geopolitical challenges, we're confident about the future. The future of the industrial real estate market in the CEE region is unshakable. The current economic slowdown is, in our view, a short-term fluctuation – not a long-term trend.

Cities will grow, and their populations will demand more – more housing, services, and jobs. Industrial buildings aren't just "boxes by the highway" anymore; they're crucial to infrastructure and are increasingly expected to have aesthetic as well as functional value. At Logport, we're making sure these spaces aren't just necessary but genuinely improving life in the neighborhoods they serve.

**Dávid Vais**  
CEO

## MEET OUR NEW EQUITY PARTNERS



**Hana**  
Expert in purchasing and construction finance

Hana joined Logport in 2021 and has since been the driving force behind all procurement processes. She's responsible for managing both operational and construction-related expenses, financial modelling, and controlling for projects and acquisitions. With over 18 years of experience in the construction sector, Hana brings deep expertise in procurement strategy and financial management. Thanks to her background in senior management positions, she has a detailed overview of current developments in the Central European market and is able to effectively manage costs and processes across different types of projects.



**Peter**  
Finance Leader with International Perspective

Peter entered the world of corporate banking in 1997. After working for several renowned banks he joined Deloitte's financial advisory practice and in 2008 he transitioned into the development sector, joining HB Reavis. In 2024, Peter embraced a new career challenge and joined the Logport team. He brings with him a wealth of experience in finance, strategy, and international business, and his mission is to support Logport's growth in the Czech Republic and beyond.

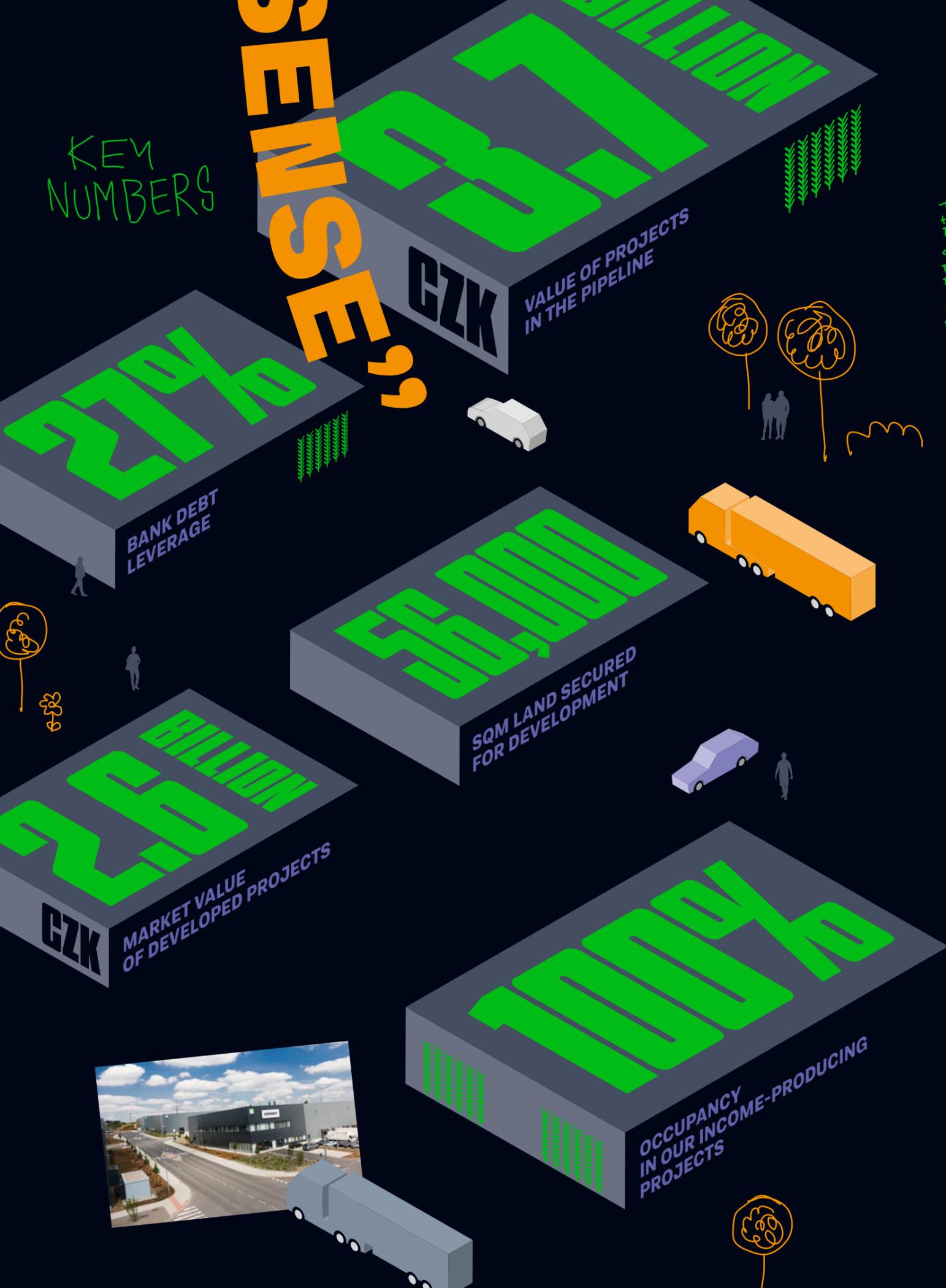


DROP BY FOR A CUP OF COFFEE

THAT MAKES

KEY  
NUMBERS

SENSE



## TRANSLATION OF THE INDEPENDENT AUDITOR'S REPORT

on the Audit of the consolidated Financial Statements as of December 31, 2024 and of its Financial Performance for the Year then Ended and consolidated Annual Report as of December 31, 2024 of LGP Holding a.s.

### Identification items:

Name of the accounting unit: LGP Holding a.s.  
Registration number: 173 13 619  
Company address: Národní 135/14, Nové Město, 110 00 Praha 1  
Audited period: from 1 January 2024 to 31 December 2024  
Date of issue: June 11, 2025  
Auditors: Schaffer & Partner Audit s.r.o., License No. 292  
Martin Felenda, License No. 1871

### Translation of the Independent Auditor's Report for Shareholders of LGP Holding a.s.

#### Opinion

We have audited the accompanying consolidated financial statements of the company LGP Holding a.s. (hereinafter also the "Company") prepared in accordance with IFRS Accounting Standards as adopted by the European Union, which comprise the consolidated balance sheet as of 31 December 2024, and the consolidated income statement for the year then ended, and notes to the consolidated financial statements, including material accounting policy information. For details of the Company, see point I of the Notes to the consolidated financial statements.

In our opinion, the consolidated financial statements give a true and fair view of the financial position of the company LGP Holding a.s. as of 31 December 2024, and of its financial performance for the year then ended in accordance with IFRS Accounting Standards as adopted by the European Union.

#### Basis for Opinion

We conducted our audit in accordance with the Act on Auditors and Auditing Standards of the Chamber of Auditors of the Czech Republic, which are International Standards on Auditing (ISAs), as amended by the related application clauses. Our responsibilities under this law and regulation are further described in the Auditor's Responsibilities for the Audit of the consolidated Financial Statements section of our report. We are independent of the Company in accordance with the Act on Auditors and the Code of Ethics adopted by the Chamber of Auditors of the Czech Republic and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Other matters

The consolidated financial statements as of December 31, 2024 have been prepared in accordance with International Financial Reporting Standards (IFRS), except for the comparative period. For internal purposes, the transition to IFRS has been considered as of January 1, 2024, and the full consolidated financial statements will be prepared for the year 2025.

Schaffer & Partner Audit s.r.o.,  
Vodičkova 710/31, Prague 1  
License No. 292

Prague, June 11, 2025

Martin Felenda  
Managing Partner  
License No. 292

Martin Felenda  
Auditor  
Statutory auditor responsible for the audit  
resulting in this independent auditor's report  
License No. 1871

Original full version of the audited consolidated financial statements with the Auditor's Report is available at the seat of the company LGP Holding a.s. at Národní 135/14, Nové Město, 110 00 Prague 1

## CONSOLIDATED BALANCE SHEET AS AT DECEMBER 31, 2024

(in thousands of Czech crowns)	31. 12. 2024	01. 01. 2024
<b>Assets</b>		
Property, plant and equipment	16,644	3,765
Investment property	314,813	235,481
Right-of-use asset	2,915	4,601
Long-term loans	0	15,046
<b>Fixed assets</b>	<b>334,371</b>	<b>258,892</b>
Trade receivables	14,400	147,126
Loans and borrowings	15,506	17,168
Deferred expenses	3,145	768
Due from state – tax receivables	2,864	0
Advances	1,328	1,428
Cash and cash equivalents	107,877	77,954
<b>Current assets</b>	<b>145,121</b>	<b>244,444</b>
<b>Total assets</b>	<b>479,492</b>	<b>503,336</b>
<b>Liabilities and stockholders' equity</b>		
Registered capital	2,000	2,000
Retained earnings	10,756	98,988
<b>Stockholders' equity</b>	<b>12,756</b>	<b>100,988</b>
<b>Non-controlling interests</b>	<b>0</b>	<b>86,166</b>
<b>Total equity</b>	<b>12,756</b>	<b>187,155</b>
Long-term borrowings	130,334	819
Non-bank borrowings	222,983	7
Lease liability	1,954	3,534
Deferred tax liabilities	23,263	30,605
Holdback	49,488	84,918
<b>Total long-term payables</b>	<b>428,022</b>	<b>119,884</b>
Trade and other payables	33,155	146,894
Tax liabilities	4,329	14,577
Short-term lease liability	1,230	1,300
Short-term borrowings	0	263
Short-term non-bank borrowings	0	33,263
<b>Total current liabilities</b>	<b>38,714</b>	<b>196,297</b>
<b>Total liabilities</b>	<b>466,736</b>	<b>316,181</b>
<b>Total liabilities and stockholders' equity</b>	<b>479,492</b>	<b>503,336</b>

## CONSOLIDATED INCOME STATEMENT AS AT DECEMBER 31, 2024

(in thousands of Czech crowns)	2024
Revenues	191,335
Consumption of material and energy	-3,818
Services	-123,307
Personnel expenses	-3,818
Depreciation of fixed asses	-2,377
Other operating revenues	71,701
Profit/loss from IP	33,696
Other operating expenses	-2,988
<b>Operating profit / loss</b>	<b>160,424</b>
Financial revenues	4,867
Financial expenses	-8,265
<b>Profit / loss from financial operations</b>	<b>-3,398</b>
<b>Profit / loss before tax (+/-)</b>	<b>157,025</b>
<b>Income tax</b>	<b>-4,792</b>
<b>Profit / loss after tax (+/-)</b>	<b>152,233</b>
<b>Minority interest</b>	<b>0</b>
<b>Profit / loss for current accounting period (+/-)</b>	<b>152,233</b>

2024  
FINANCIALS



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U ACTIVITY OR  
B INTEREST,  
A FOCAL POINT

