
VGP

**BUILDING
TOMORROW
TODAY**



Company Presentation

October 2022

Fully integrated pure-play logistics real-estate company

Portfolio KPI's as of 30 June '22

€6.53bn ¹ Total GAV	19 Countries	104 Parks	169 Number of completed buildings	3.5 years Average building age
415 Tenants	99% ² Occupancy	8.3 years ³ WALT	€281.1mm Committed annualised rental income	4.57% ⁵ Yield

Financial KPI's as of 30 June '22

€200.8 mm ⁶ EBITDA	35.2% ⁷ Gearing ratio	€2.2bn Shareholders' Equity
----------------------------------	-------------------------------------	--------------------------------

FitchRatings BBB-

Company at a glance

- Pan-European operator, owner and developer of prime logistics and light industrial parks
- Fully integrated business model with expertise across value chain: **c.385 FTE's in 19 countries**
- High quality standardised logistic and semi-industrial real estate asset base
- All new buildings delivered at certified **DGNB Gold or equivalent⁴**
- Fully let standing portfolio and significantly pre-let development pipeline: **Completed portfolio is 99%² let and portfolio under construction is 87.4% pre-let**
- VGP well financed and strongly capitalized: **shares listed on Euronext Brussels since 2007 and included in the BEL20 Index since 2022**
- Successful and long-term partnership with Allianz Real Estate since 2016: **4 joint ventures since inception**

Source: company information as of 30 June 2022

¹Gross Asset Value of VGP, including Owned Portfolio and joint ventures at 100% as of 30 June 2022; ²Including JV portfolio at 100%; ³Refers to WALT of JV and Owned Portfolio combined; ⁴For all construction started-up after 1 January 2022; ⁵ Weighted average yield of owned standing property portfolio as of 30 June 2022; ⁶Operating EBITDA (Incl. JV at share) and is calculated as investment EBITDA, property development EBITDA and property management and asset management EBITDA; ⁷ Calculated as Net debt / Total equity and liabilities.



ESG Achievements



Carbon footprint scope 1 and 2 reduction

- On track to achieve net carbon neutrality by 2025 and 50% gross reduction by 2030
- All VGP offices green energy PPA contract as of 1 Jan 2022¹



Carbon footprint scope 3 reduction

- Engaging with tenants on self-consumption renewable energy
- Aim for net 55% reduction of “in-use” scope 3 carbon emission by 2030
- All new builds (as of March 2022) will be realized without gas sourced heating systems where feasible



VGP Renewable Energy

- 120,9 MWp installed or under construction and 53,7 MWp in pipeline
- Multiply installed capacity 2x by 2025 to 300MWp
- Supporting tenants in switch to green drive-train technologies



Green Building Certification

- All buildings started after 2020 received green certifications and this represents 61.2% of the portfolio as of June 2022
- Aiming for BREEAM Excellent / DGNB Gold for all new builds in 2022 on a best-efforts basis (required minimum BREEAM Very Good)



Buildings life-cycle management

- Conducting a research project (in partnership with EBRD) on ways to advance circular building materials usage within the VGP Building Standard

¹Source: Company information as of June 2022
¹<https://www.vgpparks.eu/en/newsroom/investor-news/vgp-announces-pan-european-corporate-solar-energy-deal-to-power-all-vgp-offices-with-100-renewable-electricity/>

ESG Achievements



● Governance

- Implemented principles 3.19 of the Belgian Code on Corporate Governance by appointing Company Secretary
- Updating charter and various policies and guidelines to demonstrate highest standards of business conduct and integrity



● Diversity and talent management

- Board continues diversity lead with 60% female board members
- Various training/development initiatives being implemented
- Conducted inaugural annual group employee satisfaction survey



● VGP Foundation

- 19 environmental, 5 culture and 5 social projects supported thus far
- €12 million commitment made available until 2022
- VGP donated €3 million for Ukrainian refugee support in neighbouring countries



● Climate change management

- Evaluating Carbon Risk Real Estate Monitor 2050 pathway analysis for portfolio compliance on a best efforts basis



● ESG disclosure

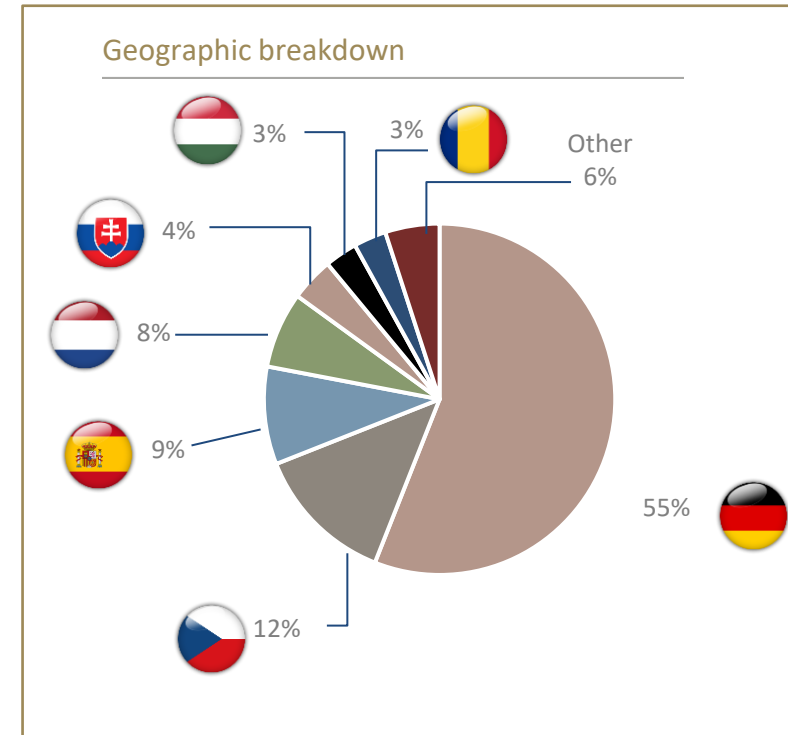
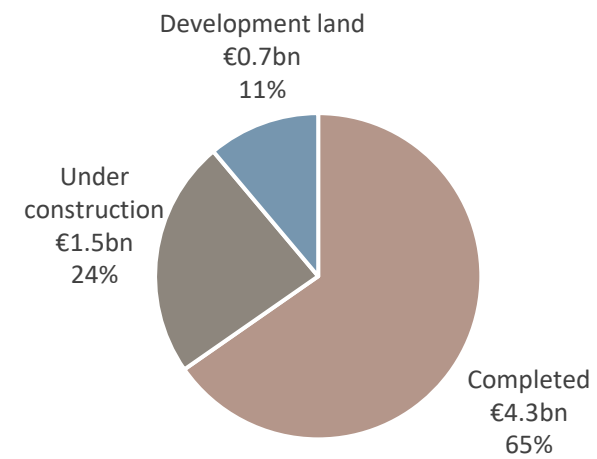
- GRI compliant CR disclosure
- Annual CDP and GRESB submission
- Initial Sustainalytics score; plan to initiate MSCI ESG and S&P Global CSA score in 2022

Well diversified and strategically located asset base

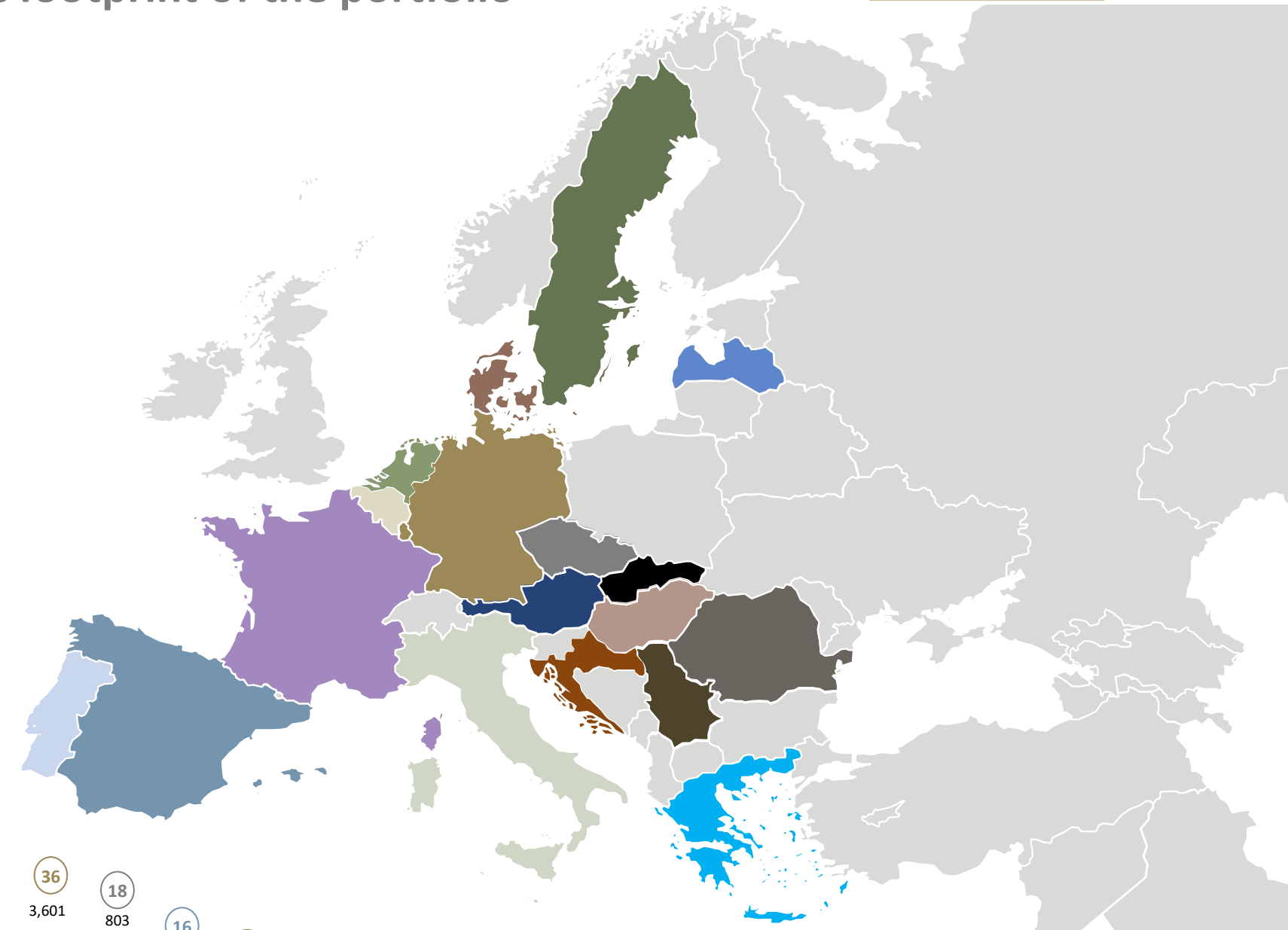


Investment portfolio breakdown (as of fair value)¹

Completed vs Under construction vs Development land



Geographic footprint of the portfolio¹



Portfolio breakdown by ownership

GAV breakdown	(€bn)
Own GAV	2.57
JVs at 100%	3.96
Total GAV (own + JV at 100%)	6.53

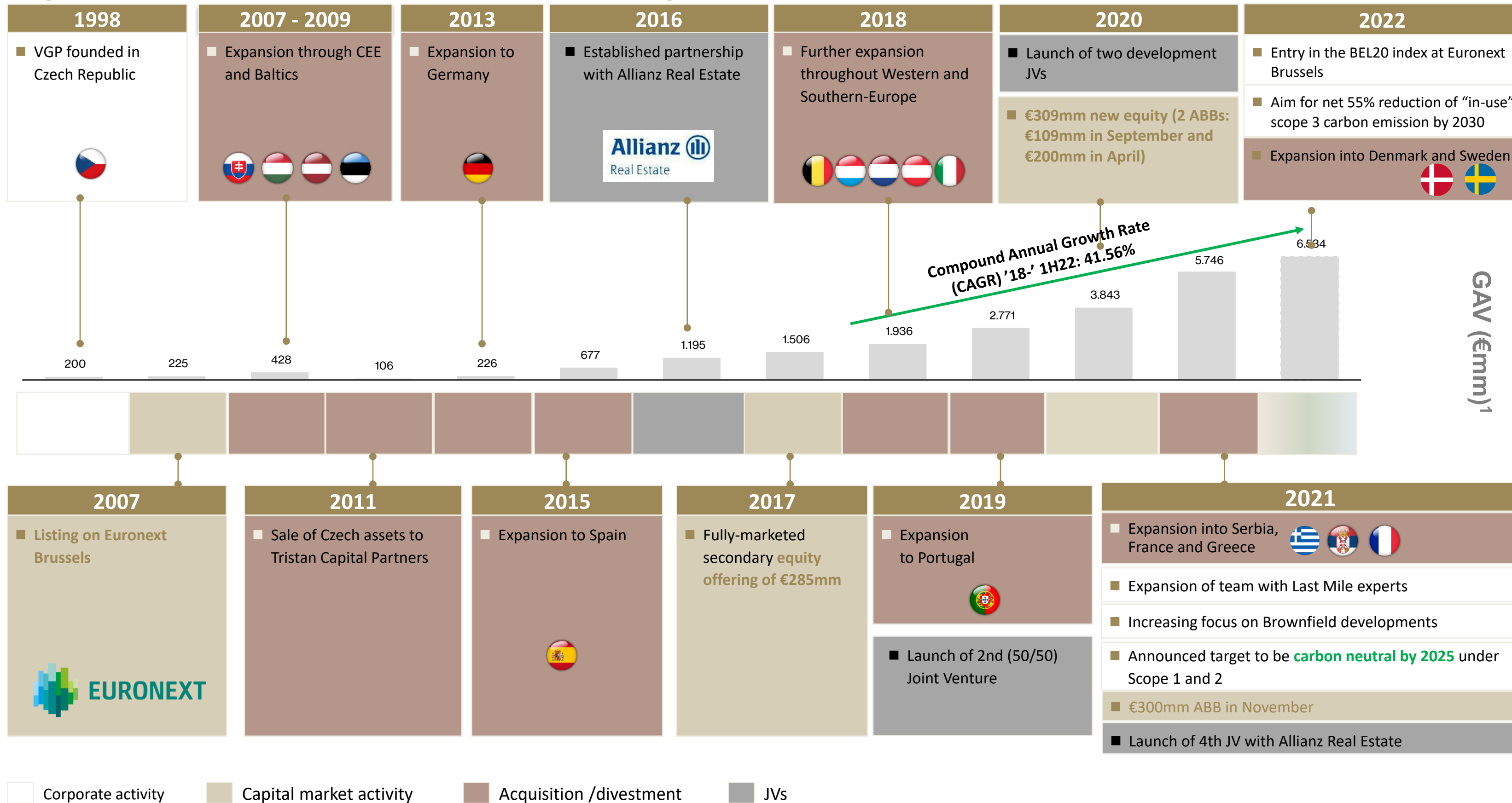


Western Europe² represents 72% of total portfolio as of June '22
Assets well located in proximity to highways and ring roads and along important logistics axes

Source: company information as of June 2022

¹Includes Own and 100% of JVs at GAV; ²Includes Germany, Netherlands, Italy, Spain, Portugal and Austria as per EPRA definition

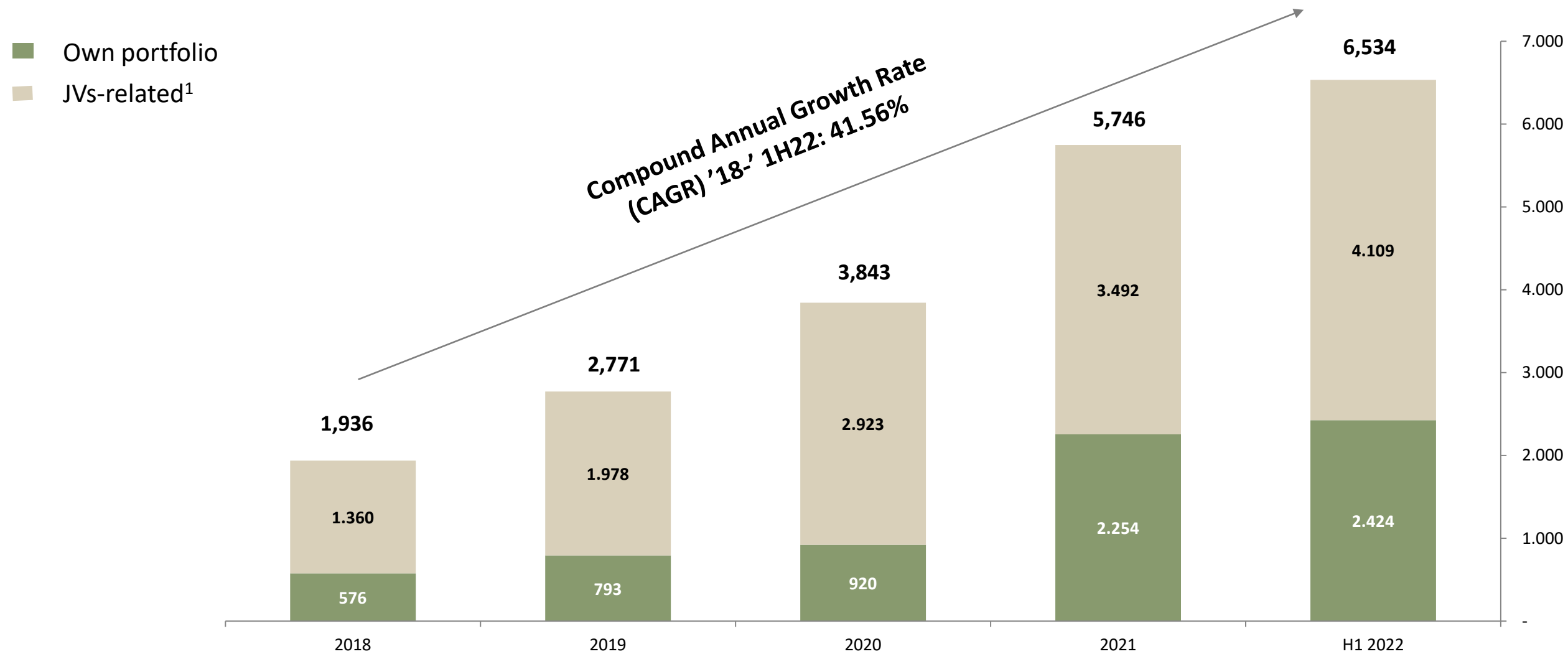
Successful and long-standing track record of geographic expansion and continued delivery across markets...



GAV (€mm)¹

...supported by continuous cash recycling with Joint Ventures ...

TOTAL PORTFOLIO – INCLUDING 100% JV (€ MILLION)



Capital expenditure	€352.7m	€539.5m	€479.8m	€743.2m	€503.1m	▶ €2,618m
Net cash inflow from divestments to JVs²	€438.4m	€339.0m	€405.6m	€49.6m	€315.0m	▶ €1,548m

- Expected Capital Expenditure (predominantly based on pre-let construction projects) for 2022 > 2021



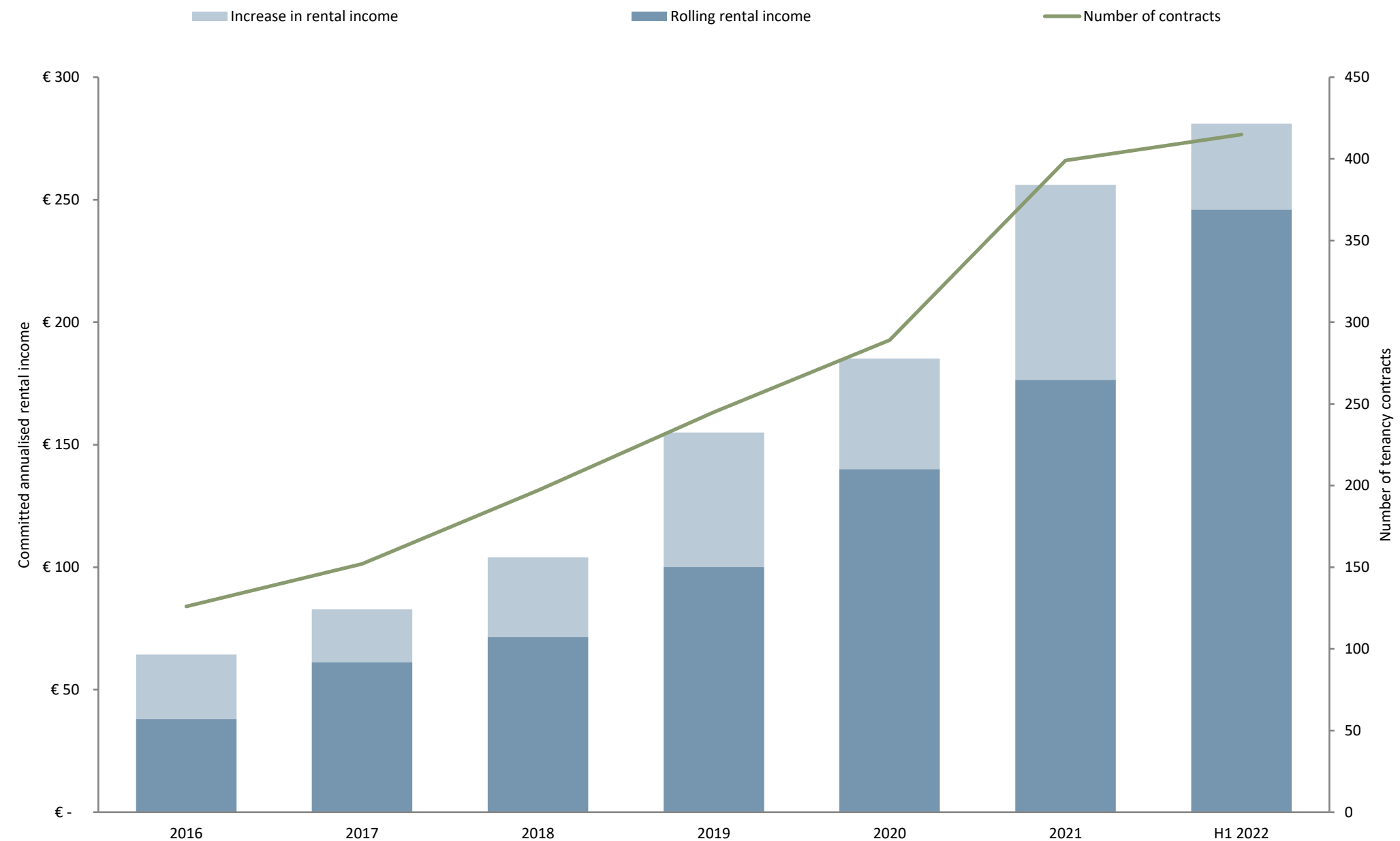
As of 30 June 2022

¹JVs-related includes German 5.1% stake held directly by VGP and portion of Held-for-Sale being developed on behalf of the JVs

² Includes sale of Mango building, Spain (€150m in 2018), 1H '22 includes 82 million cash received as of 1 July, since inception VGP recovered 1,7 billion cash from JV divestments

... driven by solid leasing growth

COMMITTED ANNUALISED RENTAL INCOME AND NUMBER OF TENANCY CONTRACTS



- In total 415 tenant contracts driving committed annualised leases to € 281.1 million¹ (FY2021: € 256.1 million)
- Occupancy rate of 99% for the completed portfolio²



Signed and renewed rental income of €35.4 million in 1H 2022 (of which €22.4 million new leases)²

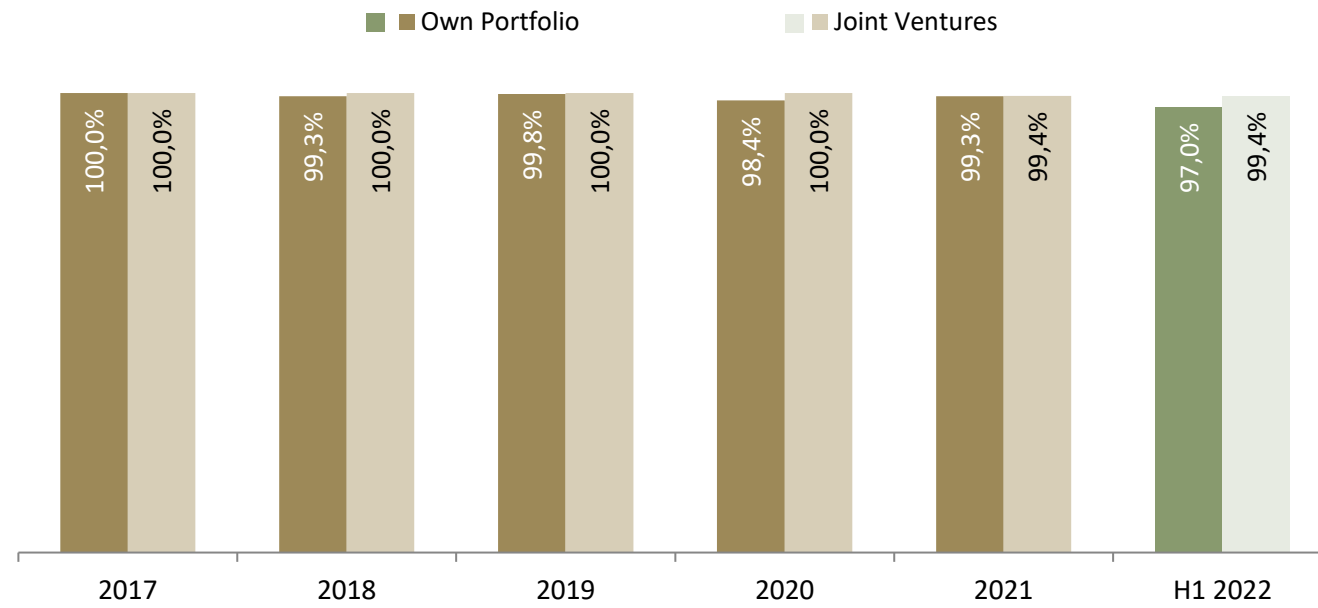
¹Including € 172.3 million through the Joint Ventures

²Including 100% of JVs' assets

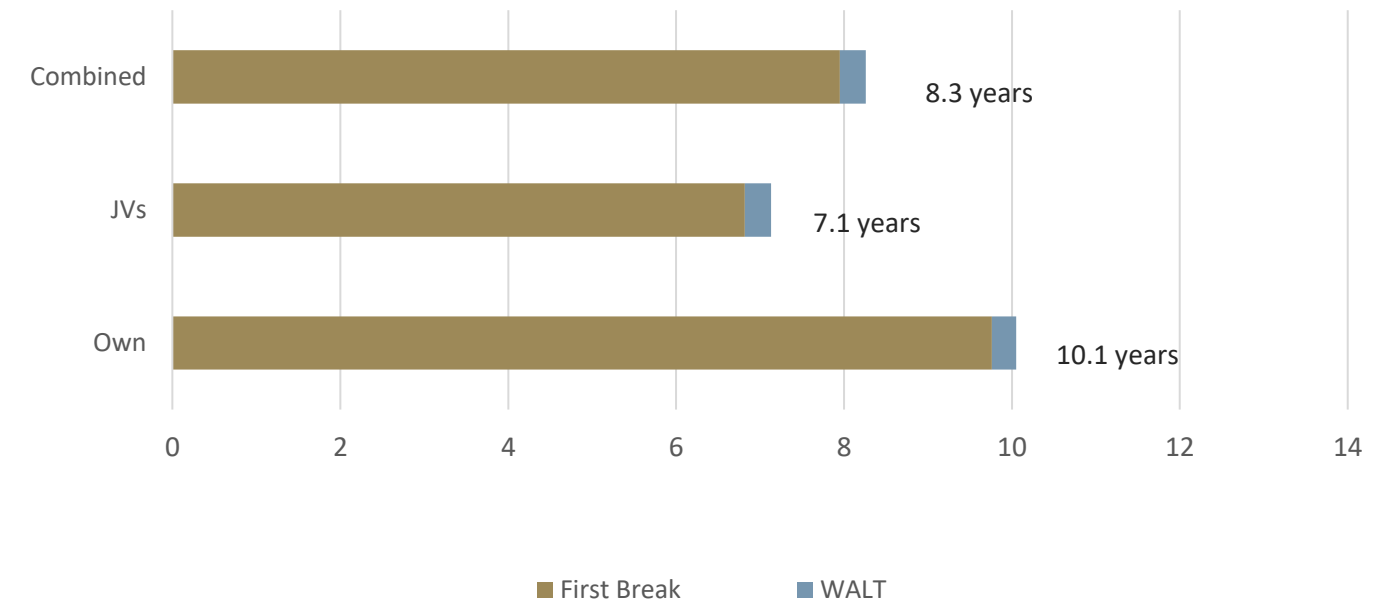
Portfolio fully let on a long-term basis

Portfolio virtually fully-let on a long-term basis¹

Occupancy evolution (%)

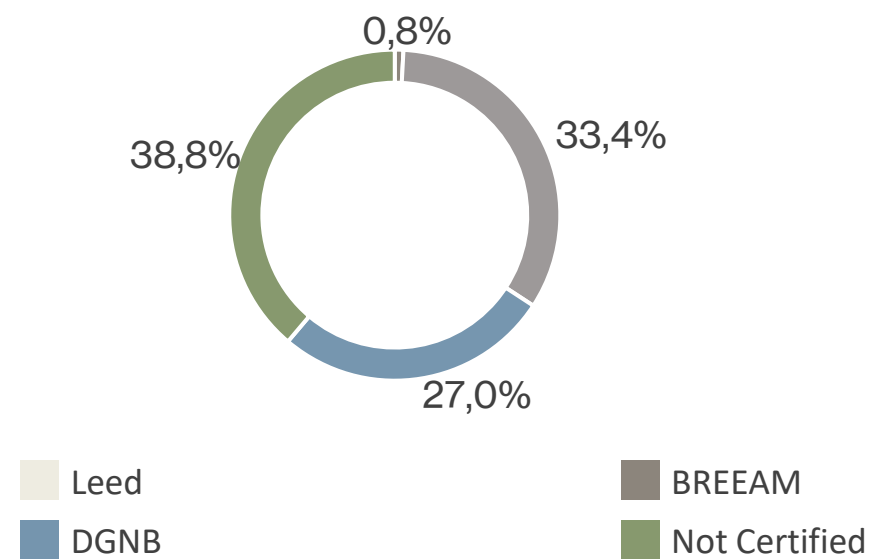


Weighted average lease term (WALT) of the portfolio



Certification status of portfolio

Breakdown by certification type²

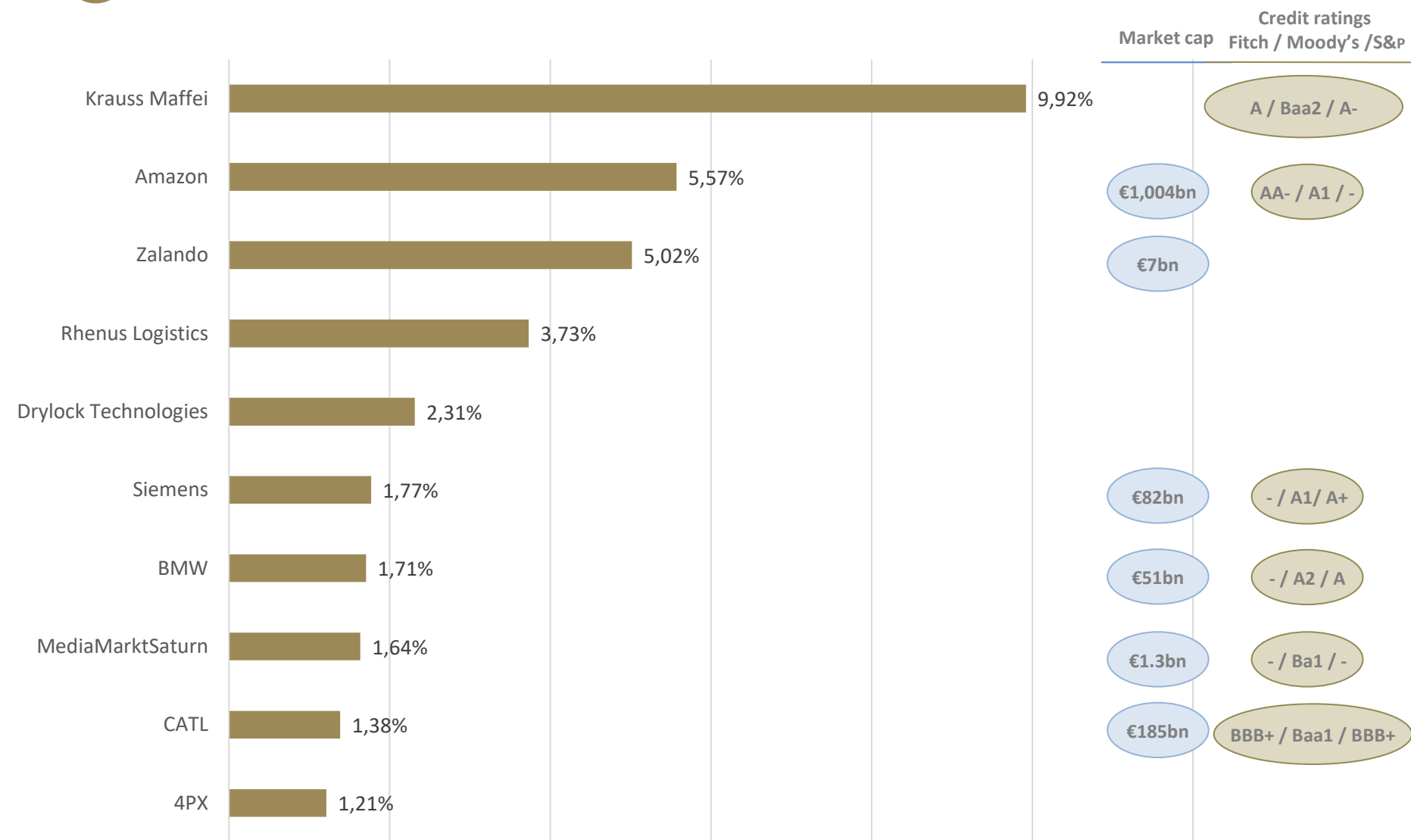


- The combined occupancy of the portfolio stood at 99%
- The WALT stands at 8.3 years
- The WAULB stands at 8.0 years
- The total certified portfolio increased to 61.2 %

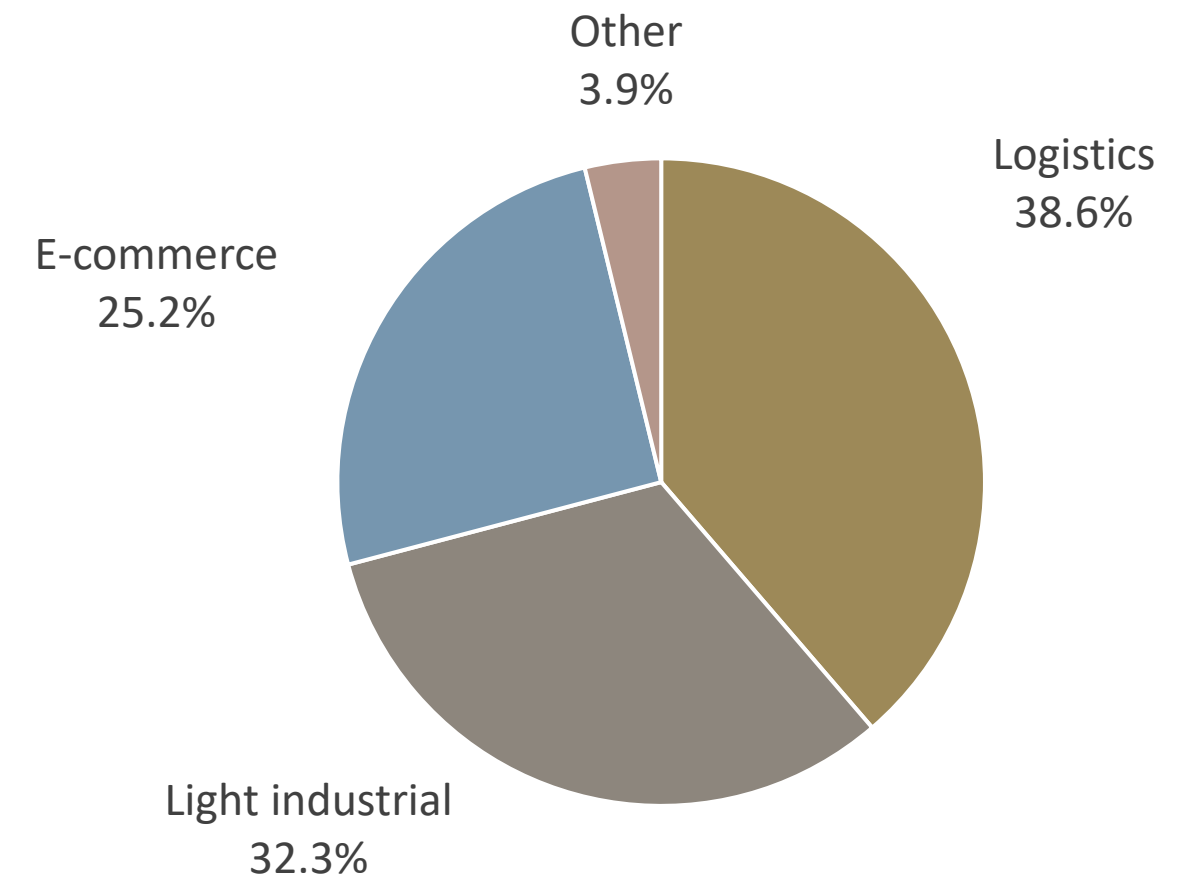
Source: Company information
 1 As of 30 June 2022
 2 Based on square metres, with JV's at 100%

Portfolio leased to a diversified and blue-chip tenant base

Blue-chip top 10 Tenants (JVs at 100%)



Tenant portfolio breakdown – by industry segment



TOP 10 CLIENTS COUNT FOR 34.3%

Prudent development strategy with majority pre-let developments



Under Construction

40 Buildings under construction	1.35 mm sqm Under construction
87.4% Pre-let portfolio	€88.1 mm³ Annualised leases

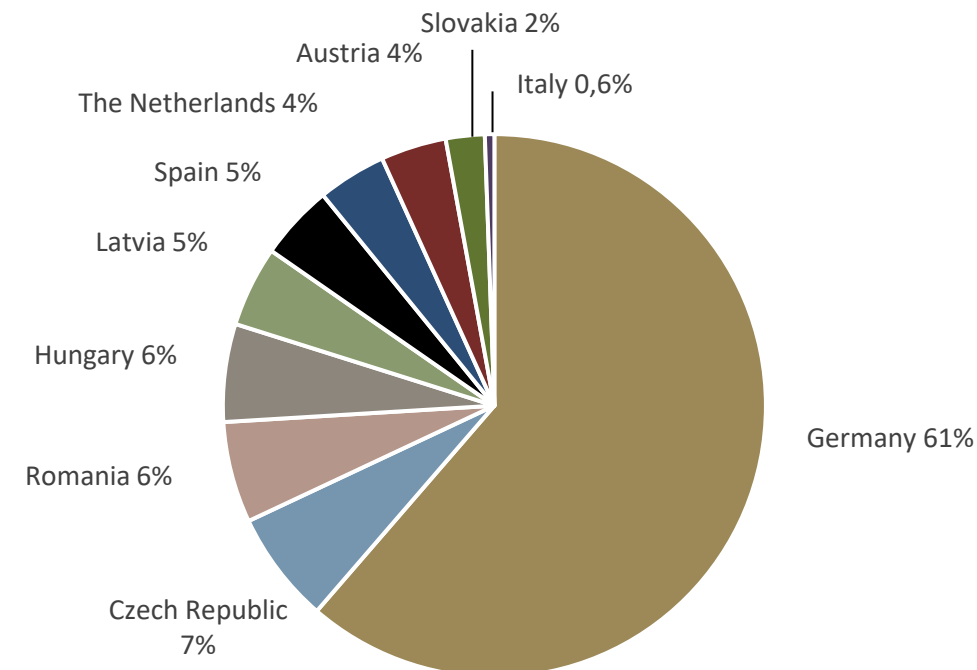
Development land

11.31mm sqm Total landbank	5.00mm sqm Development potential
601.000 sqm Land under option	>0.25mm sqm Development potential

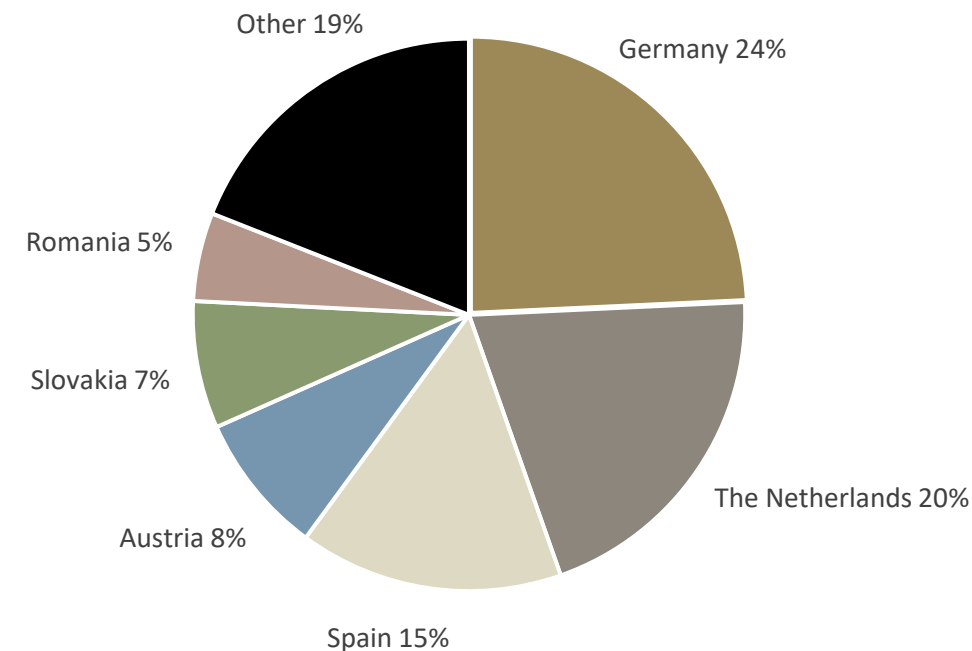


VGP Park Giessen Am Alten Flughafen, Germany
 GLA: 250,830 m²
 % Pre-let: 100%
 Key tenants: Rhenus, Zalando, UPS

Developments – geographic breakdown²



Land bank – geographic breakdown¹



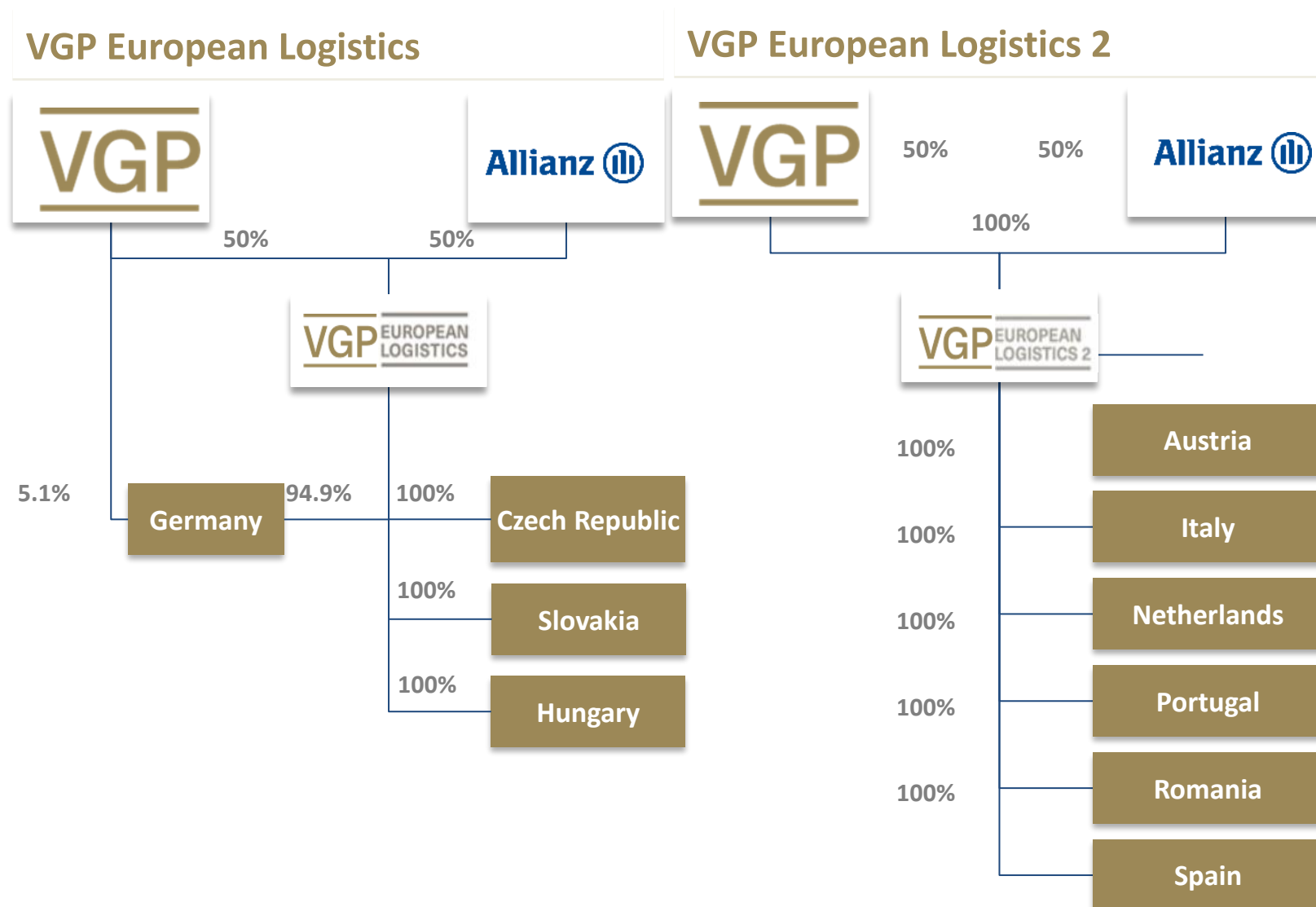
VGP Park Erfurt 2, Germany
 GLA: 43,293 m²
 % Pre-let: 100%
 Key tenants: Zeitfracht

Source: company information as of 30 June 2022

¹ The chart relates to the land bank in ownership (including JV at 100%) as at 30 June 2022, based on € value; ² Calculated on basis of rental value under construction;

³ Once fully built and let

Long term strategic partnership with Allianz Real Estate



Highlights VGP European Logistics and VGP European Logistics 2

- First two JVs have a combined investment target of €3.7 billion gross asset value
- Right of First Refusal for the JVs to acquire assets in designated countries
- VGP serves both portfolios as asset, property and development manager
- Joint Ventures act as long-term capital buyer at market value



Highlights VGP Park München JV

- First Joint Venture with Allianz Real Estate to initially focus on the development phase
- Sale of the park at agreed market yield
- All construction costs are financed jointly



Highlights VGP European Logistics 3

- Agreement with Allianz Real Estate has been reached in respect of setting up a fourth joint venture
- This new joint venture is replacing the investment capacity of the First Joint Venture
- Covers the same countries
- The new joint venture will have an investment target of €2.8 billion

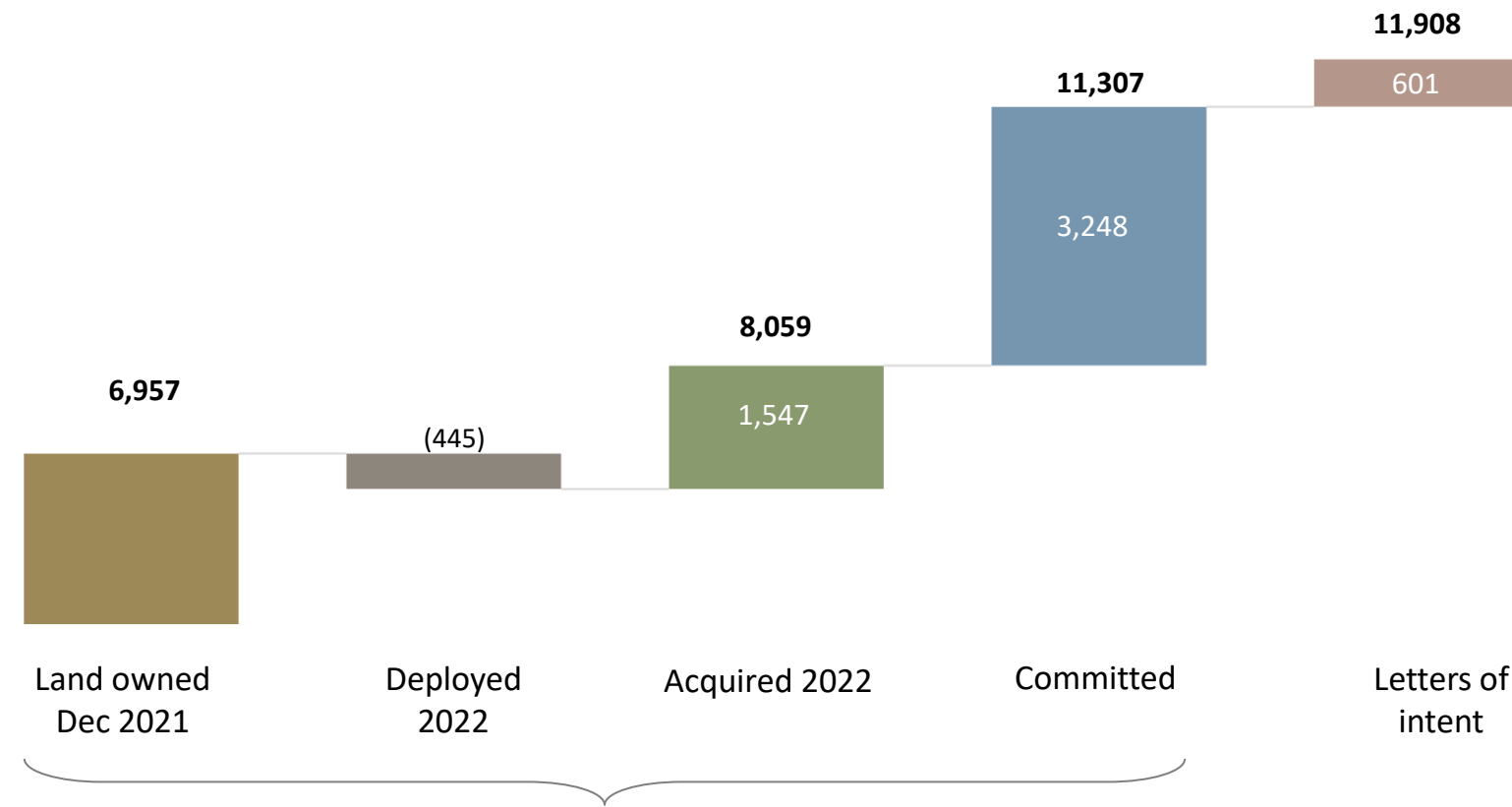
Appendix



Owned and committed land bank expanded further to support future growth

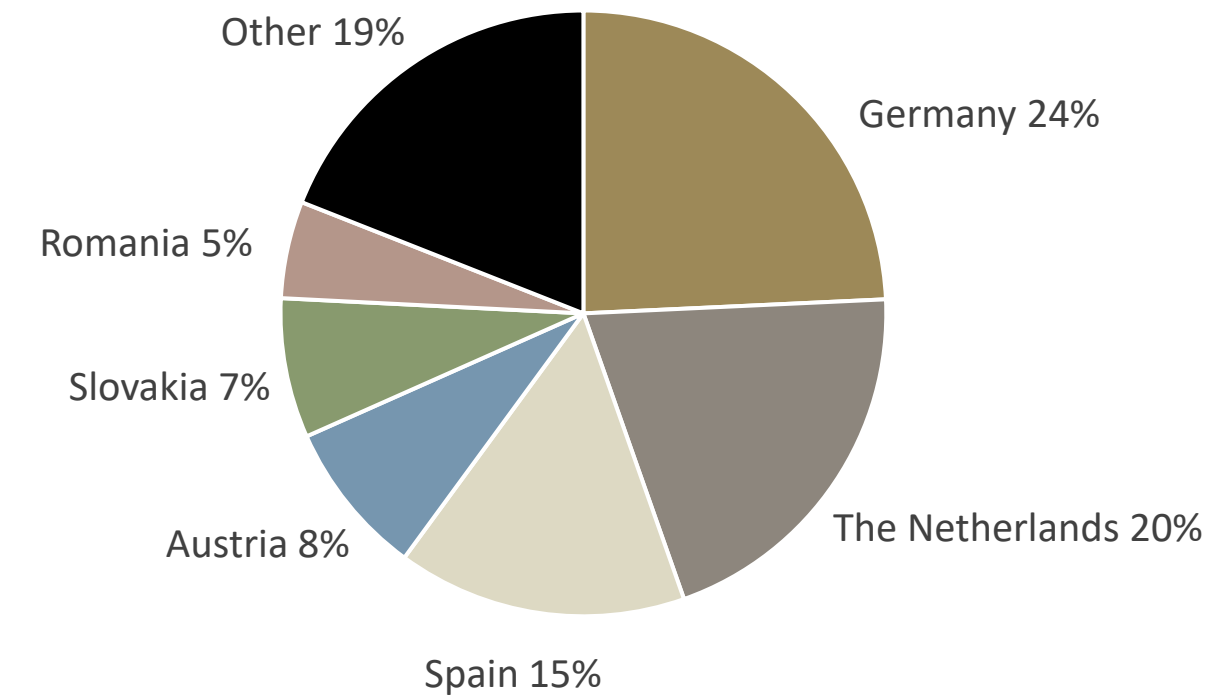


Build-up of Land bank ('000 m²)



Owned and committed land bank

Land bank¹ – geographic breakdown



¹ Geographical breakdown of development potential (based on € value) of the owned and committed land bank (own and JV)

- Total land bank (owned and committed) of 11.3 million m² equates to development potential of > 5 million m²
- 601,000 m² of land under option, subject to due diligence, with > 0,25 million m² of development potential

> 5.25 million m² of development potential embedded in the land bank

¹ Includes acquired land in Nürnberg of 192,000 m² with redevelopment potential of 92,000 m²

Income statement

- Operating profit € 190.5 mm (1H 2021 € 239.9 mm)**

 - Higher net rental income mitigated by decrease in net valuation gain (€ 7.3 mm YoY) and Joint-Venture contribution (down € 53 mm)
- On a “look-through”- basis 1 net rental is up by 48% (+€ 15.4) YoY**

 - Increase from € 31.9 mm to € 47.3 mm, whereas total net rental income (JV’s at 100%) increased 29% to € 82.9 million
- Net valuation gains on the property portfolio of € 155.9 mm include**

 - € 47 mm realized gain on disposals to JV, versus € 12 million in H1 2021
 - € 108 mm unrealized gains (including € 40 mm on HFS; net of € 6 mm broker/rent fees), resulting from € 78 mm profit on first time valuations and positive revaluation effects (€ 36 mm)
 - The standing property portfolio (excluding JV) is valued on a weighted average yield of 4.57% (vs. 4.64% as at 31 Dec '21)²
- Share of profit from JV’s and associates lowered by € 53 mm**

 - Result down YoY due to significant positive contribution of yield compression in 1H 2021
 - Change in reported yield due to portfolio mix change
- Administration and Other expenses**

 - Administration expenses in line with comparable period
 - € 3 mm UNHCR contribution in favor of Ukrainian refugees

Income Statement (€mm)

	1H22	1H21
Revenue	35.1	18.1
Gross rental income	19.1	7.1
Property operating expenses	(2.0)	(1.1)
Net rental income	17.1	6.0
Joint venture management fee income	9.9	8.5
Net valuation gains on investment properties	155.9	163.2
Administration expenses ³	(20.8)	(20.3)
Share of net profit from JV’s and associates	31.4	84.4
Other expenses	(3.0)	(2.0)
Operating profit	190.5	239.9
Financial income	8.1	5.6
Financial expense	(22.3)	(11.8)
Net financial result	(14.3)	(6.2)
Profit before taxes	176.3	233.8
Taxes	(23.1)	(30.0)
Profit for the period	153.1	203.8

1 Look-through basis includes VGP’s share of the JVs net rental income

2 The (re)valuation of the own portfolio was based on the appraisal report of the property expert Jones Lang LaSalle

3 Travel costs have been reclassified to Administration expenses from property operating expenses of 1H1 2021 as aligned per 31.12.2021 reporting

Operating EBITDA – by segment

Investment			Development			Property and Asset Management		
(€mm)	1H '22	1H '21	(€mm)	1H '22	1H '21	(€mm)	1H '22	1H '21
Gross rental income	19.1	7.1	Gross rental income	–	–	Gross rental income	–	–
Property operating expenses	(0.2)	(0.3)	Property operating expenses	(1.8)	(2.4)	Property operating expenses	–	–
Net rental income	18.9	6.8	Net rental income	(1.8)	(2.4)	Net rental income	–	–
Joint venture management fee income	–	–	Joint venture management fee income	–	–	Joint venture management fee income	9.9	8.5
Net valuation gains on investment properties destined to the JVs	–	–	Net valuation gains on investment properties destined to the JVs	161.1	161.6	Net valuation gains on investment properties destined to the JVs	–	–
Administration expenses	(1.6)	(0.5)	Administration expenses	(14.1)	(13.2)	Administration expenses	(3.3)	(3.5)
Share of JVs' adjusted operating profit after tax	29.6	27.0	Share of JVs' adjusted operating profit after tax	–	–	Share of JVs' adjusted operating profit after tax	–	–
EBITDA	47.0	33.4	EBITDA	147.1	145.9	EBITDA	6.7	5.0
<ul style="list-style-type: none"> ■ Share in result of JVs up € 2.6 mm YoY, which corresponds to VGP's share in the result of the JVs <u>excluding any revaluation result</u> ■ Increase of net rental income due to completed, non-transferred assets to JV 			<ul style="list-style-type: none"> ■ Valuation gains/(losses) down € 0.5 k YoY ■ H1 2022 capital expenditure in development activities amounted to € 503.1 mm (incl. JV's) 			<ul style="list-style-type: none"> ■ Revenues include asset management, property management and facility management income 		

Please note the segment reporting disclosure in the notes of our 1H 2022 condensed consolidated interim financial statements press release for overview of adjustments to operating EBITDA

Balance sheet - assets

- Investment Properties (own portfolio) incl Disposal group held for sale total € 2,688 mm¹**
 - Completed portfolio € 1.078 mm (1H'21: €195mm)
 - Under Construction € 1.042 mm (1H'21 : €709mm)
 - Development land € 569 mm (1H'21 : €359mm)
- Investment in Joint Ventures and associates increased to € 965.2 mm reflecting:**
 - JV1: € 646 mm (D,CZ,SK,HU)
 - JV2: € 153 mm (ES,RO,IT, NL,AT,PT)
 - JV3: € 131 mm (München)
 - Other development JVs: € 36 mm (Incl Moerdijk)
- Other non-current receivables increased to € 332.3 mm from € 264.9 mm, mainly reflecting shareholder loans to**
 - VGP Park München (€ 168 mm)
 - VGP Park Moerdijk (€ 71 mm)
 - Other JVs (€ 92 mm)
 - Other receivables: € 1 mm
- Increase of the cash position to € 648.5 mm² (€ 730 mm as of 1st of July)**
 - Several multi-year unsecured revolving credit facilities undrawn and available, increased to € 300 mm in 2H 2022

Consolidated Balance Sheet – Assets (€mm)

(€mm)	30 Jun '22	31 Dec '21
ASSETS		
Investment properties	2,403.2	1,852.5
Investment in joint ventures and associates	965.2	858.1
Other non-current receivables	332.3	264.9
Other non-current assets	58.5	35.1
Total non-current assets	3,759.2	3,010.7
Trade and other receivables	169.2	148.0
Cash and cash equivalents	648.5	222.2
Disposal group held for sale	292.9	501.9
Total current assets	1,110.8	872.1
TOTAL ASSETS	4,869.9	3,882.7

¹ Includes asset transferred at the 1st of July for GAV of €105 million to JV1 and JV2

² Excludes €82 mm cash received as of 1-Jul as part of two JV closings (1 Jul: Pro-forma cash balance €730 million)

Balance sheet – Shareholders' equity and liabilities



- **Shareholders' equity of € 2,179 mm, up € 3.5 mm since Dec '21**
 - Dividend pay-out of € 149.6 mm
 - Profit contribution of € 153.1 mm

- **Total liabilities of € 2,691 mm (2021: € 1,707 mm)**
 - Increase of non-current financial debt € 843.2 mm
 - Bond issue of € 1 billion, dual tranche of 5 and 8 years
 - Reclass bond Apr-23 of € 150 mm to current financial debt
 - Reclass Schuldschein € 4.5 million to current financial debt

- **Consolidated gearing ratio of 33.5%¹**
 - Proportionally consolidated Loan-To-Value stood at 54.6%

Consolidated Balance Sheet – Shareholders equity and liability (€mm)

(€mm)	30 Jun '22	31 Dec '21
SHAREHOLDERS' EQUITY AND LIABILITIES		
Shareholders' equity	2,179.1	2,175.6
Non-current financial debt	2,183.8	1,340.6
Other non-current (financial) liabilities	41.8	32.5
Deferred tax liabilities	125.8	112.3
Total non-current liabilities	2,351.4	1,485.4
Current financial debt	177.9	44.1
Trade debt and other current liabilities	126.5	107.5
Liabilities related to disposal group HFS	34.9	70.2
Total current liabilities	339.4	221.8
Total liabilities	2,690.8	1,707.2
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES	4,869.9	3,882.7

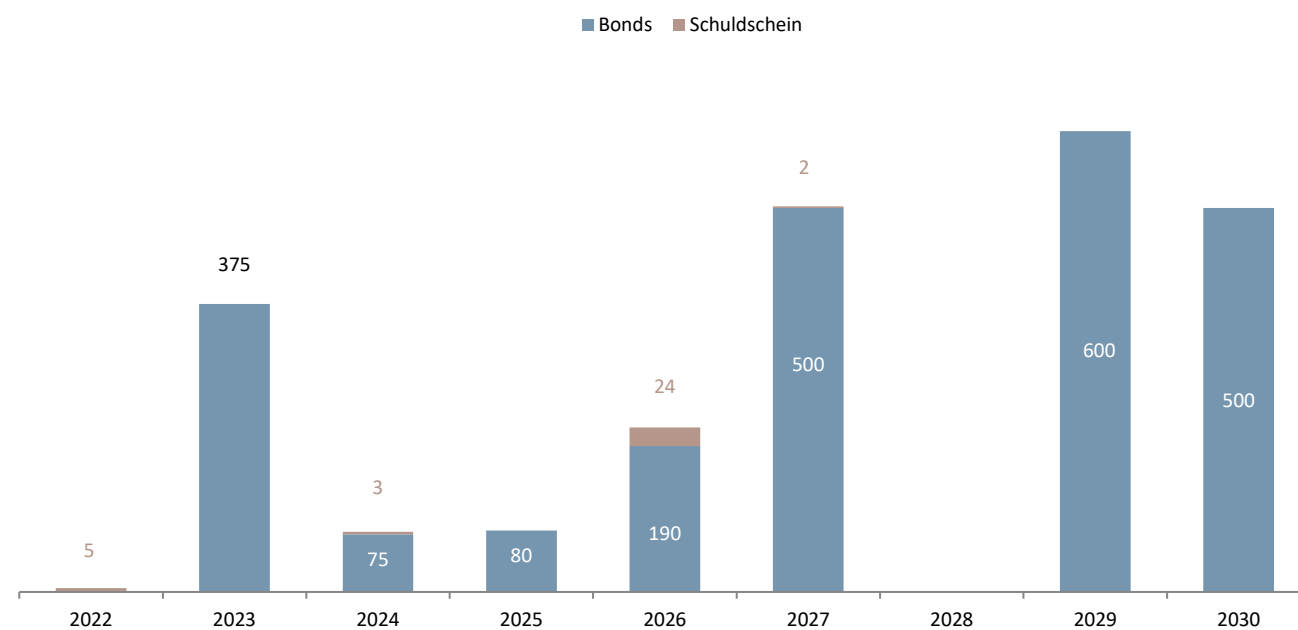
¹ Calculated as Net debt / Total equity and liabilities; Pro-forma as includes €82 mm cash received as of 1-Jul as part of two JV closings (30 Jun: cash balance €648 million; 35.2% gearing)

Significant headroom to key covenants

Overview as of 1H 2022

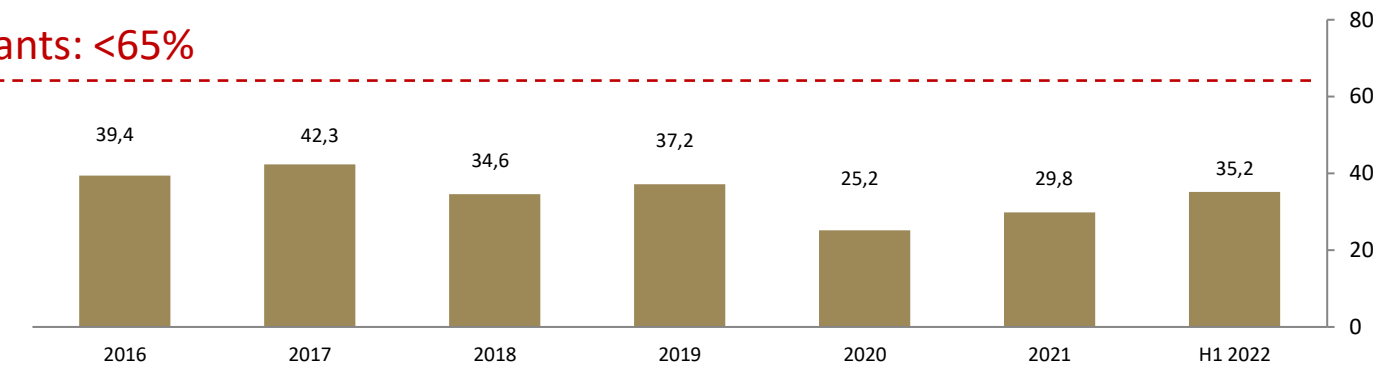


Maturity profile financial debt (in €mm)



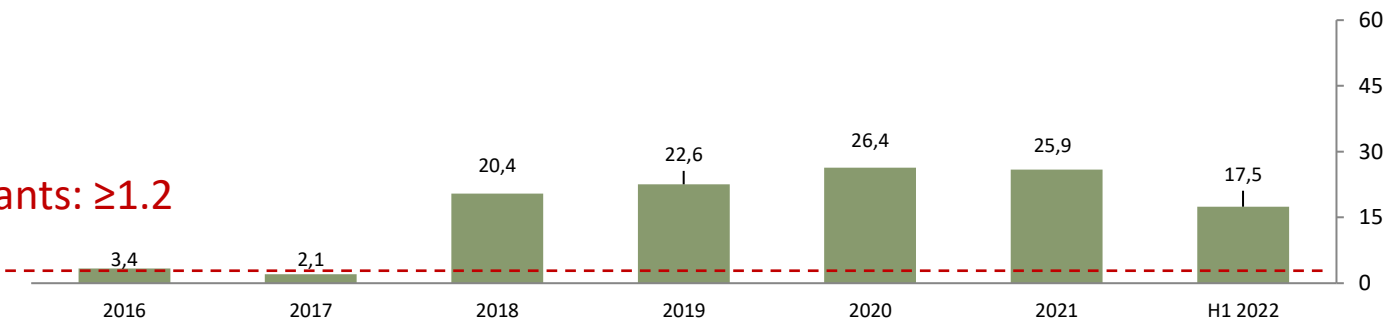
Gearing ratio (%)¹

Covenants: <65%



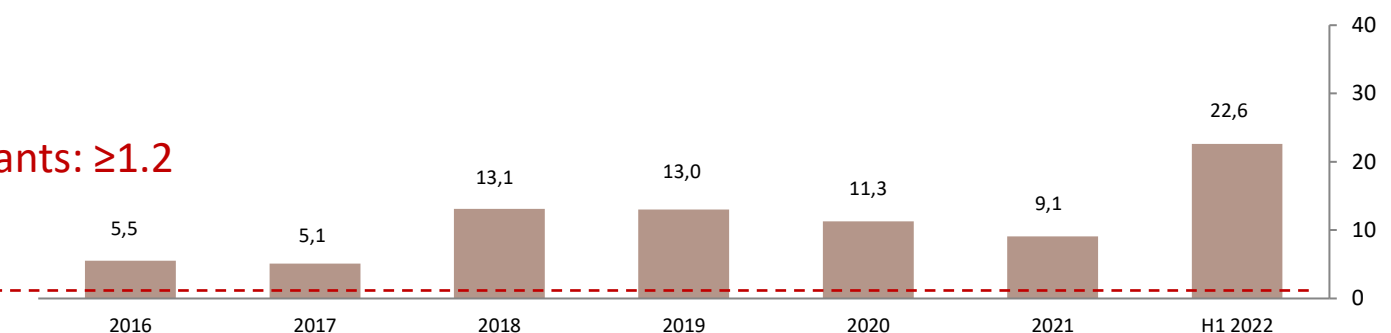
Debt service cover ratio (x)²

Covenants: ≥1.2



Interest cover ratio (x)³

Covenants: ≥1.2



Source: Company information as of June 2022

¹Consolidated Gearing means consolidated Total Net Debt divided by the sum of the equity and total liabilities; ²Debt service cover ratio means cash available for debt service divided by debt service whereby debt service means the aggregate amount of financial expenses due and payable together with any loan principal due and payable; ³Interest Cover Ratio means the aggregate net rental income (increased with the available cash and cash equivalents) divided by the net Finance Charges; ⁴As of June 2022

Income statement – proportionally consolidated



(mm €)	2021			2020		
	Group	Joint Ventures	Total	Group	Joint Ventures	Total
Gross rental income	19,129	34,080	53,209	7,113	30,533	37,646
Property operating expenses	(2,028)	(3,822)	(5,850)	(2,714)	(2,960)	(5,674)
Net rental and related income	17,101	30,258	47,359	4,399	27,573	31,972
Joint venture management fee income	9,931	0	9,931	8,547	0	8,547
Net valuation gains / (losses) on investment properties	155,914	15,012	170,926	163,247	84,151	247,398
Administration expenses	(20,802)	(622)	(21,424)	(18,647)	(549)	(19,196)
Other expenses	(3,000)	0	(3,000)	(2,000)	0	(2,000)
Operating profit / (loss)	159,144	44,648	203,792	155,546	111,175	266,721
Net financial result	(14,266)	(7,776)	(22,042)	(6,162)	(8,089)	(14,251)
Taxes	(23,124)	(5,488)	(28,612)	(30,001)	(18,672)	(48,673)
Profit for the period	121,754	31,384	153,138	119,383	84,414	203,797

Balance sheet – proportionally consolidated

(mm€)	2021			2020		
	Group	Joint Ventures	Total	Group	Joint Ventures	Total
Investment properties	2,403,174	1,963,415	4,366,589	1,852,514	1,746,770	3,599,284
Investment properties included in assets held for sale	289,443	-	289,443	484,360	-	484,360
Total investment properties	2,692,617	1,963,415	4,656,032	2,336,874	1,746,770	4,083,644
Other assets	390,847	2,869	393,716	300,050	1,851	301,901
Total non-current assets	3,083,464	1,966,284	5,049,748	2,636,924	1,748,620	4,385,544
Trade and other receivables	169,267	22,978	192,245	148,022	13,129	161,151
Cash and cash equivalents	648,499	76,246	724,745	222,160	49,862	272,022
Disposal group held for sale	3,546	-	3,546	17,517	-	17,517
Total current assets	821,312	99,224	920,536	387,699	62,990	450,689
Total assets	3,904,776	2,065,508	5,970,284	3,024,623	1,811,611	4,836,234
Non-current financial debt	2,183,775	891,307	3,075,082	1,340,609	764,095	2,104,704
Other non-current financial liabilities	-	-	-	-	192	192
Other non-current liabilities	41,797	6,375	48,172	32,459	5,049	37,508
Deferred tax liabilities	125,825	144,948	270,773	112,295	132,816	245,111
Total non-current liabilities	2,351,397	1,042,630	3,394,027	1,485,363	902,153	2,387,516
Current financial debt	177,977	16,499	194,476	44,147	15,055	59,202
Trade debts and other current liabilities	126,460	41,186	167,646	107,510	36,288	143,798
Liabilities related to disposal group held for sale	34,989	-	34,989	70,154	-	70,154
Total current liabilities	339,426	57,685	397,111	221,811	51,342	273,153
Total liabilities	2,690,823	1,100,315	3,791,138	1,707,174	953,495	2,660,669
Net assets	1,213,953	965,193	2,179,146	1,317,449	858,116	2,175,565

Disclaimer

ABOUT VGP

VGP is a pan-European developer, manager and owner of high-quality logistics and semi-industrial real estate. VGP operates a fully integrated business model with capabilities and longstanding expertise across the value chain. The company has a development land bank (owned or committed) of 11.3 million m² and the strategic focus is on the development of business parks. Founded in 1998 as a Belgian family-owned real estate developer in the Czech Republic, VGP with a staff of circa 385 employees today owns and operates assets in 19 European countries directly and through several 50:50 joint ventures. As of June 2022, the Gross Asset Value of VGP, including the joint ventures at 100%, amounted to € 6.3 billion and the company had a Net Asset Value (EPRA NTA) of € 2.34 billion. VGP is listed on Euronext Brussels (ISIN: BE0003878957).

For more information, please visit: <http://www.vgpparks.eu>

Forward-looking statements: This presentation may contain forward-looking statements. Such statements reflect the current views of management regarding future events, and involve known and unknown risks, uncertainties and other factors that may cause actual results to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. VGP is providing the information in this presentation as of this date and does not undertake any obligation to update any forward-looking statements contained in this presentation in light of new information, future events or otherwise. The information in this document does not constitute an offer to sell or an invitation to buy securities in VGP or an invitation or inducement to engage in any other investment activities. VGP disclaims any liability for statements made or published by third parties and does not undertake any obligation to correct inaccurate data, information, conclusions or opinions published by third parties in relation to this document or any other document or press release issued by VGP.

