

VGP starts the commercialization of VGP Park Fuenlabrada II in El Bañuelo, in Fuenlabrada (Madrid)

- **The plot has a total area of 21,174 square meters of land and has obtained a building license**
- **Like all the VGP logistics and industrial projects, VGP Park Fuenlabrada II will be built following the highest quality standards and will be sustainable and energy efficient.**

Barcelona/Madrid, 18 April 2023- The pan-European company VGP, owner and manager of high-quality logistics and industrial properties, has started the commercialization of VGP Park Fuenlabrada II in El Bañuelo, in the municipality of Fuenlabrada in Madrid. The new park, that has obtained a building license, will be built for a single tenant, following the highest quality standards, and will be sustainable and energy efficient.

With an extension of **21,174 square meters of land**, VGP Park Fuenlabrada II has a **leasable area of 7,785 square meters including the warehouse and offices**, suitable for cross-docking activities, although the project is also open for adaptation to other logistics and transport demands, as well as light industry. The building has **35 loading and unloading docks for trucks and 18 loading docks for vans**, and an attached **office** module.

Located in the Polígono de El Bañuelo, just 16 kilometers south of Madrid, VGP Park Fuenlabrada II is **strategically located**. The park is directly connected to the entrances and exits of the **Toledo motorway (A-42)** and the **M-506 motorway** in a fully consolidated area, which has numerous services and is home to a large number of companies in sectors such as pharmaceutical logistics, the paper industry, as well as distribution. Due to its proximity to the municipalities of Fuenlabrada, Getafe and Leganés, it provides coverage, within an 8-kilometre radius, to a population of 1 million inhabitants.

Like all VGP logistics and industrial projects, the new park will be built following the sustainable construction practices and maximum energy efficiency, and aspires to the **BREEAM Excellent** seal.

Currently, in Madrid, VGP owns and manages **VGP Park San Fernando de Henares** and **VGP Park Fuenlabrada**, with 158,780 square meters of rented area – over a total area of more than 300,000 square meters – and **100% occupancy**.

VGP Park Fuenlabrada II will be fully operational during the first half of **2024**.

About VGP

VGP is a pan-European developer, manager and owner of high quality logistics and industrial properties. VGP develops a fully integrated business model, with capabilities and extensive experience throughout the value chain. Founded in 1998 as a Belgian family owned real estate group in the Czech Republic, VGP employs 383 FTE ('Full Time Equivalent') employees and currently operates in 17 European countries directly and through various 50:50 joint ventures.



VGP's gross asset value, including 100% joint ventures, amounts to €6.44 billion and the company has a net asset value (EPRA NTA) of €2.3 billion. VGP is listed on Euronext Brussels (ISIN: BE0003878957).

For further information, visit: <https://www.vgpparks.eu/es/>

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