Press release

VGP PARK ÚSTÍ NAD LABEM CITY IS FULLY OCCUPIED. THE FINAL TENANT IS THE COMPANY MAILSTEP

13 March 2025: VGP, the European owner, manager, and developer of industrial and logistics real estate, has reached full occupancy at its VGP Park Ústí nad Labem City. Mailstep, the market leader in comprehensive logistics for e-stores in the Central and Eastern European region, has let the remaining 18,800 m² of warehouse and operational space in halls B and C. These premises will meet the high environmental standards and are aiming for BREEAM Excellent sustainability certification.

Mailstep, a Czech fulfilment company with a 30-year tradition, emphasizes speed, reliability, and modern technology. It currently provides comprehensive services for more than 200 e-stores while developing proprietary software solutions that guarantee the efficiency and smooth flow of the entire logistics chain. It has more than 50,000 m² of operational and warehouse space in the Horní Počernice district in Prague and is capable of processing more than 20,000 shipments per day. The newly completed premises of Hall C were handed over to Mailstep at the end of February this year. The remaining space of halls B and C, also developed for Mailstep, will be completed and handed over gradually.

"By launching operations in Ústí nad Labem, we will increase the warehouse and operational space we have by approximately one-third. This leap reflects the strong demand for our services and the potential of Czech e-commerce. In Ústí nad Labem, we will benefit from modern premises suitable for automation and a strategic location that will allow us to offer fast and reliable logistics to e-stores," says **Martin Beneš, CEO of Mailstep**.

Ústí nad Labem is a city with a rich industrial history and an abundance of skilled workers, making it an attractive location for business. The strategic location of VGP Park Ústí nad Labem City, just 2 kilometres from the D8 motorway connecting Prague with Dresden in Germany, provides easy access to end customers and supports last-mile logistics. The proximity to the city centre together with excellent transport accessibility is an ideal combination for many tenants. The bus stop is just a 1-minute walk from the park and the railway station is approximately 5 minutes away. This makes it accessible for both employees and logistics operations.

VGP Park Ústí nad Labem City is located on a revitalized brownfield site of almost 11 hectares. The project consists of three modern halls with total lettable area of over 52,000 m². The first hall, designated A, is already occupied by Exyte Technology and Bosal Aftermarket Europe. At the end of 2024, part of Hall B was handed over to RTR-TRANSPORT A LOGISTIKA.

The entire park puts an emphasis on sustainability and features several green facades, a retention tank, and an insect hotel. It sets an example as a modern logistics centre combining strategic location, sustainability, and high-tech facilities, and now it is fully occupied by renowned tenants.

This transaction was brokered by the real estate consulting company 108 Real Estate.

About VGP
VGP is a pan-European owner, manager and developer of high-quality logistics and semi-industrial properties as well as a provider of renewable energy solutions. VGP has a fully integrated business model with extensive expertise and many years of experience along the entire value chain. VGP was founded in 1998 as a family-owned Belgian property developer in the Czech Republic and today operates with around 378.4 full-time employees in 18 European countries directly and through several 50:50 joint ventures. In December 2024, the gross asset value of VGP, including the 100% joint ventures, amounted to € 7.8 billion and the company had a net asset value (EPRA NTA) of € 2.4 billion. VGP is listed on Euronext Brussels (ISIN: BE0003878957).

For more information, please go to: www.vgpparks.eu.

About Mailstep
Mailstep is a logistics-technology company that provides fulfilment services to companies of all sizes and from different industries. These services include the complete processing of orders for goods and their successful delivery to customers, as well as the eventual return of goods. Mailstep successfully operates not only in the Czech Republic but also abroad. Last year, the company picked up over 3.7 million shipments and expanded in Italy and now also in Greece. This year, it is continuing its growth plans, expanding its services and targeting more than 5 million shipments that can be delivered to 233 countries worldwide. Mailstep has offices in Karlín, Prague, and has warehouses in Prague, Milan and Athens.

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