



Company Presentation

4M2026

WWW.VGPPARKS.EU



Fully integrated industrial and logistics real-estate company



- Aim for all new buildings to be
 - **EU Taxonomy** compliant
 - certified at least at **BREEAM Excellent** or DGNB Gold level
- VGP shares listed on **Euronext Brussels** since 2007
 - EPRA Nareit Developed Europe Index since 2022
 - BEL ESG Index since 2023
- Three joint venture partners for long-term capital supply:
 - **Allianz** since 2016
 - **Deka Immobilien** since 2023, and
 - **Areim** since 2023

€8.71 billion Total GAV ¹	18 Countries	140 Parks	268 Completed Buildings
7.48% Yield ²	98% Occupancy ³	7.7 years WALT ⁴	5.0 Year Average Building age
€ 2.6 billion Shareholders' Equity ⁶	€ 486.4 million Committed annualised rental income	>477 Tenants	>680 Tenant Contracts
€ 338 million Pre-tax Profit ⁷	35.3 % Gearing ratio ⁵	490.9 MWp Renewable energy operational or in pipeline	BBB- Stable outlook S&P & Fitch Rating

Source: company information as of 4M2026

¹Gross Asset Value of VGP, including Owned Portfolio and joint ventures at 100% as of 31 December 2025; ²Weighted average yield of own standing property portfolio as of 31 December 2025; ³Including JV portfolio at 100%; ⁴Refers to WALT of JV and Owned Portfolio combined; ⁵The gearing ratio is calculated as Net debt / Total equity and liabilities as of 31 December 2025 ⁶ as of 31 December 2025 ⁷ as of 31 December 2025

We are where you need to be

Germany

- Berlin-Bernau
- Berlin-Ludwigsfelde
- Berlin-Oberkrämer
- Berlin-Wustermark
- Bingen
- Bischofsheim
- Bobenheim-Roxheim
- Chemnitz
- Dresden
- Einbeck
- Erfurt
- Erfurt 2
- Erfurt 3
- Frankenthal
- Giessen Am Alten Flughafen
- Giessen-Buseck
- Giessen-Lützellinden
- Ginsheim-Gustavsburg
- Göttingen
- Hagen
- Hagen 2
- Halle
- Halle 2
- Hamburg
- Hochheim
- Höchstadt
- Koblenz
- Laatzten
- Leipzig
- Leipzig-Borna
- Leipzig-Flughafen
- Magdeburg
- Magdeburg II
- München
- Nürnberg
- Bremen - Oytten
- Rodgau
- Rostock
- Rüsselsheim
- Schwalbach
- Siegen
- Soltau
- Steinbach
- Wetzlar
- Wiesloch-Walldorf

Czech Republic

- Brno
- České Budějovice
- Český Újezd
- Chomutov
- Hrádek nad Nisou
- Jeneč
- Joseph
- Kladno
- Liberec
- Malé Přítočno
- Olomouc
- Plzeň
- Prostějov
- Tucheměřice
- Ústí nad Labem
- Ústí nad Labem City
- Vyškov

Slovakia

- Bratislava
- Malacky
- Zvolen

Hungary

- Alsónémedi
- Budapest
- Budapest II
- Gyor
- Gyor Béta
- Gyor Gamma
- Hatvan
- Kecskemét
- Kecskemét 2
- Kecskemét 3

Romania

- Arad
- Braşov
- Bucharest
- Bucharest 2
- Oradea
- Sibiu
- Timisoara
- Timisoara Giarmata

Latvia

- Dreilini
- Kekava
- Kekava 2
- Riga Airport
- Tiraines

Spain

- Alicante
- Belartza
- Burgos
- Cordoba
- Sevilla - Dos Hermanas
- Fuenlabrada
- Fuenlabrada II
- Granollers
- La Naval
- Lliçà d'Amunt
- Martorell
- Pamplona Noian
- San Fernando de Henares
- Sevilla-Cuidad de la Imagen
- Valencia Cheste
- Zaragoza

Netherlands

- Nijmegen
- Roosendaal

Italy

- Calcio
- Milano Legnano
- Paderno Dugano
- Padova
- Parma Paradigna
- Parma Lumière
- Parma Morse
- Reggio Emilia Gavassa
- Sordio
- Valsamoggia
- Valsamoggia 2

Austria

- Ehrenfeld
- Graz
- Laxenburg
- Traiskirchen

Portugal

- Loures
- Loures II
- Montijo
- Santa Maria de Feira
- Sintra
- Vila Nova de Gaia

Serbia

- Belgrade

Croatia

- Split
- Zagreb

France

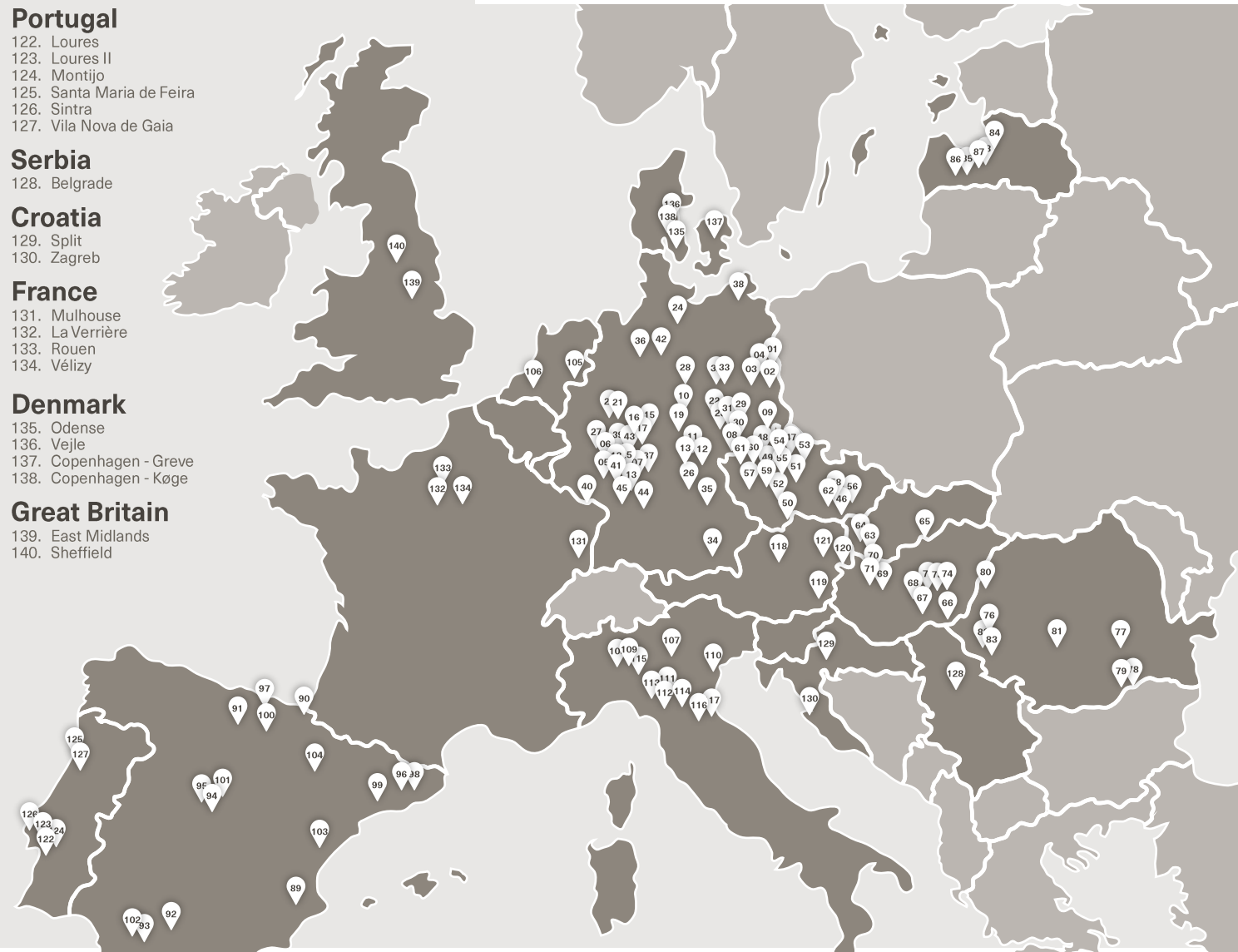
- Mulhouse
- La Verrière
- Rouen
- Vélizy

Denmark

- Odense
- Vejle
- Copenhagen - Greve
- Copenhagen - Køge

Great Britain

- East Midlands
- Sheffield

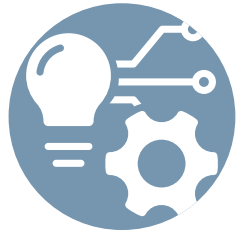


Fully integrated business model with **in-house** capabilities and competences



Land

- Identification of prime locations
- Comprehensive due diligence – Technical, legal, environmental
- Obtain the zoning and building permit



Concept & design

- In-house design of buildings based on strict guidelines for multi-purpose utilisation
- Strategic alliance with architecture firms, in close cooperation with local authorities
- Adaptation according to tenants' requirements but within VGPs own standard building parameters



Construction

- Acting as a general contractor on a significant part of the construction pipeline
- High technical and quality standards
- Application of VGP Considerate Construction Charter



Rent

- Mainly long term lease agreements
- Officers responsible for monitoring of the tenants' requirements until the handover of the premises
- Working together with local real estate brokers



Portfolio

- Long term developer / investor (own portfolio or sale to one of the JVs)
- Portfolio management
- Asset management
- Property management
- Centralised maintenance of properties



Ancillary services

- Assisting clients with transitioning towards sustainable energy usage in a cost-effective way
- Offering includes: green energy (produced on or off-site), smart energy management, green electric and hydrogen charging facilities and infrastructure

DEVELOPMENT

ASSET MANAGEMENT

RENEWABLE

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





VGP

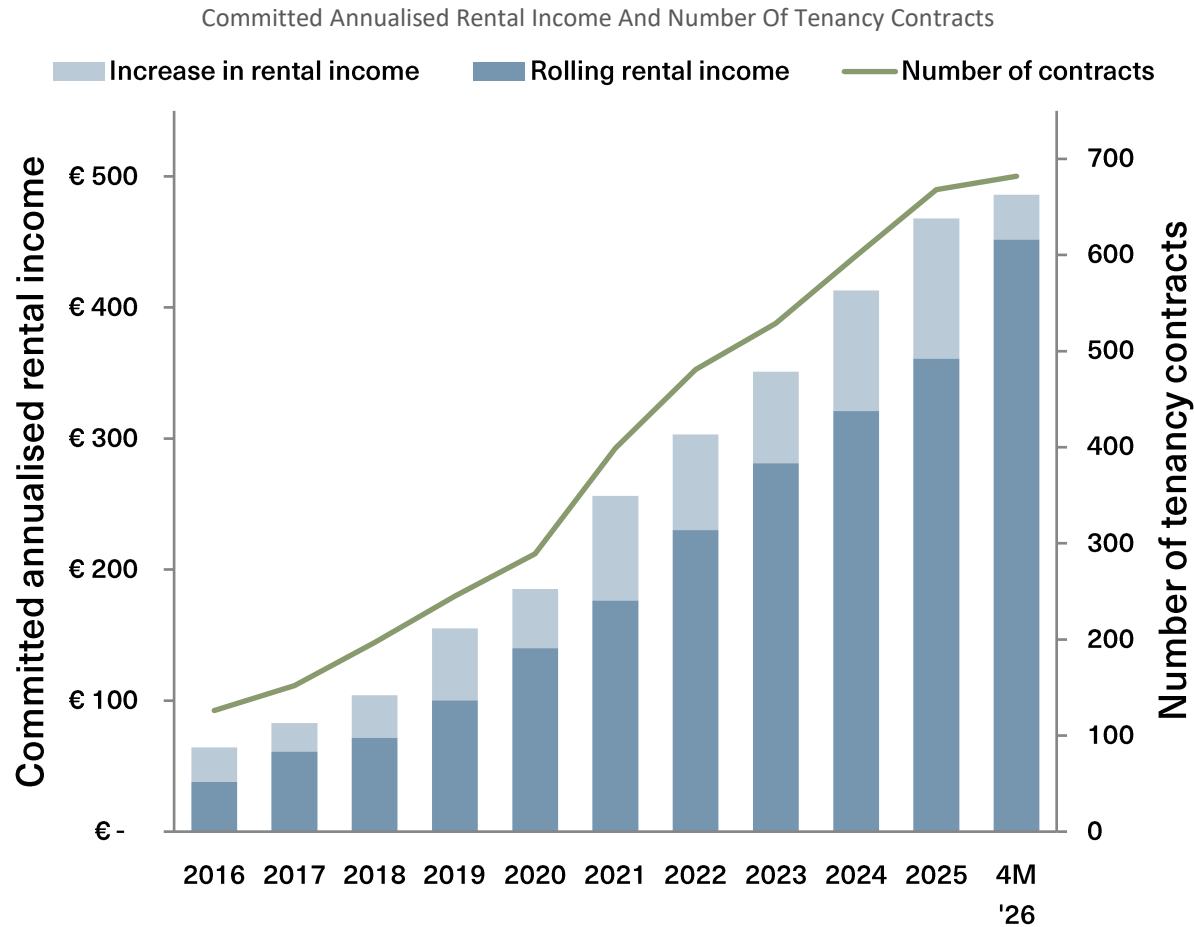
Operational Performance
4M 2026



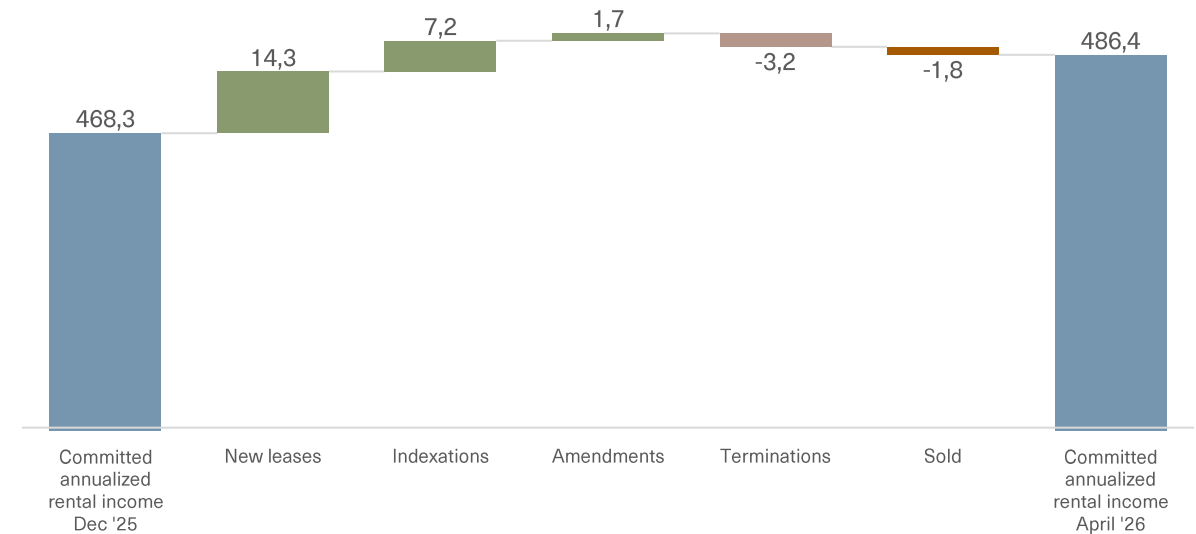
VGP

Leasing activities

Record year in committed rental income – including JVs at 100%



- The group has 477 tenants
- Committed annualised leases as of 4M'26 of € 486.4 million¹ (FY25 468.3 million)
- Occupancy rate of 98% for the completed portfolio²
- Bridge of committed annualized rental income (in €-million):



¹Including € 327.6 million through the Joint Ventures

²Including 100% of JVs' assets, per 4M'26

Majority share of new contracts signed within logistics segment

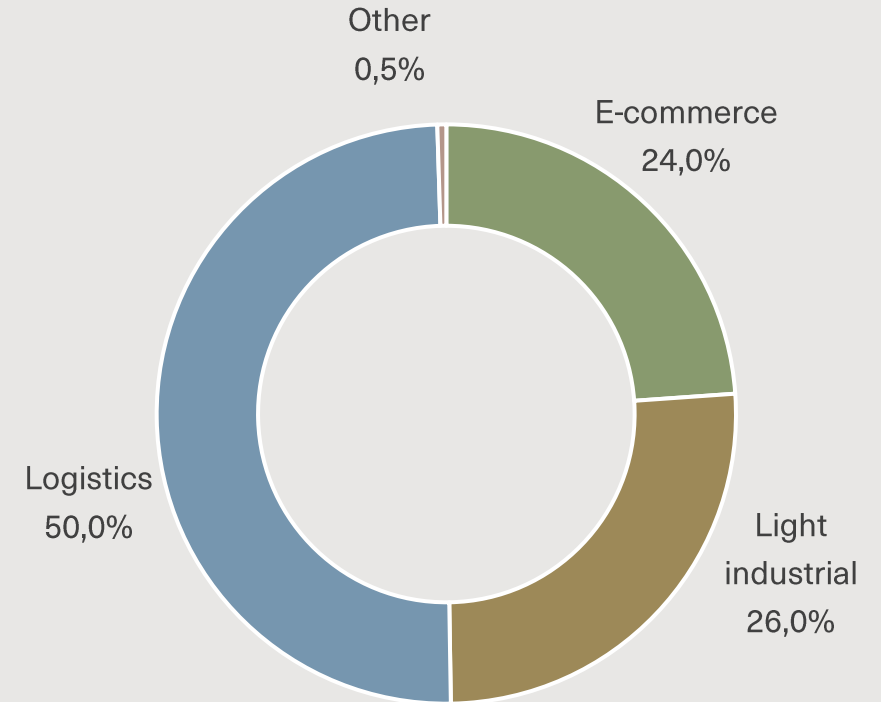
Examples 4M 2026

Gastronomiet



amazon

New Lease Agreements (Based On Rent)

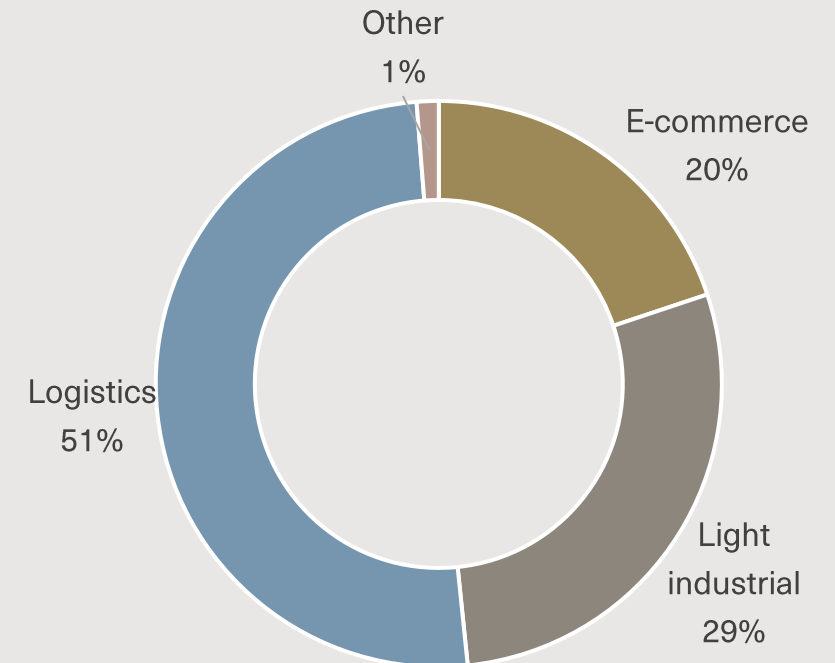


Portfolio leased to a diversified and blue-chip tenant base

- Weighted average lease term of **7.7 years**¹
- Top 10 tenants represents 29.4% of committed leases and have a combined WAULT of 10.3 years

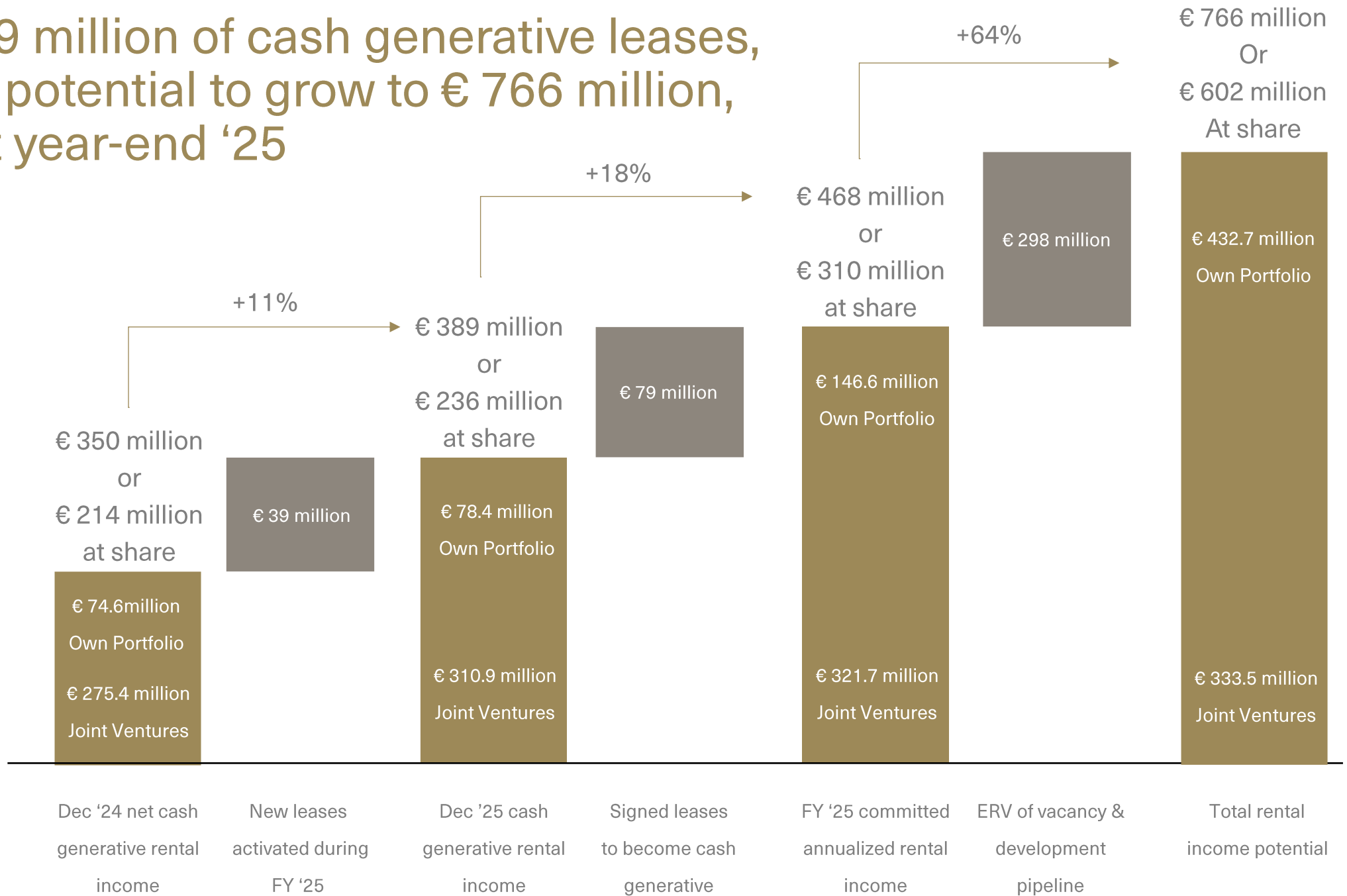
Light industrial	Logistics
E-commerce	Other

Tenant Portfolio Breakdown – By Industry Segment¹



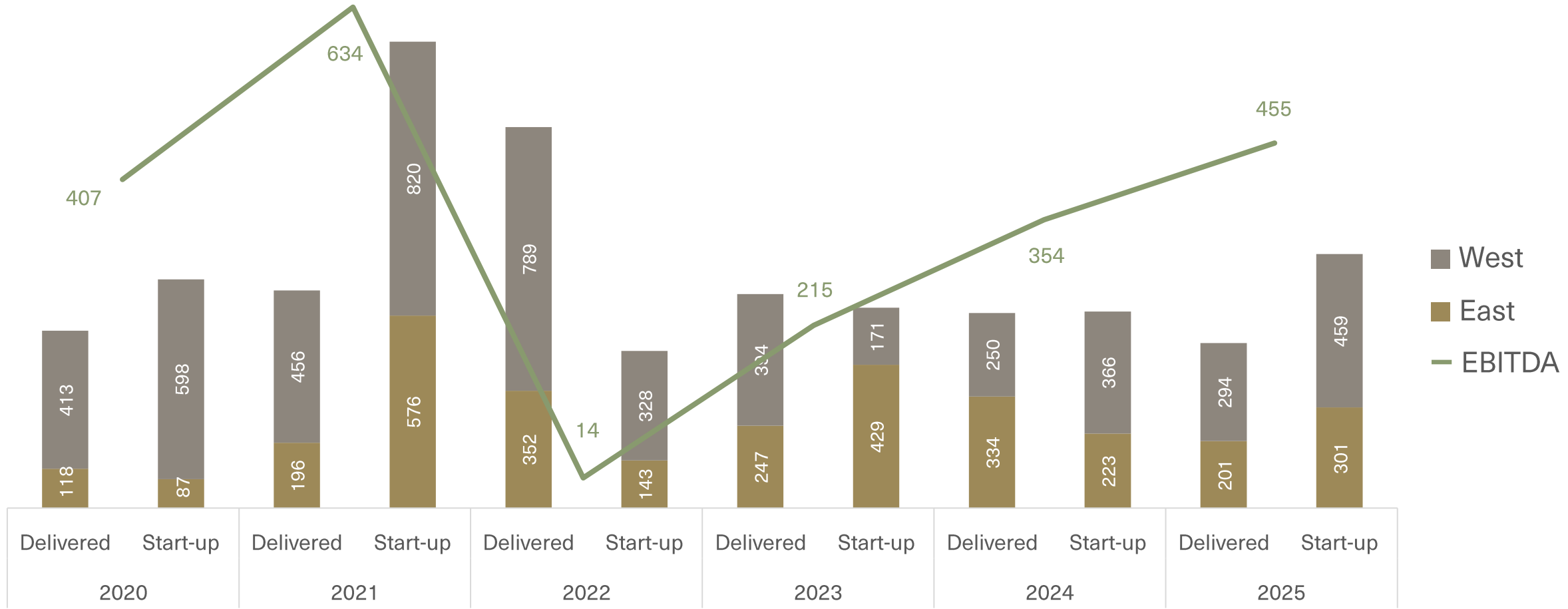
¹As of April 2026; including 100% of JVs' assets per lettable sqm

€ 389 million of cash generative leases, with potential to grow to € 766 million, as at year-end '25



Accelerating development activity drives second-strongest EBITDA in our history

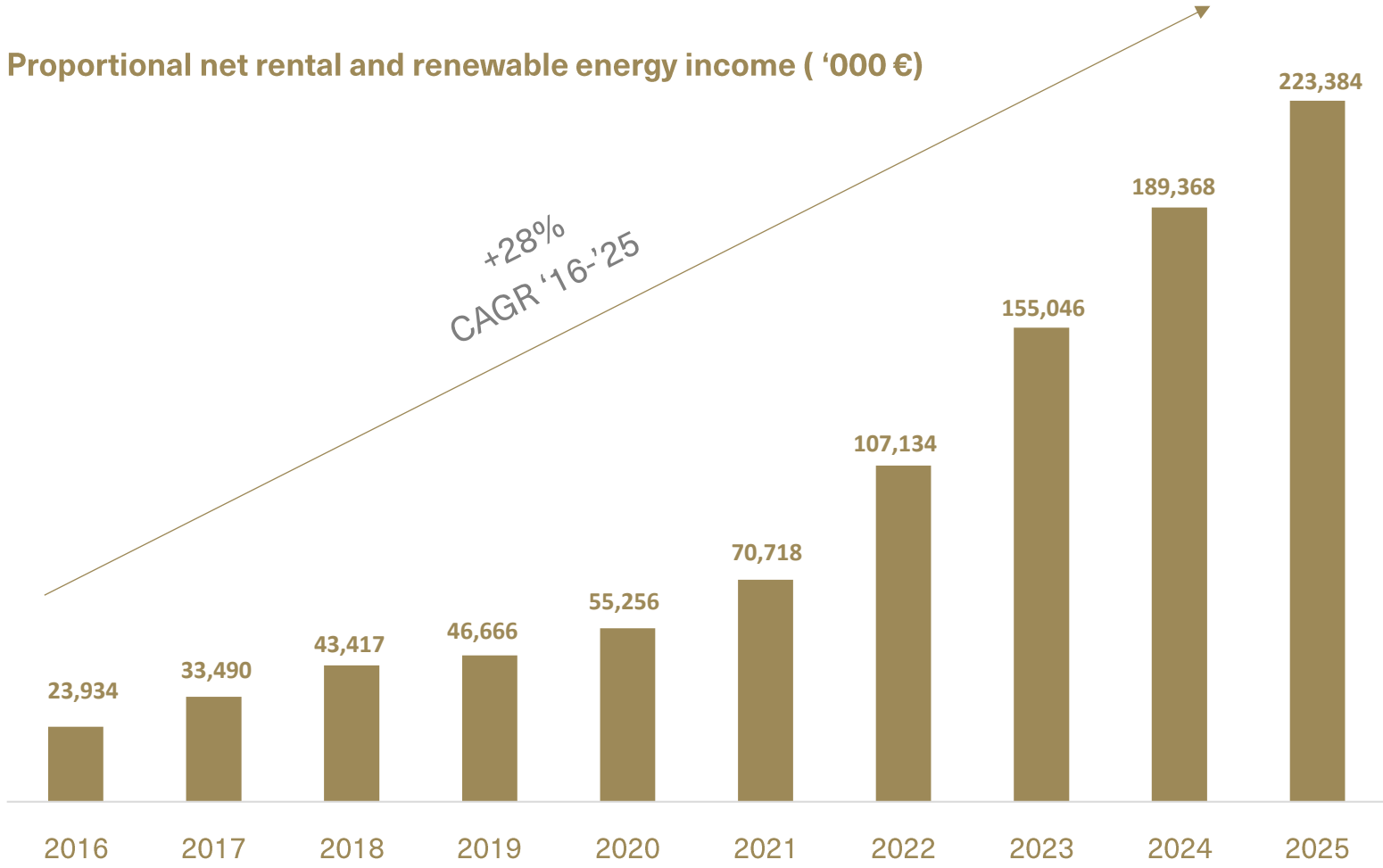
Deliveries and start-ups in square meters ('000 m²), split between West- and Eastern Europe, compared to EBITDA (€ million) per year since 2020



Source: Company information as of 31 December 2025

Net rental and renewable energy income at share has grown **y-o-y with 18% in '25**

Proportional net rental and renewable energy income ('000 €)

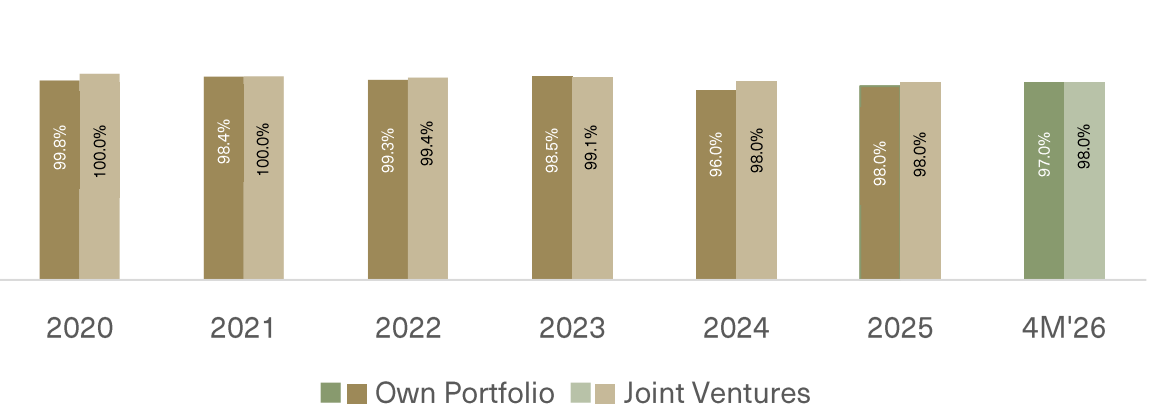


Continuous growth expected in '26

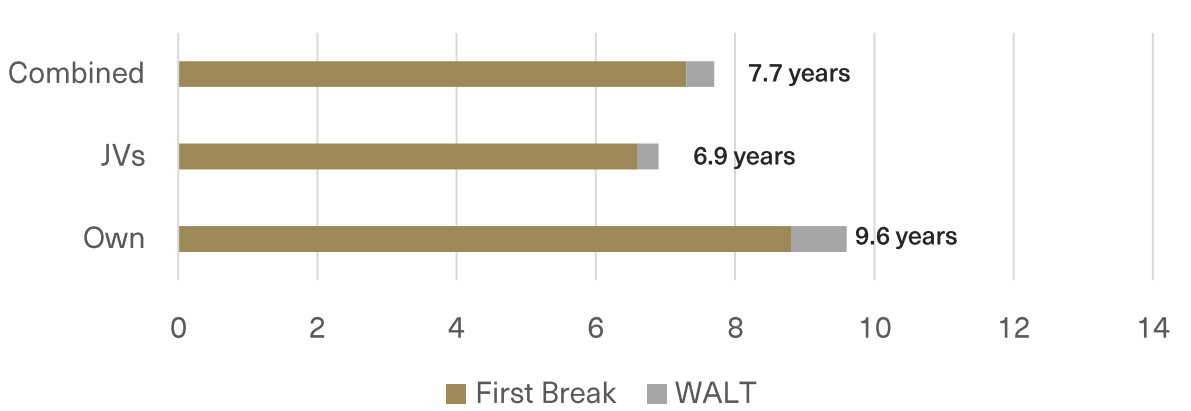


Portfolio virtually fully let on a long-term basis

Occupancy evolution (%)¹

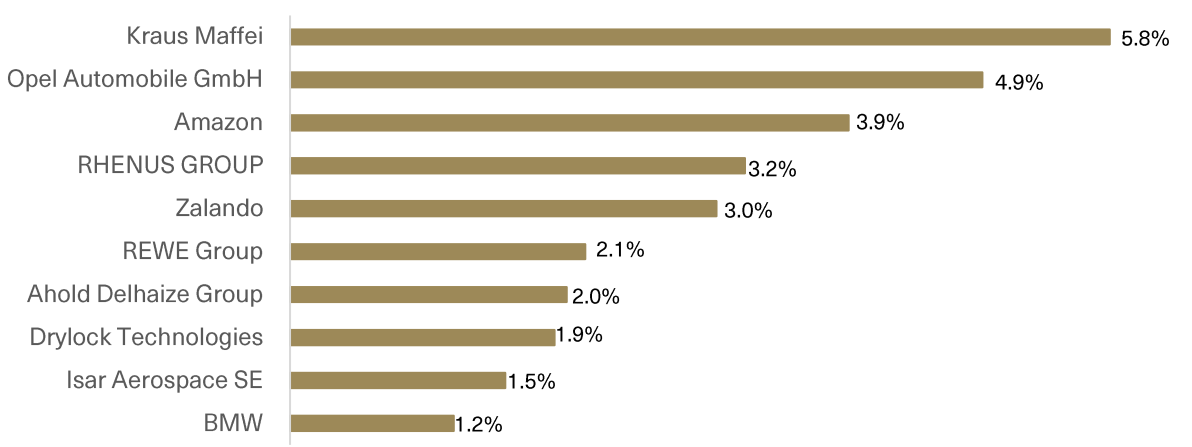


Weighted average lease term (WALT) of the portfolio



- The combined occupancy of the portfolio stood at 98 %
- The WALT stands at 7.7 years
- The WAULB stands at 7.3 years
- Top ten customers represent 29.4% of total portfolio and have a combined WAULT of 10.3 years

Top 10 clients by lease contract with JVs at 100% (% of total committed leases)



Source: Company information as of 4M 2026
¹ Based on square metres, with JV's at 100%

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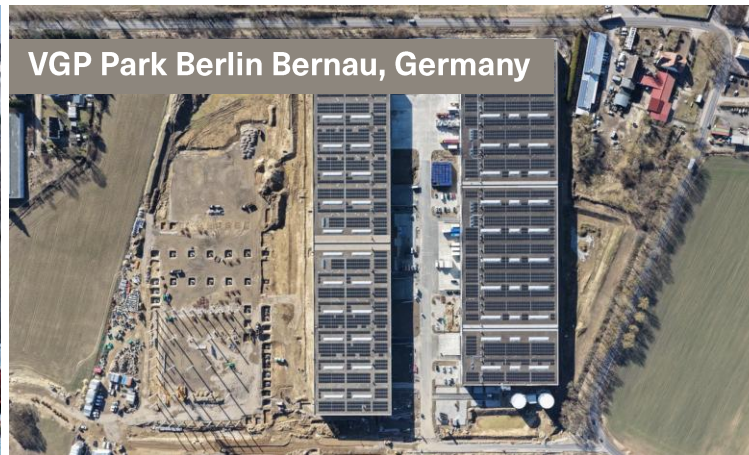
Deliveries

Delivery of new developments YTD

- 5 buildings representing 121,000 sqm GLA
- € 9.8 million rental income, 95% let
- 100% will be rated BREEAM 'Excellent' (or equivalent) or better, of which 21% BREEAM 'Outstanding'

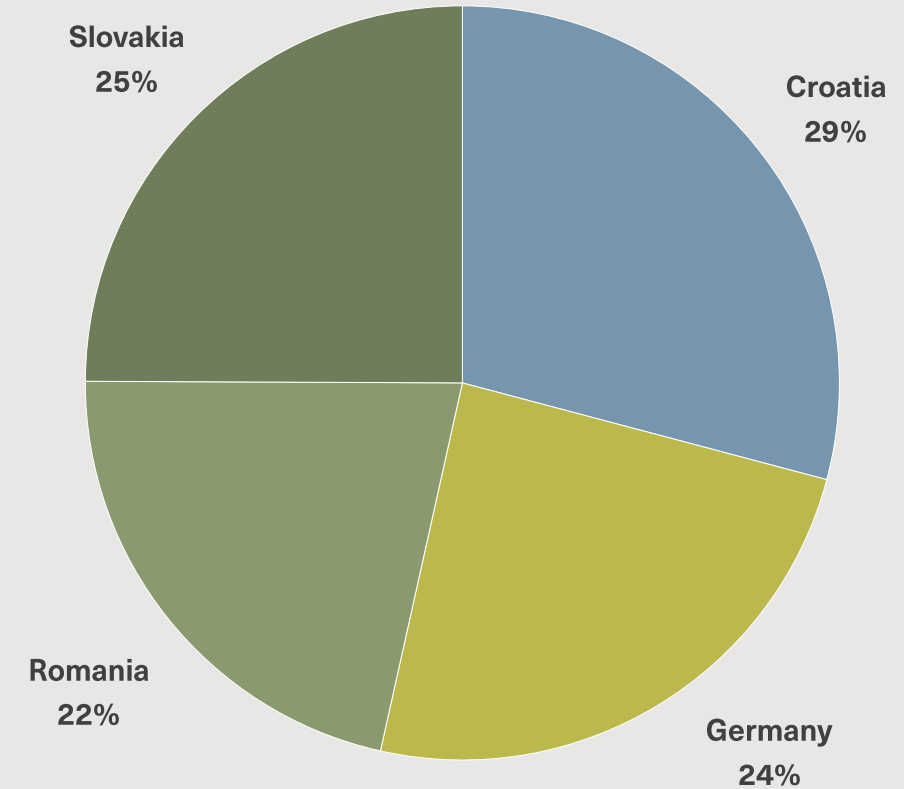


VGP Park Berlin, Germany



VGP Park Berlin Bernau, Germany

Deliveries Geographical breakdown¹



¹ Based on delivered lettable sqm

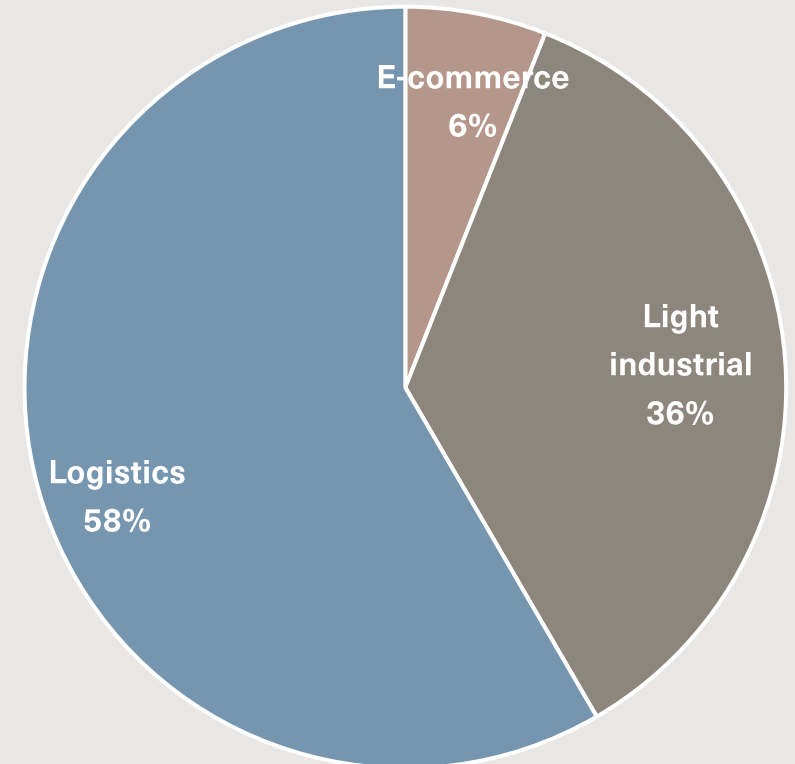
Deliveries in 2026 tending towards logistics

Examples of deliveries 4M'26



VGP Park Split, Croatia

Deliveries
Tenant segmentation¹



¹ Based on lettable sqm



VGP

Developments

Portfolio **under construction** represents € 85.3 million of new leases

- As per today, 44 buildings are under construction, representing 1,117,000 m²
- This equates € 86.8 million of annualized leases¹
- The portfolio under construction is 76% pre-let including pre-lets on development land
- 181,000 m² new buildings started in '26



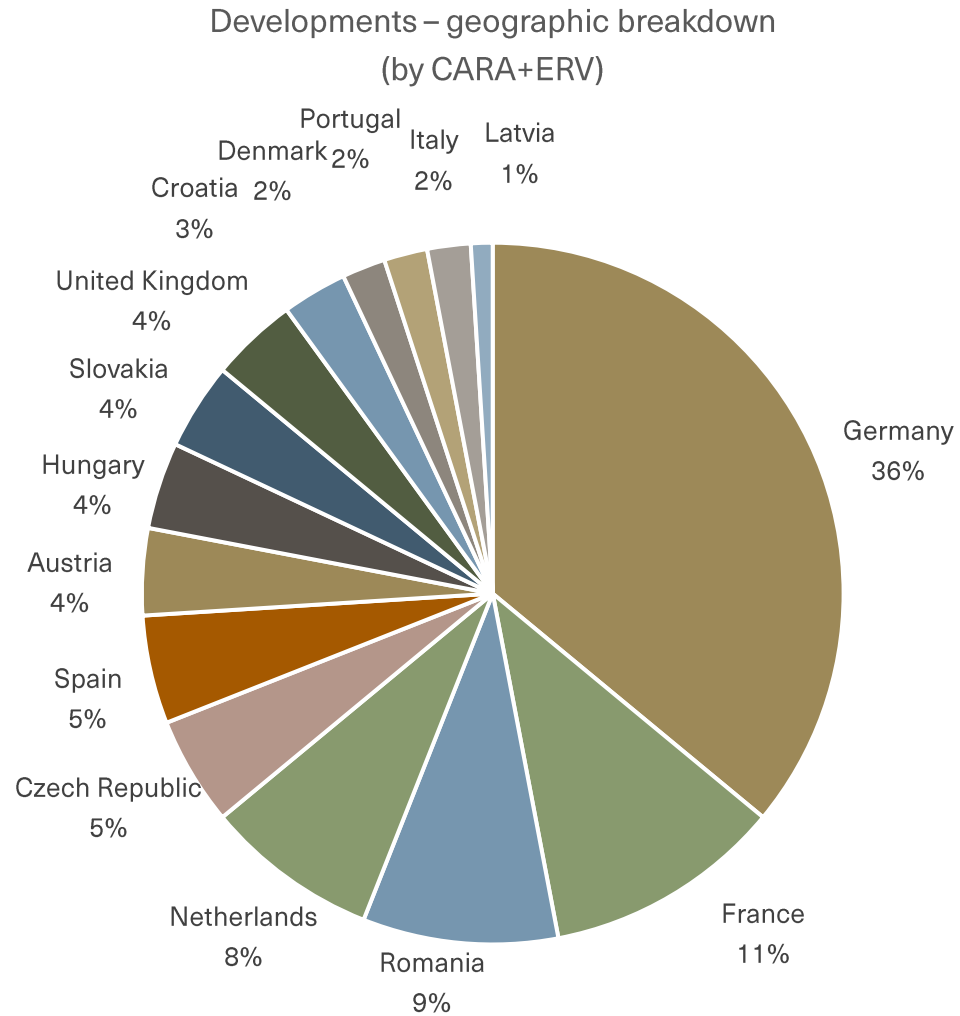
VGP Park Vejle, Denmark



VGP Park Rouen, France

¹Calculated on basis of expected rental value and committed rental prices

...and is well spread across our geographical footprint



VGP Park Berlin Bernau, Germany

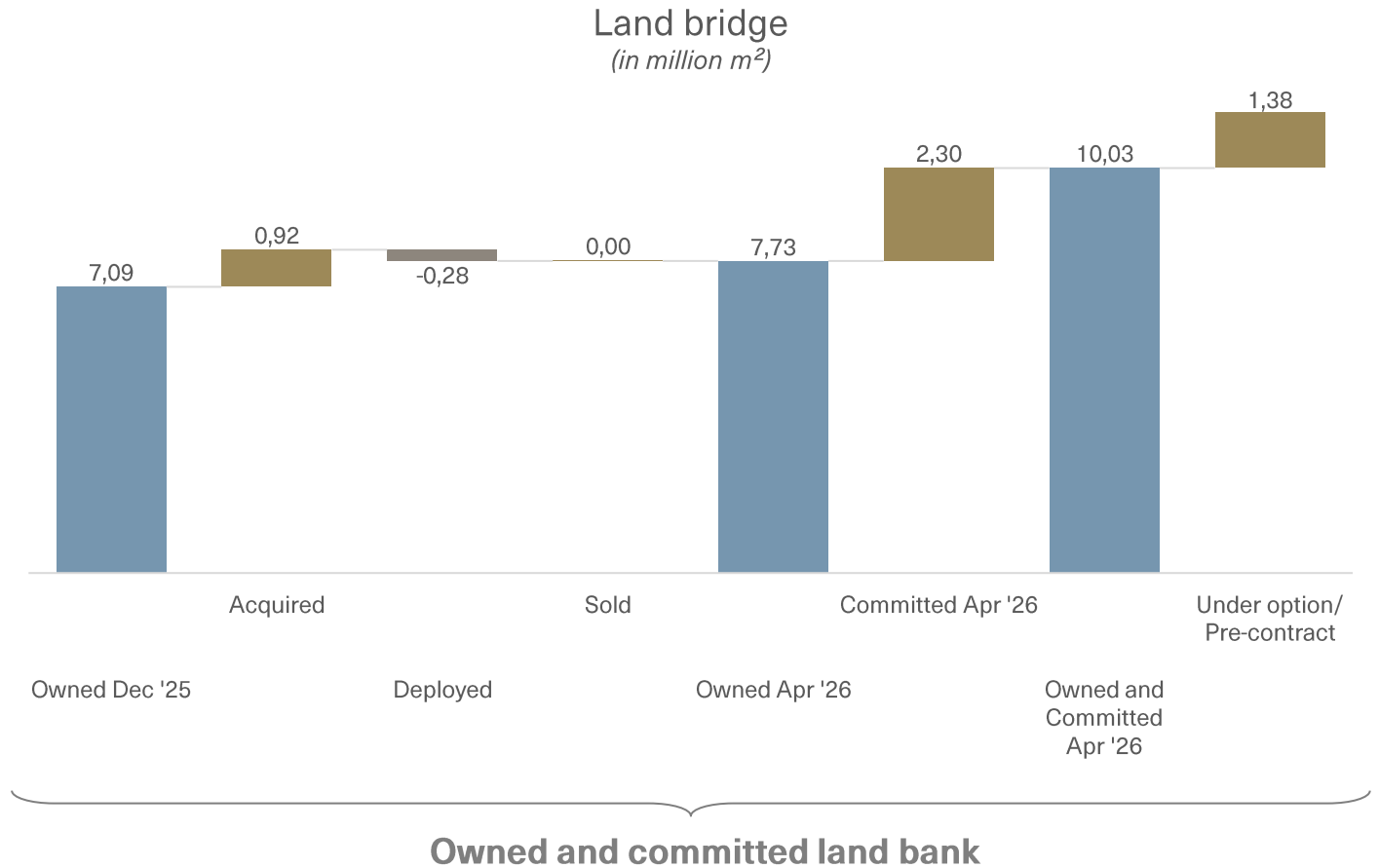


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Landbank



Owned and committed **land bank** to support future growth



- Land bank (owned and committed, post LPM sale) of 10.0 million m²
- Over 4.2 million m² of development potential embedded in the total land bank



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Renewable Energy

Renewable Energy Overview

- Total 301 (Dec-25: 281) Renewable Energy projects with scale equivalent to 491 MW (Dec-25: 474 MW)
 - Operational and under construction/permitting capacity increased from 324MW to 388MW, +20%YTD
- Photovoltaic (PV) operational production capacity including pipeline of 296MWp
- Battery Energy Storage Systems (BESS) energy capacity including pipeline of 195MWh

	Photovoltaic installations (PV)		Battery Energy Storage Systems (BESS)		Total Renewable Energy Infrastructure	
	Number of projects (#)	MW(p)	Number of projects	MW(h)	Number of projects	MW
Installed	146	189.2	5	15.3	151	205
Under construction/permitting	35	31.7	12	151.8	47	183
Pipeline	97	75.3	6	27.6	103	103
Total	278	296.2	23	194.7	301	490.9



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Corporate Responsibility

ESG achievements 2025



**VGP Academy –
5 sessions with 690
participants in
total**

**31% of all delivered
assets as of FY25
have been certified
with "BREEAM
Outstanding"**

CDP: B rating

**Green electricity
production est.
132GWh (+48% YoY)**

**32 % of buildings
without gas heating**

**67% of assets is
certified EPC B or
better**

**Set up EU
Taxonomy aligned
Sustainable
Finance
Framework**

**42 % of parks with
EV charging
stations**

**EU Taxonomy
adoption: 68%* of
portfolio aligned
(realized + ongoing)
*based on GAV**

**Sustainalytics score
9.0
ESG - Leader**

**25% increase YoY in
renewable energy
capacity to 474MW**

**100% of buildings to
be certified**

**GRESB
**** - score of
96/100**

**First 12.0 MWh
battery projects
operational**

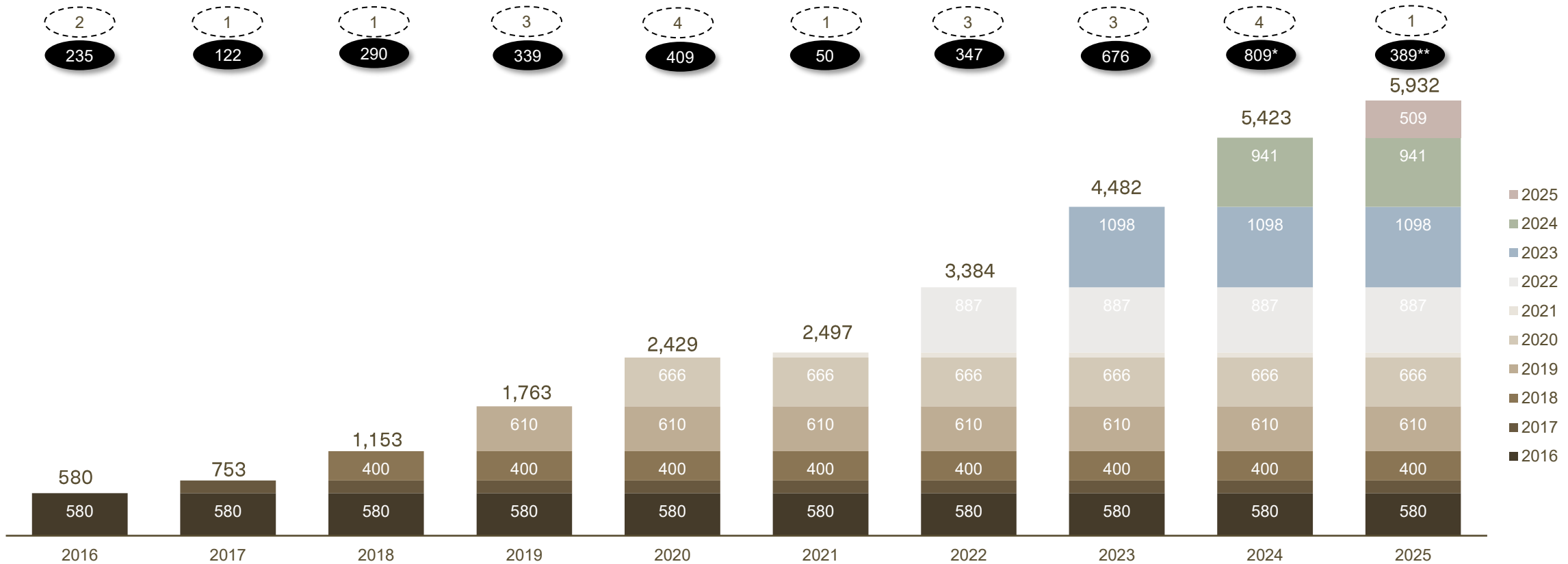
**Employee Survey –
highest annual NPS
score of +45.9**

MSCI A rating

Update Joint Ventures

Geographic expansion of Saga led to + € 500 million transaction

Gross Asset Value from closings per year with JVs (€m)
 ○ Number of closings ● Net cash proceeds (€m)



Recycled over € 2.2 bn of net cash since '22

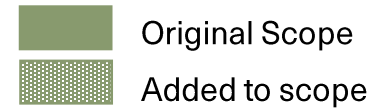
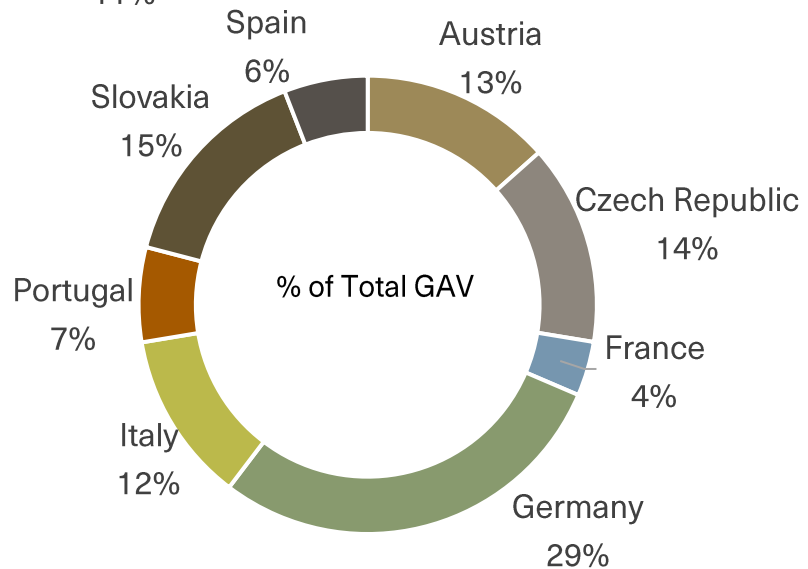
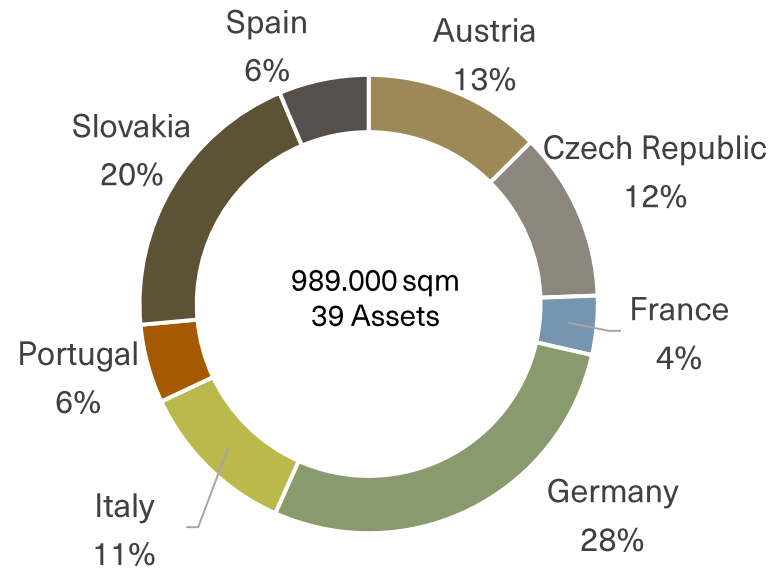
Source: Company information

* Including the proceeds of the disposal of Moerdijk

** includes final settlements with JV's and disposal of VGP Park Riga

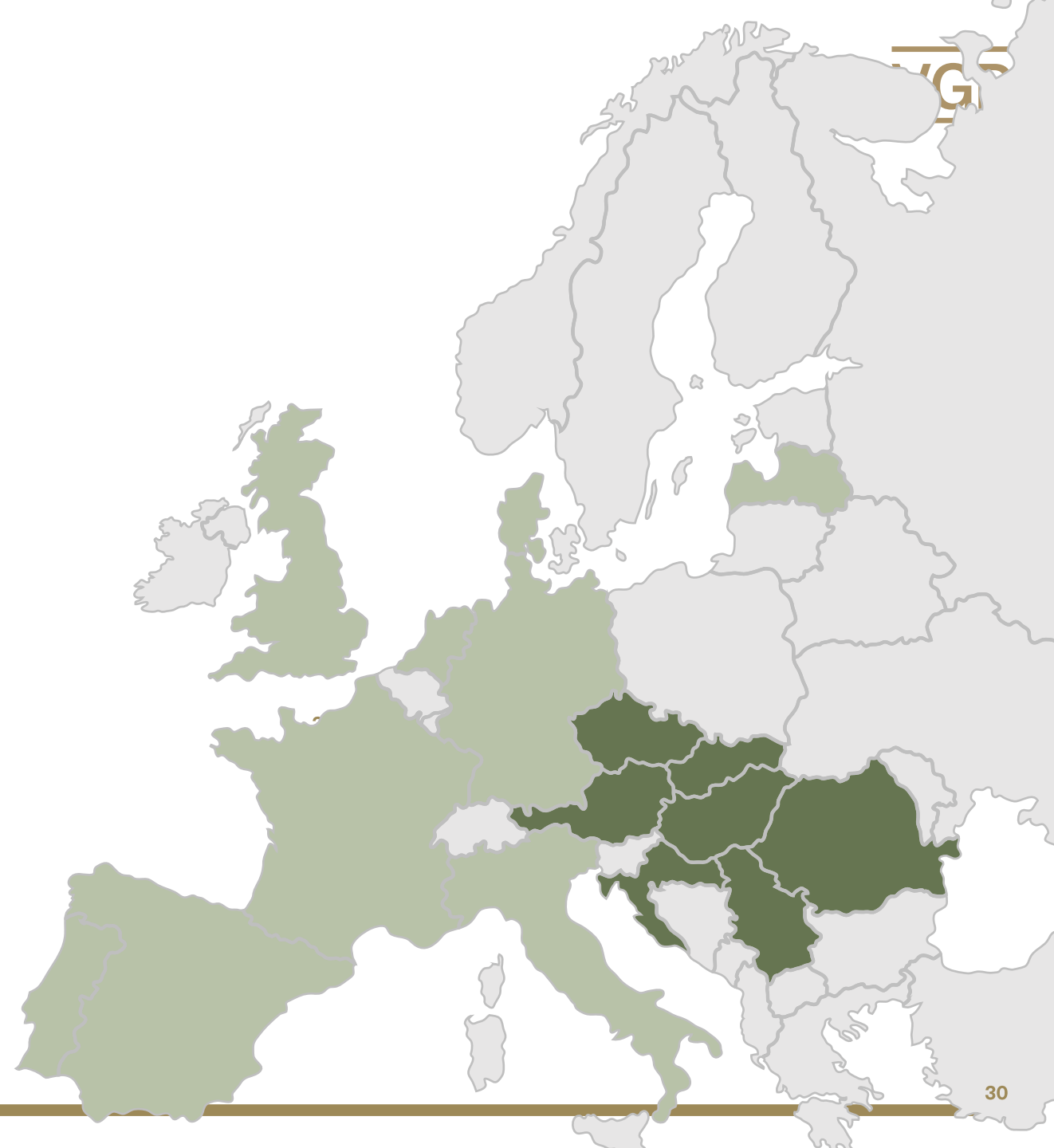
Saga is 60% deployed – +600 GAV remaining

Targets identified to fulfill remainder



Partnership with East Capital

- VGP & East Capital set up a partnership to launch a Luxembourg-based RAIF focused on European industrial and logistics real estate, with emphasis on Central & Eastern European countries
- Target GAV: €1.5bn+ | First closing: 2026
- Structure: VGP up to 50%, remaining equity from third-party investors
- Management: shared between parties
- Portfolio: Income-generating assets, ESG-aligned



Disclaimer

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 434 full-time employees in 18 European countries directly and through several 50:50 joint ventures. In December 2025, the gross asset value of VGP, including the 100% joint ventures, amounted to € 8.7 billion and the company had a net asset value (EPRA NTA) of € 2.7 billion. VGP is listed on Euronext Brussels (ISIN: BE0003878957).

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

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