

VGP ITALY CONTINUES TO EXPAND IN EMILIA-ROMAGNA WITH THE NEW VGP PARK REGGIO EMILIA GAVASSA

- **VGP Park Reggio Emilia Gavassa is the Group's latest acquisition in Italy**
- **The business park will have a total lettable area of approximately 95,000 m², with the potential to accommodate four buildings**
- **VGP Park Reggio Emilia Gavassa marks the Group's entry into the Reggio Emilia area and consolidates its presence in one of Italy's leading manufacturing hubs**

Reggio Emilia, 9 July 2026 – VGP NV (“VGP” or “the Group”), a pan-European owner, operator and developer of high-quality logistics and semi-industrial properties, is further consolidating its presence in Emilia-Romagna with the acquisition of a new site in Gavassa, on the outskirts of Reggio Emilia.

This transaction marks the launch of VGP Park Reggio Emilia Gavassa, the Group's first business park in the province of Reggio Emilia and its sixth overall in Emilia-Romagna.

With this new development, VGP is establishing itself in one of the country's most dynamic regions, where it already operates five business parks: VGP Park Valsamoggia and VGP Park Valsamoggia 2 in the province of Bologna, and VGP Park Parma Lumière, VGP Park Parma Paradigna and VGP Park Parma Morse in the Parma area.

The new VGP Park Reggio Emilia Gavassa will be situated in a particularly strategic location, approximately 8 kilometres from the city centre and around 10 km from the A1 motorway – the main link between Milan and Bologna and one of the country's most important transport routes.

The site will allow for the construction of four buildings designed for logistics and manufacturing operators seeking modern, efficient and highly customisable spaces. The largest, with a covered area of approximately 64,000 square metres, will have a clear internal height of up to 20 metres, a feature that makes it particularly suitable for high-bay warehouses, automated systems and activities requiring high storage capacity.

The move into Reggio Emilia represents a further step in the Group's growth strategy along Italy's main logistics and production corridors, strengthening its presence in a region characterised by a strong industrial tradition and one of Europe's most advanced entrepreneurial ecosystems.

The area is also already developed and features key service infrastructure, including tree-lined public car parks, as well as a main electrical substation and underground utilities. The project also includes extensive green spaces and landscape integration measures, in line with the approach that characterises all of the Group's business parks. Particular attention has been given to landscape integration, reflecting the characteristics of the surrounding Cavo Naviglio landscape. The building façades will feature neutral colours that blend with the surrounding vegetation, thereby softening the visual impact of the structures and helping the buildings integrate into the rural setting. The landscaping plan further enhances this approach by providing a continuous vegetative buffer along the Cavo Naviglio, contributing to visual integration and ecological connectivity.

Like most VGP business parks, the buildings will be fitted with rooftop solar panels, enabling tenants to benefit from on-site renewable energy. The project has also been developed in line with the criteria of the EU Taxonomy and incorporates specific measures to adapt to climate change, underlining an approach focused on the long-term sustainability and resilience of the assets.

VGP is also considering expanding the business park, with the aim of consolidating its presence in the Reggio Emilia area and creating new opportunities for companies that choose to invest in this strategic area and set up in the new business park.

Since entering the Italian market in 2018, with its headquarters in Segrate (MI), VGP has developed a network of eleven business parks across Lombardy, Veneto and Emilia-Romagna, comprising a total of over 890,000 m² of freehold land and approximately 243,000 m² of leased space.

In 2025, the Group achieved a significant ESG milestone with VGP Park Parma Paradigna and VGP Park Legnano being awarded BREEAM Outstanding certification, with a score of 93.6 per cent. These are among the first newly constructed properties in Italy to achieve this level of excellence, thanks to their high energy standards and the 1 MWp photovoltaic system installed at each site.

About VGP:

VGP is a pan-European owner, manager, and developer of high-quality logistics and semi-industrial real estate, as well as a provider of renewable energy solutions. Operating a fully integrated business model, VGP has extensive expertise across the entire value chain. Founded in 1998 in the Czech Republic as a family-owned Belgian real estate developer, VGP today employs approximately 412 full-time staff across 18 European countries, operating both directly and through several 50:50 joint ventures. As of June 2025, the gross asset value of VGP, including 100% of the joint ventures, stood at €8.3 billion, with the company reporting a net asset value (EPRA NTA) of €2.6 billion. VGP is listed on Euronext Brussels (ISIN: BE0003878957). For more information, please visit: <http://www.vgpparks.eu/en>.