PRESS RELEASE

VGP STARTS CONSTRUCTION OF VGP PARK REGGIO EMILIA GAVASSA WITH SAVINO DEL BENE AS FIRST TENANT

The project marks VGP's entry into the province of Reggio Emilia and further strengthens the Group's presence in Emilia-Romagna, where it now has seven business parks

Savino Del Bene, an Italian multinational specialising in logistics, is the park's first tenant

Segrate, 29 September 2026 – VGP, a pan-European owner, operator and developer of high-quality logistics and semi-industrial properties, has started construction of VGP Park Reggio Emilia Gavassa, its first business park in the province of Reggio Emilia. Savino Del Bene, an Italian multinational specialising in logistics, has fully leased one of the buildings at the new park. The project further strengthens VGP's presence along Italy's main logistics and industrial corridors.

The new park is VGP's twelfth business park in Italy and seventh in Emilia-Romagna, a region with a strong manufacturing and logistics base.

VGP Park Reggio Emilia Gavassa

The site has a total land plot of 206,000 sqm, with a total lettable area of approximately 95,000 sqm across four buildings. It is located around 10 km from the A1 motorway exit, along the corridor connecting Milan, Reggio Emilia and Bologna, with access to the main urban centres across Emilia-Romagna. The site is designated for logistics and industrial development under the municipal planning framework.

"Our Administration continues to be an open and rigorous interlocutor for those who wish to do business by bringing innovation, sustainability and well-being to the community," says Carlo Pasini, Councillor for Urban Regeneration and Sustainable Development at the city of Reggio Emilia. After thanking the VGP Group "for its cooperation with local authorities, for believing in the potential of the Reggio Emilia area and for its commitment to high energy and environmental standards," the Councillor reiterated the need to reopen discussions on the new motorway tollbooth: "As an Administration, together with the other Municipalities, the Province and the Region, we will continue

to urge the Government and the relevant ministries to move forward as quickly as possible with the new connection to the motorway network. The entire industrial area is calling for it."

The buildings, ranging in size from approximately 7,500 to 13,500 sqm, will accommodate logistics and production activities, with spaces tailored to tenants' specific requirements.

The largest building, with a surface area of approximately 64,000 sqm, has been designed and approved to accommodate a clear internal height of up to 20 metres at a tenant's request, supporting high-bay storage and automated systems.

Savino Del Bene is the park's first tenant

The works underway cover the entire 9,000 sqm building leased by Savino Del Bene, which will develop a new facility to support the expansion of its logistics operations across Italy and international markets. The process of drawing up the lease agreement with the tenant was handled by Colliers Italia.

Efficiency, sustainability and integration with the local area

VGP Park Reggio Emilia Gavassa is targeting BREEAM Excellent certification and will feature green areas and landscaping measures, with particular attention to the surrounding landscape and the Cavo Naviglio area. The buildings' façades will feature neutral tones to help integrate them into their surroundings.

The buildings will be equipped with rooftop photovoltaic systems, enabling tenants to benefit from renewable energy generated on site. The project is being developed in line with the criteria of the EU Taxonomy and incorporates specific climate change adaptation measures to support the long-term resilience of the buildings. The solutions adopted also include a rainwater management and reuse system: rainwater is collected, appropriately filtered and channelled into attenuation tanks, before being subsequently released into the underground drainage network. In addition, all construction materials used in the project will comply with applicable regulations and requirements aimed at reducing CO_2 emissions.

VGP: a growing presence in Italy

Since entering the Italian market in 2018, VGP has developed a network of twelve business parks across Lombardy, Veneto and Emilia-Romagna. These parks comprise more than 995,000 sqm of owned land, with approximately 360,000 sqm of lettable area. In 2025, VGP Park Parma Paradigna and VGP Park Legnano

achieved BREEAM Outstanding certification, with scores of 90.4% and 93.6%, respectively. Both buildings are also equipped with photovoltaic systems of approximately 1 MWp each.

****

CONTACT DETAILS FOR MEDIA ENQUIRIES VGP

Holtjona Leka	(holtjona.leka@noesis.net) M. +39 348 5165032
Cristina Celli	(cristina.celli@noesis.net) M +39 3894656256
Elisabetta Longo	(elisabetta.longo@noesis.net) M. +39 345 0730421
Roberta Carelli	(roberta.carelli@noesis.net) M. +39 3404716598
VGP ITALY	T. + 29 02 84177369 vgpitaly@vgpparks.eu

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 452 full-time employees in 18 European countries directly and through several 50:50 joint ventures. In June 2026, the gross asset value of VGP, including the 100% joint ventures, amounted to € 9.2 billion and the company had a net asset value (EPRA NTA) of € 2.9 billion. VGP is listed on Euronext Brussels (ISIN: BE0003878957).

For more information, please visit: https://www.vgpparks.eu/en/