PRESS RELEASE

VGP PARK REGGIO EMILIA MANCASALE ENTERS CONSTRUCTION PHASE WITH GROUNDBREAKING CEREMONY

The new development, set to host GAER's headquarters, will be VGP's second-largest single-tenant business park in Italy, after VGP Park Parma Paradigna

With the new development covering approximately 100,000 sqm of land, the Group's business parks in Emilia-Romagna will increase to seven, confirming the region's strategic role in VGP's growth plans in Italy

Segrate, 19 November 2026 – VGP, a pan-European owner, manager and developer of high-quality logistics and semi-industrial properties, has commenced construction of VGP Park Reggio Emilia Mancasale, the Group's second business park in the province of Reggio Emilia and its seventh in Emilia-Romagna.

GAER Società Cooperativa has leased the entire 42,000 sqm building to establish its new headquarters, which will coordinate its network of more than 600 retail outlets operating under the Expert, Expert City and Expert In brands, as well as independent retail banners, across Italy.

Covering a total land area of approximately 100,000 sqm, the project will become VGP's second-largest business park in Italy, after VGP Park Parma Paradigna.

VGP Park Reggio Emilia Mancasale

Just two months after the groundbreaking ceremony for VGP Park Reggio Emilia Gavassa, the Mancasale business park further confirms Emilia-Romagna's strategic role in the Group's development and becomes VGP's twelfth business park in Italy.

The new logistics hub is located approximately 2.5 km from the A1 motorway exit and is situated in an area with good connections to Emilia-Romagna's main urban and industrial centres, along the route linking Milan, Reggio Emilia and Bologna.

"When an international group chooses to invest in Reggio Emilia," says Carlo Pasini, Councillor for Urban Regeneration and Sustainable Development at Reggio Emilia City Council, *"it is a sign of our city's appeal, practicality and the confidence placed in our economic and social system. In this regard, we welcome this new initiative by VGP, which brings with it new employment opportunities. Our primary objective, shared with the social partners and the business community, is to ensure that this development translates into stable, secure and high-quality jobs."*

VGP Park Reggio Emilia Mancasale will feature a landscaping plan including approximately 3 hectares of green areas, with more than 180 trees and around 100 shrubs of native species typical of the Emilia plain. Landscaping works will cover the various areas of the site, including tree-lined rows alongside the parking

areas and a small woodland of 45 poplar trees in the northern section, in keeping with the surrounding agricultural landscape.

In line with VGP's approach to its developments, particular attention has been paid to enhancing the historical and landscape features of the surrounding area. At Mancasale, the design incorporates the historic network of land reclamation canals, which has been reorganised in consultation with the Consorzio di Bonifica dell'Emilia Centrale (Emilia Centrale Land Reclamation Consortium). The hydraulic system will be preserved through the construction of a new underground conduit serving the neighbouring agricultural land, the retention of existing trees along Via Moro and the preservation of open ditches, ensuring that the original layout remains recognisable. The project will also include a new pedestrian and cycle path connecting the roundabout to the site, improving accessibility to the area.

GAER to become the tenant of the new park

The new Mancasale headquarters will cover approximately 42,000 sqm, primarily dedicated to logistics and warehousing operations, alongside approximately 2,000 sqm of office space distributed across three floors, accommodating the company's various business functions.

"This project stems from the need to provide Gaer with premises that are suited to what the company has become and, above all, to what it aims to become in the coming years," says Paolo Cocci Grifoni, Gaer's Managing Director. *"It is not simply a matter of having more space: we want to create an environment that streamlines processes, facilitates collaboration between different departments and supports our members even more effectively."*

Sustainable model and international standards

VGP Park Reggio Emilia Mancasale will be designed in accordance with EU Taxonomy criteria and will target the BREEAM Outstanding certification. The project will also include:

- An 80 kW photovoltaic system
- Two rainwater collection basins integrated into the landscaped areas, with a combined capacity of 4,100 cubic metres, as well as water treatment systems and permeable parking surfaces.
- 24 electric vehicle charging points, 100 motorcycle parking spaces and 120 bicycle parking spaces.

In keeping with the surrounding landscape, the business park will feature a façade with horizontal bands in taupe and brown tones, alternating with lighter-coloured elements. The architectural design aims to ensure the building blends visually into its surroundings.

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. Together, these parks comprise more than 995,000 sqm of land owned by the Group, with approximately 360,000 sqm of lettable area.

In 2025, VGP Park Parma Paradigna and VGP Park Legnano achieved the BREEAM Outstanding certification, with scores of 90.4% and 93.6%**,** respectively. Both buildings are also equipped with photovoltaic systems with a capacity of approximately 1 MWp each.

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/

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