

VGP Location³



Budapest
The Pearl of the Danube

19/2021

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VGP Location³

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Dear readers,

Case numbers are falling, rules are being relaxed, life is becoming somewhat easier. There is a collective sigh of relief in this summer of 2021, and we are all looking forward to the regained freedoms, and to hopefully returning to normal life. This was made possible by incredibly talented, curious, and eager scientists, and an energetic and innovative pharmaceutical industry. Together with political leaders and the logistics industry, they acted swiftly and decisively. They all deserve our sincere gratitude.

A period of great efforts lies behind us at VGP: It was enormously challenging for our experts to meet deadlines in the development of projects that had already begun. Supply chains were disrupted, leading to bottlenecks in the procurement of construction materials, while at the same time demand for completed, leasable space continued to grow. The growth of e-commerce is a tremendous opportunity for VGP, as it leads to increased demand for available space for clients in this sector. But even a segment as traditional as the automotive industry, which relies on future trends such as electromobility, needs new spaces. This increases the demand for available land plots, combined with enormous price increases, especially near the city centres.

Fortunately, the economy has recovered in most European countries, expert forecasts at leading research institutes are positive, and we continue to successfully complete our projects on schedule. The number of newly signed contracts paints a clear picture while we continue to grow. We currently have around 1.1 million m² under construction, over half of which is in Germany. A further 500,000 m² are already planned, much of which space is already pre-let.

In parallel to the ongoing business, we at VGP place a great deal of emphasis on strategic considerations. Where do we want to go? Where do we see ourselves in the coming years? VGP is heading into new countries in Europe, new markets, such as last mile logistics, and new product segments. We are expanding our portfolio because we want to offer our customers more products and services. There is tremendous potential in the construction of sustainable buildings, and in the generation of “green electricity”. Power Purchase Agreements (so-called PPAs), i.e. long-term purchase contracts at fixed prices for green-generated electricity, for example from offshore and onshore wind power as well as photovoltaic installations, are becoming increasingly important. These usually have a term of 5–15 years and offer long-term opportunities to continue operating existing facilities economically or to build new facilities.

We are venturing into the acquisition of “brownfield” sites, such as in Giessen, Heidelberg, or Sestao near Bilbao, where we acquired the site of a former shipyard including the existing production facilities, dry docks and offices – a true Spanish icon. And we broke new ground with our financing. With the recent issuance of a 600-million-euro international green bond, we were able to diversify our financing mix. The high demand for the issuance of these “green bonds” has shown us that sustainability is also becoming increasingly important to investors.

Last but not least, we have expanded our “VGP family”, now to over 300 employees. I want to extend a warm welcome to all those who have joined us and wish them a successful start and future in our company. Our aim is to quickly integrate their talents into our business.

I wish us all a wonderful and safe summer.

Your,

Jan Van Geet

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VGP Park Olomouc, Czech Republic

VGP's strong growth continues during the pandemic

With new capital, continuing joint venture co-operation with Allianz, strong and reliable customers, and a largely pre-let construction portfolio, VGP continued moving forward on strong footing through 2021's early months. All construction projects were running on schedule through late winter and spring while following all COVID-related health and safety guidelines and

regulations. The company presently has 39 projects under construction totalling more than 1 million m² of future lettable area that is more than 80% pre-let. VGP delivered four projects during 2021's first 4 months. More than half of parks currently being built are in Germany, and Spain is second-most active for ongoing construction. Projects are underway also in the Czech

Republic, Slovakia, Romania, Italy, the Netherlands, Hungary, Portugal and Austria. Fortunately, the pandemic's impact on leasing operations and customer payment has been minimal and virtually all rent payments have been on time. VGP also has been able to continue growing its land bank, buying 471,000 m² of new land in the first 4 months. "Our recent inaugural €600 million international green bond offering has allowed us to diversify our funding mix and provides enhanced flexibility for future capital allocation decisions," notes Jan Van Geet, VGP's CEO. "Whilst maintaining a disciplined and strong balance sheet, we remain committed to using our resources to drive inclusive and sustainable solutions for the communities we serve as we support our customers in solving their logistics needs or manufacturing real estate requirements. This has enabled us, despite scarcity of permissible land, to continue to make significant investments in the future pipeline by replenishing and growing our secured land bank." Solar power is another bright spot at VGP. Generating capacity of 48.8 megawatt-peak (MWp) is currently installed or under construction across 45 roof projects. Additional generating capacity of 64 MWp is in the pipeline.

Brownfields can benefit businesses, employees and communities

It is VGP's ambition to increase the number of its developments on brownfield sites, and the company has several such projects currently under development. Brownfield properties are generally viewed as requiring relatively long and involved development processes, which means they can be both financially demanding and time consuming. Although such assumption often holds true, there are also advantages. Such locations are usually in the very centre of industrial zones, and their development has positive impacts on the surrounding communities. VGP is constantly seeking to reduce its environmental impact while also revitalising and repurposing often contaminated industrial spaces that offer significant opportunity and potential for development. Among VGP's current brownfield projects are VGP Park Wiesloch-Walldorf (at a former Heidelberg Druckmaschinen site in Germany), VGP Park La Naval (a former shipyard in Bilbao, Spain), VGP Park

Gießen am Alten Flughafen (a former military site in Germany), VGP Park Martorell (at an industrial site near Barcelona, Spain), and VGP Park Prostějov (site of a former textiles manufacturer in the Czech Republic). Taking the very significant VGP Park Wiesloch-Walldorf brownfield project as just one example, it involved acquisition of a

130,000 m² parcel formerly occupied by Heidelberger Druckmaschinen AG, a producer of printing machines and related technologies. The area has excellent connections to the transport infrastructure and is strategically located in the Rhine-Neckar metropolitan region near the cities of Heidelberg, Speyer and Mannheim. VGP plans to realign the currently still brownfield area and develop it in accordance with the city's plans. The park will offer almost 70,000 m² of lettable space after completion. VGP will strive to attract a diversified tenant structure, thereby providing space for a range of employers and jobs in the Wiesloch and Walldorf area of Baden-Württemberg.



VGP Park Gießen am Alten Flughafen, Germany

EBRD joins VGP to support green building initiatives

Aiming to support the development of sustainable logistics parks in Hungary, Latvia, Romania and Slovakia, the European Bank for Reconstruction and Development (EBRD) has subscribed to €67 million in VGP NV green bonds. The EBRD was among the first buyers of VGP's € 600 million green bond issue, announced in March. The bonds have a maturity of 8 years and are listed on the Luxembourg Stock Exchange. "The launch of our inaugural green bond is a further building block in our long-term sustainability strategy," explains Jan Van Geet, CEO of VGP. "We intend to use the proceeds to fund our mostly prelet development pipeline. We want to support the needs of our customers



VGP Park Bratislava, Slovakia

through the build-out of renewable energy assets and the design and development of new green logistics and semi-industrial parks which deliver towards high standards of energy efficiency." The EBRD is a major investor in Hungary, Latvia, Romania and Hungary. It aims to support VGP in exploring opportunities for future deployment of renewable, low-carbon, and e-mobility technologies and

to advance circular design features. "By investing in VGP's green bond, the EBRD supports the development of green, high-quality buildings and logistics infrastructure in line with the objectives of the EBRD's Property and Tourism Strategy 2020-24 and the EBRD's Green Economy Transition approach," remarks Vlaho Kojakovic, EBRD Director, Property and Tourism.

VGP and Allianz joint ventures support continuing expansion

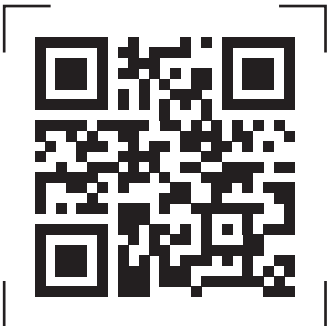
VGP and Allianz Real Estate now have 95 completed buildings within their first of three joint ventures. In June, the two companies closed their eighth transaction transferring VGP-developed logistics buildings into the 50:50 joint venture VGP European Logistics. The closing generated around € 51.8 million in cash that VGP can use to further expand its development pipeline by acquiring new development land, financing existing projects under construction, and financing new projects. Upon

completing this eighth closing, which involved three logistics buildings in Germany and a fourth in the Czech Republic, the joint venture's 95 buildings encompass around 1,780,000 m² of lettable area with 99.5% occupancy. With this eighth closing, VGP European Logistics reached its expanded investment target, but Allianz Real Estate and VGP are in advanced discussions about potentially expanding the venture. VGP and Allianz Real Estate own two additional 50:50 joint ventures: VGP European Logistics 2

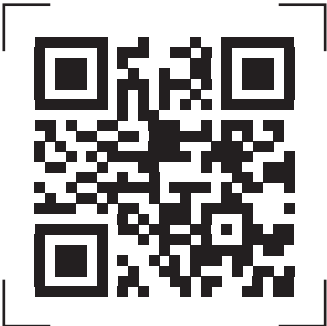
(established in 2019) and VGP Park München GmbH (established in 2020). The model under which VGP develops logistics parks and buildings and then sells them into the joint ventures (based upon a right of first refusal) at market prices and terms has been a win-win for the two companies. Allianz Real Estate has been interested to grow in this area and now has €9.4 billion in global logistics assets under management with a focus on grade A logistics portfolios in prime locations. In addition to receiving cash from property sales to the joint ventures, VGP continues to generate fee income from providing asset, property, and development management services to the joint ventures.



Download our Annual Report 2020



Download our Corporate Responsibility Report 2020



Business

BiUno

Selling certified organic goods for over 40 years

BiUno, a company specialising in organic food products, recently expanded its storage capacity at VGP Park Gießen-Lützellinden in Germany, where BiUno is using a cutting-edge storage solution technology called AutoStore. We spoke with Mr. Jörg Mayer, Managing Director of BiUno, about automatisisation and the current change in consumer behaviour.

Q In 2020, BiUno GmbH moved to Gießen-Lützellinden. Why did you ultimately choose this location?

The lack of space at the old location was the main reason behind our decision. The new building in Lützellinden provides the ideal conditions for us to fulfil our function as a wholesaler and logistics provider as efficiently as possible. In concrete terms, we supply three customer groups – specialised traders, delivery service companies and catering companies – which are mainly located in the extended Rhine-Main area. At the same time, we are part of the Bio Development Group, whose subsidiaries are active in Germany, Italy and Switzerland, and thus also operate as a supra-regional logistics provider. To accommodate our growth, it was necessary to move to a more efficient, spacious logistics area.

Q This is your first co-operation with VGP. How did this collaboration come about?

Our first contact with VGP was made in 2019 via an estate agent, who initiated the subsequent bilateral talks. VGP was able to provide us with suitable space within a very short time, which was extremely important to us. In this regard, I must say that the entire co-operation with VGP was characterised by extraordinary professionalism and efficiency. After the contract was signed in December 2019, the ground-breaking ceremony took place in February 2020. We were able to move in on schedule as early as November 2020. Due to the good co-operation and the ideal size and location of the park directly on the motorway, moving to Lützellinden was absolutely the right decision for us.



Warehouse at VGP Park Gießen-Lützellinden (Germany)

“The new building in Lützellinden provides the ideal conditions for us to fulfil our function as a wholesaler and logistics provider as efficiently as possible.”

Q As an established organic food wholesaler, you supply small retailers as well as chain stores and catering companies. Which innovations and technologies are particularly important for you to be able to offer your customers the best possible service? State-of-the-art technologies, especially in automation, are essential for us to meet the demands of a highly efficient logistics company. Our new site therefore comprises, among other things, two so-called AutoStore facilities in which certain groups of goods are stored and picked fully automatically within a relatively small space and moved by means of high-speed robots. For dry products, we maintain a warehouse with 25,000 containers. The second AutoStore system is smaller and used for dairy products that need to be refrigerated, which is quite unique in Germany. This system enables us to store the items in a smaller area, leading to significant energy savings in cooling. It is also for these reasons that innovative storage technologies are extremely important to us.

Q BiUno's move took place in the context of the COVID-19 pandemic. From your point of view, has the purchasing behaviour of your customers changed and, if so, to what extent?

The impact on our business was indeed far-reaching. Among other things, the changed purchasing behaviour of end customers was noticeable, which our customers indirectly passed on to us. While demand in specialised trade and delivery service grew strongly, the catering sector virtually collapsed. The reason for this was, of course, the closure of



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BiUno's new facility at VGP Park Gießen-Lützellinden (Germany)

restaurants and the lack of events. We are curious to see how the situation will develop as the pandemic gradually eases. At the moment, we expect demand in the specialised trade and delivery service sector to decline, but to settle at a much higher level than before the pandemic. The use of food delivery services has now become socially acceptable, including for older people and families.

In addition, the pandemic has once again confirmed to us the key importance of reliable local partnerships. End customers have not only increasingly used delivery service offers and purchased products for private use, but also demanded more local, sustainably produced goods. Some producers, for instance in the dry goods sector, were able to adjust relatively quickly to the increased demand, while others reached their limits. For us, the good relationships with our regional suppliers were therefore very important, because we were lucky enough to be supplied despite the product shortage thanks to our long-standing, trusting co-operation.

Q The topic of sustainability has received a further boost in many industries in the wake of the pandemic – has this also had an impact on your company? The quality of products and sustainability aspects certainly took high priority even before the pandemic, but they have become even more important ever since. We are currently seeing a change in purchasing behaviour towards organic products. Consumers increasingly appreciate



New offices at VGP Park Gießen-Lützellinden (Germany)



Warehouse at VGP Park Gießen-Lützellinden (Germany)

“In addition, the pandemic has once again confirmed to us the key importance of reliable local partnerships. End customers have not only increasingly used delivery service offers and purchased products for private use, but also demanded more local, sustainably produced goods.”



Photo © mythia / Shutterstock.com

the special taste of an organic product from a regional supplier and know what a good product looks like. In our perception, this awareness of quality and sustainability among certain customer groups has increased amid the pandemic. The same applies to consumers' willingness to pay a higher price for good quality. Ultimately, this corresponds exactly to the credo of Bio Development AG, which BiUno stands for: That every link in the value chain should receive a fair price for what it does. All actors within the agricultural value chain should be compensated for their performance in such a way that together they can produce the most natural, sustainable foods possible.



Photo © DuxX / Shutterstock.com

VGP launching 5th park in Hungary

With four parks already in operation and another on its way, VGP increasingly has Hungary covered.

Scheduled to open in March 2022, the new VGP Park Győr Béta will be the firm's second in the area of Győr, which is the industrial, economic, business, educational, and cultural centre of Hungary's north-western region, as well as one of its most innovative and dynamically developing cities. "VGP began its activity in Győr years ago because it was Hungary's most developed industrial city at that time. We still believe that the business potential of the region puts it on a path to have uninterrupted development for the foreseeable future," remarks Károly Palovics, VGP's Country Manager in Hungary. An engineer with 25 years' experience in construction and real estate, Károly joined VGP last year and is tasked to continue growing the company's footprint within Hungary.

In addition to the two parks in Győr, the company has VGP Park Alsónémedi, which is on the south-east edge of metro Budapest; VGP Park Hatvan, 60 km north-east of Budapest on the M3/E71; and VGP Park Kecskemét, about 90 km south-east of Budapest, in central Hungary, making it the best location for distributing goods all over the country.



995,448 m²

Land area in Hungary

392,642 m²

Lettable area in Hungary

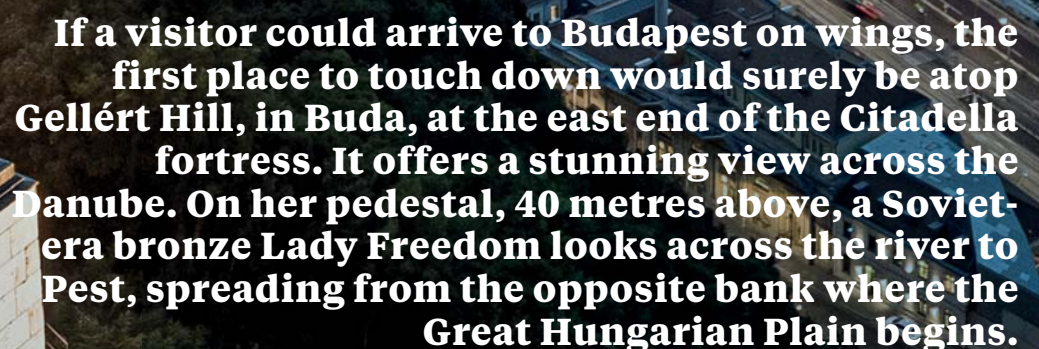


VGP got its start in Hungary back in 2009, when it opened its first park at Győr, 120 km from Budapest on the M1 motorway to Bratislava and Vienna. The city's strategic location with direct connections to Central and Eastern Europe's regional capitals has made it a proven logistics hub. Győr also is home to several automotive suppliers. The new VGP Park Győr Béta will consist of two buildings with a total lettable surface of 50,000 m². The premises will be suitable for logistics, light production, and commercial activities. The first building is under construction and will have a total lettable area of approximately 13,000 m². A first lease contract already has been secured with an international logistics provider for a total lettable area of about 3,300 m². The buildings will be delivered with BREEAM Very Good certification to provide environmental and sustainability benefits, improved productivity potential, as well as greater comfort for the building's occupants. The new park's quality infrastructure includes public transport to the site.

An aerial night photograph of the Margaret Bridge (Mária Terézia híd) in Budapest, Hungary. The bridge is illuminated with warm lights, and its suspension cables are visible. The Danube River flows beneath the bridge, with city lights reflecting on its surface. In the background, the city of Budapest is visible, including the Buda Castle and the Chain Bridge. The text 'Absorbing enigmatic Budapest' is overlaid in large, white, sans-serif font, and 'The Pearl of the Danube' is at the bottom in a smaller, white, serif font.

Absorbing enigmatic Budapest

The Pearl of the Danube

An aerial photograph of the Citadella fortress in Budapest, Hungary. The fortress is a large, dark, rectangular structure with a prominent central tower, situated on a hill overlooking the Danube River. The river flows from the top left towards the bottom right of the frame. In the background, the city of Budapest is visible, with its characteristic red-roofed buildings and the Great Hungarian Plain extending to the horizon. The text is overlaid on the image, providing a description of the fortress and its location.

If a visitor could arrive to Budapest on wings, the first place to touch down would surely be atop Gellért Hill, in Buda, at the east end of the Citadella fortress. It offers a stunning view across the Danube. On her pedestal, 40 metres above, a Soviet-era bronze Lady Freedom looks across the river to Pest, spreading from the opposite bank where the Great Hungarian Plain begins.



Photo © ZGPhotography / Shutterstock.com

Fisherman's Bastion with statue of King Stephen I

At the foot of Gellért Hill, is Szabadság (Liberty) Bridge, one of Budapest's eight spanning the Danube. Turning to look upriver, visitors can see the Elisabeth Bridge and beyond that Buda Castle on the right bank, the Chain Bridge, the enormous Parliament Building on the left bank, Margaret Bridge, and finally Margaret Island. Using Hungarians in forced labour, the Hapsburgs had built the Citadella after the failed 1848 revolution as a warning against future resistance. The warning was not well taken. By 1867, Hungarian political leaders had forced Vienna to accept renewed sovereignty for the Kingdom of Hungary within a Dual Monarchy.

All around and beyond the Citadella, our visitor will discover an expanse of green, with gardens and forested parklands. "The iconic Gellért Hill has two sides," explains Károly Palovics, a Budapest native and Country Manager Hungary for VGP. "One with a beautiful panorama, lots of visitors and a big city feeling, and the other side with flowers, where I walk the dog, I play with my children, and I know the name of the grocer in my neighbourhood."

Figuratively speaking, Budapest and Hungary also have multiple sides. There is a part the visitor sees and a much larger portion that a tourist can scarcely comprehend. Hungary is an enigma, but a visitor can acquire glimpses, sensations, and tastes of what is Hungary while exploring Budapest. There is good-humoured

speculation that Hungarians, with their language unintelligible to others and sometimes unique ways of thinking, were originally from Mars. In fact, the Magyars, as Hungarians call themselves, came not from outer space but from somewhere east of the Ural Mountains, arriving to the Carpathian Basin in the very final wave of the Great Migrations. Their character evolved in their Pannonian homeland, sometimes stretching well beyond its present-day borders to conquer, rule, and mix with other peoples.

The Magyars were not Budapest's first occupants. Celts were here when the Romans arrived in the first century AD. The Romans established a military base, then a provincial capital named Aquincum. They began abandoning the area by the 5th century. The Hungarians arrived in about 900 AD, lost control to the Ottoman Turks for much of the 16th and 17th centuries, then helped throw off the Turkish yoke only to be ruled by Hapsburgs. The Romans and Turks are especially known for developing Budapest's abundant hot springs, and spas still exist where Romans and Turks bathed. The city offers several thermal bath complexes.

The visitor should continue by exploring Hungarian beginnings, at Heroes' Square in Pest, situated at the end of Andrásy Avenue, a shopping boulevard, lined with historic buildings, and designated a UNESCO World Heritage Site. Heroes' Square is an open-air, national statuary,

constructed for the 1896 celebration of the 1,000th anniversary of the Magyar conquest of the Carpathian Basin. Towering over the square is a column topped by the Archangel Gabriel, who is holding the Crown of Saint Stephen, the first king of Hungary. At the column's base are seven bronze horsemen, the chieftains of seven Magyar tribes, who, according to historical tradition, conquered the Carpathian Basin. Most prominent is Árpád, whose family dynasty, Hungarians believe, ruled the new homeland for several centuries. Flanking the column is a double colonnade containing bronze sculptures of prominent Hungarian kings and statesmen. The square includes a monument to all heroes who gave their lives to uphold Hungary's freedom and national independence. In 1989, Hungarians reburied at Heroes' Square Imre Nagy, the communist prime minister who was executed after leading the 1956 Hungarian Revolution.

Flanking Heroes' Square are the Museum of Fine Arts and Palace of Art. Beyond is the large City Park that, in addition to a lake and gardens, includes the Széchenyi thermal spa, a zoo, and the large Vajdahunyad Castle. The castle, built in a mix of Romanesque, Gothic, Renaissance, and Baroque styles, looks like it has been there for 1,000 years. In fact, it was completed in 1896 for the millennium celebration. After a morning spent absorbing history, a leisurely afternoon is well spent on Margaret Island. The

island, approximately 2.5 kilometres long, offers swimming, water parks and spas, but for many it is a place to stroll through numerous gardens or to rent a pedal car accommodating two or a whole family. Special attractions include a musical fountain with light show and a water tower in Art Nouveau style. Both tower and fountain are UNESCO protected monuments.

Indeed, from Margaret Bridge all the way downstream to Liberty Bridge UNESCO has designated the Danube embankments, as well as the Buda Castle District, a World Heritage Site.

Strolling about the Buda Castle must be near the top of any visitor's list. In addition to magnificent views, the Castle houses the Hungarian National Gallery and the Budapest History Museum. Nearby is Matthias Church, which served as a mosque during the Turkish years, then was reconstructed in its present Neo-Gothic style. Austrian Emperor Franz Joseph and his wife Elisabeth were crowned King and Queen of Hungary there in 1867. Immediately beyond the church is Fishermen's Bastion, an assembly of Neo-Romanesque towers, stairs, and colonnades. It is said that in the Middle Ages the fishermen's guild was responsible for defending the castle walls at that location. Today's bastion was built at the turn of the 19th and 20th centuries. It affords a great view of the Parliament Building on the opposite bank of the Danube. Probably no Budapest structure has been more photographed and admired than its massive Neo-Gothic Parliament Building. Constructed during 1885–1904, it symbolized Hungary's partial sovereignty within the Dual Monarchy. To reach the Parliament, one now can descend the hill and cross the Chain Bridge. Completed in 1849, this suspension bridge, guarded by a pair of large lions



Chain bridge, Budapest

at both ends, was the first to connect Buda and Pest. Largely destroyed during World War II, it was rebuilt and reopened in 1949.

Walking the riverside promenade towards Parliament, the visitor will pause in solemn reflection upon encountering 60 iron pairs of men and women's shoes, a memorial to hundreds of people who were shot along the embankment during World War II by Hungarian fascists. Surely it is now time to take a break, to reflect on what has been seen, and to taste the local foods, wines and, of course, coffee. A good place to stop might be on or near the square in front of the Neo-Classical St. Stephen's Basilica, just 15 minutes from Parliament.

Hungarian cuisine bears much in common with Austrian fare, and yet affirms its gastronomic independence by borrowing and blending liberally from adjoining ethnic regions

Hungary once dominated. Abundant use of peppers contributes greatly to the character of Hungarian food. A ubiquitous street food is lángos, a disc of deep-fried, garlicky dough topped with sour cream, shredded cheese, or various other toppings. A sweeter street food is tube-shaped kürtőskalács, created from sweet dough roasted on a spit over hot coals. For a sit-down meal, an excellent start would be halászlé, a spicy fish soup. Goulash is arguably the national dish, and can be eaten as a soup or stew. Among many possible entrées are paprika chicken (csirkepaprikás), typically served with Central European-style dumplings akin to gnocchi, meat-stuffed peppers or cabbage leaves, or lecsó, a stew of peppers, tomatoes, onions, egg, and sausage. If Hungarian food seems designed for consumption with wine, well, that may be true. The wines are excellent and diverse. Twenty-two official wine regions are spread throughout the country. The visitor will not go far astray in choosing any Hungarian wine, but ideal is to ask the locals, because they know.

When the day nears its end, Budapest will soon be at its very best. As darkness falls, the lights come up on the bridges, the Parliament, the castle and the hills of Buda. A varicoloured glow from all along this UNESCO-designated embankment reflects in the Danube. To appreciate his lifelong home, suggests VGP's Károly Palovics, one needs simply to be still and to let it sink in. "Sitting on the bank of the river and just watching the city and the water," he relates, "or stopping on the Szabadság Bridge for a long and quiet look on the Danube and Gellért Hill is so pleasant."



Parliament Building, Budapest

Quo vadis

Jonny Allen

Development Director of Urban and Last Mile Logistics

We spoke with Jonny Allen, who joined VGP's management team as Development Director of Urban and Last Mile Logistics in 2021, about his expectations for the future and many other topics. Jonny is responsible for developing VGP's last mile, e-commerce and urban logistics offering to new and existing customers across all markets and countries.

Q Jonny, can you recall when you first came across VGP?

I had my first encounter with VGP about 18 months ago during my Europe-wide work for my previous employer, Amazon, where I was responsible for all new last mile activities. In this context, I was dealing with VGP on various last mile opportunities across different European markets. As more and more of its sites were brought forward for last mile activities, I was able to experience VGP's work first-hand.

Q After a successful career as Head of the European Logistics Real Estate team at Amazon (with overall responsibility for the expansion of Amazon's last mile and specialty fulfilment real estate network across the EU), you joined VGP in March 2021. What made VGP so attractive to you?

VGP's corporate culture was definitely a strong argument for me to join the company. Our CEO, Jan Van Geet, personally explained VGP's business model to me and emphasised the deeply entrenched family theme. This theme runs through everything VGP does and a good example of this can be found in our approach to our customer relationships. Unlike many developers, VGP retains a long-term investment in the buildings that we develop and therefore we are able to build strong and long-term relationships with many customers across multiple markets. Additionally, VGP's high growth potential was very appealing to me. We have a very good track

“Unlike many developers, VGP retains a long-term investment in the buildings that we develop and therefore we are able to build strong and long-term relationships with many customers across multiple markets.”

record and are a well-funded company. Currently, VGP operates in almost all European markets, but there is still a lot of room for us to grow. I really appreciate working for a company that is as ambitious and dynamic as VGP. Our recent issuance of green bonds and the extremely positive market reaction have confirmed that the market has real faith in VGP as a dynamic, very promising company.

Q In your new role, you will be responsible for developing VGP's last mile, e-commerce and urban logistic offering across all of the countries that VGP operates in. After the first few weeks, what do you see as your top priorities?

I will first and foremost be supporting VGP with the acquisition of new sites, including transaction and lease negotiations, for last mile activities across Europe. The focus in this context is on sites located within close proximity to metropolitan areas which allow our customers to run their business operations in a flexible, speedy, and sustainable way. Currently, we are, for instance, in detailed discussions with several customers for last mile projects in Benelux, Austria, Italy, Spain, Hungary, Germany. In general, acquiring well-located plots in major cities is our number one priority. After all, land is our raw material and key to our success!

Q What opportunities do you see for VGP's business in these markets? And what are, in your mind, major challenges?

Thanks to VGP's agility, most challenges are also opportunities. Shortage of land is certainly a challenge for our industry. However, as a flexible family business, VGP does not rely on a whole range of corporate processes when it comes to land acquisitions. In my mind, creating a link to renewable technologies in our daily operations is another major challenge. The design and development of new green logistics and semi-industrial parks which deliver towards high standards of

“In my mind, creating a link to renewable technologies in our daily operations is another major challenge. The design and development of new green logistics and semi-industrial parks which deliver towards high standards of energy efficiency will be key to VGP’s future success.”

energy efficiency will be key to VGP’s future success. The technology solutions VGP offers directly to its customers are amongst the most advanced in Europe. In last mile projects, we are constantly striving to integrate renewable energy by installing PV on building roofs and supporting technological advancements linked to technical vehicles, amongst others. This is a key priority for us and provides a direct benefit to last mile operators.

Q Sustainability has become one of the key themes for VGP. Is there an increasing demand from your customers/tenants in this respect, or what do you consider to be the main driver behind this shift?

I think we all agree that sustainability is nowadays on the top of everyone’s mind. VGP wants to make an impactful contribution to a more sustainable economy and a more mindful use of natural resources. It is thus perhaps worthwhile noting that last mile projects are more sustainable than regular warehouses. And at VGP, we are pushing the benefits of warehousing, including in terms of sustainability.

Our CEO has made it quite clear, that VGP intends to support the needs of our customers through the build-out of renewable energy assets and

the design and development of new green logistics and semi-industrial parks which deliver towards high standards of energy efficiency. We are committed to further implementing comprehensive and sustainable measures along our sustainability strategy in the next years to achieve carbon neutrality by 2025. And perhaps one more aspect: 35% of the VGP portfolio is already certified with BREEAM certification.

Q In addition to sustainability aspects, rapid enhancements in technology are a central theme in the logistics and warehouse real estate sector. What is your opinion on recent developments in this regard, especially in view of COVID-19?

I have been working in the warehousing and logistics industry for almost twenty years, and I must say that the change the sector has undergone, especially since the pandemic, is incredible. There is, for instance, a much stronger focus on technology in buildings for e-commerce and parcel delivery clients. Consumers are expecting more choice and faster delivery, and warehouse technology has had to adapt accordingly.

As a result, robotics has increasingly been integrated into fulfilment

and parcel delivery hubs. There is also a trend towards enhancing the use of technology with regards to electric vehicles for more sustainable deliveries. Overall, everything, from warehousing to delivery, needs to be increasingly interlinked and digitised.

Q Finally, you grew up in the UK, but have gained a great deal of international real estate experience throughout your professional career. In terms of location, which country or region did you find particularly fascinating? Any favourite place?

Throughout my career, I have been lucky enough to travel across the world, to Africa, Asia, Europe, and South America. During the past three to four years my focus has however been entirely in Europe. I spent 12 months in 2017 working in Italy building the Amazon network, and really enjoyed my time there, I am looking forward to spending time in Italy again with my new VGP colleagues. For my role at VGP, I will be based in Antwerp and will be working very closely with our CEO, this is not a country or region that I have spent much time in and I am really looking forward to getting to know this part of the world.



Jonny Allen
Development Director of Urban and Last Mile Logistics

Prior to joining VGP, Jonny worked at Amazon as the Head of Amazon’s European Logistics’ Real Estate team with overall responsibility for the expansion of Amazon’s last mile and speciality fulfilment real estate network across the EU. Jonny Allen has over 17 years of real estate experience. He holds a real estate and property valuation degree and is a member of the Royal Institution of Chartered Surveyors.

Pristine forests for future generations

The Carpathians constitute one of Europe's last and only true wilderness areas.

The region comprises a primeval ecosystem of mountains and lush green forests filled with unique and untouched flora and fauna. The mountain range forms an arc through Central and Eastern Europe, stretching from the Czech Republic, Slovakia, and Poland through Hungary and Ukraine, also taking in large parts of Romania and Serbia in the south. The region provides a habitat for the largest European populations of brown bears, wolves, lynxes, and other animal species and is home to well over one-third of all European plants. The region is also a source of life-sustaining water. The mountains collect, store, and gradually release vast amounts of rain and snow, and the region has an abundance of thermal and mineral water springs. The Carpathian region constitutes an important ecological, economic, cultural, tourist, and residential environment at the centre of Europe, shared by many peoples, countries, and ethnicities. Essential for the entire European continent as the “Lung of Europe”, the Carpathian mountain and forest ecosystem features especially valuable areas of primeval forests that are designated as UNESCO World Heritage Sites. Second only to Russia, Romania, for example, is home to one of the largest surface areas of virgin forests in Europe. However, the Carpathians and their pristine forests are at risk, due to deforestation and illegal logging. Notably, in many of the post-Soviet era countries, the rule of law is weak and governments and businesses, but also individuals, have exploited the lack of stringent controls and conservation efforts. Even though large areas of the Carpathians are designated UNESCO World Heritage Sites, the region suffers from climate change, illegal poaching, environmentally harmful commercial projects, and an absence of waste management systems.

Given the region's wide geographic spread across seven countries, the interdependent ecosystem presents a unique and complex challenge requiring a co-ordinated protection effort that considers broader regional goals but also local specificities. Another challenge lies in the fact that local communities, especially those in former Soviet states, are traditionally accustomed to exploiting the forests and may have only vague ideas about nature conservation. To preserve the unique forests of the region, local communities need to be educated to better understand the impacts of their behaviours and to be shown practical examples of activities they can undertake to support their own sustainable development as well as preserve the unique flora and fauna.

Focusing on the protected, primeval forests of Romania and Ukraine, the German Conservation Society (NABU) has partnered with local organisations to advance the education of local communities. The conservation efforts focus on involving and educating young

people, transforming them into ambassadors for the protection of these delicate ecosystems. The VGP Foundation has been supporting NABU's conservation efforts in the region since October 2020. The priority in this project is systematic work with the youth of settlements across Transcarpathia, with the aim to increase the level of awareness among children and young people in biodiversity conservation and pristine forests ecosystems. Ultimately, the goal is to prepare responsible adults in the interest of – and with an interest in – nature protection within the Carpathian region.

A key component of the educational program is that children and youth not only have access to theoretical knowledge on environmental protection, but also that they be involved in practical activities interacting with nature. This gives them a sense of responsibility and better understanding of their roles and impacts on the environment. To maximise the impacts of youth and school projects, NABU, the VGP Foundation, and the project partners are also co-operating with local NGOs, experts, teachers, and religious communities. The churches and clergy in the region are highly regarded among believers and the secular population alike, and they serve as strong and influential local multipliers. Additionally, the churches provide activities focused on the implementation of environmental topics for Sunday schools at the parish and local level. The project makes use of the opportunities for local and religious communities to collaborate with civic and environmental activists to achieve common environmental goals and mobilise joint efforts.

Several initiatives and smaller projects have been started and completed to date. In Romania, schoolchildren developed a three-dimensional map of the surrounding forests to learn





more about local areas and to identify related landmarks as a part of a broader educational series. Children also participated in a contest between classrooms at a local school, the prize being an excursion into the Sinca Veche Pristine Forest. Further campaigns and educational materials have been developed, including campaign posters as well as wooden and ecological church calendars in co-operation with local churches.

In Ukraine, thematic sessions were developed to foster critical thinking in the search for environmental solutions. Classes were held for children on forest and water birds, where the deeply curious youth were able to learn new things about the world of birds but also understand how winter periods affect the lives of animals in the forests. An ecological fairy tale on bat biodiversity for children was also developed. The protection of bats living in the surrounding forests has become increasingly important, not least because of the COVID-19 pandemic and the rise of rumours and prejudices about bats' involvement in the pandemic. Alongside the VGP Foundation's goal to support nature conservation, another key priority of the Foundation is the protection of cultural heritage: In the Ukrainian Carpathians stands a group of wooden Orthodox and Eastern Catholic churches that are inscribed on the UNESCO World Heritage List. Built of horizontal wooden logs between the 16th and 19th centuries, the churches bear testimony to a distinct building

“To maximise the impact of the youth school project, NABU, the VGP Foundation, and the project partners are also co-operating with local NGOs, experts, teachers, and religious communities.”

tradition rooted in Orthodox design and local tradition. These wooden churches are an integral component of the natural landscapes in the Carpathians. Programmes enabled children to talk about protecting the unique nature surrounding the churches, as well as about the protection of their unique cultural heritage.

Given the ethnic diversity and rich cultural heritage of the inhabitants of the Carpathians, the projects make sure to consider and include local traditions and characteristics of

these multicultural groups. Events are planned with different ethnic groups: Hungarians, Slovaks, Roma, and Swabians. The involvement of children from different ethnic groups and cultures in the youth school classes emphasises the universal nature of environmental values and contributes to social cohesion of the local population. In the Ukrainian village of Ivanivtsi, for example, a campaign on responsible waste management was undertaken with youth from the local Roma community.

In future, the youth school projects may become more international, encompassing even broader educational activities for the inhabitants throughout the region using the lessons learned and developed during the ongoing projects. Encouragingly, the bishops of the Greek Catholic and Roman Catholic churches of Ukraine and Hungary have initiated creation of an Interconfessional Council for the Protection of the Carpathians. Establishment of the Council shows that the churches, together with NGOs and environmental experts, can and want to contribute to protecting the environment in their local and regional communities. In developing new enthusiasm for the protection of some of Europe's most untouched forests and mountains, the Carpathians can gain a new generation of ambassadors in training that will fight for the protection of their delicate ecosystems and the preservation of their unique wilderness.

Of ancient oaks, bat guano, and natural soap

For a sustainable future, human beings, elements of their material culture, and nature must co-exist.

Children (and some adults, too) in Western Ukraine's Zakarpattia Province are learning this lesson in very practical ways. For example, they are recognising that the belfries of their communities' ancient wooden churches frequently provide homes to colonies of bats. The bats have been hanging in the centuries-old churches for decades, and their droppings have accumulated in some of these spaces over the years. In the interest of co-existence, youth are participating in cleaning out the bat "guano" from some of these churches. They also are building bat houses that can provide these flying mammals with alternative homes and, of course, they are learning about the importance of these sometime maligned creatures in nature. The bat initiative is just one of numerous activities conducted as part of the Carpathian Youth School for Sustainable Development project being implemented by the Institute for Environmental and Religious Studies (IERS, based in Uzhgorod, Ukraine) in partnership with the German Nature Conservation Union (NABU) and with financial support of the VGP Foundation. The project in the Ukrainian Carpathians also encourages youth to think about, and even devise, potential projects that can address local environmental issues through community action. In autumn 2020, for example, a team from IERS organised an information day in the village of



Installing bat boxes manufactured by local children



Kraynikovo to jointly consider how to preserve the community's ancient oak trees. Building upon local people's ideas, participants formulated 10 proposals for saving the oaks. Some of these ancient trees stand dangerously close to the village's 17th century wooden Church of St. Michael and are in poor condition. In May 2021, a team of professional arborists began work to stabilise and preserve the trees.

On another day in May, IERS held a workshop in the village of Mala Roztoka, where children participated in a workshop to make natural soap that was scented and coloured with nature's ingredients. "Today you will make soap that is not only good for the body but also for the environment," the children were told before setting to work by Mykhailo Bilanych, a biologist and organiser of ecology education programmes at IERS. "All the ingredients were given to us by nature, but it's worth remembering that if we want to continue to receive such gifts we must preserve it."

VGP Foundation projects

The Youth School for Sustainable Development of the Carpathians project in Ukraine runs from 1 October 2020 to 30 September 2021. The VGP Foundation is also supporting the Pristine Forests for Future Generations project in Romania over the same period. The local partners for that project are the Șinca Veche Forest District and Piatra Craiului National Park. The aim of the Pristine Forests project is to build awareness among children and youth about biodiversity conservation and pristine forests ecosystems that provide critical environmental services to society.

Brand story

GLS

On the go and growing green

Driven by rapid growth in e-commerce in particular, the courier, express and parcel services (CEP) sector is expanding rapidly year after year. The field is also becoming increasingly competitive.





Photo © GLS

To prosper in the CEP business, a company like GLS must in various ways be ever more efficient. Shippers and their customers demand fast delivery, low price, great customer service, and a shrinking carbon footprint.

It is no easy matter for a parcel service to set itself apart in the alphabet soup of competing carriers. To distinguish its name and build its brand, GLS is not depending solely upon its logo's forward and upward sweeping golden arrow. Its 19,000 employees are striving to grow an environmentally friendly and socially responsible company that delivers value to all customers and stakeholders.

Today, GLS operates in 40 countries across Europe, as well as in eight states on the US West Coast and in Canada's two economically most prominent provinces. The company got its start in 1989 as German Parcel Paket-Logistik when 25 German freight forwarders decided to join forces to build a national parcel service. Just a decade later, in 1999, German Parcel was acquired by Royal Post, the British postal company.

Within months after taking over German Parcel, Royal Post Group rebranded this important subsidiary as GLS, short for General Logistics Systems B.V. GLS is now headquartered in Amsterdam.

The GLS story is much shorter and quite different than that of its sister company. Royal Mail has a history dating back more than five centuries, to 1516. For the first 199 years of its own existence, the postal service was operated solely for the King or Queen and the royal court.

Royal Mail and GLS are run as two separate businesses, with Royal Mail still operating primarily as a letter carrier and with a strong UK base while GLS is focused on parcels and international expansion. Synergies between the sister companies are

“We see social and environmental requirements, as well as the increased demands of our customers, as an opportunity to develop our core business further and to generate competitive advantages on the market.”

rather limited, as the 500-year-old Royal Mail is in need of restructuring while GLS is expected to race on ahead at the cutting edge of modern logistics and delivery.

Traditionally, GLS's predecessor companies on the Continent were most focused upon the business-to-business (B2B) deliveries market and only secondarily on the business-to-consumer (B2C) segment. The GLS strategy targets growth in the rapidly expanding B2C segment. The B2B:B2C balance is now almost evenly split, with 52% of GLS revenues being B2B activities in fiscal year 2019/20 and 48% B2C. In either case, GLS's actual customers are business owners of all sizes (roughly a quarter million of them in all) and not the final recipients of deliveries. Nevertheless, the business customers are only going to be as happy as are their end customers who are waiting for their goods to be delivered.

Making everybody happy in 2021 is very much about sustainability and efficiency – efficient logistics, efficient use of natural and human resources, and efficient service for the customer and the customer's customers. In addition to wanting quick and reliable deliveries, the people at both ends of the delivery channel are more and more conscientious about the externalities of the delivery process and their effect on our overstressed society, environment, and world. GLS recognises that smart logistics is good for the Earth and for those who live and work on it. Smart logistics is also critically important for the GLS brand.

Good examples of how GLS Group benefits customers and the environment mutually can be seen in its use of artificial intelligence to optimise delivery routes and mobile IT solutions to assist delivery personnel. These technologies reduce journey



Photo © GLS



Photo © GLS

times and distances. Customers get their parcels more quickly into the hands of their recipients. Delivery drivers spend less time ineffectually running about. The environment benefits from reduced energy usage and less wear and tear on transport and delivery vehicles.

All these things are aspects of the integrated digitalisation of many processes within GLS that help everyone work more efficiently both within the firm and when interacting with customers and end-customers. Digitalisation also reduces printed paperwork that can be measured in tonnes of paper and hundreds of trees.

Even as technologies are helping to streamline the logistics and delivery business, customers, regulators, the general public, and other

stakeholders are demanding that GLS and its peer companies accept ever greater responsibilities that go beyond delivering parcels. That brings costs, of course, but also new possibilities.

“We see social and environmental requirements, as well as the increased demands of our customers, as an opportunity to develop our core business further and to generate competitive advantages on the market,” GLS declares in its most recent sustainability report. Indeed, GLS takes sustainability in all its aspects very seriously, and the company can demonstrate its progress in those areas. GLS can boast of a Silver sustainability rating as certified by the highly regarded EcoVadis organisation that rates companies on 21 sustainability criteria. A reality is

that parcels cannot be delivered without expending energy, and that means environmental issues and especially greenhouse gases demand a lot of attention. Economics and ecology are inescapably entwined.

It would be quite usual for a company like GLS to calculate the money cost per parcel delivered, but GLS goes a step further and also computes the average CO₂ emission per delivery. Since October 2019, through its GLS KlimaProtect programme, all emissions caused by the company’s parcel transport and business activities within Germany are compensated so that those operations are effectively “100% climate neutral”.

KlimaProtect is based on two pillars: 1) reduction & avoidance, and 2) offsetting. Offsetting is managed through a certified reforestation project, but the preferred approach is to minimise GLS’s CO₂ production. The company has a growing fleet of electric-powered delivery vehicles (including bikes, scooters, vans, and trucks), used especially in urban settings. It optimises transport and delivery routes and is installing solar-power generating stations at GLS facilities.

Not surprisingly, environmental considerations were top of mind when GLS was negotiating and working with VGP on its existing 12,000 m² facility at VGP Park Sordio that is its first international hub in Italy and a new facility at VGP Park Padova. Both facilities will be Breeam certified very good, use rooftop photovoltaics, and feature energy efficient, section-controlled lighting systems.



Photo © GLS

Port of Moerdijk

Focusing on sustainability, value-added logistics, and easy access to the European hinterland

Established during the 1960s in the Rhine and Meuse rivers’ estuary, the Port of Moerdijk is developed and administered by the Moerdijk Port Authority, a semi-governmental organisation. Location³ spoke with Ferdinand van den Oever, the Port Authority’s CEO, about Moerdijk today and what to expect for its future development, in particular its new Logistics Park Moerdijk being developed jointly with VGP.

Q A port is about more than just loading and unloading ships. Can you briefly describe the other activities going on there?

With over 2,600 hectares and more than 400 companies, the port site and industrial estate are the largest employers in the Province of Brabant and the fourth sea port of the Netherlands. With no less than four modes of transport – road, water, pipeline, and rail – at their disposal, these companies can reach the entire world from Moerdijk. With around 2,000 sea vessels and nearly 12,000 inland vessels passing here every year and more than 1 million square metres of transshipment and premium storage facilities, it’s a major hub. Many companies based at Moerdijk form an essential link, usually as a starting or ending point, in their own specific value chains. The port area provides 20,000 direct and indirect jobs, ranging from work in large chemical companies to logistics providers and companies in manufacturing. The largest is Shell Moerdijk, but there are many more companies active at the port site and industrial estate that play key roles in the commodities transition.

Q Moerdijk is located rather far inland for a seaport. Does that give the port unique advantages?

In fact, the Port of Moerdijk is the most inland-located seaport within the Netherlands. It is right in the

heart of the Flemish–Dutch Delta and strategically located between the main ports of Rotterdam and Antwerp. It’s in a key location for receiving goods from around the world and is an important hub for transportation to and from the European hinterland. Moerdijk is located within three major European freight corridors. The terrain is perfectly accessible via a multi-modal network. Goods, raw materials, and semi-finished products arrive via ship, train, lorry or pipeline and continue on from Moerdijk,

bundled or processed, via inland waterway, sea or land. Moerdijk is a bridge to Europe. Due to its strategic location, the Port of Moerdijk is a pre-eminent logistical hotspot. Plenty of room is being devoted to growing logistics activities at the TradePark and Distribution Park areas, and the new Logistics Park is being developed to add even more room. It is being designed especially for companies that add value to raw materials and goods, for so-called value-added logistics.



Photo © Photo Port of Moerdijk archive



Photo © Port of Moerdijk archive

Q Does Moerdijk's geographic position between the nearby ports of Rotterdam and Antwerp create mutual benefits or are all the ports just competitive rivals?

Moerdijk does not have the congestion problems experienced by the main ports nearby. From Moerdijk, you are easily on your way to your final destination without traffic jams or congestion. The fast turnaround times at the port itself also make this possible. There are no long waiting times at the quay in Moerdijk. Handling is fast and takes place at the terminals. Since Moerdijk is the extended gate for the main ports of Antwerp and Rotterdam, the rest of the world is also within reach. Continued travel without the need for documents and without an administrative fuss put you easily on your way to the European hinterland as well as global markets. In that sense, we complement the two large main ports that, in contrast to Moerdijk, mainly focus on deep-sea activities. Also, our fine chemical cluster makes us complementary to, rather than competitive with, other ports.

But when it comes to our great and swift shortsea connections, for instance with the United Kingdom, but also with other European destinations, we are definitely competitive!

Q In 2014, the Port Authority published its Strategy 2030. Today, about at the half-way point

“Due to its strategic location, the Port of Moerdijk is a pre-eminent logistical hotspot.”

to 2030, how is Moerdijk progressing toward the Strategy's goals? In what areas does implementation need to catch up?

In 2020, together with our supervisory board and shareholders, we developed a new corporate strategy for 2021–2025. This corporate strategy reflects our aims and objectives for the coming years.

The objectives of Strategy 2030 are highly ambitious and will still be our goals. We made significant progress in a number of areas. But there is still a lot of ground to be covered, for instance with regard to making industry, and the chemical industry in particular, more sustainable. This doesn't apply only to the Port of Moerdijk. Many substantial investments will be required, and also the laws and regulations are not always so co-operative when it comes to actually making industry circular.

Meanwhile, we've also had a lot of success. For instance, we had investments and significant growth in terms of rail development. Also, reinforcement of the Moerdijk hub with regard to shortsea can be considered a success. The many daily sailings to different destinations in the UK and other European ports are examples of this. Our principle is that all developments should be aligned with the needs of people and the planet. We invest a lot in our surroundings and the environment, which is a never-ending task.

Q It's interesting that the Port of Moerdijk is split into six so-called “thematic parkland areas”. It sounds like Disneyland! But seriously, please explain what that's all about?

Yes, the Port of Moerdijk is divided into six thematic parks, each with its own unique character. Similar companies are clustered together, enabling them to maximise their use of the site and their co-operation in terms of safety, security, and sustainability. Utility-sharing, which means using each other's residual substances, is made attractive and practically feasible by this clustering.

Industrial Park Moerdijk is a major park. It includes chemical and industrial companies in the heaviest environmental categories, such as Shell Nederland Chemie. Here there is processing of raw materials and residual



Logistics Park Moerdijk: 140 ha for large-scale value-added logistics

Photo © commartensmultimedia.nl

substances, and it includes users of the pipeline. Then there's Ecopark, where there are companies with high sustainability potential, such as recycling or energy-related companies. The focus here is on sustainability and ecological entrepreneurship. Third is Seaport, and here are companies with water-related activities, such as storage and handling of general cargo, bulk and containers, as well as nautical service companies for shipping and modern transshipment terminals for the transport of goods to companies located further back from shore. The fourth park consists of Distriboulevard and TradePark. Here are mainly logistics companies. Next is Service Point, an assortment of service companies and organisations to support other companies. Examples include Customs, the Netherlands Military Constabulary, the Port Authority, Fire Department, and the Port Health Centre. And finally there is our new Logistics Park Moerdijk. This will be a high-quality business park with an innovative, sustainable character. In addition to storage and distribution, the focus is on value-added logistics. That means adding value by, for example, packaging, assembly, and repair. The park is multimodal, easily-accessible, and with direct connections to port facilities and the railway network.

Q Sustainability is an essential part of doing business today, but being sustainable must be particularly challenging within a vulnerable environment like Moerdijk's? How is the Port Authority managing all these difficult issues?

Sustainability is a common thread weaving through management of the Moerdijk Port Authority, as well as the new developments in the port.

“Our principle is that all developments should be aligned with the needs of people and the planet. We invest a lot in our surroundings and the environment, which is a never-ending task.”

Everything is aimed at making the port more sustainable and ensuring it becomes the most sustainable port in the Dutch–Flemish Delta by 2030.

In the 2030 Port Strategy for Moerdijk, the concept of sustainability is one of the three guiding principles. Sustainable operations aimed at reducing emissions of hazardous substances and the use of primary raw materials and energy are already high on our agenda. Growth, strengthening of the port's competitiveness, and increasing employment opportunities go hand-in-hand with excellence in managing space and natural areas, as well as ensuring a reduction in environmental pressures on local residents. In 2030, Port of Moerdijk will be a port and industrial complex where sustainability is internalised as a matter of course within all its operations. It should be an energy-neutral complex and with a focus on the greening of existing chemical and processing industries. Sustainable transport via rail, water and pipelines will be expanded, and there will be sustainable links between companies. We were very proud when we received the first Breeam certificate for our whole port area. We also participate in EcoPorts, a network of ports and port professionals in Europe exchanging knowledge and experience on environmental issues. Ships with a Green Award certificate are extra clean and safe, and they receive a discount on tariffs to encourage more sustainable shipping practices. We are also working in accordance with the Port Environmental Review System (PERS), a European port-specific methodology to independently assess environmental performance.



Photo © Photo Port of Moerdijk archive

“The main prerequisite for our success as a port operator is the excellent collective performance of our business community. These companies, obviously including ourselves, are at the forefront in contributing to a sustainable and future-proof earning capacity and to solutions for numerous societal challenges.”

Q The Port Authority will soon need to begin planning for what happens after 2030. Is the port approaching its maximum expense and capacity?

The Moerdijk Port Authority is a proud organisation that is working on the future of the unique business environment of the port site and Moerdijk industrial estate. In developing Logistics Park Moerdijk over the next few years, we will be reinforcing the logistics position and profile of the port. The main prerequisite for our success as a port operator is the excellent collective performance of our business community. These companies, obviously including ourselves, are at the forefront in contributing to a sustainable and future-proof earning capacity and to solutions for numerous societal challenges. The companies based on our premises are joining forces more than they used to. Stakeholders of the port site and industrial estate are interacting and searching for opportunities to synergise.

Another critical success factor is that we, as the Port of Moerdijk, must continue responding to trends in a smart and flexible manner in order to improve our competitive position. Trends that are of paramount importance for us include the circular economy and energy transition; digitalisation and robotisation, including digital resilience; the deceleration of global trade and the global economy and accompanying shifts in political power; geographical repositioning, including regionalisation and near-shoring or reshoring; and consolidation and integration of value chains.

We will remain focused on these trends, because they are important with respect to future development of the port industry and of our surrounding business community.



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Dreams

City of Rostock

A “green harbour”
for Rostock?

Between the River Warnow
and the Baltic Sea beats the
heart of a special city.



Shaped in earlier centuries by trade, shipping, shipbuilding and fishing, the old city of Rostock, with its natural harbour, was once a leading member of the Hanseatic League and one of the first and most important Hanseatic cities. Due to the city's location by the water, the busy traffic and strong port industry, ships feature prominently everywhere. Between the seaside resort of Warnemünde and the city harbour, visitors can find anything from sailing boats to cruise ships. The area is just as exciting for the countless water sports enthusiasts as it is for those who are keen to arrive by water to experience Rostock. Here, the maritime attitude towards life is omnipresent.

Trade and traditions, innovation and young people all characterise this Hanseatic and university city – and bring with it a special attitude towards life. The University of Rostock was founded in 1419 and is the third oldest in Germany. It was once the first university in the entire Baltic region and today, as a centre for science, business, transport and administration, it offers many facilities for research and teaching, as well as numerous spin-offs. All three of Germany's major research organisations – Fraunhofer, Leibniz and Max Planck – have set up institutes here and conduct high-tech research with support from the federal and state governments. The most recent project is the Ocean Technology Campus, which is currently being built on the River Warnow. It is the second facility of its kind worldwide, after a similar institution in Halifax, Canada, with the aim to explore the future of the world's oceans.

At the Warnemünde Technology Centre, more than 500 employees and specialists from technology-oriented companies are engaged in development and production. In addition, the Rostock Innovation and Start-up Centre offers assistance to young, innovative companies and start-ups, from conceptualisation to financing.

Rostock is also home to a network of networks: BioCon Valley (a health economy cluster) and ScanBalt (a multinational life sciences innovation network). Research, development and production in the fields of biotechnology and medical technology feature just as prominently here as does environmental technology in the field of offshore wind energy in the Baltic Sea. In addition, there is the Training and Research Institute for Welding Technology with its associated Laser Technology and Transfer Centre Rostock, which will set new standards as a centre of excellence in the application of laser



Lord Mayor Claus Ruhe Madsen, Mayor of Rostock, Germany

“Rostock’s port wants to play a key role in the energy transition in Germany: The seaport is preparing to import hydrogen on a large scale in the future – and wants to get involved in production, too.”

technology. The Baltic Sea Maritime Fire and Safety Centre also is attached to the facility. Research and development as well as training and education associated with maritime fire protection are carried out here. This unique combination of influences has shaped Rostock’s dreams about the future in a very special way. In one of these dreams, hydrogen as an energy source has been playing a major role for some time now, and it is coming ever sharper

into focus for the strategic development of Rostock’s seaport.

The vision of a “green harbour” is to become reality. Rostock’s port wants to play a key role in Germany’s energy transition: The seaport is preparing to import hydrogen on a large scale in future, and it aims also to get involved in hydrogen’s production. Behind the scenes, this Hanseatic city is already planning Europe’s largest hydrogen production plant.

To realise this vision, economic, scientific, social and cultural actors have networked at regional level to form a regional platform and interest group. The potential of a hydrogen region is to be advanced in order to jointly face the challenges of energy transition in the context of climate change. The lead project is the planned energy port of Rostock, consisting of an association of 15 companies and industrial partners joining around the theme of hydrogen. By 2030, a large-scale and integrated site for green hydrogen with one gigawatt feed-in capacity could become reality in the Hanseatic and university city. Via the shoreline power plant that has just been put into operation, cruise ships can obtain energy directly from Rostock’s electrical outlets rather than from diesel fuel. In times of no pandemic, they moor at Rostock quays about 200 times a year.

Another dream being dreamt: “Rostock will become SMILE CITY,” promises Lord Mayor Claus Ruhe Madsen, describing his vision of a citizen-friendly city offering smart, digital public services. “This is how



Photo © Fotoagentur nordlicht

Aerial view of the city and port

we can boost and effectively support innovation potential in Rostock. Because good ideas must also have a chance to be implemented!" On 8 September 2020, Rostock was selected by a nationwide jury as a model city for the federal government's "Smart Cities made in Germany" project. It will receive almost €8 million in federal funding for implementing the SMILE CITY concept. In total, the city will

invest around €12 million in smart development by 2025.

The initiative's aim is to launch digitalisation projects implementing digital public services and new technologies to make the city more people-friendly, sustainable and modern. And it allows Rostock, as a model city, to take a leap into the future! Modern and environmentally friendly mobility, green technologies, and

resource-saving economic processes are to be sustainably developed in Rostock. The key aim in this context is always to place the people – the citizens of Rostock – at the centre of the projects, keeping in mind their wishes and taking them along the road to a more sustainable future.

Through the past eight centuries, Rostock has always been the most powerful and progressive municipality in Mecklenburg. It is a city that is both conscious of its traditions and yet dynamic. Its unique location between the metropolis of Hamburg to the west, Berlin to the south, and Copenhagen to the north has given the city's inhabitants a pronounced self-confidence, which is reflected also in the magnificent historical houses of the merchants and municipal buildings. On the edge of Rostock's old town stands a stone gate built between 1574 and 1577 in the style of the Dutch Renaissance. It was erected on the foundation walls of the former Gothic southern main gate. The magnificent façade looking upon the city displays the seal and city council's coat of arms as well as the inscription "Sit intra te concordia et publica felicitas" ("Within your walls may concord and the general welfare reign"). It is to be wished for the citizens of Rostock that this credo will remain valid as the city steps into the future.



Photo © Oleksy Mark / Shutterstock.com

Old Town, Rostock

New people in the VGP team

VGP is making significant additions to its international team, thereby positioning the company even better to uphold its promise of quality and to generate growth. Here are some of VGP’s team members.



Martina Höfler
Development Manager, Austria

Prior to joining VGP in March, Martina had been working as a project manager in the field of real estate lease finance for 17 years. She also had worked some years in marketing and events management after graduating from the Vienna University of Economics and Business. As a new member of the VGP family, Martina is looking forward to finding new land plots upon which to build some excellent VGP projects in Austria. In her free time she likes nature, animals, and spending time with her family.

Juliane Vatterott
Property Manager, Germany

Juliane joined VGP as a property manager in March 2021. She has more than 15 years of experience in the real estate sector, ranging from commercial and technical property management to leasing and marketing. She has managed real estate such as shopping centres, office buildings, and Magdeburg’s Hundertwasser-designed Green Citadel. While working, the trained draughtswoman studied economics at Otto-von-Guericke University in Magdeburg. She likes best to spend her free time with her three children, her dog, and her friends. Juliane also enjoys cooking and bicycling in Magdeburg’s Elbauen Park.



Christopher Züll
TGA Construction/Project Manager, Germany

Christopher has worked for VGP Germany since 1 March. A technical building services engineer, he started his career as a technical planner for HVAC. Meanwhile, he has gained more than 7 years of professional experience in the real estate sector. In his previous role at engineering firm Arcadis, he worked on logistics developments as a construction manager in Cologne. In addition, Christopher has international project experience in Europe and Asia, where he evaluated the applicability of sustainable building concepts. He spends as much of his free time as possible with friends enjoying good cuisine.



Jennifer Inderhees

Sales Assistant, Germany

In 2013, Jennifer concluded professional training as a bank clerk. She then worked as a service consultant at a savings bank branch, gaining first experience as an assistant in private banking. In 2014, she decided on a different career path, having started work as a flight attendant for Lufthansa. Jennifer travelled the world for 6 years, combining her work and her hobby – travelling. Especially the cities of Teheran and Mumbai stick in her memory. Since December 2020, she has worked as a sales assistant at VGP, supporting the team in Düsseldorf. In her free time, she does sports, cooks, bakes, and travels.

Mario Bogatzki

Property Manager, Germany

Mario has worked in real estate for the past 20 years, having acquainted himself with its entire scope. He has experience in real estate valuation and as a specialised broker, having worked as a project supervisor, insolvency administrator, as well as commercial and technical property manager. He is a trained plant technician, office clerk, management assistant, and more. Mario is married, and has four children, ages 29, 13, 12, and 5. He likes skiing and working on the family home, an old store on the outskirts of Berlin. Since February, he has been in charge of tasks for the Park Berlin Ludwigsfelde Project at VGP.



Traian Toma

Technical Project Management Sustainable Energy, Germany

Traian has been on the VGP Renewables Düsseldorf Team since 1 November 2020. He has managed planning and implementation of solar cell projects at our locations and has been in charge of electromobility. Traian has worked within the solar technology sector in sales and project management since 2009. He has been employed with the likes of Norway's Statkraft and worked as an independent subcontractor for such industry leaders as IBC Solar and Goldbeck Solar. He knows his way around sales, procurement, commercial and technical project planning, as well as project and construction management. He likes to travel and puts great value on time with his family.

Marcel Frye

Contracts Management, Germany

Marcel has worked for VGP in Düsseldorf since 1 January 2021. After his professional training and university studies (in Romance philology), Marcel worked as a notary clerk at a notary's office in Düsseldorf for more than 7 years. His tasks there encompassed in particular real estate law, company law, as well as inheritance law and marriage law. At VGP, Marcel has served as an interface and contact person with notary offices and authorities in the field of purchase agreements and lease agreements. In his free time, Marcel likes to travel across and outside of Europe, getting to know new countries, cultures, and languages.



Ines Haji

Legal Counsel, Syndikus, Germany

Ines has worked as a legal counsel for VGP in Düsseldorf since 1 April 2021. She studied law in Cologne and completed her legal clerkship in Düsseldorf and San Francisco. Before joining VGP, she had developed her legal skills while working for Freshfields Bruckhaus Deringer LLP, an international corporate law firm, where she was involved in product liability, warranty, and law of costs in the dispute resolution team. At VGP in Düsseldorf, Ines is a member of the Legal Department, providing reviews of legal issues and legal counselling.



Mark Szepat

Property Manager, Germany

Mark has 30 years of professional experience in industry, the skilled trades, construction, and real estate. He can look back at a great many projects in facility and property management at such well-known companies as Bilfinger & Berger, Johnson Controls, Goldbeck, and TÜV SÜD Advimo. Since December 2020, Mark has been in charge of seven parks as a property manager at VGP in Düsseldorf. He is father to two boys (16 and 19) and a daughter (11). He likes to be active with the family and in the garden. In the past 2 years, he has rekindled his great passion for motorcycling, and he starts his always clean KTM Supermoto on beautiful days.

Volker Kleffmann

Project Procurer, Germany

Volker has worked as a project procurer at VGP Industriebau Düsseldorf since 1 January 2021. He has more than 25 years of experience in the construction sector, initially as a construction manager in an architectural office working in industrial, laboratory, and administrative buildings. Over the past decade, he has worked as a freelancer for builders/project developers in construction supervision and in construction management for a number of general contractors. After several years of pursuing golf, he has returned to playing tennis at the Lower Rhine Tennis Club. Volker likes to travel to interesting cities and to cook.



Peggy Marten

Planning Co-ordination, Germany

Peggy studied architecture at Bauhaus University in Weimar and worked as an architect in the roles of design planner, approval planner, execution planner, and detail planner as well as creative construction manager in Austria and Germany. Before joining VGP, she had worked for real GmbH Düsseldorf in the field of strategy and real estate as a builder representative and a project manager phase 1–5 as well as project planner and developer of existing properties and new buildings. At VGP, Peggy is in charge of planning co-ordination and large projects, such as the parks in Berlin Hönöw and Rostock. She is interested in tap dance, tennis, and British cinema.

Aileen Jahn

Trainee as Management Assistant, Germany

After graduating from secondary school in 2017, Aileen finished 2-year international media and communication studies in Utrecht, Netherlands. In March Aileen started a traineeship with VGP Germany to become a real estate agent/property manager. Aileen also worked for many years in gastronomy and in summer jobs with Mercedes-Benz. During her traineeship with VGP, she will work in various departments to learn the company from all different perspectives. Aileen likes to spend her private time with friends and engages in numerous outdoor activities.



Lisa Bamberger

Project Manager Assistant, Germany

Lisa has been part of the VGP team in Düsseldorf since mid-January, working as a project manager assistant. She had been trained as a drugstore sales clerk for dm-drogerie markt, worked as deputy store manager in retail sales, then embarked on the path of an industrial management assistant in her last traineeship. She loves to travel and engage in various sports, such as bouldering and wakeboarding.



Sebastian Küpper

Project Procurer, Germany

Since 1 December 2020, Sebastian has been a part of the VGP team. This puts him on the opposite side of the negotiation table after working for GOLDBECK in facility services for 6 years. He brings knowledge and experience of project developers and logistics tenants familiar to VGP. Sebastian studied business administration and engineering, power engineering and power industry, and he looks forward to new tasks. Unfortunately, he has not yet gotten to know many of his colleagues personally, but only via video calls, but says he feels happy and content. To strike a balance, Sebastian plays handball and golf.

Oliver Dallmeier

TGA Construction and Project Management, Germany

Oliver has long professional experience in the construction sector. Having worked in the skilled trades, he acquired vast knowledge of sanitary, heating, ventilation, and air-conditioning systems. In 2002, Oliver completed a master school and turned to construction management and planning of large construction sites. For 9 years, he worked as a construction and project manager in a planning office for building technology at KD-Plan Herford. He is now happy to be in charge of large construction sites at VGP, attending to technical building services. He likes to spend free time with his family and enjoys fishing, cycling, and travelling.



Thomas Kurz

Technical Property Manager, Germany

Thomas has worked as a technical property manager at VGP since 1 January 2021. He has 15 years of professional experience in facility management. Additionally, Thomas has a sound knowledge of construction management and project management. He has several facility management certifications and is a trained fire prevention officer. Throughout his career, Thomas has gained considerable experience with renowned facility management service providers in divisional management and accounting. His profile is rounded off with a role as project manager in the retail sector. In his free time, he loves outdoor activities and trekking and enjoys nature.

Stefan Evertz

Technical Procurer, Germany

Stefan has worked in technical procurement at VGP since 1 February 2021. Originally trained in carpentry, he later studied timber engineering. Stefan spent a semester abroad, working in an engineering office and at a local technical college in Namibia. He then worked as a site manager/builder and structural analyst in a wood building company in Rosenheim. Later, he worked as a project manager and structural analyst in an architectural and engineering office in the Rhineland. Stefan likes climbing, hiking and skiing in the mountains. His hobbies also include mountain cycling and bouldering. He plays trumpet in several orchestras.



Lyn Delbaere

Office Manager, Belgium

An enthusiastic painter in her free time, Lyn joined the VGP team in Antwerp during May 2021. She previously had worked as a sales consultant and office manager. "Organisation and administration are my thing," Lyn says, "and I like the fact that I can work with a lot of different people and help wherever I can." When she is not at work in the office or with her brushes and acrylics, Lyn enjoys fitness activities, meeting friends at a local bar, and taking care of her Sphynx cat, Georgette.



Dana Bordei
Commercial Director, Romania

Dana brings experience from 1.6 million m² in real estate transactions to her new job at VGP. She previously worked 12 years in CBRE as Head of Industrial Advisory and 2 years at WDP Romania as Commercial Director. Dana lives in Bucharest and holds a master's degree in finance from the Faculty of Finance and Banking at Bucharest University of Economic Studies. Dana says she joined VGP because she believes in its potential to grow and become a market leader on the Romanian market.

Bogdan Cismaru
Permitting Manager, Romania

Bogdan has more than 20 years of professional experience in construction project management and control with several international and Romanian firms. Prior to joining VGP in April 2021, he worked at Bucharest-based Optim Project Management doing technical due diligence and supervision of logistics, office and residential projects. Bogdan is a construction engineering and management graduate of Technical University of Civil Engineering, Bucharest, and also studied at Romanian-American Business School. He is married and lives in Bucharest.



Emile Ferreira
Office Manager, Portugal

Born in Brazil, where she studied law, Emile moved to Portugal 9 years ago to be with her Portuguese family. She now lives in Porto with her husband and 3 children. Before joining VGP, Emile had worked more than 10 years in global companies in various segments, including surgical and pharmaceutical equipment and one of Brazil's largest groups in relocations, storage, and transportation. Her interests include travel, photography, and cooking for family and friends.

Tiago Martins Leite
Land Developer, Portugal

Originally trained in architecture at the Escola Superior Artística do Porto, Portugal, Tiago has more than 10 years' experience in managing client relationships and projects relating to architectural and construction processes. Tiago, who joined VGP in February, has managed several real estate portfolios and enjoys working with multidisciplinary teams and in brand development. His interests and hobbies include travel, history, music, bodyboarding, and walking.



Jorge Valenzuela Tavares Palmares
Project Manager, Portugal

Prior to joining VGP in September 2019, Jorge had worked 17 years as a civil engineer, project manager, and team leader for Porto-based engineering and architecture firm FASE – Estudos e Projectos. Since earning his degree in civil engineering from University of Porto in 2002, he has worked on large projects in Portugal and abroad, including in Jamaica, Brazil, and East Timor. In between, he obtained a master's in business from Católica Porto Business School. Jorge is married with two children. In his free time, he plays paddle tennis with his friends.



Dirk Mittermüller
Commercial Director, Spain

Dirk joined the VGP Spanish team in January 2021 as Commercial Director, although his relationship with the company dates back to 2015. For the past 13 years, his business activity has revolved around retail real estate, notably as expansion director for MANGO. His favourite hobby is spending time with his (almost) 3-year-old son, but he also enjoys horseback riding, sailing, and mountain biking.

Diego González
Land Development Manager, Spain

Diego, who joined VGP Spain in October 2020, studied architecture at European University of Madrid and holds a master's in urban planning from Carlos III University of Madrid. Before joining VGP, Diego worked in urban planning for more than 10 years, developing commercial land for the likes of Aldi, Bauhaus, Burger King, Leroy Merlin, Lidl, McDonald's, and Mercadona, as well as residential land for housing developer Quabit Inmobiliaria. Diego enjoys all sorts of sports, such as snowboarding, swimming, and tennis. He even plays football in the Madrid League of the sports journal AS. He loves travelling and likes trying new restaurants with family and friends.



Javier Madruga
Property Manager, Spain

Trained as an architect at Polytechnic University of Madrid, Javier has worked in almost every position related to building construction. Starting as an apprentice at a small architecture firm, he acquired experience in design, cost control, budgeting, negotiation, project management, customer care, and more. After more than 20 years, Javier began working for a real estate maintenance company, where he managed a small team as technical manager the last 5 years. In his spare time, he enjoys being with his family, reading crime and horror novels, and travelling around Spain and abroad while discovering beautiful architecture in amazing cities.

María Méndez
Project and Permitting Manager, Spain

María has an undergraduate degree in architecture from Polytechnic University of Madrid with a specialisation in project and permitting management. Before joining VGP in April 2021, María worked at several local and international firms and was in charge of projects' technical and commercial aspects. Her experience includes dealing with clients and authorities, as well as overseeing the development of large real estate operations, due diligence, permitting, and project and construction management. María recently completed a real estate executive programme at IE University in Madrid. She loves running and has successfully completed two half-marathons.



Manuel María
Project Manager, Spain

Manuel joined VGP in April 2021. As a project manager in Seville, he is an active agent in VGP's growth in the south of Spain. Trained as a civil engineer, Manuel has worked in infrastructure construction projects both in Spain and Chile for more than 20 years. He has held a wide range of management positions in project contracts for top construction companies. After a 9-year stint in Chile, he is very much looking forward to enjoying this new opportunity and to discovering a new life, together with his family.



Alejandro Sanchiz

Commercial Manager, Spain

A graduate from the Polytechnic University of Madrid and École des Mines de Nantes, Alejandro has 4 years of experience in industrial real estate. Throughout his career, he has been involved in commercial and land acquisition roles.

Alejandro loves football and is an Atlético de Madrid superfan. Other hobbies include playing chess and spending time outdoors, either wandering around in his beloved Madrid or hiking in open nature and enjoying the landscape.

Mercedes Mateos

Plot Acquisition Manager, Spain

Mercedes has an undergraduate degree in law and master's degrees in urban planning and real estate sciences. Before joining VGP in October 2020, she worked for 7 years at Savills Aguirre Newman, where she was in charge of due diligence processes and asset management, and later at IKEA's property department for 8 years, where she oversaw land acquisition, negotiation, and signing of sale-and-purchase contracts. Her role at VGP will be in co-ordinating and managing land acquisition, from search to organising sale and purchase operations, including zoning procedures. She loves sports, travel, good wine, and devoting free time to her husband and two sons.



Carla Urgell

Receptionist, Spain

Carla joined VGP in May 2021 to work as a receptionist and provide support to the administration team. She studied modern languages and literatures at University of Barcelona. Carla has extensive experience in a variety of fields. Before joining VGP, she worked at a publishing house, as well as in the customer care department of an international IT company. In her spare time, Carla loves travelling to discover different cultures and traditions. She also enjoys listening to music and reading all sorts of stories and literatures about fantastical worlds in order to expand her own.

Massimo Vicenzino

Construction Project Manager, Italy

Ever since completing his degree in civil engineering at Polytechnic University of Milan, Massimo had worked on construction sites with large construction firms. This included several years managing such big infrastructure works as highways and high-speed railways. Before joining VGP in April 2020, he had been a project manager on logistics sites for one of Italy's leading general contractors in serving major e-commerce players. Massimo lives in Milan with his wife and 5-year-old daughter and loves skiing and cycling.



Lorenzo Pallotta

Development Manager, Italy

Lorenzo has more than 15 years of experience in public and private sector real estate development. He holds a master's degree in urban design and PhD in urban and territorial planning from Polytechnic University of Milan and a master's in real estate from Bocconi University. Until recently, he worked in redeveloping areas hosting Expo Milan 2015. Since June 2020, Lorenzo is responsible within VGP for development, property acquisition, and projects permitting in Italy. He lives in Milan with his wife and two children.



Mihály Laskovics

Site Manager, Hungary

Since completing technical college in 2004, Mihály has been working in construction, mainly as a site manager and generally on long-term and complicated projects, such as hospitals, stadiums, residential complexes, and logistics parks. A father of three, Mihály lives alone in Várpalota in the mid-western part of Hungary, from where he commutes daily to the various sites for which he is responsible. Mihály says he joined VGP in March with enthusiasm for contributing to the company's long-term success. In his spare time, he enjoys biking to keep himself in good shape.

Gergő Farkas

Site Manager, Hungary

It can be said that Gergő has building in his blood. A civil engineering graduate of the University of Pécs, he has spent his career on construction sites – building factories, warehouses, and public facilities. Since joining VGP in April, his first project involves extending VGP's existing park in Alsónémedi. Gergő says he has devoted his career to bringing beauty into construction and looks forward to helping do that for VGP parks. He spends his free time with his wife and daughter, mostly in the out-of-doors, and always is building something in the backyard.



Zoltán Madácsi

Project Manager, Hungary

Since graduating in civil engineering in 1989, Zoltán has been working in the construction business for more than 30 years, including in such well-known international companies as Skanska, Budapest Airport, and Swietelsky. Zoltán joined VGP in October 2021 and already has worked as a project manager at several VGP Parks in Hungary. Married and a father of two, he lives in a small village near Budapest. Zoltán loves travelling and keeping himself in shape by engaging in various sports, including biking and swimming.

Barbora Ryšavá

Plot Acquisition Manager, Czech Republic

Barbora has been working as Plot Acquisition Manager for VGP since June 2021. Before joining VGP, she had worked in the retail industry for companies like IKEA, Ahold, and AmRest, always in real estate departments. The past 5 years she was Real Estate Manager at AmRest and was responsible for expanding retail units of KFC, Burger King, Starbucks, and Pizza Hut in the Czech Republic. Barbora is married, has a daughter 3 ½ years old, and lives close to Prague. She likes to spend her leisure time with family, travelling, gardening, and biking.



Martin Fend'a

Project Manager, Slovakia

"With a calm mind and a professional approach," Martin says, "all problems are solvable." A project manager with more than 15 years of experience, this civil engineer, educated at the Faculty of Engineering, Technical University of Košice, has led diverse projects from the construction of roads, bridges, and tunnels to the creation of what he terms "thoughtful buildings". Martin joined VGP in March. He says he puts high priority on timing, health and safety, quality, and budget. A calm mind does not preclude excitement, as Martin also enjoys skiing and hockey.



Erika Mruškovičová
Back Office Manager, Slovakia

After spending almost 14 years abroad, Erika says she was impressed upon returning in 2019 by how much Bratislava had changed. Before joining VGP in April as back office manager, Erika had worked more than a year at the Siebert & Talaš architectural firm in Bratislava. Erika graduated from Limerick University in Ireland with an MSc in human resources management, then worked in that field for a number of years in Ireland. She enjoys travel, cycling, charity work, and entertaining family and friends. Erika recently decided to give diving a try.

Jan Šácha

Site Manager, Slovakia

Jan is a technical engineering graduate with more than 15 years of practical experience in construction supervision, technical supervision, and providing general construction engineering advice. He has significant experience in both international as well as local companies. Prior to joining VGP, he worked for several renowned companies. Jan likes playing football, hiking, and biking.



Reinis Egle
Construction Manager, Latvia

Reinis knew VGP even before joining in February. He had worked for the general contractor that built VGP Park Kekava, in Latvia. That project had come with challenges, Reinis relates, “but I was able to reach the goals, and now I am ready to build my first industrial warehouse at VGP Park Riga as a VGP Latvia team member.” A Riga Technical University graduate in transport structures, Reinis loves all kinds of sports, including basketball, beach volleyball, and exercising with kettlebells. “But the best part of my free time,” he says, “is spending time with my family and friends in the countryside of Latvia.”

Alina Uzpila

Accountant and Office Manager, Latvia

Alina studied at the University of Latvia and has a master's degree in economics. Before joining VGP she worked in the largest publishing house in Latvia as an accountant. Alina also has worked as a tax consultant and outsource accountant. She is keen on meeting new people and learning new things. She enjoys spending time with her family and friends and her favourite place to be is by the seaside. Alina is excited about travelling and exploring new places.



Richard Fichtbauer
Technical Director, Latvia

A civil engineer by university education and long experience, Richard spent 12 years in Germany's army and then acquired many years of experience in design and construction throughout Europe. He went to the Russian Federation in 2007, worked in Russia and Uzbekistan as a project manager on various automotive projects, then joined VGP in 2015 (but also was involved in a hygienic products plant in Tatarstan). Richard previously worked for VGP Germany, but he was assigned to VGP Latvia in October 2020.

Do you need space?

Do you need space for your business? If so, you might be interested in what options are currently available to you. We have prepared a brief overview of the current offer for leasing warehousing, logistics and manufacturing space in our parks. Please do not hesitate to contact us in case of any additional questions and to arrange a personal meeting.

CZECH REPUBLIC	BUILDING	OFFICE AREA (m ²)	WAREHOUSE AREA (m ²)
VGP Park Olomouc	E	built to suit	3,721
	F2	built to suit	32,500
	I	built to suit	14,400
	C	existing	5,508
	H	existing	8,413
VGP Park Chomutov	A2	existing	5,100
	D	built to suit	5,309
VGP Park Prostějov	C	built to suit	9,969
VGP Park Kladno	A	built to suit	15,805
	B	built to suit	10,573
VGP Park České Budějovice	A	built to suit	5,920
	B	built to suit	8,750
	C	under construction	9,410
SLOVAKIA	BUILDING	OFFICE AREA (m ²)	WAREHOUSE AREA (m ²)
VGP Park Zvolen	A	built to suit	23,272
	B	built to suit	20,384
	C	built to suit	8,049
VGP Park Bratislava	B	built to suit	27,360
	C	built to suit	41,760
	D	built to suit	28,512
	G	built to suit	24,192
VGP Park Malacky	B	existing	3,330
	C	existing	2,727
SPAIN	BUILDING	OFFICE AREA (m ²)	WAREHOUSE AREA (m ²)
VGP Park Granollers	A	built to suit	8,700
VGP Park San Fernando de Henares	C1	built to suit	7,500
	D	built to suit	25,000
VGP Park Fuenlabrada	A	built to suit	30,000
VGP Park Cheste	A	built to suit	15,000
	B	built to suit	20,000
	C	built to suit	28,000
VGP Park Zaragoza	B	built to suit	22,000
	D	built to suit	19,000
VGP Park Sevilla Ciudad de la Imagen	A	built to suit	14,000
	B	built to suit	13,000
VGP Park Sevilla Dos Hermanas	A	built to suit	26,000
	B	built to suit	30,000

ITALY	BUILDING	OFFICE AREA (m ²)	WAREHOUSE AREA (m ²)
VGP Park Padova	A2	built to suit	6,144
GERMANY	BUILDING	OFFICE AREA (m ²)	WAREHOUSE AREA (m ²)
VGP Park Hamburg	E5	built to suit	7,300
	E6	built to suit	2,400
VGP Park Magdeburg	B	built to suit	10,000
	C	built to suit	31,628
	D	built to suit	31,628
	E	built to suit	55,931
	F	built to suit	50,931
	G	built to suit	34,310
	H	built to suit	26,381
VGP Park Gießen Am Alten Flughafen	A	built to suit	40,000
	B	built to suit	28,200
	C	built to suit	23,600
	D	built to suit	55,800
	E1	built to suit	4,500
	E2	built to suit	5,400
	A	built to suit	5,000
	B	built to suit	32,800
	C	built to suit	32,700
	D	built to suit	46,600
	E	built to suit	21,000
	F	built to suit	14,000
VGP Park Berlin–Oberkrämer	B	built to suit	11,000
	D	built to suit	33,400
VGP Park Berlin (Ludwigsfelde)	L	built to suit	4,900
	M	built to suit	15,800
VGP Park Rostock	A	built to suit	20,588
	B	built to suit	7,135
	C	built to suit	17,654
	D	built to suit	28,157
	E	built to suit	21,134
VGP Park Erfurt	A	built to suit	20,000
	B	built to suit	38,000
VGP Park Wiesloch-Walldorf	A	built to suit	21,400
	B	built to suit	14,200
	C	built to suit	15,600
	D	built to suit	23,300

ROMANIA	BUILDING	OFFICE AREA (m ²)	WAREHOUSE AREA (m ²)
VGP Park Bucharest	A	built to suit	24,000
	B	built to suit	46,000
	C	built to suit	28,000
	D	built to suit	15,000
VGP Park Timișoara	A2	existing	7,600
	B1	existing	6,400
	D	built to suit	15,000
VGP Park Sibiu	A	built to suit	11,700
	B	built to suit	13,000
	C	built to suit	16,000
	B1	built to suit	14,600
	B2	built to suit	35,000
VGP Park Brașov	A	built to suit	33,000
	B	built to suit	28,000
	C	built to suit	28,000
	F	built to suit	9,225
	G	built to suit	16,042
	H	built to suit	19,527
	I	built to suit	24,442
VGP Park Arad	A	built to suit	28,800
	B	built to suit	40,000
	C	built to suit	8,000
	D	built to suit	27,956
	E	built to suit	40,081
	F	built to suit	38,343
	G	built to suit	11,722

PORTUGAL	BUILDING	OFFICE AREA (m ²)	WAREHOUSE AREA (m ²)
VGP Park Sintra		built to suit	13,195
VGP Park Loures	A	built to suit	9,857
	B	built to suit	5,986
THE NETHERLANDS	BUILDING	OFFICE AREA (m ²)	WAREHOUSE AREA (m ²)
VGP Park Roosendaal	B	built to suit	9,307
VGP Park Nijmegen	B3	built to suit	26,800
	B4	built to suit	33,262
	C1	built to suit	13,723
HUNGARY	BUILDING	OFFICE AREA (m ²)	WAREHOUSE AREA (m ²)
VGP Park Alsónémedi	A2	built to suit	4,900
VGP Park Kecskemét	A	built to suit	16,000
VGP Park Győr Beta	A	built to suit	30,000
	B	built to suit	10,000

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