



Press release

VGP expands its portfolio with another location in Ústí nad Labem: new park will focus on last-mile logistics

Prague/Czech Republic, 20. December 2021: VGP, the developer and owner of semi-industrial and logistics real estate, is expanding its portfolio with another location in Ústí nad Labem, where it plans to build a new technology park named “VGP Park Ústí nad Labem City”. As the name suggests, the project is strategically located close to the city centre. Nevertheless, it is only 2 km from the D8 motorway connecting Prague and Dresden. The complex will be built on a brownfield site where the former Avirunion glassworks were located. The premises are bounded by Sklářská, Tovární and Kekulova streets and cover an area of almost 11 hectares. VGP plans to develop more than 52,000 m² of lettable space here intended mainly for logistics companies. The project now has all the permits to begin construction.

“Selection of suitable location is a priority for all of our logistics parks. Ústí nad Labem has proven itself not only because of its industrial tradition but also by its excellent transport accessibility to both Prague and nearby Germany. It is also for this reason that we are establishing already our third park in the region – in this case closer to the centre of Ústí nad Labem, making it an ideal location for last-mile logistics. Recently, and particularly in the context of the COVID-19 pandemic, last-mile logistics have proven to be altogether fundamentally important. Customers have changed their approach to shopping: they often order goods online and they expect very fast and flexible delivery. The pressure on logistics companies is enormous, and increasingly they are looking for warehouse spaces that are as close as possible to their customers. We are already negotiating with several potential tenants,” comments David Plzák, VGP Country Manager for the Czech Republic.

Ústí nad Labem is an important economic and administrative centre of North Bohemia, with an abundant and qualified workforce. A total of 3 halls will be built at the VGP site while targeting at least the Very Good rating under the BREEAM green certification, a high standard with emphasis on energy efficiency and sustainability. Future tenants will also value the choice of location. Indeed, the park will be just a 3-minute drive from the city centre and 5-minute walk from the train station. There are also several public transport stops (buses and trolleybuses) in the immediate vicinity.

About VGP

VGP is a pan-European developer, manager and owner of high-quality logistics and semi-industrial real estate. It operates a fully integrated business model with capabilities and longstanding expertise across the value chain. The company has a development land bank (owned or committed) of 10.49 million m² and its strategic focus is on the development of business parks. Founded in 1998 as a Belgian family-owned real estate developer in the Czech Republic, VGP, with a staff of more than 350 employees, today owns and operates assets in 12 European countries, both directly and through several 50:50 joint



ventures. As of June 2021, VGP had gross asset value of €4.48 billion (including the joint ventures at 100%) and net asset value (EPRA NTA) of €1.51 billion. VGP is listed on Euronext Brussels.

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

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