



Press release

Exyte Technology is expanding: It has leased 12,600 m² in VGP Park Ústí nad Labem City

19th July 2023, Prague: VGP, the European owner and developer of semi-industrial and logistics real estate, has acquired a new tenant for its newly prepared technology park VGP Park Ústí nad Labem City, which will emerge from a brownfield site not far from the city centre on the location of the former Avirunion glassworks bounded by Sklářská, Tovární, and Kekulova streets. Exyte Technology, an expert in high-tech equipment and technology, has leased 11,192 m² of warehouse space and another 1,400 m² of office space in Hall A, which is now fully rented. The new hall is being built to green certification level BREEAM Very Good standards and it will be completed in the fourth quarter of this year, when VGP will also hand it over to the client.

"Together with Exyte Technology, a company with a rich history in the high-tech equipment and technology industry, we share the same values focused on maximum customer satisfaction and a responsible approach to the environment. We are particularly pleased to co-operate with such companies," comments **David Plzák, VGP Country Manager for the Czech Republic.**

"We always strive to build modern and sustainable spaces for our clients and we believe that our park will be an ideal place for Exyte's expansion. The company will create 80 new jobs here, boosting employment and economic growth in the region," adds **Nela Kadlecová, VGP Commercial Officer.**

Exyte Technology is a world leader in developing, designing, and supplying high-tech equipment for clients operating in the semiconductor, battery cell, pharmaceutical, biotechnology, and data centre markets. Through more than 100 years since its founding in 1912 it has grown into a multinational company with around 9,000 employees worldwide. In its new premises within VGP Park Ústí nad Labem City, the company will focus on producing modular units consisting of light frame structures into which prefabricated piping systems are placed. The majority of these products will be delivered to customers operating in the field of semiconductors and chips.

"The use of modular units brings our clients financial savings of as much as 25% and a 30% reduction in time consumption. This method ensures 100% reliable product quality, lower waste production, and fewer worker injuries, which has been confirmed by our experience in the US market. The European Union is currently aiming to increase its share of global chip production to 20% by 2030. That is why we decided to expand into the Czech Republic, which is a strategic location for managing all our planned projects. The location of VGP Park Ústí nad Labem City provides excellent transport access to Germany, which is key for us. Moreover, VGP is a major player in the real estate market and we believe that co-operation with it will help us to start up new production and business activities," says **Mgr. Lucie Weberová, Managing Director of Exyte Technology for the Czech Republic.**

Within VGP Park Ústí nad Labem City, a total of 3 halls with BREEAM Very Good green certification will be built on an overall area of almost 11 hectares with more than 52,000 m² of lettable space. Hall A is currently under construction and is already fully rented. VGP expects to complete the hall



in the third quarter of this year. Another two halls offering more than 29,000 m² of rentable space are in the pipeline. The park is just a 3-minute drive from the city centre and a 5-minute walk from the train station. There also are several public transport stops (for buses and trolleybuses) in close proximity.

About VGP

VGP is a pan-European owner, manager and developer of high-quality logistics and semi-industrial real estate. VGP operates a fully integrated business model with capabilities and longstanding expertise across the value chain. Founded in 1998 as a Belgian family-owned real estate developer in the Czech Republic, VGP with a staff of circa 383 FTE's today is active in 17 European countries directly and through several 50:50 joint ventures. As of December 2022, the Gross Asset Value of VGP, including the joint ventures at 100%, amounted to € 6.44 billion and the company had a Net Asset Value (EPRA NTA) of € 2.30 billion. VGP is listed on Euronext Brussels (ISIN: BE0003878957)

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