

# EPRA Tour VGP Park Ludwigsfelde

17 September 2024







Welcome to  
VGP in Berlin



# VGP in Berlin : Well positioned around the German Capital



## Berlin Ludwigsfelde

GLA: 216,000 m<sup>2</sup>

Characteristics: Located in Ludwigsfelde, a city to the south of Berlin in the district of Teltow-Fläming, in the industrial area of Brandenburg Park

## Berlin Oberkrämer

GLA: 69,052 m<sup>2</sup>

Characteristics: Located north-west of Berlin, just 2.5 km from the A10 (Berliner Ring) at Exit 30 for Oberkrämer

## Berlin Wustermark

GLA: 71.720 m<sup>2</sup>

Characteristics: Park with strategic position directly at the Berlin motorway (A10) and the outer rail ring as well as the Havel canal

## Berlin Bernau

GLA: 70.618 m<sup>2</sup> (to be developed)

Characteristics: A fourth park in the Berlin area, located in the north-east part of Berlin with direct access to the A11





VGP Park Berlin Ludwigsfelde





## VGP PARK BERLIN - LUDWIGSFELDE



**Berlin**  
36 km



**Potsdam**  
20 km



**Magdeburg**  
140 km



**Highway**  
4 min



**Bus station**  
1 km



**Airport**  
20 minutes



**Land surface**  
513,845 m<sup>2</sup>



**GLA of park**  
216.000 m<sup>2</sup>



**Buildings**  
9



**Tenant type**  
Predominantly  
logistics



**Main tenants**  
Lidl, PicNic, Zalando,  
Defshop, Malindo,  
Lillydoo



# VGP Park Berlin : Landmark near the German Capital

## Location:

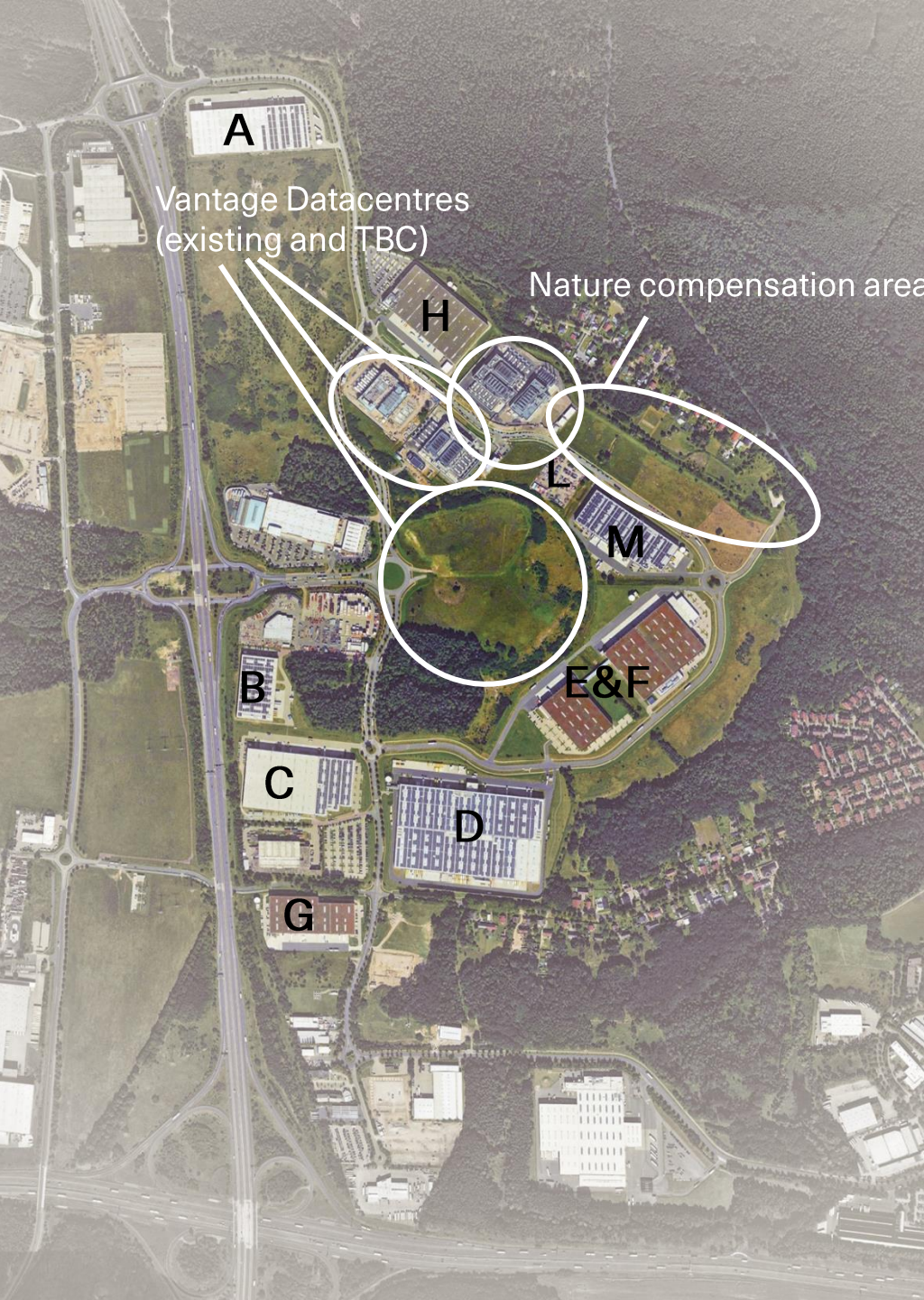
- Excellent access to the main roads
- Easy access to the centre of Berlin

## Sustainability characteristics:

- The total park has 7.9 MWp of solar capacity installed
- Ca. 80.000 m<sup>2</sup> of green roofs installed
- Green mobility facilities installed: EV chargers and bike storage possibilities
- Biodiversity initiatives are installed throughout the park such as bird and bat houses and water trenches and a pond
- DGNB Gold certification obtained and BREEAM in-use certification on-going for the standing portfolio
- EU Taxonomy in use certification is ongoing
- Relax areas for the tenant's employees



# VGP Park Berlin : Tenant overview



A

- Emons Logistik - 7,525 m<sup>2</sup>
- Barsan Global Logistik – 6,252 m<sup>2</sup>
- Isringhausen – 5,430 m<sup>2</sup>
- Emsland-Stärke - 4,644 m<sup>2</sup>

B

- Lillydoo Services – 9,716 m<sup>2</sup>

C

- Defshop - 17,967 m<sup>2</sup>
- SSW Stolze Stahl Waren – 5,002 m<sup>2</sup>
- Pets Deli Tonius – 3,065 m<sup>2</sup>

D

- Lidl Digital - 53,674 m<sup>2</sup>

E & F

- Picnic - 35,457 m<sup>2</sup>

G

- messenger Fulfillment – 3,716 m<sup>2</sup>
- Pietsch – 3,205 m<sup>2</sup>
- Logit Services – 3,007 m<sup>2</sup>
- Alfred Kärcher Vertriebs – 1,797m<sup>2</sup>

H

- Zalando – 23,094 m<sup>2</sup>

L

- Under construction – 5,093 m<sup>2</sup>

M

- Malindo - 17,326 m<sup>2</sup>



# Disclaimer

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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. The company has a development land bank (owned or committed) of 8.5 million sqm and the 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 circa 372 FTEs today operates in 17 European countries directly and through several 50:50 joint ventures. As of June 2024, the Gross Asset Value of VGP, including the joint ventures at 100%, amounted to € 7.4 billion and the company had a Net Asset Value (EPRA NTA) of € 2.3 billion. VGP is listed on Euronext Brussels. (ISIN: BE0003878957).

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

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