

PRESS RELEASE

STUDENAC SIGNS CONTRACT WITH VGP FOR THE CONSTRUCTION OF A NEW LOGISTICS AND DISTRIBUTION CENTER IN DUGOPOLJE

Studenac's new logistics and distribution center, covering 23,000 square meters, will be part of the VGP Park Split complex, with its opening planned for the first half of next year

Split, March 11, 2025 – Studenac, the most widespread retail chain in Croatia, continues to invest in its logistics and distribution network by signing a contract for the construction of a new logistics and distribution center in Dugopolje. The new center will span 23,000 square meters and is set to become operational in the first half of 2026. The center will be located within VGP Park Split, a complex developed by VGP, a pan-European owner, developer, and manager of high-quality logistics and industrial real estate.

"With the construction of another modern distribution center, we continue to elevate our logistics processes to the highest standards of excellence. Sustainability and technological advancement are key elements of our strategy, and this project represents another significant step in strengthening our supply chain. Our transformed supply network will continue to support the company's growth and the expansion of our retail network in Croatia, which today includes more than 1,400 locations," said Dragan Baškarad, Studenac's Chief Operating Officer.

The new logistics and distribution center in Dugopolje will bring numerous advantages over the current facility, including a larger total area, centralized processes, an optimized layout, an increased number of loading and unloading docks, and modern equipment, such as an 11.5-meter-high racking system. Special attention has been given to sustainability, with the center featuring a solar power plant to reduce its carbon footprint and improve energy efficiency, aiming to achieve the BREEM Excellent certification and EU Taxonomy compliance.

On a site covering 187,000 square meters, VGP will develop a total of 74,000 square meters of logistics and industrial space.

"We are proud to contribute to the development of modern logistics in Croatia through VGP Park Split. Our commitment to sustainable and customized solutions ensures long-term value for our partners, and Studenac, as one of the leading retail chains in the region, has recognized the quality and strategic position of this project. Leveraging the technical expertise of our team, VGP will closely collaborate with clients to design and implement tailored facilities that meet their operational needs. This is VGP's second major investment in Croatia, following the VGP Park Zagreb project, where we are currently developing a manufacturing facility for autonomous vehicles for Verne," said Jan Van Geet, CEO of VGP.

Studenac is undertaking this project in collaboration with consulting firm Graphene Partners.

"Graphene Partners is proud to have supported Croatian retail chain Studenac in negotiations with VGP – a renowned warehouse real estate developer. Our role extended beyond contract negotiations to coordinating the warehouse launch process. In the earlier stages, based on Studenac's growth plans and network expansion, our experts helped select the optimal location. Thanks to this partnership, Studenac will gain a top-tier distribution center that will support its continued remarkable growth," said Marek Dymarski, Senior Partner at Graphene Partners.

The construction of the new Dugopolje center is part of Studenac's broader strategy of investing in the modernization and development of its logistics infrastructure. Alongside this project, the logistics

and distribution center in Velika Gorica, spanning 36,000 square meters, is nearing completion. With the opening of these two new centers within less than a year, Studenac is further strengthening its logistics capabilities and enhancing product availability for its customers, ensuring top-quality service and efficiency in supplying its retail network.

ABOUT VGP

VGP is a pan-European owner, manager and developer of high-quality logistics and semi-industrial properties as well as a provider of renewable energy solutions. VGP has a fully integrated business model with extensive expertise and many years of experience along the entire value chain. VGP was founded in 1998 as a family-owned Belgian property developer in the Czech Republic and today operates with around 378.4 full-time employees in 18 European countries directly and through several 50:50 joint ventures. In December 2024, the gross asset value of VGP, including the 100% joint ventures, amounted to € 7.8 billion and the company had a net asset value (EPRA NTA) of € 2.4 billion. VGP is listed on Euronext Brussels (ISIN: BE0003878957).

For more information, please visit www.vgpparks.eu