# Company Presentation

4M 2025



# Fully integrated industrial and logistics real-estate company



- Aim for all new buildings to be delivered at certified BREEAM Excellent or DGNB Gold level, as well as EU Taxonomy compliant
- VGP well financed and strongly capitalized: shares listed on Euronext Brussels since 2007 and included in the EPRA Nareit Developed Europe Index since 2022 and the BEL ESG Index since 2023
- Successful and long-term Joint Venture partnerships with Allianz, Deka Immobilien and Areim

Source: company information as of 31 December 2024 and April '25 when indicated with \* ¹Gross Asset Value of VGP, including Owned Portfolio and joint ventures at 100% as of 31 December 2024; ²Weighted average yield of own standing property portfolio as of 31 December 2024; ³ Including JV portfolio at 100%; ⁴ Refers to WALT of JV and Owned Portfolio combined; ⁵ The gearing ratio is calculated as Net debt / Total equity and liabilities

€7.84 billion

Total GAV¹

18 Countries\*

**∥** Pa

**115** Parks\*

248
Completed Buildings\*

7.22% Yield<sup>2</sup> 98%
Occupancy<sup>3</sup>\*

8.0 years

**4.5 Year**Average Building age\*

286 MWp

Renewable energy operational or in pipeline\*

€ 431.8 million

Committed annualised rental income \*

>426 Tenants \*

>600 Tenant Contracts\*

€ 287 million

Net Profit

33.6%

Gearing ratio<sup>5</sup>

€2.4 billion

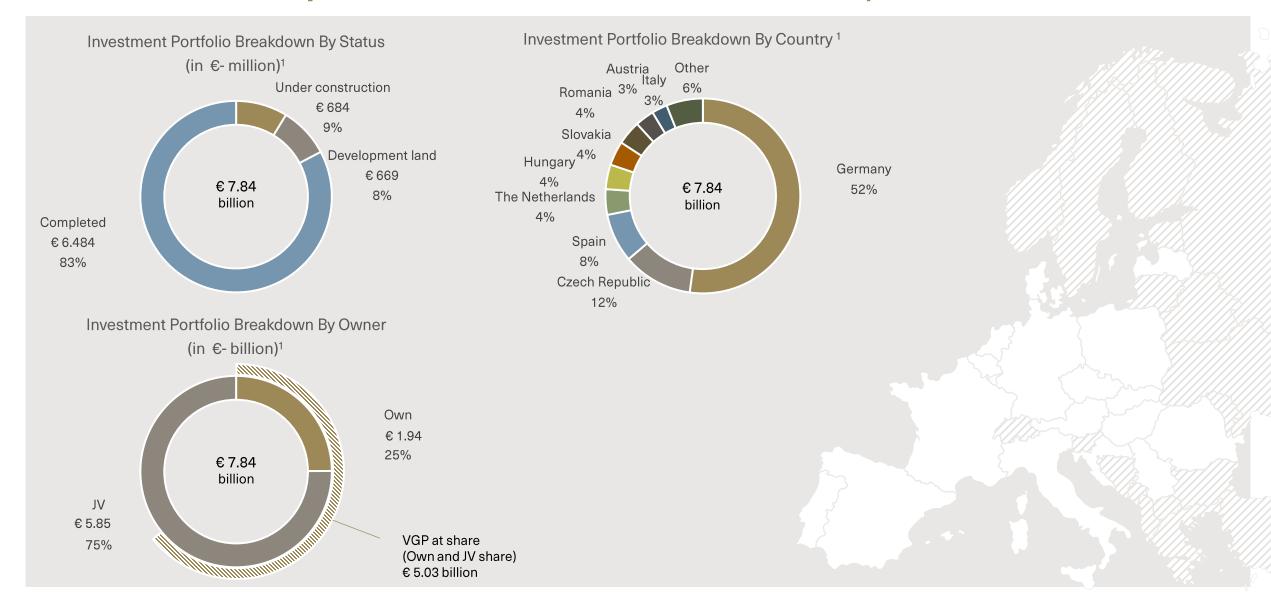
Shareholders' Equity

BBB-

Stable outlook Fitch Rating

# Well diversified portfolio across Continental Europe





JV's at 100%, As of Dec 2024

# Well diversified portfolio across Europe

38. Wetzlar

39. Wiesloch-Walldorf

#### Czech Republic Latvia **Portugal** Germany 69. Kekava 103. Loures Berlin-Bernau 40. Brno 70. Riga 104. Montijo 41. České Budějovice Berlin-Ludwigsfelde 71. Tiraines 105. Santa Maria de Feira Berlin-Oberkrämer 42. Český Újezd 106. Sintra Berlin-Wustermark 43. Chomutov Spain Bingen 44. Hrádek nad Nisou Serbia 72. Alicante Bischofsheim 45. Jeneč 107. Belgrade 73. Burgos Bobenheim-Roxheim 46. Kladno 74. Cordoba Chemnitz 47. Liberec 75. Fuenlabrada Croatia 48. Olomouc Dresden 76. Fuenlabrada II 10. Einbeck 49. Plzeň 108. Zagreb 77. Granollers 109. Split 11. Erfurt 50. Prostějov 78. La Naval 12. Erfurt - Stotternheim 51. Tuchoměřice 79. Llicà d'Amunt 13. Frankenthal 52. Ústí nad Labem 80. Martorell France 14. Giessen Am Alten Flughafen 53. Ústí nad Labem City 81. Pamplona Noian 110. Mulhouse 82. San Fernando de Henares Giessen-Buseck 54. Vyškov 111. Rouen 83. Sevilla 16. Giessen-Lützellinden Slovakia 112. Vélizy 84. Sevilla-Cuidad de la Imagen 17. Ginsheim-Gustavsburg 85. Valencia Cheste 55. Bratislava 18. Göttingen Denmark 86. Zaragoza 56. Malacky 19. Halle 113. Veile 57. Zvolen 20. Halle 2 **Netherlands** 114. Gréve 21. Hamburg 87. Nijmegen 22. Hochheim Hungary **United Kingdom** 88. Roosendaal 23. Höchstadt 58. Alsónémedi 115. East Midlands 24. Koblenz 59. Budapest Italy 25. Laatzen 60. Gyor 26. Leipzig 89. Calcio 61. Gyor Béta Leipzig-Borna 90. Milano Legnano 62. Hatvan 28. Leipzig-Flughafen 91. Paderno Dugano 63. Kecskemét 92. Padova 29. Magdeburg Parma Paradigna 30. München Parma Lumière Romania 31. Nürnberg 95. Parma Morse Rodgau 64. Arad Sordio Rostock 65. Brasov 97. Valsamoggia 34. Rüsselsheim 98. Valsamoggia 2 66. Bucharest 35. Schwalbach 67. Sibiu 99. Verona 36. Soltau 68. Timisoara 37. Steinbach Austria

100. Ehrenfeld

101. Graz 102. Laxenburg

# Fully integrated business model with in-house capabilities and competences





## Land

- Identification of prime locations
- Comprehensive due diligence – Technical, legal, environmental
- Obtain the zoning and building permit



# Concept & design

- In-house design of buildings based on strict guidelines for multipurpose utilisation
- Strategic alliance with architecture firms, in close cooperation with local authorities
- Adaptation according to tenants' requirements but within VGPs own standard building parameters



## Construction

- Acting as a general contractor on a significant part of the construction pipeline
- High technical and quality standards
- Application of VGP Considerate Construction Charter



## Rent

- Mainly long term lease agreements
- Officers responsible for monitoring of the tenants' requirements until the handover of the premises
- Working together with local real estate brokers



## **Portfolio**

- Long term developer / investor (own portfolio or sale to one of the JVs)
- Portfolio management
- Asset management
- Property management
- Centralised maintenance of properties



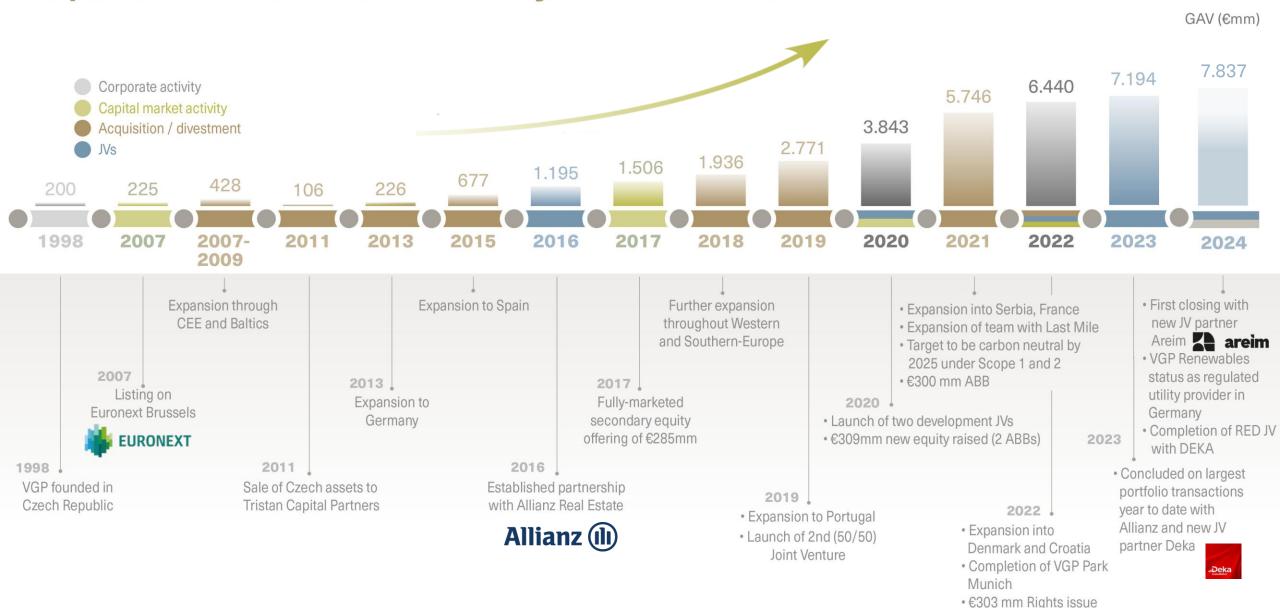
## **Ancillary services**

- Assisting clients with transitioning towards sustainable energ usage in a cost-effective way
- Offering includes: green energy (produced on or off-site), smart energy management, green electric and hydrogen charging facilities and infrastructure

DEVELOPMENT ASSET MANAGEMENT RENEWABLE

# Successful and long-standing track record of **geographic expansion** and **continued delivery across markets**...

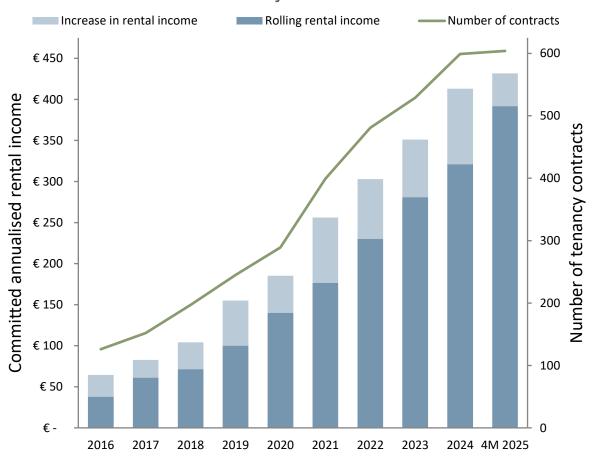




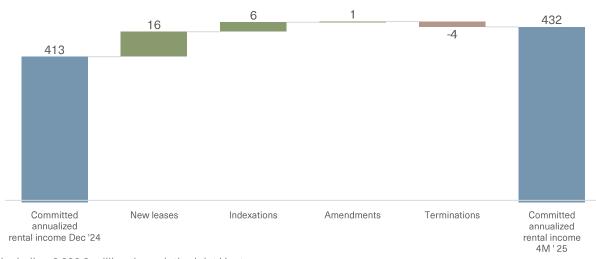
# Record year start of the year in rental income – including JVs at 100% VGP



## Committed Annualised Rental Income And Number Of **Tenancy Contracts**

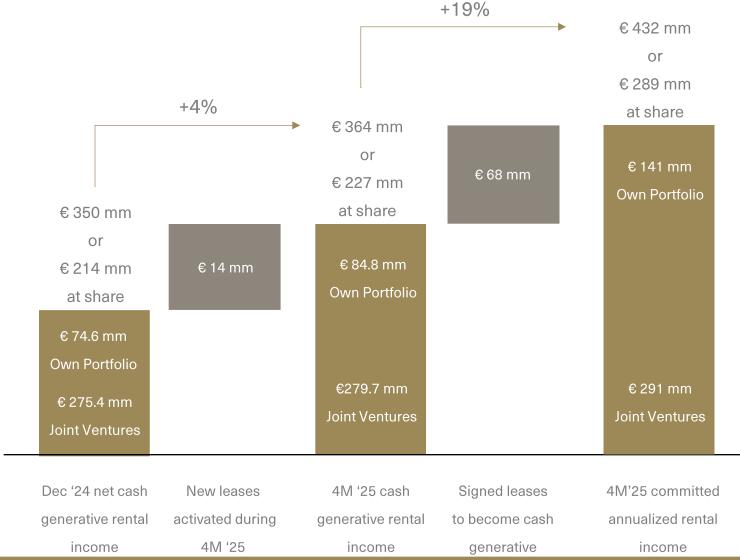


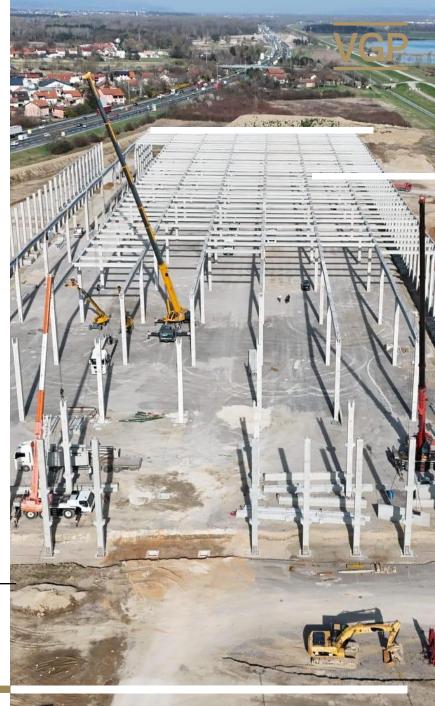
- The group has 426 tenants, versus 418 at end of '24
- Committed annualised leases as of 30 April 2024 of € 431.8 million<sup>1</sup> (FY24 412.6 million)
- Occupancy rate of 98% for the completed portfolio<sup>2</sup>
- Bridge of committed annualized rental income (in €-million):



<sup>&</sup>lt;sup>1</sup>Including € 290.2 million through the Joint Ventures <sup>2</sup>Including 100% of JVs' assets, per 30 April 2025

# € 432 m committed leases, to be activated in full within in 4 years





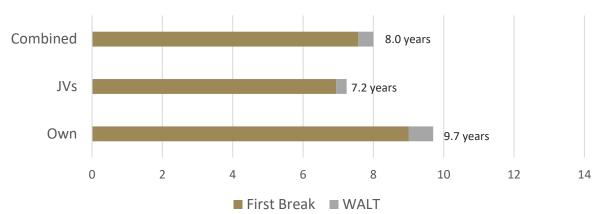
# Portfolio virtually fully let on a long-term basis





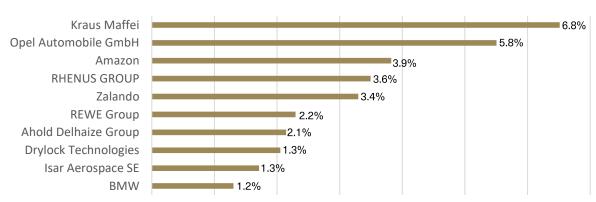


- The combined occupancy of the portfolio stood at 98 %
- The WALT stands at 8.0 years
- The WAULB stands at 7.6 years
- Top ten customers represent 32% of total portfolio and have a combined WAULT of 10.5 years



Weighted average lease term (WALT) of the portfolio

Top 10 clients by lease contract with JVs at 100% (% of total committed leases)



# Portfolio leased to a diversified and bluechip tenant base

- Weighted average lease term of 8.0 years<sup>1</sup>
- Top 10 tenants represents 32.1% of committed leases and have a combined WALT of 10.5 years



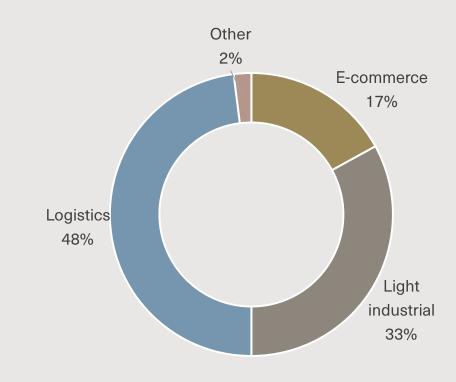








# Tenant Portfolio Breakdown – By Industry Segment<sup>1</sup>





# Portfolio under construction represents € 65.9 million of new leases

- As per today, 36 buildings are under construction, representing 873,000 m<sup>2</sup>
- This equates € 65.9 million of annualized leases<sup>1</sup>
- The portfolio under construction, including pre-lets on development land, is 78.7% pre-let
- New buildings started in '25 for 139.000 m<sup>2</sup>

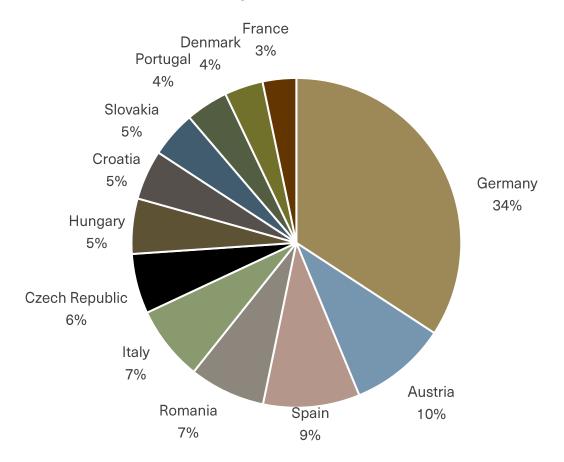






# ...and is well spread across our geographical footprint

Developments – geographic breakdown (by CARA+ERV)









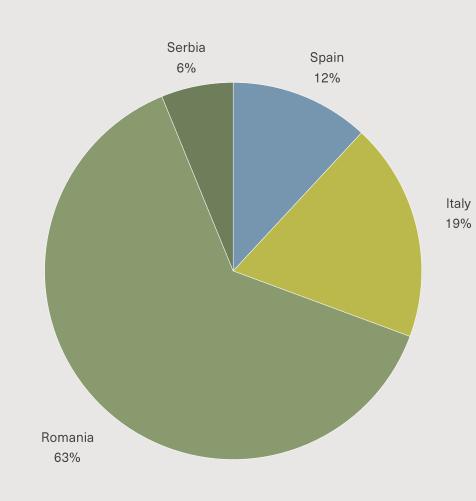
# Delivery of new developments YTD

- 4 buildings representing 84,000 sqm GLA
- € 5.3 million rental income by 6 new contracts, 100% let
- 100% will be rated BREEAM 'Very Good' (or equivalent) or better





## Deliveries Geographical breakdown<sup>1</sup>



# Deliveries in 2025 tending towards logistics

**Examples of deliveries 4M '25** 







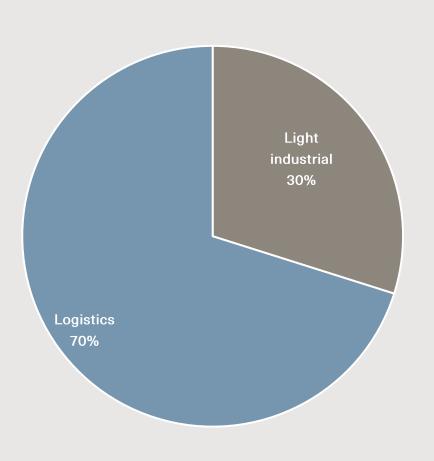








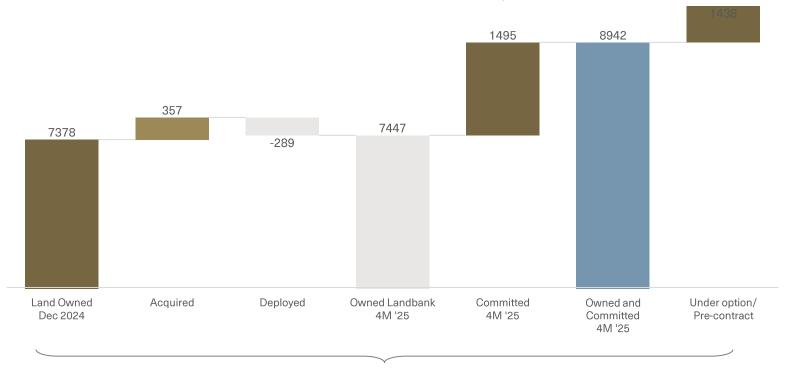
**Deliveries**Tenant segmentation<sup>1</sup>





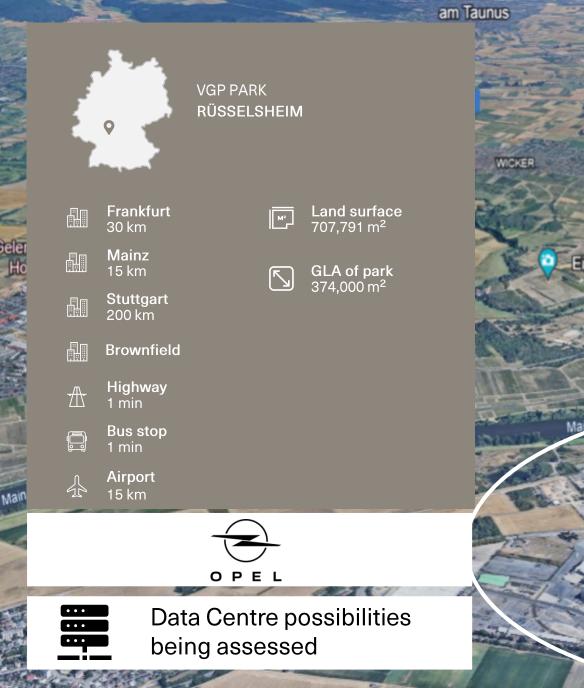
# Owned and committed land bank expanded further to support future growth





### Owned and committed land bank

- Land bank (owned and committed) of 8.9 million m<sup>2</sup>
- Over 3.8 million m<sup>2</sup> of development potential embedded in the total land bank
- Since the beginning of '25 an additional 357,000 m<sup>2</sup> of land has been acquired







# VGP Park Rüsselsheim: from old production location to a thriving hub of innovation and economic activity

#### Location:

- Brownfield on the former Opel location
- Excellent trimodal connectivity
- The international finance centre of Frankfurt, Wiesbaden or Mainz can be reached within 20 minutes
- On-site electricity facilities, water treatment and recycling services

## VGP's Redevelopment program:

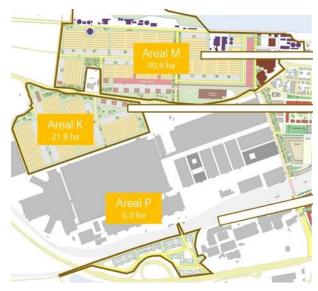
- VGP Park Russelsheim will offer tailormade solutions for industrial companies and small and medium-sized valueadded businesses
- Modern buildings for cutting-edge companies and shared urban spaces
- · Very close collaboration with local municipality and Opel
- First project unveiled: development of a grEEn Campus for Opel: 105.000 m<sup>2</sup>
  - This will become the Opel headquarters, R&D centre, design hub, parking lots, leisure facilities, cafés and meeting points
- The development will have an advanced approach to the design and construction resulting in an environmentally sustainable flagship headquarter building















# VGP Park Vélizy: brownfield on prime location



#### Location:

- A unique brownfield location
- Former Stellantis R&D site
- Located on the junction of the outer ring road of Paris (A86) and N118 motorways
- Just a few minutes from the capital
- Located in the immediate vicinity of Paris-Saclay, a leading science and technology centre

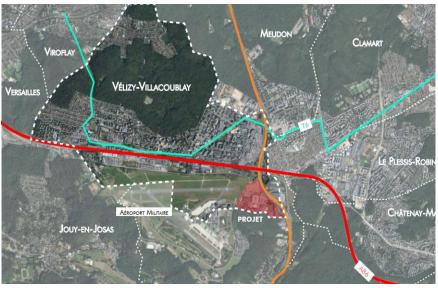
## Redevelopment program:

- VGP envisages to create a space for well-being and exchange
- Integration into the visual environment

### VGP's environmental approach:

- Energy efficiency through thermal comfort and ecological building design
- Careful water management
- The quality of materials used
- Heating/cooling via heat pumps
- Photovoltaic installation on the roof
- A low-impact construction site
- Development of the site's ecological potential

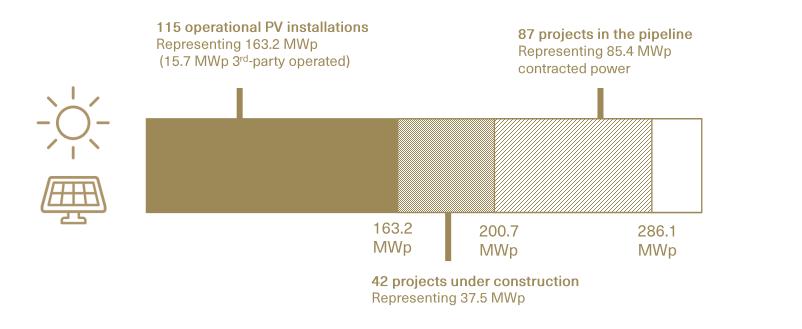






# Installed solar power increased by 34% YoY

- Total electricity production over 2024 of 90 GWh (compared to 44 GWh for FY 2023)
- Operational roof solar capacity per April '25 increased to 163.2 MWp (+4.8% YTD)
- A further 42 projects or 37.5 MWp is under construction
- In addition, 87 solar power projects identified equalling an additional potential power generation capacity of 85.4 MWp
- At FY' 24 43% of operational solar plants were for self- consumption





# VGP Renewable Energy is stepping up investment in storage



## VGP Park Nijmegen BESS<sup>1</sup> phase I



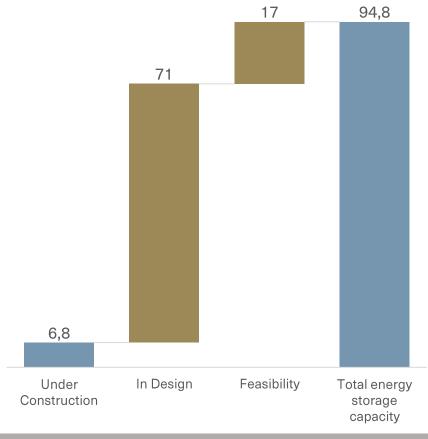
3.4 MW / 6.8 MWh



 BESS at VGP Park Nijmegen will in first instance provide support to the Dutch grid through frequency regulation



## Battery Storage Capacity (MWh)



Battery Storage Capacity across Europe is being examined

1 Battery Energy Storage System



# Corporate Responsibility Milestones



**Renewable Energy DGNB Platinum** First 6.8MWh battery **Green electricity EU Taxonomy** (GERLAA-A, power installed up production 90GWh project adoption: 50.2%\* of GERMUE-B,C,E,F)+ 53% YoY to 155.7 (+96% YoY) commissioned + BREEAM MWp. 83.9MWh pipeline portfolio aligned Outstanding Including PV + 43% self-(realized + ongoing) (ROMBRA-H, battery pipeline, we consumption ROMBUC -D) are on track for achieved 300MWp \*based on GAV **Employee Survey –** GRESB: \*\*\*\* - score 100 % of buildings to VGP Academy – 26 % of buildings NPS score of +36.9 of 95/100 4 sessions with 554 be certified without gas heating MSCI A rating; **Sustainalytics 11.7** participants in total **CDP A-rating Member of Euronext BEL 20 ESG Index** 

Corporate Responsibility Report was prepared under CSRD Standards





# Income statement



### Net rental and renewable energy income is up by 6.6% YoY to €67.7 mm

- Gross rental income increases 1% to € 65.4 mm, though different portfolio composition as '23 given € 49.4 million annualised rental income disposed to Joint Ventures in '25
- Including VGP's share of the joint ventures on a "look-through" basis net rental income increased from € 159.1 mm to € 192.4 mm, or 20.9% compared to full year 2023
- The net renewable energy income over 2024 amounted to € 6 million compared to € 3.5 million over FY2023. This was driven by an increase of 96% in the effective production sold in 2024 to 90 GWh.

### Joint Venture management fee + € 5.8 mm

- The joint venture management fee income amounted to € 32.7 mm
  - Property and facility management income, which increased from € 22.5 mm to €
     27 mm
  - Development management income, increased with € 1.3 mm to € 5.7 mm

#### Positive net valuation gains + € 99.1 mm

- An unrealized gain of € 94.2 mm, up € 65.3 mm
- An realized gains of € 92.9 mm; on effectuated JV transactions & disposal LPM
- Weighted average yield on own portfolio of 7.22% (vs. 6.22% as at 31 Dec '23)<sup>1</sup>

### **Income Statement (€ thousands)**

	FY2024	FY2023
Gross rental and renewable energy income	73,704	69,003
Property operating expenses	(6,018)	(5,534)
Net rental and renewable energy income	67,686	63,469
Joint venture management fee income	32,666	26,925
Net valuation gains on investment properties	187,056	87,958
Administration expenses	(61,263)	(48,864)
Share of net profit from JV's and associates	92,744	(10,715)
Other expenses	(1,750)	-
Operating result	317,139	118,774
Financial income	50,391	34,076
Financial expense	(47,988)	(40,107)
Net financial result	2,403	(6,031)
Profit before taxes	319,542	112,743
Taxes	(32,555)	(25,451)
Profit for the period	286,987	87,292

# Income statement



#### Administration expenses (€ 12.4) mm

- + € 6.8 mm on remuneration, including LTIP
- + € 2.7 mm on depreciation
- +€ 1.8 mm general admin
- +€ 1.3 mm less capitalised expenses
- 380 FTE, increase of 12.5 FTE

### Share of profit from JV's and associates + € 103.5 mm at share

- Net rental income increased + € 30.1 mm, including indexation at share of € 2.9 mm
- Net valuation gains at share up € 115.7 mm, weighted average yield on JVs portfolio of 5.05% (vs. 5.01% as at 31 Dec '23)¹
- Net financial result decreased due to additional debt of € 294.2 mm, Taxes mainly increased by deferred taxation on valuation gains. Effective tax increased € 1 mm to € 7.3 mm (12% tax rate)

#### Net financial result + € 8.4 mm

 lower interest costs with less debts of € 3.1 mm, increased interest on cash on hand of € 5.8 mm (up to € 12.3 mm), lower capitalised interests of € 10.4 mm and increased interest income from the JV's of € 10.4 mm

### Statutory result of holding VGP NV

- € 268 mm
- Equity after profit appropriation € 1.6 bn

#### **Income Statement details**

(in thousand of €)	FY2024	FY2023
Joint venture management fee income	32,666	26,925
Net valuation gains on investment properties	187,056	87,958
Administration expenses	(61,263)	(48,864)
Share of net profit from JV's and associates	92,744	(10,715)
Other expenses	(1,750)	-
Operating result	317,139	118,774
Financial income	50,391	34,076
Financial expense	(47,988)	(40,107)
Net financial result	2,403	(6,031)

## **Proportionally Consolidated Income Statement of Joint Ventures**

(in thousand of €)	FY2024	FY2023
Net rental income	121,682	91,577
Net valuation gains / (losses) on investment properties	54,479	(61,179)
Administration expenses	(1,990)	(1,837)
Operating result	174,171	28,561
Net financial result	(59,094)	(35,434)
Taxes	(22,333)	(3,842)
Result for the period	92,744	(10,715)



#### Investment

(€mm)	FY '24	FY '23
Gross rental and renewable energy income	65.4	64.7
Property operating expenses	(0.4)	(0.5)
Net rental and renewable energy income	65.0	64.2
Joint venture management fee income	32.7	26.9
Net valuation gains on investment properties destined to the JVs	-	-
Administration expenses	(13.1)	(9.5)
Share of JVs' adjusted operating profit after tax	119.7	89.7
EBITDA	204.3	

- Share in result of JVs up € 30 mm YoY, which corresponds to VGP's share in the result of the JVs excluding any revaluation result
- Investment segment represents € 2.6 bn total assets

## Development

(€mm)	FY '24	FY '23
Gross rental and renewable energy income	_	_
Property operating expenses	(3.3)	(4.2)
Net rental and renewable energy income	(3.3)	(4.2)
Joint venture management fee income	_	-
Net valuation gains on investment properties destined to the JVs	187.1	88.0
Administration expenses	(39.0)	(31.6)
Share of JVs' adjusted operating profit after tax	-	_
EBITDA	144.8	52.2
'24 includes € 92.9 mm of realized valuation gains on effectuated transactions in '24		
■ Total capex of € 568 mm		
■ Development segment represents € 1.4 bn total assets		

## **Renewable Energy**

(€mm)	FY '24	FY '23
Gross renewable energy income	8.3	4.4
Property operating expenses	(2.4)	(0.9)
Net renewable energy income	6.0	3.5
Joint venture management fee income	-	-
Net valuation gains on investment properties destined to the JVs	_	-
Administration expenses	(0.6)	(1.9)
Share of JVs' adjusted operating profit after tax	-	_
EBITDA	5.4	1.6

- Increased capacity of 53% y.o.y.
- Total capex of € 13 mm
- Includes € 94.5 mm completed and € 14.1 mm assets under construction

# Balance sheet - assets



### Investment Properties (own portfolio) incl. Disposal group held for sale total € 2,104 mm

- Completed portfolio: € 879 mm ('23: € 1,154 mm)
- Under construction: € 579 mm ('23: € 544 mm)
- Development land: € 645 mm ('23: € 687 mm)
- Total capex of € 568 mm
- Weighted average yield of 7.22%

### **Investment in Joint Ventures and associates increased to € 1,301 mm** (up by **€ 264** mm)

- Equity contributions following JV transactions of € 199 mm
- Share in result of JV's of € 92.7 mm
- Other € -27.7 mm include equity repayments from JV's € 15 mm and disposals/acquisitions in Development Joint Ventures

### Other non-current receivables decreased € 27.3 mm to € 538.5 mm

- € 97.1 mm increase in shareholder loans to Joint Ventures, net of € 53.4 mm shareholder repayments
- € 128.3 mm net reduction of Development Joint Venture loans (mainly LPM)
- € 4 mm increase of receivable on AZ relating ongoing development in JV3

## Cash position of € 493 mm

A total of € 500 mm in several multi-year unsecured revolving credit facilities undrawn and available

### **Consolidated Balance Sheet – Assets (€ thousands)**

(€ - thousands)	31 Dec '24	31 Dec '23
Intangible assets	724	1,000
Investment properties	1,905,411	1,508,984
Property, plant and equipment	122,309	107,426
Investment in joint ventures and associates	1,300,874	1,037,228
Other non-current receivables	538,484	565,734
Deferred tax assets	11,620	8,304
Total non-current assets	3,879,422	3,228,676
Trade and other receivables	83,804	79,486
Cash and cash equivalents	492,533	209,921
Disposal group held for sale	198,177	892,621
Total current assets	774,514	1,182,028
TOTAL ASSETS	4,653,936	4,410,704

# Balance sheet - Shareholders' equity and liabilities



#### Shareholders' equity of € 2,400 mm

- Following a net profit of € 287 million
- And a dividend of € 101 million

#### Total liabilities of € 2,254 mm (Dec 2023: € 2,196 mm)

- Financial debts increased following the drawdown of EIB loan in amount of € 135 mm and repayment of € 75 million bond in July '24 and Schuldschein tranche of € 3 mm September '23. € 80 mm bond on current financial debt as maturity falls in March '25
- Average cost of debt of 2.2% as at 31 Dec '24
- Increased availability of RCF's from € 400 mm to € 500 mm, including €
   50 mm for guarantees

### Consolidated gearing ratio of 33.6%

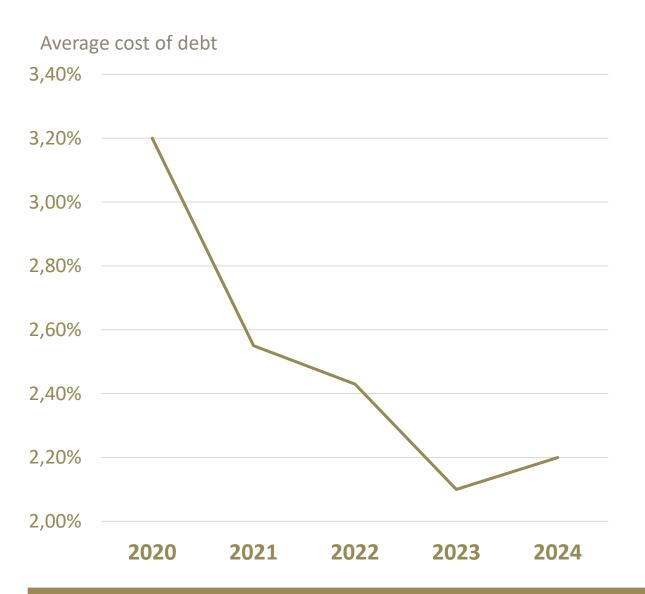
- Proportional LTV of 48.3% (versus 53.4% as per Dec '23)
- · Fitch stable outlook with Rating BBB-

# Consolidated Balance Sheet – Shareholders equity and liability (€ thousand)

(€ thousand)	31 Dec '24	31 Dec '23
Shareholders' equity	2,400,427	2,214,417
Non-current financial debt	1,942,495	1,885,154
Other non-current financial liabilities	46,781	38,085
Deferred tax liabilities	35,652	23,939
Total non-current liabilities	2,024,928	1,947,178
Current financial debt	114,866	111,750
Trade debt and other current liabilities	102,558	84,075
Liabilities related to disposal group HFS	11,157	53,284
Total current liabilities	228,581	249,109
Total liabilities	2,253,509	2,196,287
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES	4,653,936	4,410,704

# Low average cost of debt and significant liquidity



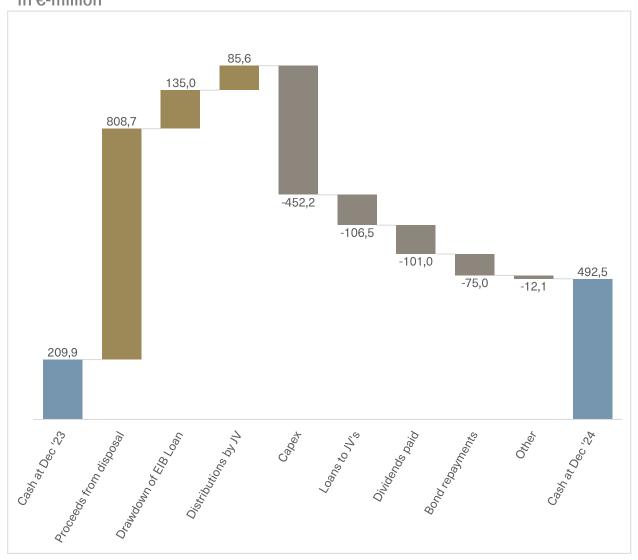


- € 2,057 mm total debt
- 2.2% Average cost of debt
- Significant liquidity
  - € 493 mm Cash
  - € 500 mm non-utilised Credit Facility
- Bond maturities:
  - € 80 mm in 25
  - € 190 mm in 26

# Record proceeds from disposals to Joint Ventures in '24



## In €-million

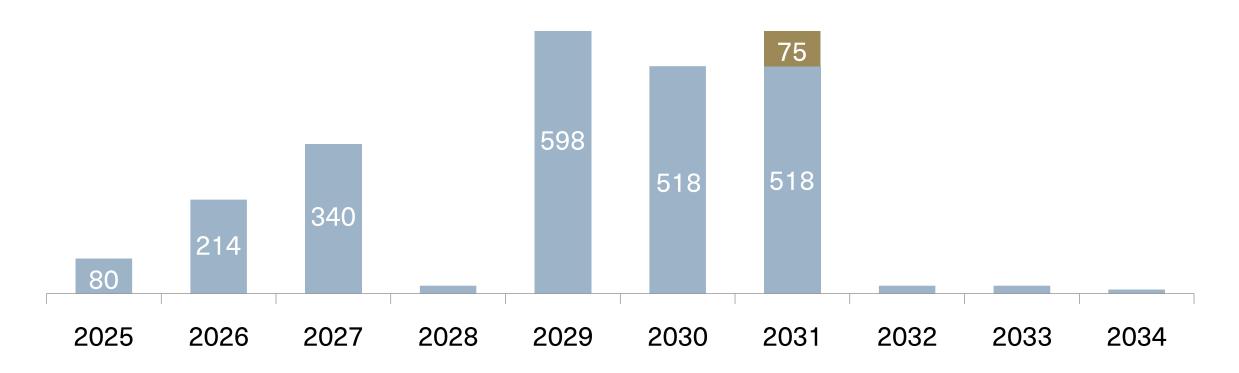


Cash flow statement (€ thousand)	FY2024	FY2023
Cash at beginning of period	209,921	699,168
Net cash generated from operating activities	(13,950)	(27,331)
Net cash used in investing activities	331,371	(8,078)
Proceeds from disposal	808,658	676,245
Capex	(452,164)	(667,015)
Loans to JV	(106,485)	(99,371)
Distributions by JV	85.635	82.064
Acquisitions	(4,273)	-
Net cash used in financing activities	(43,977)	(450,050)
Dividends paid	(100,977)	(75,050)
Bonds	(78,000)	(375,000)
Loan drawdowns	135,000	-
Equity raised	-	-
FX and transfer to held for sale	9,168	(3,788)
Cash at end of period	492,533	209,921
Total Cash flow of period	273,444	(485,459)

# Debt extension through active liability management and new bond issuance of € 500 m with coupon 4.25%. Tap of € 75 m outstanding



Maturity profile financial debt (€mm)



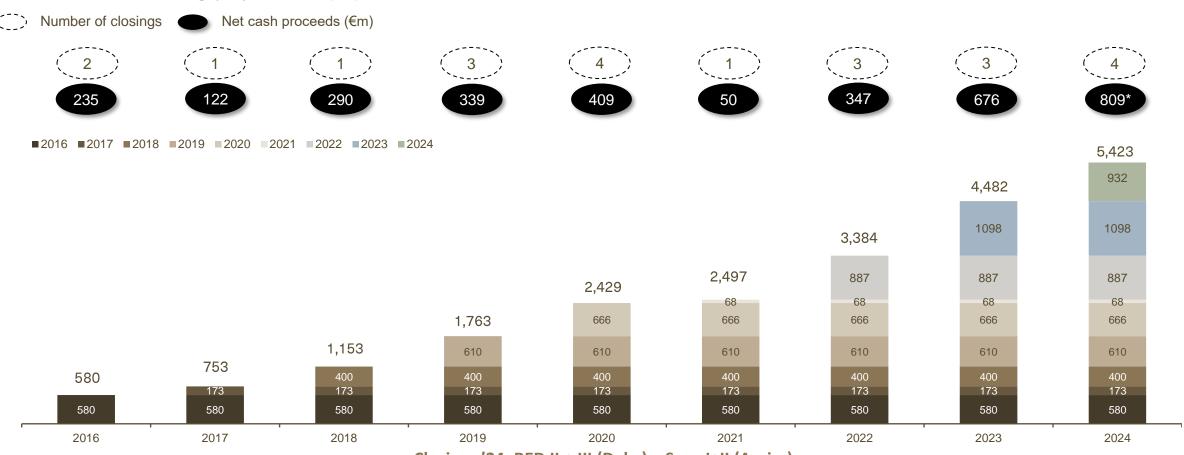
4 years average debt maturity



### Cash recycling model delivers a record of € 809 million in '24



#### Gross Asset Value from closings per year with JVs (€m)



Closings '24: RED II + III (Deka) – Saga I+II (Areim)
\*Including disposal LPM

Recycled ca. € 1.8 bn of net cash since '22

Source: Company information





#### VGP Park München – BMW: battery competence centre





- **BMW**: Pilot plant competence centre for batteries supporting the transition to sustainable transport
  - Surface: 64.000 m<sup>2</sup>
  - R&D centre with highly qualified engineers
- New battery cell samples are being produced at BMW Cell Manufacturing Competence Centre (CMCC) in VGP Park Munich
- BMW Group is using the site to ramp up electromobility efficiently and showcasing its leading role in battery cell technology.
- The Cell Manufacturing Competence Centre is complementary to BMW's existing Battery Cell Competence Centre in the north of Munich.
- The CMCC in Parsdorf will enable the BMW Group to span the whole cell value creation process.
- With the engineering know-how at the BMW CMCC, the company is setting benchmarks for production, quality, performance, costs and environmental standards, which it is implementing in close cooperation with its partners for standard production of battery cells.
- About 80 employees work at the 15,000-square-metre Cell Manufacturing Competence Centre, which has benefited from a total investment of around 170 million euros.





#### Video about BMW Group activities in VGP Park Munich













# VGP Park **München - Isar Aerospace**: a satelite launch provider

- Isar Aerospace, based in Munich, develops and builds launch vehicles for transporting small and medium-sized satellites as well as satellite constellations into Earth's orbit.
- The company was founded in 2018 as a spin-off of Technical University Munich.
- More than 400 employees from more than 50 nations with many years of hands-on rocket know-how and experience within other high-tech industries.
- Building a scalable series production in one of the world's most advanced production sites for orbital launch vehicles VGP Park Munich to accommodate Isar Aerospace's production, development, and corporate head offices
- Sustainable energy supply including through PV systems with a capacity of 3 MWp

# NATO Innovation Fund \*





20 Jun, 20

Leveraging commercial technologies for sovereignty: Isar Aerospace extends Series C to over EUR 220m with strong commitment from NATO Innovation Fund

9 Nov. 2024

Space commercialization gains momentum: Isar Aerospace signs additional EUR 15m ESA contract



Isar Aerospace starts production of orbital launch vehicles







## VGP PARK PAMPLONA - NOÁIN



Zaragoza 170 km

Bilbao 170 km

Highway

1 km

Port
150 km

Airport 7 km



Land surface 147,700 m<sup>2</sup>



GLA of park 73,338 m<sup>2</sup>



Buildings 2

Google maps →





## VGP Park Pamplona Noain

- Built To Suit project for Mobis, a global mobility solutions provider
- Navarra is located in the northernmost part of Spain, the region is known as Europe's second-largest automotive manufacturing base after Germany, it is strategically located within 2-3 hours of major global automakers and automotive suppliers from Pamplona.
- The Spanish factory plays a critical role in Mobis' strategic directions of 'electrification' and 'expansion of global orders.'
- The factory will also establish state-of-the-art electrification equipment technologies to maximize efficiency. It is intended to serve as a standard model of electrification tailored explicitly for global clients.
- 50,000 m<sup>2</sup> for a battery assembly plant for an electric vehicle platform, It will produce up to 360,000 battery systems annually.
- Storage of materials, assembly, production warehouses, as well as spaces for services and offices
- Provide infrastructure for complex and advanced robotisation and logistics technologies
- Aim for highest environmental and quality certifications
- The project has the firm support of the Government of Navarra, through its public companies Sodena and Nasuvinsa, and responds to the strategic objective of locating the entire electric vehicle production value chain in the Ciudad del Transporte, in the vicinity of Pamplona















**Ljubljana** 135 km



**Rijeka** 156 km



**Vienna** 367 km



**Highway** Direct acces



Airport 20 min



Railway station



Land surface 97,987 m<sup>2</sup>



**GLA** 37,238 m<sup>2</sup>



**Building** A: 28,600 m<sup>2</sup>

verne

Google maps →



### VGP Park Zagreb





- Built To Suit project for Verne
- 28.500 m<sup>2</sup> for an autonomous vehicle production facility
  - Extension possibilities for further expansion
- Urban autonomous mobility ecosystem project
- Sustainable building design
- Technical features to fit the complex and high-tech needs of the clients















### VGP Park Arad

PASSION, PRECISION, PURITY.

- The new 21,000 m<sup>2</sup> facility for VAT will feature state-of-the-art manufacturing technologies and corporate offices
- The new location is designed to accommodate the mid-term growth projections and meets the increasing demand and technical complexity of the product portfolio
- The new building will be the third lead production facility for VAT globally, alongside the Swiss headquarters and Malaysia facility
- VAT Romania will create many job opportunities in areas with highly technical competencies such as mechanical engineering, automation, CNC turning and milling, as well as innovation-engineering and technical support functions which support the build-up of further competencies required for a lead factory





### Disclaimer



#### **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: http://www.vgpparks.eu

Forward-looking statements: This presentation may contain forward-looking statements. Such statements reflect the current views of management regarding future events, and involve known and unknown risks, uncertainties and other factors that may cause actual results to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. VGP is providing the information in this presentation as of this date and does not undertake any obligation to update any forward-looking statements contained in this presentation in light of new information, future events or otherwise. The information in this document does not constitute an offer to sell or an invitation to buy securities in VGP or an invitation or inducement to engage in any other investment activities. VGP disclaims any liability for statements made or published by third parties and does not undertake any obligation to correct inaccurate data, information, conclusions or opinions published by third parties in relation to this document or any other document or press release issued by VGP.