



VGP



BUILDING
TOMORROW
TODAY



140 business parks; operating with 434 employees in 18 European countries

Germany

1. Berlin-Bernau
2. Berlin-Ludwigsfelde
3. Berlin-Oberkrämer
4. Berlin-Wustermark
5. Bingen
6. Bischofsheim
7. Bobenheim-Roxheim
8. Chemnitz
9. Dresden
10. Einbeck
11. Erfurt
12. Erfurt 2
13. Erfurt 3
14. Frankenthal
15. Giessen Am Alten Flughafen
16. Giessen-Buseck
17. Giessen-Lützellinden
18. Ginsheim-Gustavsburg
19. Göttingen
20. Hagen
21. Hagen 2
22. Halle
23. Halle 2
24. Hamburg
25. Hochheim
26. Höchststadt
27. Koblenz
28. Laatzen
29. Leipzig
30. Leipzig-Borna
31. Leipzig-Flughafen
32. Magdeburg
33. Magdeburg II
34. München
35. Nürnberg
36. Bremen - Oytten
37. Rodgau
38. Rostock
39. Rüsselsheim
40. Schwalbach
41. Siegen
42. Soltau
43. Steinbach
44. Wetzlar
45. Wiesloch-Walldorf

Czech Republic

46. Brno
47. České Budějovice
48. Český Újezd
49. Chomutov
50. Hrádek nad Nisou
51. Jeneč
52. Joseph
53. Kladno
54. Liberec
55. Malé Přítočno
56. Olomouc
57. Plzeň
58. Prostějov
59. Tuchoňovice
60. Ústí nad Labem
61. Ústí nad Labem City
62. Vyškov

Slovakia

63. Bratislava
64. Malacky
65. Zvolen

Hungary

66. Alsónémedi
67. Budapest
68. Budapest II
69. Győr
70. Győr Béta
71. Győr Gamma
72. Hatvan
73. Kecskemét
74. Kecskemét 2
75. Kecskemét 3

Romania

76. Arad
77. Braşov
78. Bucharest
79. Bucharest 2
80. Oradea
81. Sibiu
82. Timisoara
83. Timisoara Giarmata

Latvia

84. Dreilini
85. Kekava
86. Kekava 2
87. Riga Airport
88. Tiraines

Spain

89. Alicante
90. Belartza
91. Burgos
92. Cordoba
93. Sevilla - Dos Hermanas
94. Fuenlabrada
95. Fuenlabrada II
96. Granollers
97. La Naval
98. Lliçà d'Amunt
99. Martorell
100. Pamplona Noian
101. San Fernando de Henares
102. Sevilla-Cuidad de la Imagen
103. Valencia Cheste
104. Zaragoza

Netherlands

105. Nijmegen
106. Roosendaal

Italy

107. Calcio
108. Milano Legnano
109. Paderno Dugano
110. Padova
111. Parma Paradigna
112. Parma Lumière
113. Parma Morse
114. Reggio Emilia Gavassa
115. Sordio
116. Valsamoggia
117. Valsamoggia 2

Austria

118. Ehrenfeld
119. Graz
120. Laxenburg
121. Traiskirchen

Portugal

122. Loures
123. Loures II
124. Montijo
125. Santa Maria de Feira
126. Sintra
127. Vila Nova de Gaia

Serbia

128. Belgrade

Croatia

129. Split
130. Zagreb

France

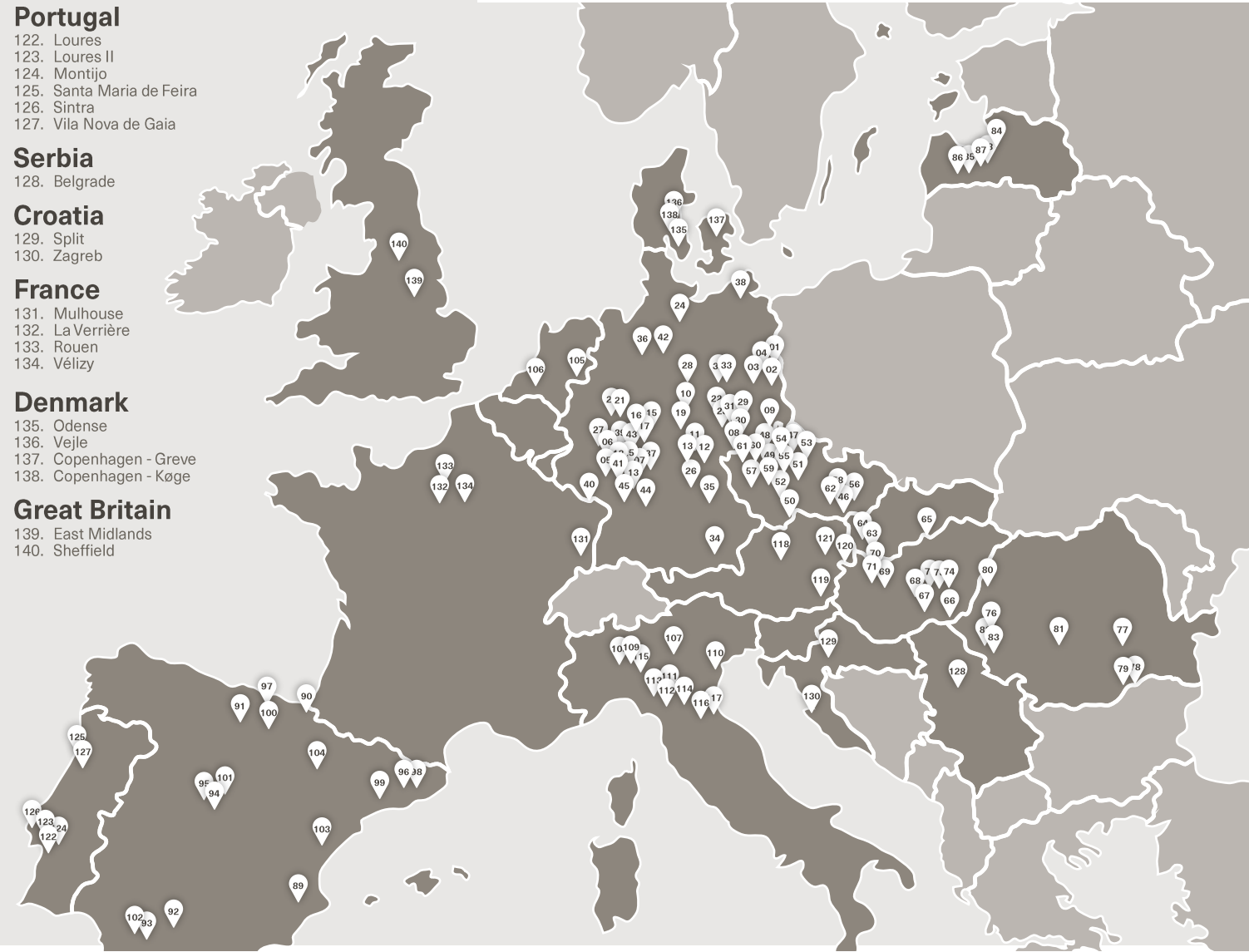
131. Mulhouse
132. La Verrière
133. Rouen
134. Vélizy

Denmark

135. Odense
136. Vejle
137. Copenhagen - Greve
138. Copenhagen - Køge

Great Britain

139. East Midlands
140. Sheffield



VGP

a diversified pan-european business model



DEVELOPER



**ASSET
OWNER/
MANAGER**



**RENEWABLE
ENERGY**



Group Key Figures as of Dec 2025

€ 338 million

(+6% YoY)
Pre-tax Profit

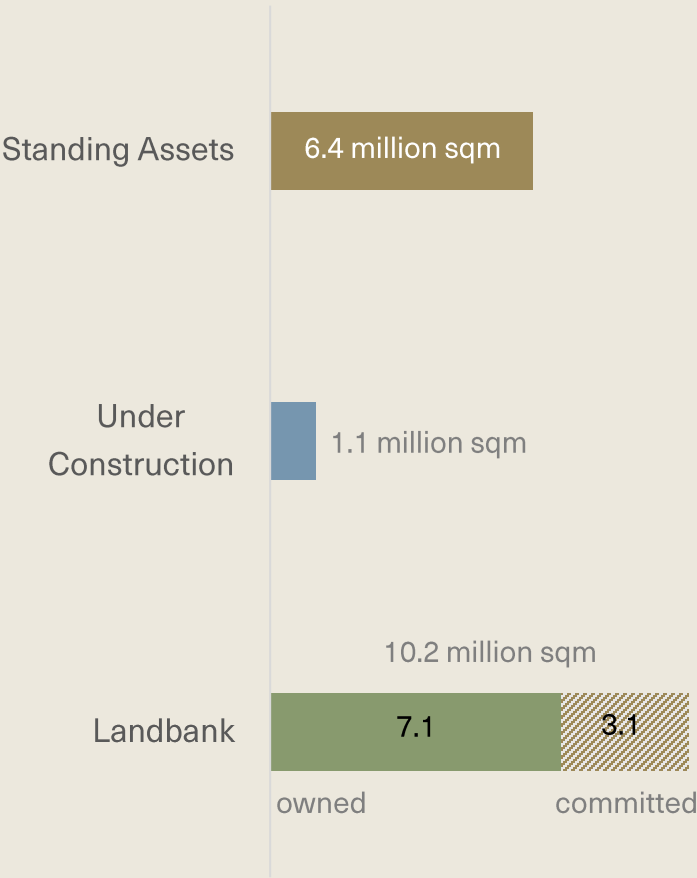
€ 97.3

(+9% YoY)
EPRA NTA per share

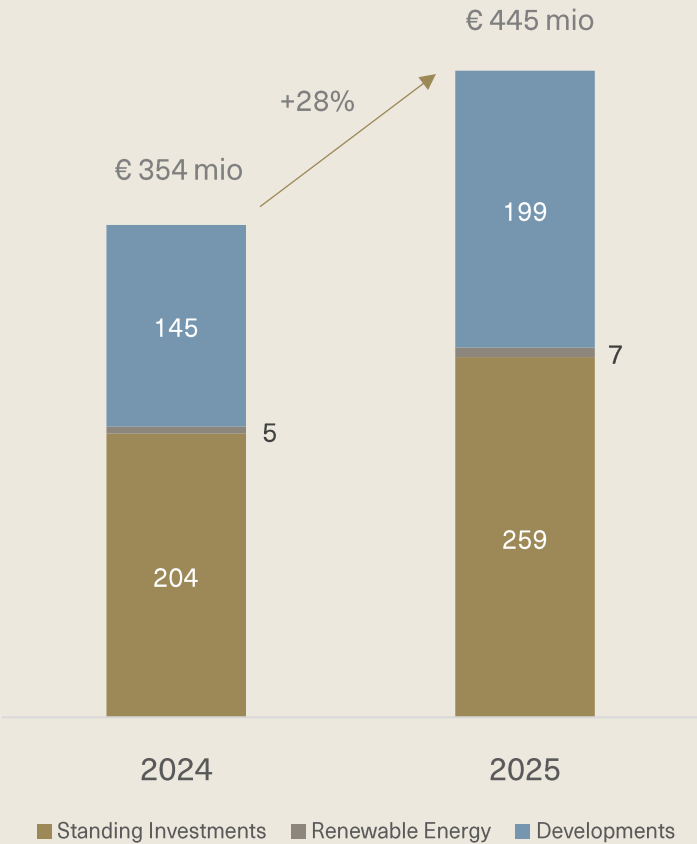
€ 3.40

(+3% YoY)
Dividend per share¹

~12 million sqm portfolio potential



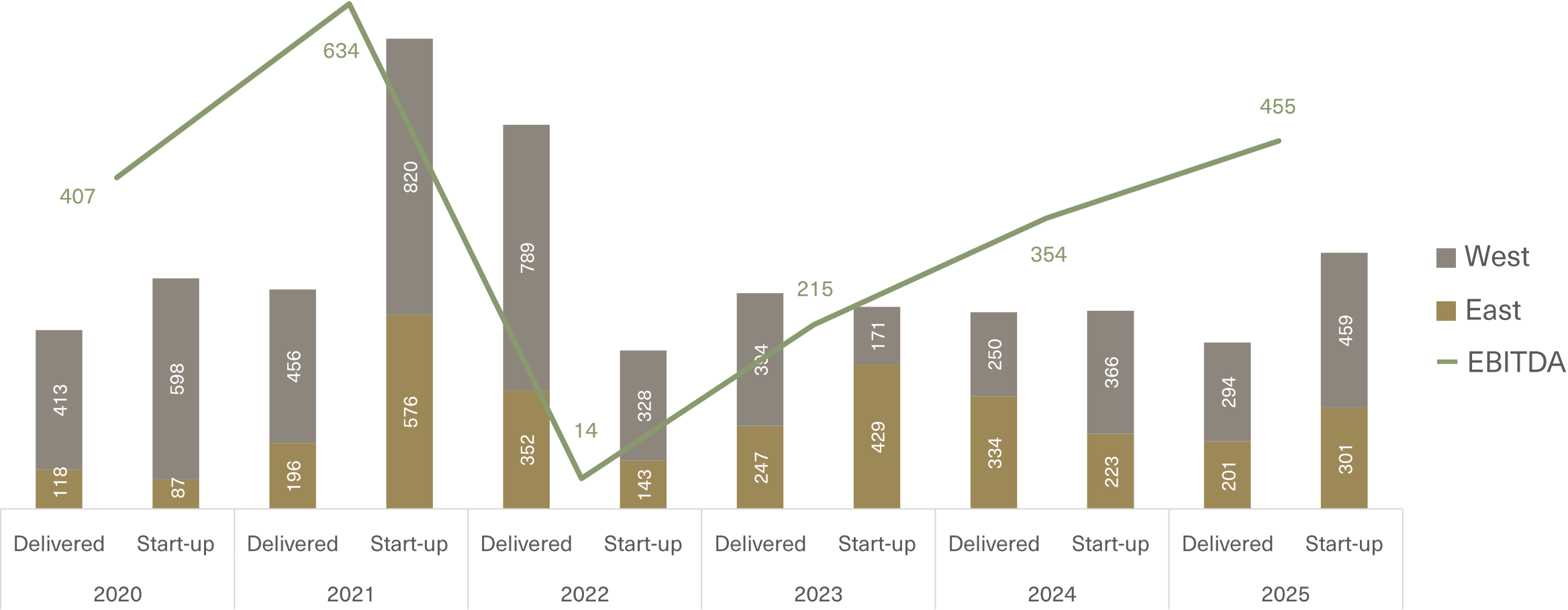
EBITDA +28% YoY



¹ Intention to propose to the AGM

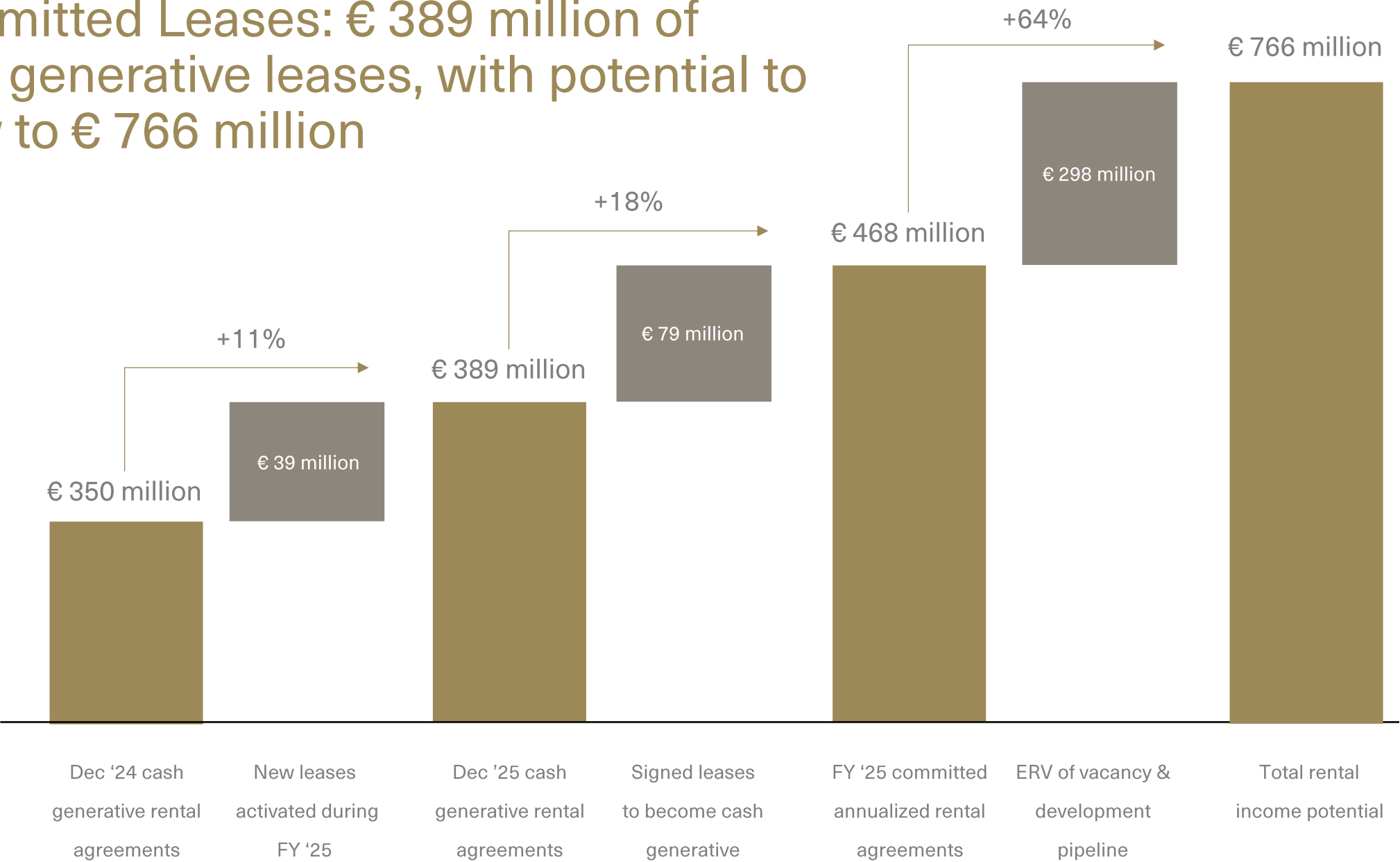
Accelerating development activity drives second-strongest EBITDA in our history

Deliveries and start-ups in square meters ('000 m²), split between West- and Eastern Europe, compared to EBITDA (€ million) per year since 2020



Source: Company information as of 31 December 2025

Committed Leases: € 389 million of cash generative leases, with potential to grow to € 766 million



Note: Committed annualised rental agreements including 100% of Joint Ventures



VGP

VGP's offer to tenants and communities

It's all about location, location, location

Selected projects currently in the landbank

VGP Park Vélizy – Paris

Land: 195.000 m²

20 min from the Eiffel tower

VGP Park Rüsselsheim - Frankfurt

Land: 700.000+ m²

15 min from Frankfurt Airport

VGP Park La Naval - Bilbao

Land: 226.000 m²

20 min from the Guggenheim Bilbao

VGP Park Nürnberg

Land: 383.000 m²

20 min from St. Lorenzkirche

VGP Park Hagen

Land: 282.000 m²

~3 million people within 30 min

VGP Park Bratislava

Land: 926.000 m²

20 min from Bratislava Castle

Engineered and tailored to tenants needs

Selected projects recently engineered

VGP Park Arad, Romania



Dust-free rooms for vacuum valves production for semi conductor manufacturing

VGP Park Gießen-Am Alten Flughafen, Germany



150,000 sqm state-of-the-art fulfillment center serving one of Europe's largest fashion e-commerce platforms

VGP Park Pamplona Noain, Spain



Hyundai Mobis' first EV battery system plant in Western - Europe

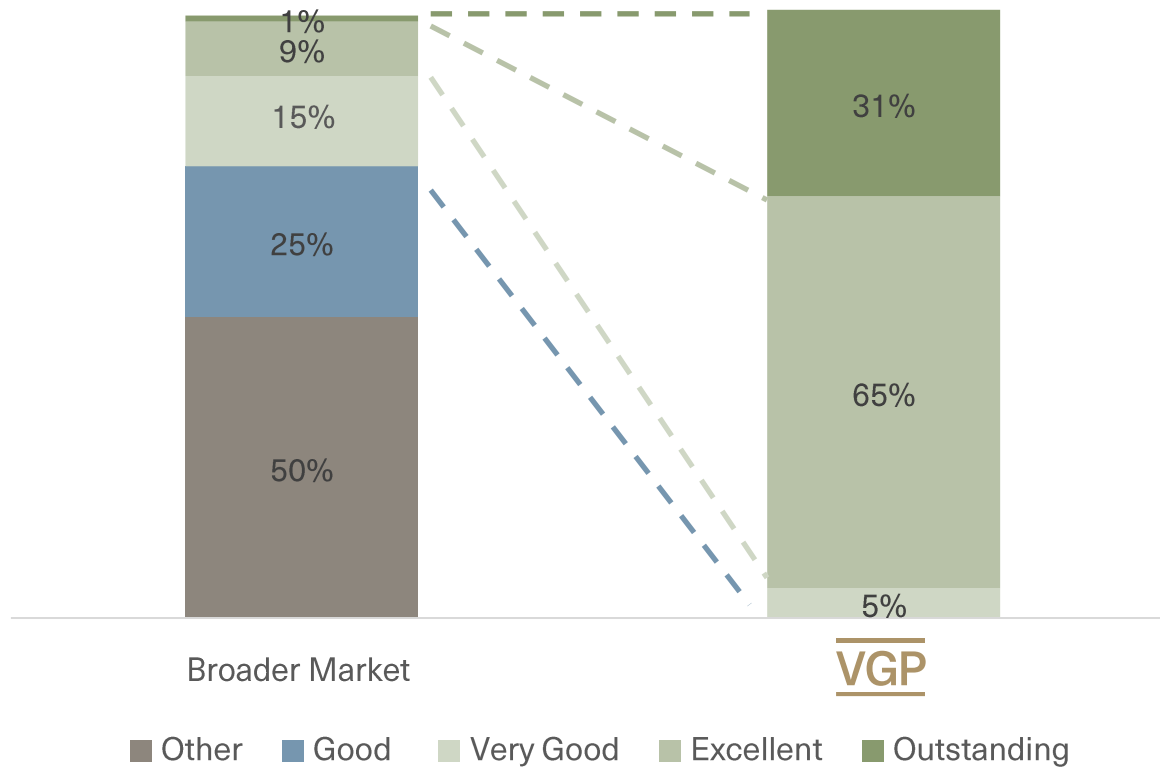
VGP Park München, Germany



First vertically integrated private rocket production in Germany

Developments sustainably certified to the highest ratings... reflecting top 10% of market performance

Building sustainable certification comparison of
VGP delivered assets in 2025 vs broader market¹



Highest BREEAM certified logistics
and industrial building globally

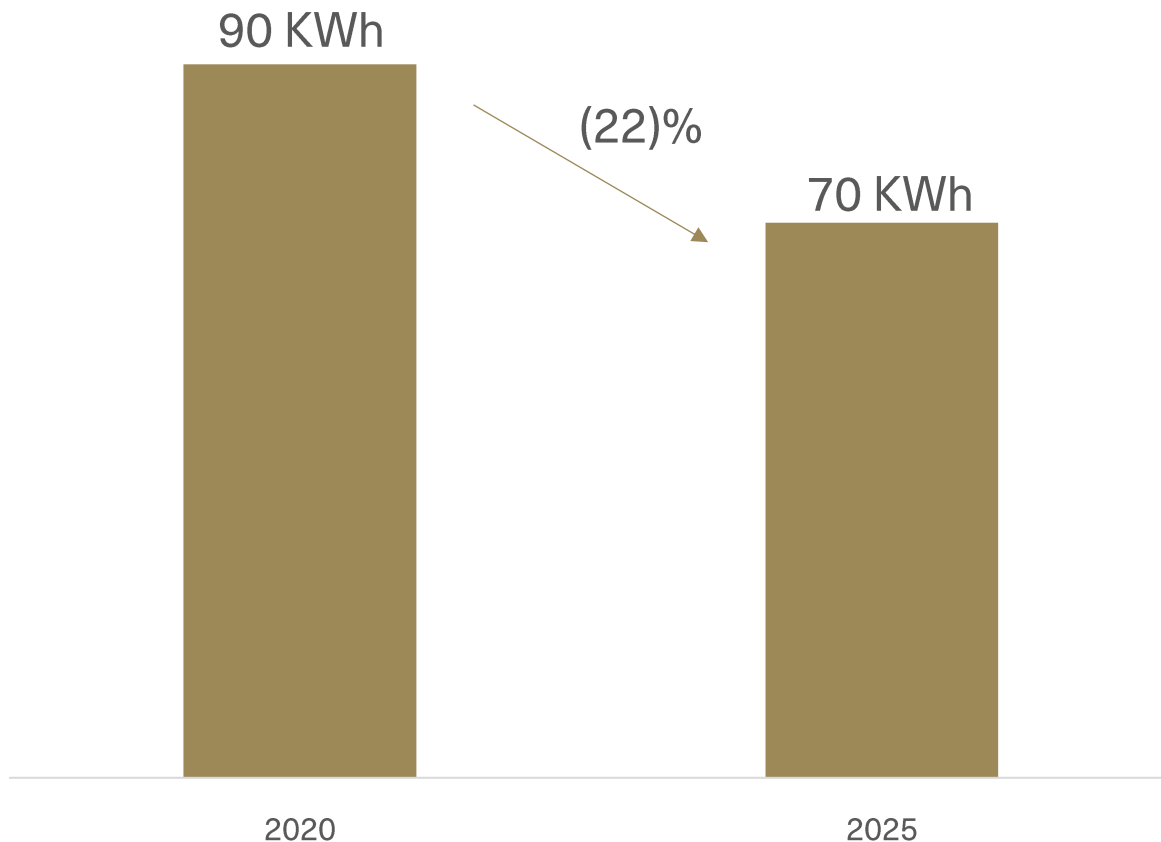


VGP Park Arad, building B
BREEAM Outstanding (96.3% score)

¹ BREEAM or equivalent; Source: BRE Group assessment of broader market % of buildings that should be able to achieve that performance level, July 2025

...delivered with latest technical standards and highest energy efficiency

VGP Portfolio Energy Intensity (sqm/year)



38%

Buildings without gas heating

47%

Renewable electricity share
The biggest source of energy¹

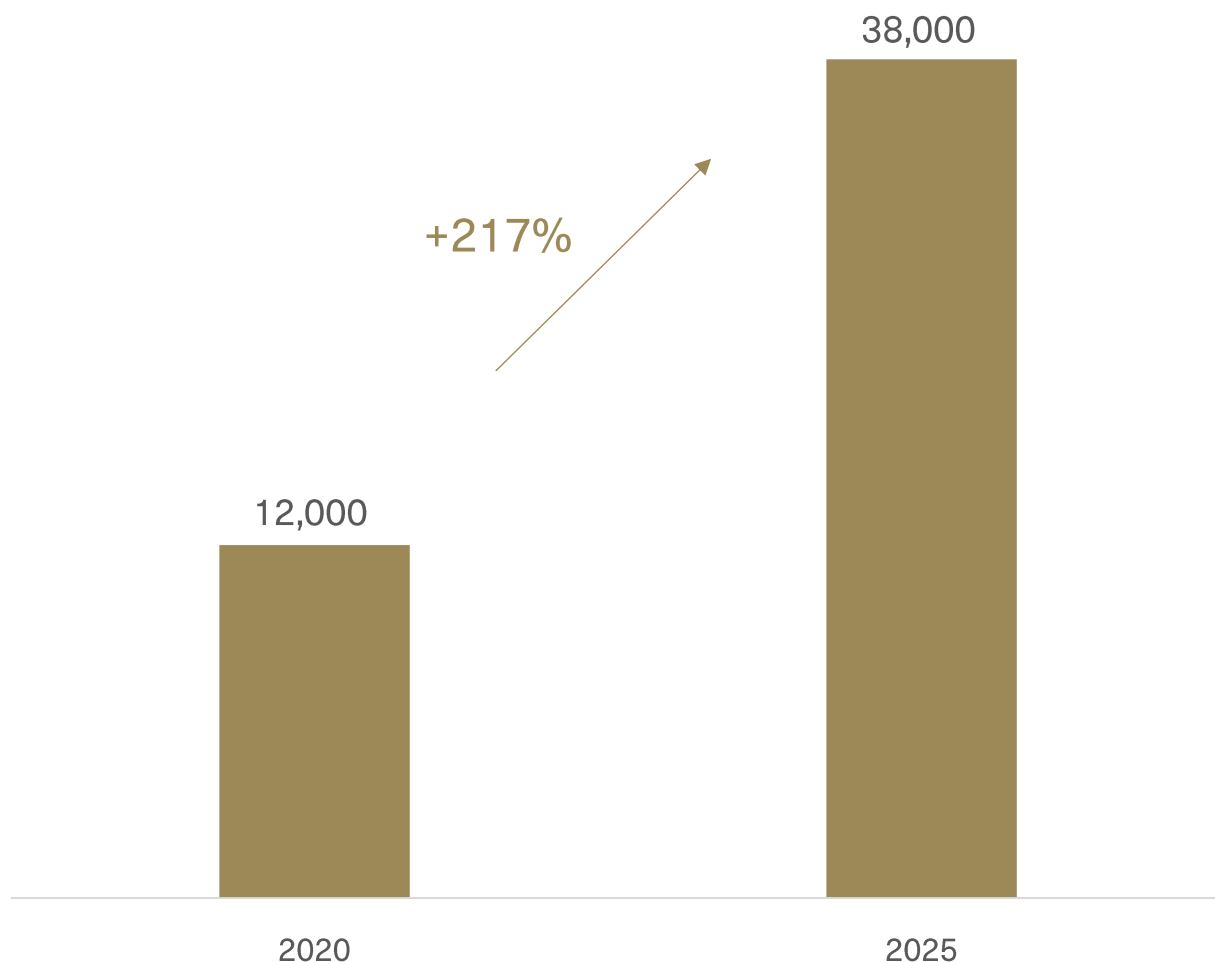
279 GWh

Production potential of PV pipeline
86% of tenant electricity consumption

¹ Other energy sources for our tenants: gas heating, district heating and grey electricity

Creating employment in our parks and beyond across Europe

Direct employment generated in VGP Parks

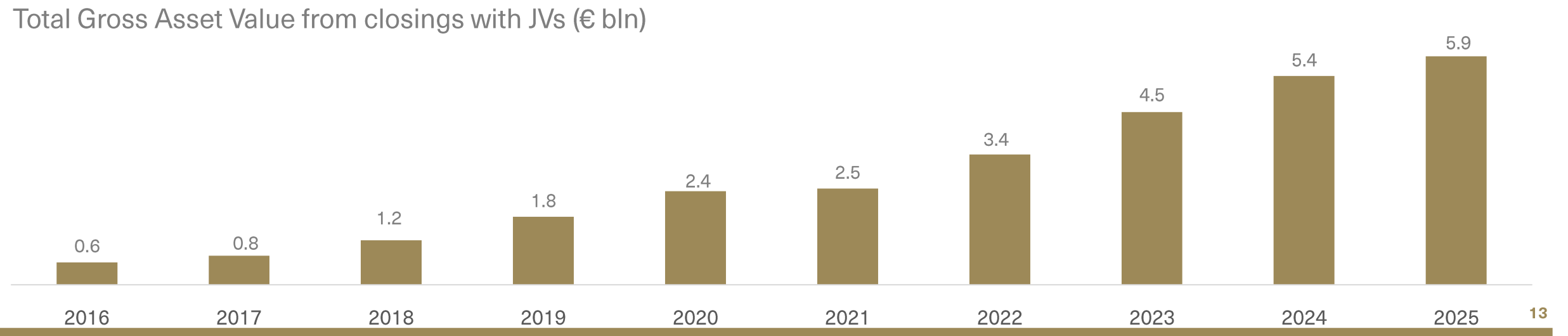
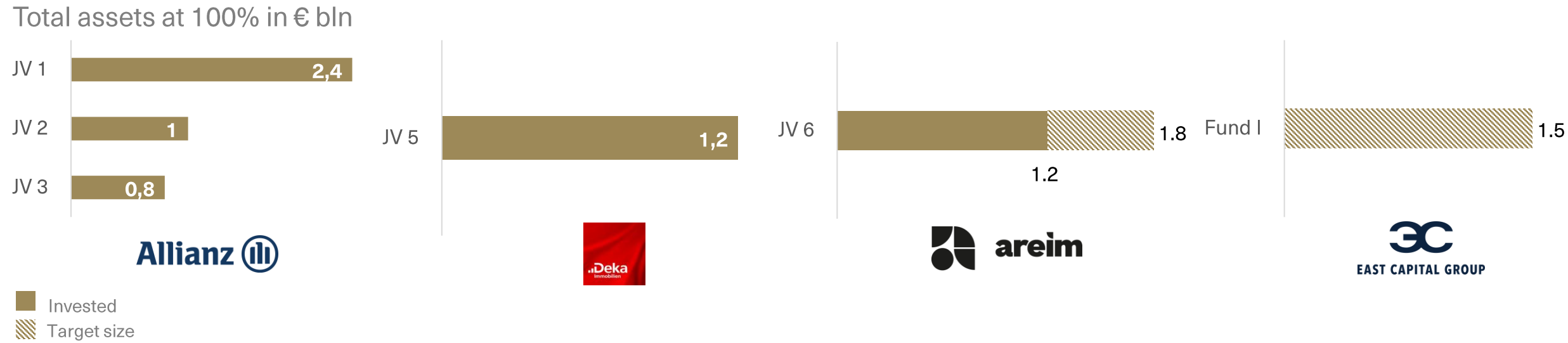


Indirect employment generated in VGP Parks



122,000
Total jobs created in our tenants'
value chain¹

With long-term commitment to ownership through our joint ventures and fund



VGP BUILDING
TOMORROW
TODAY



Appendix



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 434 full-time employees in 18 European countries directly and through several 50:50 joint ventures. In December 2025, the gross asset value of VGP, including the 100% joint ventures, amounted to € 8.7 billion and the company had a net asset value (EPRA NTA) of € 2.7 billion. VGP is listed on Euronext Brussels (ISIN: BE0003878957).

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

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