

Press release

VGP launches construction of technological park near České Budějovice. **It will offer more than 126,000 square metres of lettable area**

22 March 2021: VGP, the developer and owner of semi-industrial and logistics real estate, has launched the construction works for a new technological park near South Bohemian metropolis. VGP Park České Budějovice will be located in a commercial zone named Světlík directly at the edge of the city with excellent road and public transport links to the city centre and direct access to the D3 motorway connecting Prague with the Austrian city of Linz. On a land area of about 37 hectares, the site will offer more than 126,000 m² of lettable area suitable for logistics and light manufacturing. The park is expected to create several hundred new jobs at the location. At present, utility and infrastructure works are under construction and revitalization of an existing pond is under way which will form a central location in the park's design, providing local workers a place around to leisure or relax. Construction of the first hall is planned for the third quarter of 2021.

"We are very pleased to announce the development of this new business park in České Budějovice, the seat of the University of South Bohemia with a highly qualified workforce and the economic, administrative, and cultural centre of the region. We believe our new park in České Budějovice offers due to its close proximity to the city centre an excellent location for e-commerce and last mile activities. In addition, given the proximity of German and Austrian borders which are distant only 80 and 40 kilometres drive, the site is also suitable for local logistics and light industrial activities," comments Matthias Sander, VGP's Chief Operating Officer for Eastern and Central Europe, adding: *"The new park offers spaces to let from 1,500 m² but at the same time opportunity to construct a large, custom-made logistics centre to fit the needs of a specific client. An advantage is that parking bays for trucks, including facilities for drivers, will be a part of the site, and we will be creating these in agreement with the city."*

A total of 7 high-standard buildings will be built at the site with emphasis on energy efficiency and sustainability while aiming for the Very Good rating under the BREEAM green certification scheme. Among other aspects, the park will be connected to the hot water pipeline of Teplárna České Budějovice, which will contribute significantly to reducing emissions. VGP is also counting upon reconstruction of a nearby cycle path.

About VGP

VGP is a pan-European developer, manager, and owner of high-quality logistics and semi-industrial real estate. It 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 7.65 million m² and is strategically focused on the development of business parks. Founded in 1998 as a family-owned real estate developer within the Czech Republic, VGP, with a staff of more than 260



employees, today owns and operates assets in 12 European countries, both directly and through its joint ventures. It presently has in its portfolio 77 parks across Europe. In the Czech Republic, there are 14 parks that are either finished and leased, under construction, or in the planning phase. As of Dec 2020, the Gross Asset Value of VGP, including the joint ventures at 100%, amounted to €3.84 billion and the company had a Net Asset Value (EPRA NAV) of €1.35 billion. VGP is listed on Euronext Brussels and on the Prague Stock Exchange (ISIN: BE0003878957).

For more information, go to: <http://www.vgpparks.eu>

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