

VGP

BUILDING
TOMORROW
TODAY

VGP
Company Presentation
May 2021



www.vgpparks.eu

VGP

1. Introduction to VGP



Fully integrated pure-play logistics real-estate company



Company at a glance

- **Pan-European** operator, owner and developer of prime logistics and light industrial parks
- Fully integrated business model with expertise across value chain: **c.300 employees in 13 countries**
- High quality standardised logistic and semi-industrial real estate asset base
- All new buildings delivered at least certified **BREEAM Very Good or equivalent⁴**
- Fully let standing portfolio and significantly pre-let development pipeline: **Completed portfolio is 99.6% let and Portfolio under construction is 80.1% pre-let as of April 2021**
- VGP well financed and strongly capitalized: **shares listed on Euronext Brussels and Prague Stock Exchange since 2007**
- Successful and long-term partnership with Allianz Real Estate since 2016: **3 joint ventures since inception**

Portfolio KPI's as of 30-Apr-21

€3.84bn¹ Total GAV	80 Parks	311 Tenants	129 Number of completed buildings
3.7 years Average Building Age	99.6%² Occupancy	8.3 years³ WAULT	€196.8mm Committed annualised rental income

Financial KPI's as of 31-Dec-20

€407.3mm EBITDA	25.2% Gearing ratio	€1.3bn Shareholders' Equity	FitchRatings: BBB-
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1. Gross Asset Value of VGP, including own portfolio and joint ventures at 100% as of 31 December 2020
2. Operating EBITDA (Incl. JV at share) and is calculated as investment EBITDA, property development EBITDA and property management and asset management EBITDA
3. Refers to WAULT of JV and Own portfolio combined.
4. Started-up after 1 January 2020.

Overview of VGP Parks

VGP

GERMANY

- 01 VGP Park Frankenthal
- 02 VGP Park Bobenheim-Roxheim
- 03 VGP Park Leipzig
- 04 VGP Park Leipzig-Borna
- 05 VGP Park Berlin
- 06 VGP Park Höchststadt
- 07 VGP Park Rodgau
- 08 VGP Park Bingen
- 09 VGP Park Hamburg
- 10 VGP Park München
- 11 VGP Park Soltau
- 12 VGP Park Ginsheim-Gustavsburg
- 13 VGP Park Schwalbach
- 14 VGP Park Berlin-Wustermark
- 15 VGP Park Göttingen
- 16 VGP Park Wetzlar
- 17 VGP Park Halle
- 18 VGP Park Dresden
- 19 VGP Park Bischofsheim
- 20 VGP Park Giessen-Buseck
- 21 VGP Park Giessen-Lützellinden
- 22 VGP Park Giessen-Am Alten Flughafen
- 23 VGP Park Laatzen
- 24 VGP Park Magdeburg-Sülzetal
- 25 VGP Park Chemnitz
- 26 VGP Park Erfurt
- 27 VGP Park Ottendorf-Okrilla
- 28 VGP Park Einbeck
- 29 VGP Park Berlin-Oberkrämer
- 30 VGP Park Rostock
- 31 VGP Park Leipzig-Flughafen
- 32 VGP Park Heidelberg

CZECH REPUBLIC

- 33 VGP Park Ústí nad Labem
- 34 VGP Park České Újezd
- 35 VGP Park Hrádek nad Nisou
- 36 VGP Park Tuchoměřice
- 37 VGP Park Liberec
- 38 VGP Park Plzeň
- 39 VGP Park Brno
- 40 VGP Park Olomouc
- 41 VGP Park Jeneč
- 42 VGP Park Chomutov
- 43 VGP Park Prostějov
- 44 VGP Park Vyškov
- 45 VGP Park České Budějovice
- 46 VGP Park Kladno

SLOVAKIA

- 47 VGP Park Bratislava
- 48 VGP Park Malacky
- 49 VGP Park Zvolen

HUNGARY

- 50 VGP Park Győr
- 51 VGP Park Kecskeföld
- 52 VGP Park Kecskeföld
- 53 VGP Park Hatvan

ROMANIA

- 54 VGP Park Timisoara
- 55 VGP Park Sibiu
- 56 VGP Park Brasov
- 57 VGP Park Bucharest
- 58 VGP Park Arad

LATVIA

- 59 VGP Park Kēkava

SPAIN

- 60 VGP Park Liça d'Amunt
- 61 VGP Park San Fernando de Henares
- 62 VGP Park Fuenlabrada
- 63 VGP Park Valencia-Cheste
- 64 VGP Park Zaragoza
- 65 VGP Park Sevilla
- 66 VGP Park Ciudad de la Imagen
- 67 VGP Park La Naval

NETHERLANDS

- 68 VGP Park Roosendaal
- 69 VGP Park Nijmegen
- 70 VGP Park Moerdijk

ITALY

- 71 VGP Park Calcio
- 72 VGP Park Valsamoggia
- 73 VGP Park Parma
- 74 VGP Park Verona
- 75 VGP Park Sordio
- 76 VGP Park Padova

AUSTRIA

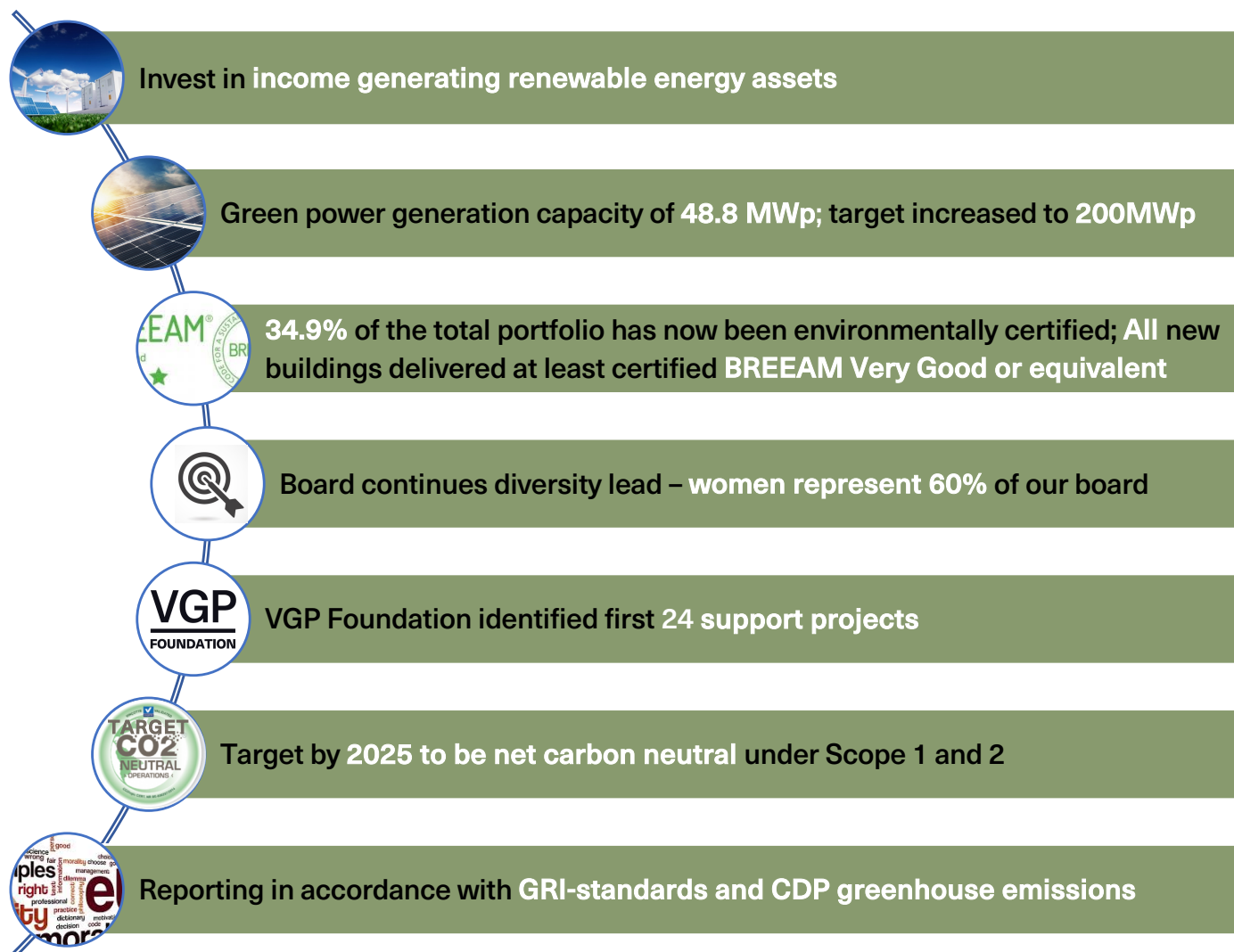
- 77 VGP Park Graz

PORTUGAL

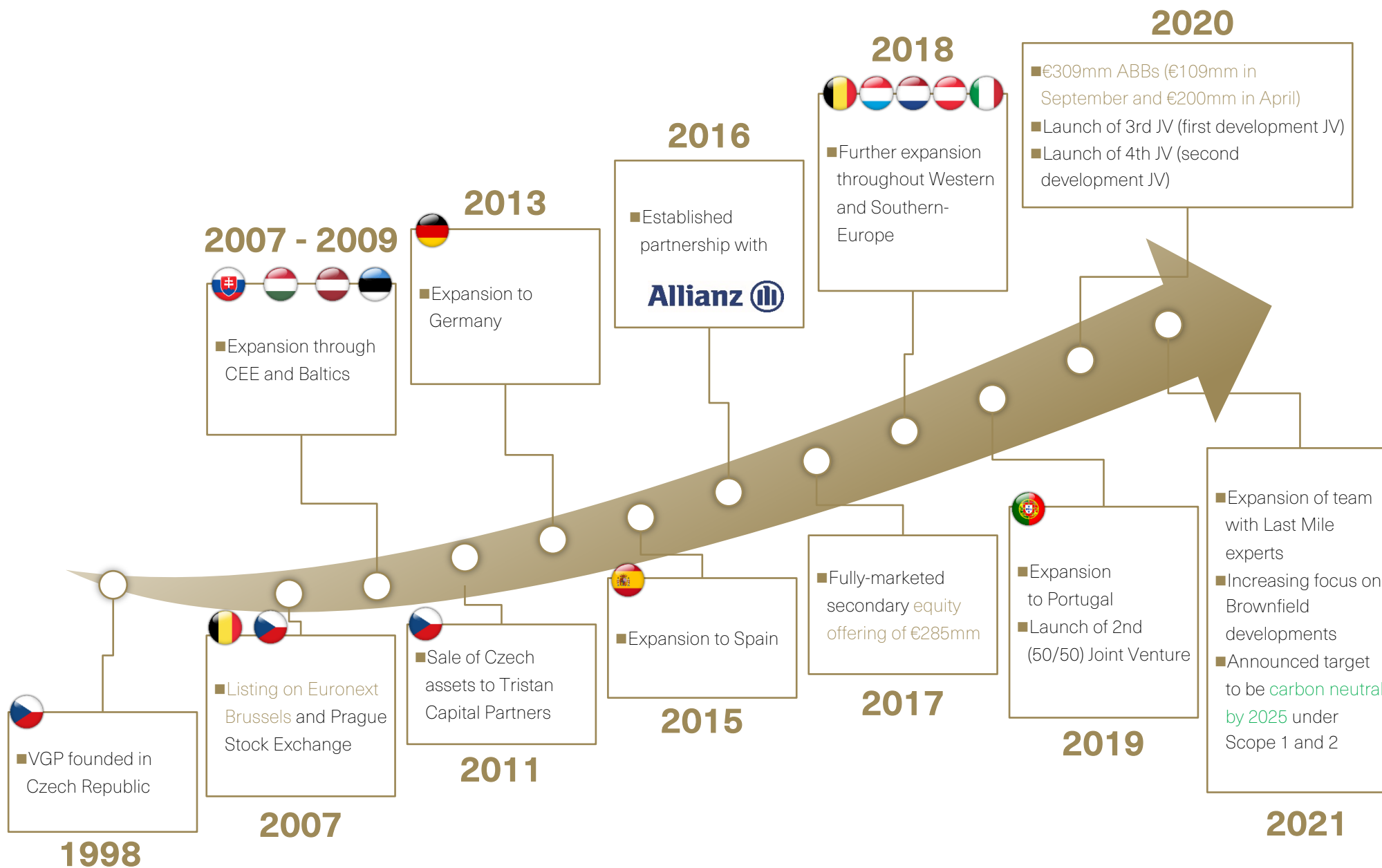
- 78 VGP Park Santa Maria da Feira
- 79 VGP Park Sintra
- 80 VGP Park Loures



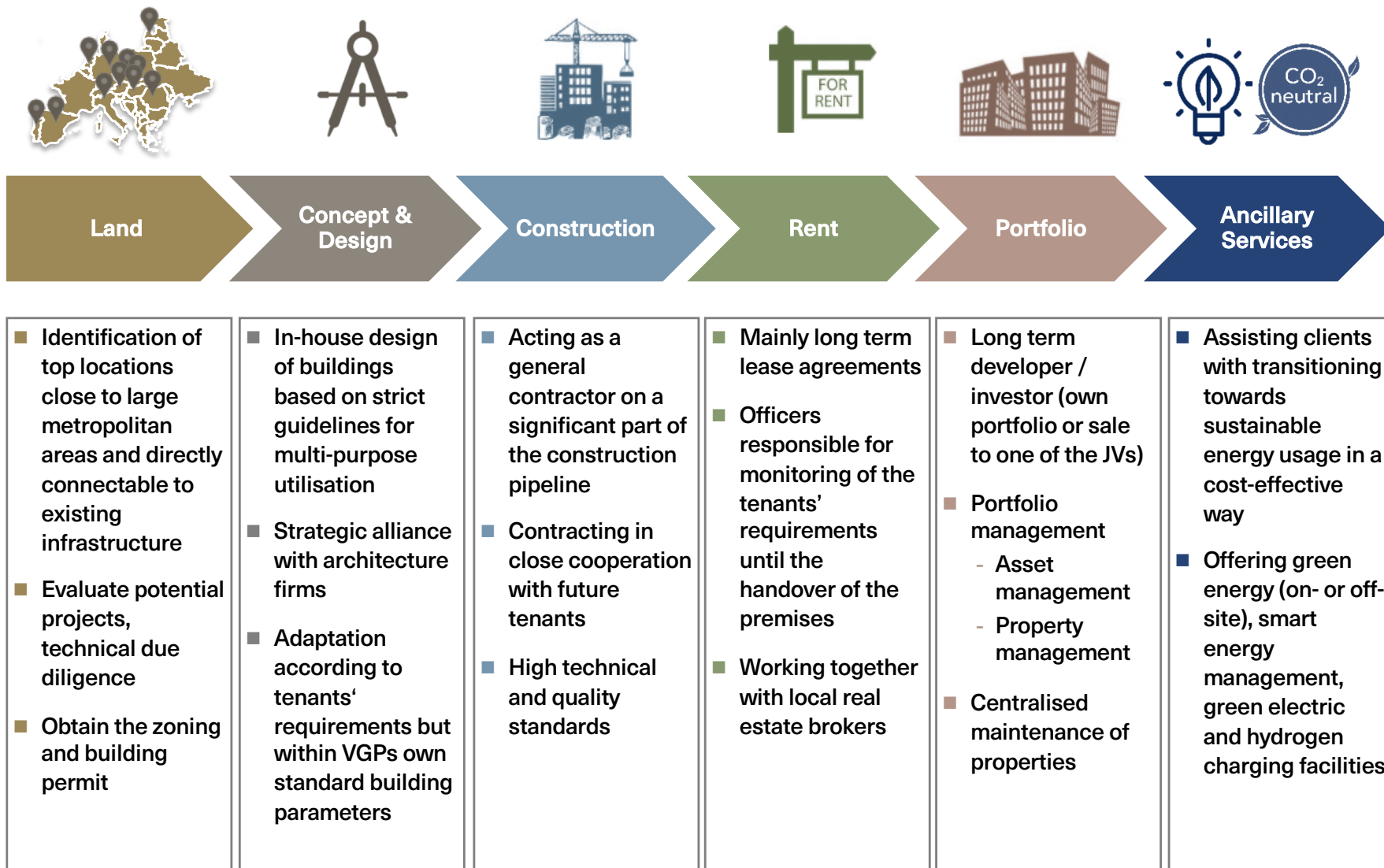
Key ESG goals of VGP: Net carbon neutrality by 2025 target introduced in 2021



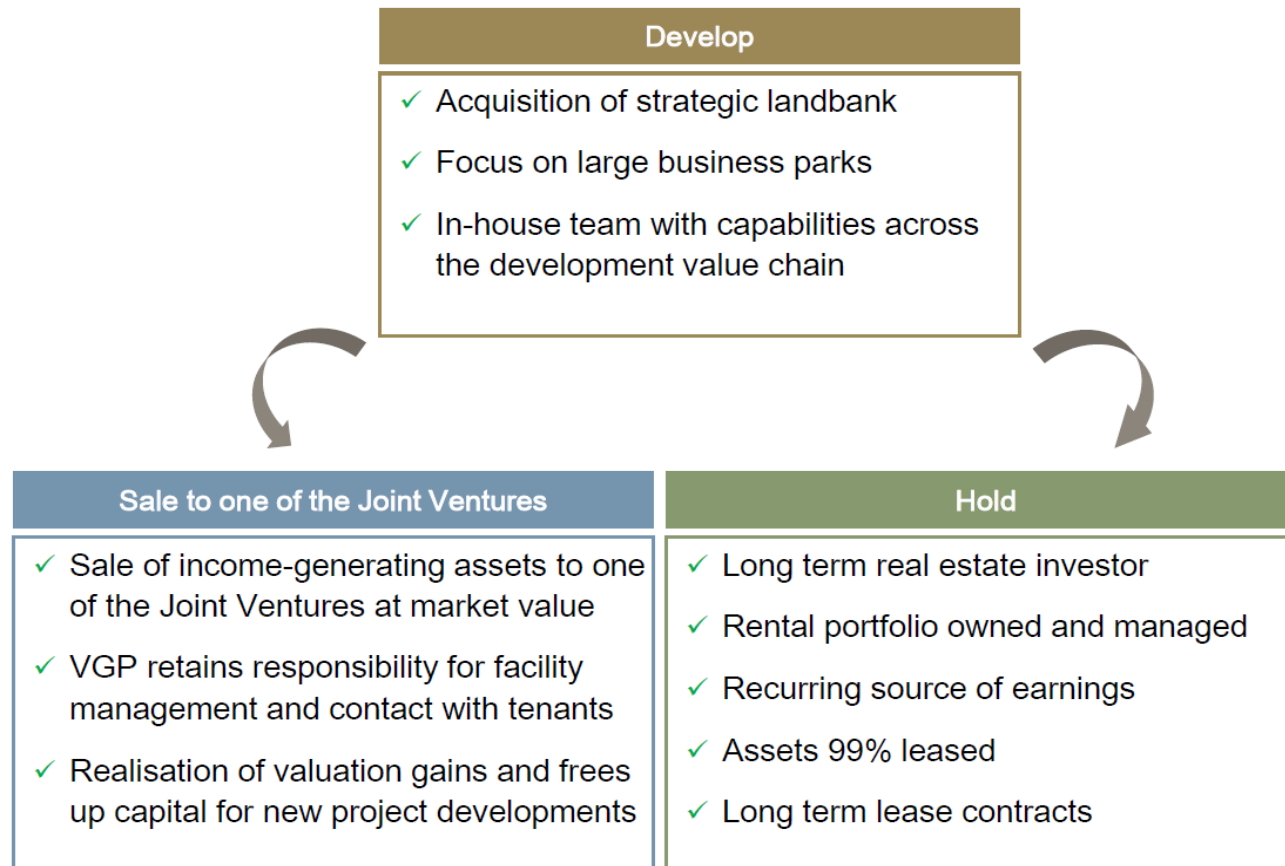
Successful track record of geographic expansion and continued delivery across markets



Fully integrated business model with in-house capabilities and competences



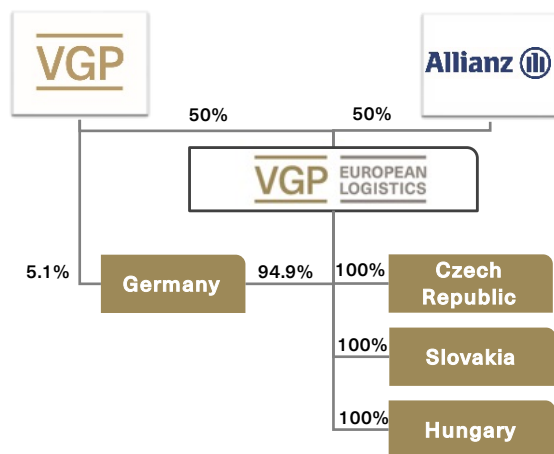
Full control and expertise across the value chain with no value leakage



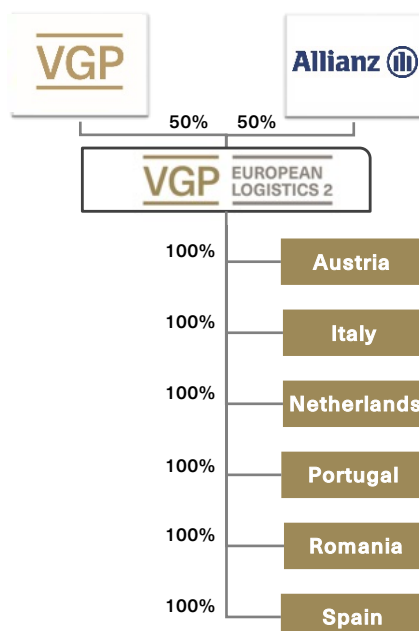
Develop, hold and sell-to-jv strategy with an aim to maximise shareholder value and optimise capital allocation

Strategic partnership with Allianz Real Estate through three established joint ventures

VGP European Logistics



VGP European Logistics 2



3rd JV: VGP Park München



Highlights VGP European Logistics and VGP European Logistics 2


- First two JVs have a combined investment target of €3.7 billion gross asset value
- Right of First Refusal for the JVs to acquire assets in designated countries
- VGP serves both portfolios as asset, property and development manager
- Joint Ventures act as long-term capital buyer at market value

Highlights VGP Park München JV

- First Joint Venture with Allianz Real Estate to initially focus on the development phase
- Sale of the park at agreed market yield
- All construction costs are financed jointly

Driving sustainable growth through develop and hold strategy with long term partner

Premium asset base comprising modern and well located parks

 	 	 	 	 
VGP Park Frankenthal	VGP Park Olomouc	VGP Park Moerdijk	VGP Park München	VGP Park San Fernando
Completed 2018	Construction 2016 (started)	Infrastructure works started	Construction 2019 (started)	Construction 2017-2020
Total Gross Lettable area: 147,022 m ²	Total Gross Lettable area: 210,478 m ²	Total Gross Lettable area: 900,000 m ²	Total Gross Lettable area: 309,881 m ²	Total Gross Lettable area: 122,000 m ²
✈️ 0km 🚗 82km 🚆 0km	✈️ 0km 🚗 70km 🚆 0km	✈️ 0km 🚗 55km 🚆 0km	✈️ 0km 🚗 34km 🚆 <1km	✈️ 0km 🚗 13km 🚆 <1km
	   	Project in partnership with 	 	    
 	 	 	 	 
VGP Park Nijmegen	VGP Park Rodgau	VGP Park Malacky	VGP Park Valsamoggia	VGP Park Timisoara
Construction 2019 (started)	Construction 2015-2016	Construction 2009-2016	Construction 2018-2020	Construction 2011-2018
Total Gross Lettable area: 190,000m ²	Total Gross Lettable area: 103,699 m ²	Total Gross Lettable area: 97,887 m ²	Total Gross Lettable area: 23,000 m ²	Total Gross Lettable area: 116,000m ²
✈️ <1km 🚗 73km 🚆 1km	✈️ 0km 🚗 28km 🚆 1km	✈️ <1km 🚗 42km 🚆 1km	✈️ <1km 🚗 15km 🚆 1km	✈️ <1km 🚗 3km 🚆 1km
    	     	   		       

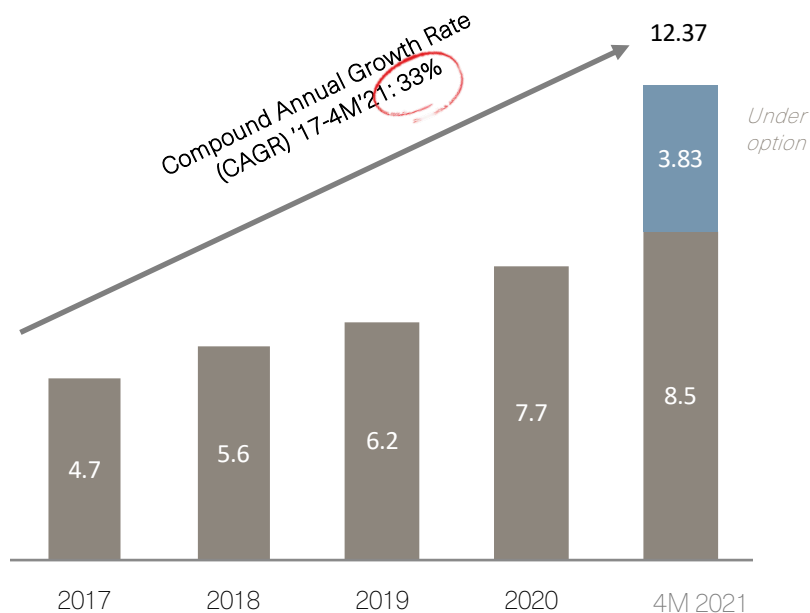


2. Operational performance

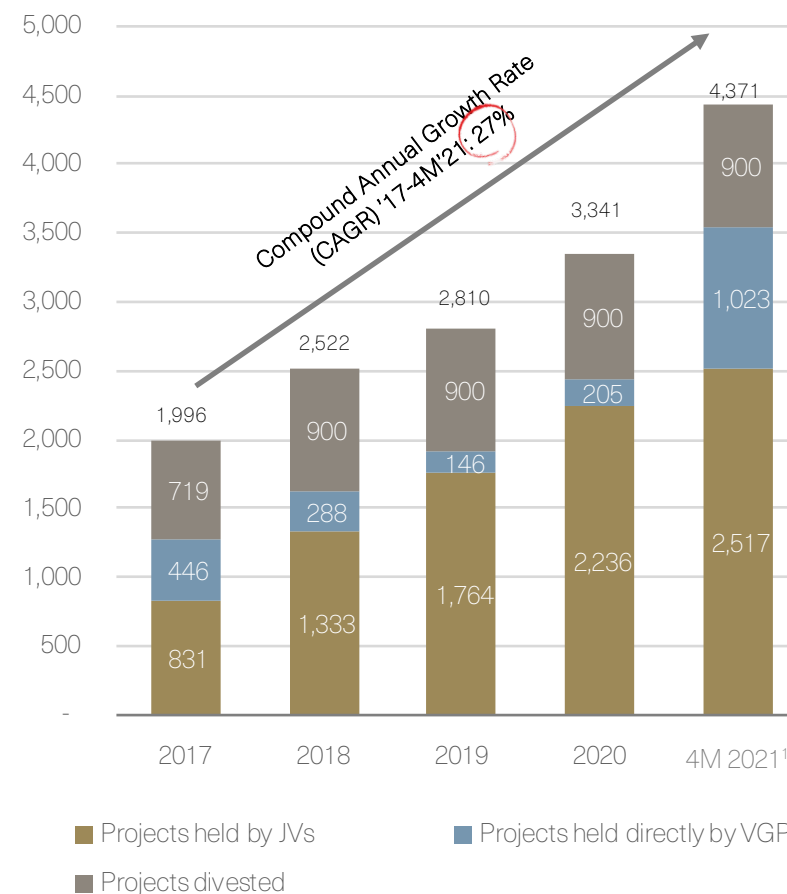


Proven ability to rapidly convert acquired land into fully-let and operational parks

Total land bank secured (Mio. m²)



Completed¹ gross leasable area ('000 m²)



Development of a significant leasable area with virtually full occupancy²

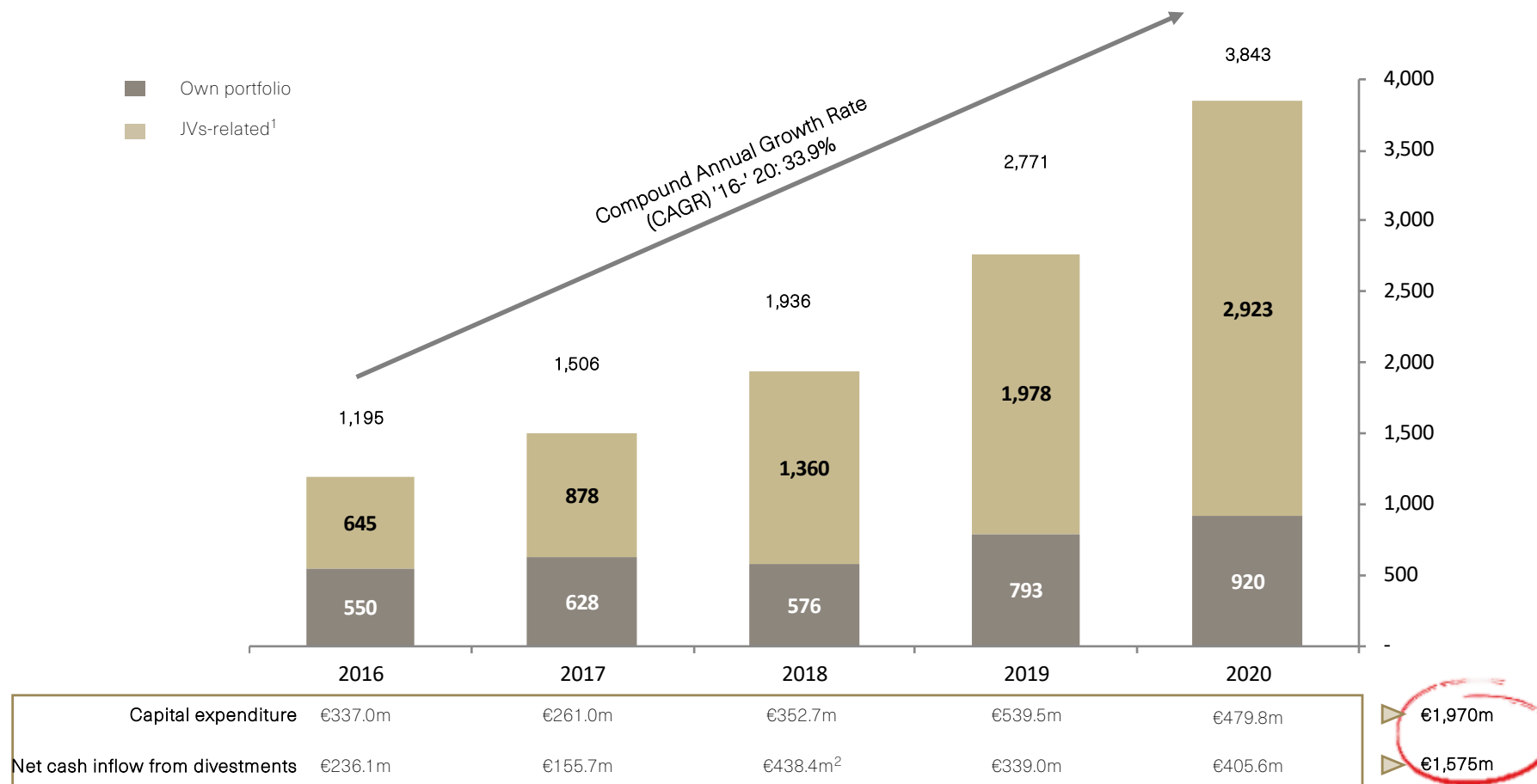
As of 30 April 2021

¹ Including 100% of JV and assets divested (see chart breakdown). 4M2021 also includes assets currently under construction

² Occupancy at April 2021 for completed portfolio (incl JVs) was 98.7%.

...driving resilient portfolio growth ...

Total portfolio – including 100% JV (€ million)



As of 31 December 2020

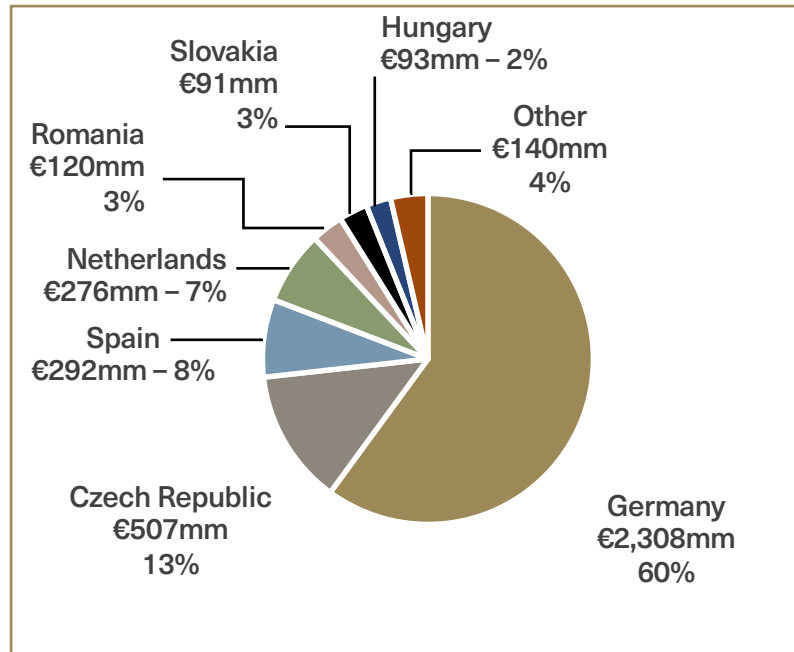
¹ JVs-related includes German 5.1% stake held directly by VGP and portion of Held-for-Sale being developed on behalf of the JVs

² Includes sale of Mango building, Spain (€150m)

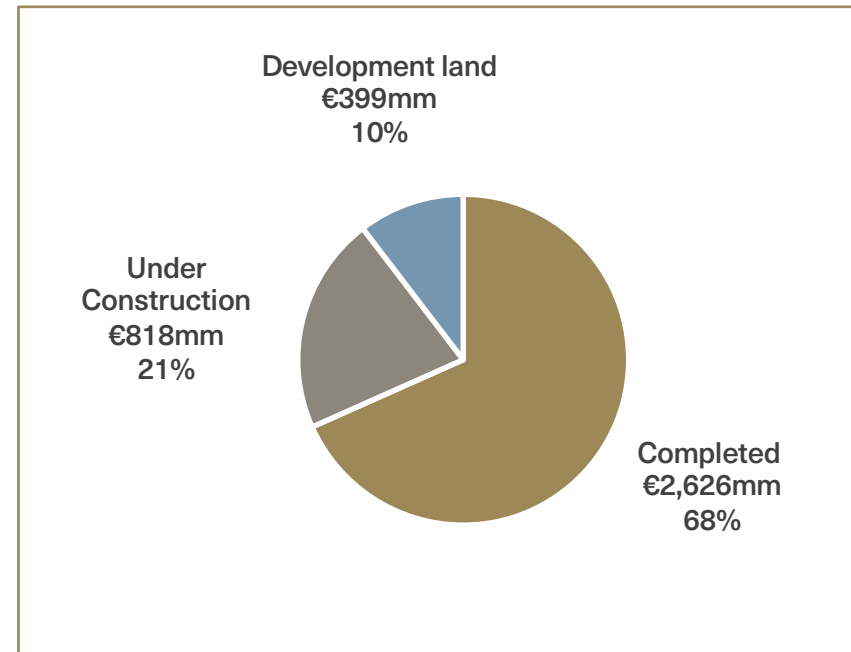
...which has resulted in a diversified investment portfolio

Investment portfolio breakdown¹

Country breakdown



Completed vs Under Construction vs Land Bank



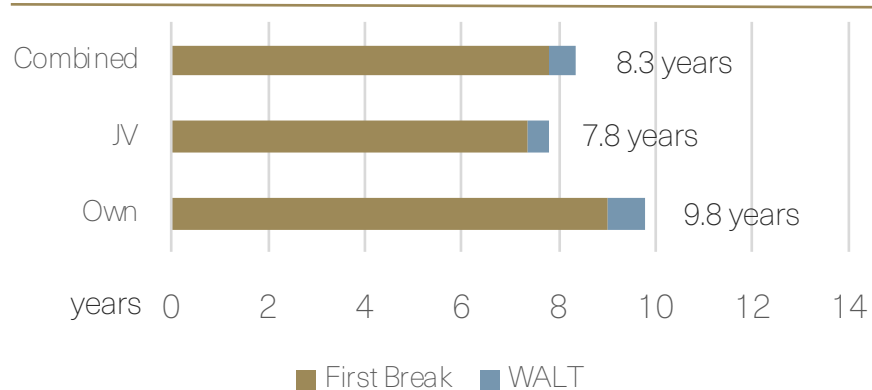
- The Investment portfolio has grown to €3,843 million¹, up **38.7%YoY**
- Western Europe, represents:
 - 77% of total portfolio as of Dec-20¹
 - 89% of combined portfolio growth contribution YoY
 - 93% of operating EBITDA incl. JVs at share over FY 2020

As of 31 December 2020

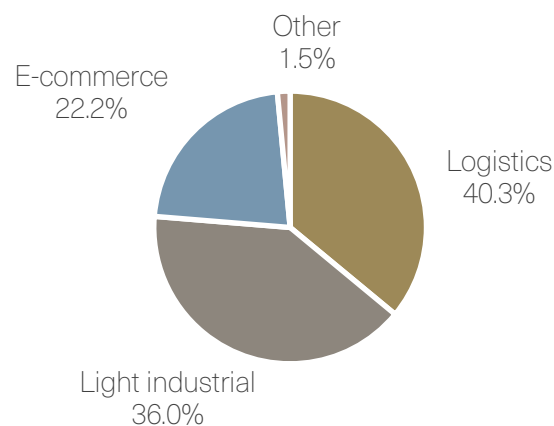
¹ Including 100% of JVs assets

Portfolio leased on a long-term basis to a diversified and blue-chip customer base

Weighted average term of the portfolio

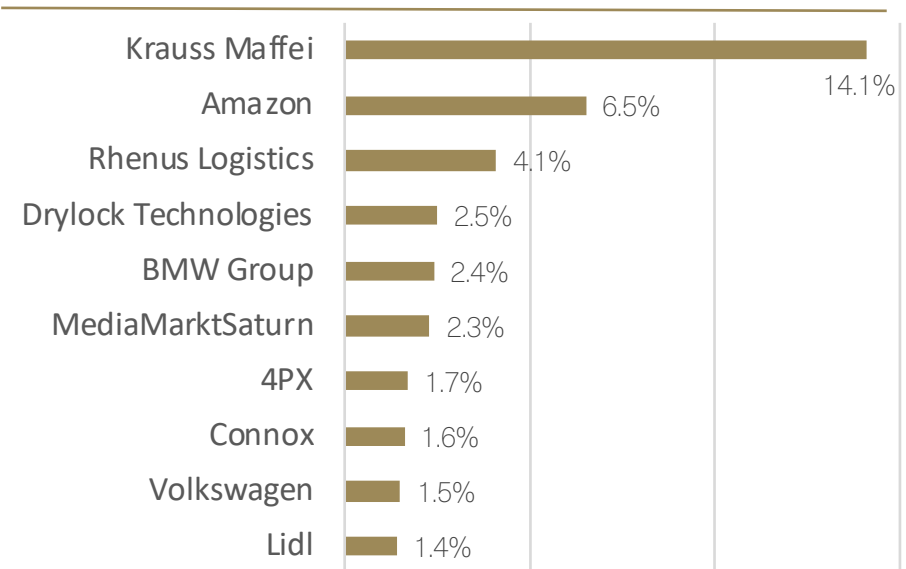


Tenant portfolio breakdown – by industry segment



Diversified customer base

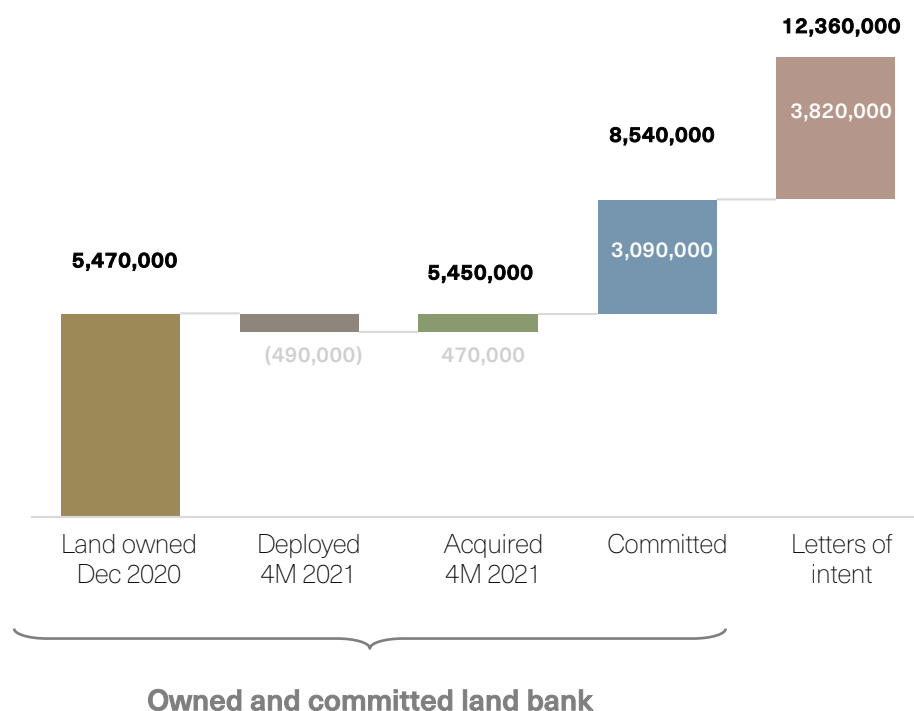
Blue-chip top 10 Tenants (JVs at 100%)



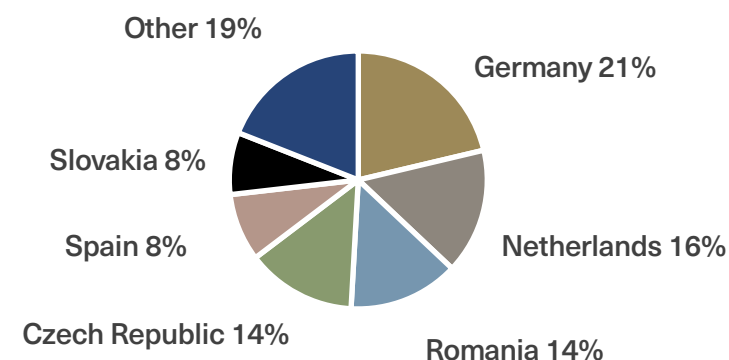
Top 10 clients count for 38.2%

Well advanced land bank to support future growth

Build-up of Land bank (m²)



Land bank¹ – geographic breakdown



¹ Geographical breakdown of development potential (split by m²) of the owned and committed land bank

- Total land bank (owned and committed) of 8.54 million m² equates to development potential of **3.97 million m²**
- In addition, 3.82 million m² of land under option, subject to due diligence, with **1.58 million m²** of development potential

5.55 million m² of development potential embedded in the Land bank



3. Financial performance



Income Statement – FY2020

- Operating profit up €165.3mm to €370.9mm
 - Increase driven by higher net valuation gain (up €178.2mm) and lower financial expense (down €5.6 mm) compensating higher admin expenses (€11.2mm)
- On a “look-through”- basis¹ net rental is up by € 8.6 mm YoY to € 55.3mm
- Net valuation gains on the property portfolio of € 366.4mm
 - Positively affected by the new 50:50 VGP Park München joint venture
 - The own standing property portfolio is valued on a weighted average yield of 5.51% (vs. 5.76% as at 31 Dec '19)²
- Administrative expenses of € 29.3mm
 - Increase mainly due to additional accrual accounted for in respect of LTIP
- Other expenses of €4mm, reflecting contribution to VGP Foundation

Income statement (€ million)

	2020	2019
Revenue	29.6	26.0
Gross rental income	12.1	11.7
Property operating expenses	(3.8)	(2.6)
Net rental income	8.3	9.1
Joint venture management fee income	14.7	10.5
Net valuation gains on investment properties	366.4	188.2
Administration expenses	(29.3)	(18.1)
Share of net profit from JVs and associates	63.3	65.7
Other expenses	(4.0)	(3.0)
Operating profit	419.4	252.4
Financial income	9.3	5.5
Financial expense	(17.9)	(19.8)
Net financial result	(8.6)	(14.2)
Profit before taxes	410.8	238.1
Taxes	(39.9)	(32.5)
Profit for the period	370.9	205.6

¹ Look-through basis includes VGP's share of the JVs net rental income

² The (re)valuation of the own portfolio was based on the appraisal report of the property expert Jones Lang LaSalle

Income Statement – FY2020 by segment

Investment			Development			Property and Asset Management		
€ million	2020	2019	€ million	2020	2019	€ million	2020	2019
Gross rental income	12.1	11.7	Gross rental income	-	-	Gross rental income	-	-
Property operating expenses	(0.4)	(0.3)	Property operating expenses	(3.4)	(2.3)	Property operating expenses	-	-
Net rental income	11.7	11.4	Net rental income	(3.4)	(2.3)	Net rental income	-	-
Joint venture management fee income	-	-	Joint venture management fee income	-	-	Joint venture management fee income	14.7	10.5
Net valuation gains on investment properties destined to the JVs	-	-	Net valuation gains on investment properties destined to the JVs	365.7	186.8	Net valuation gains on investment properties destined to the JVs	-	-
Administration expenses	(2.1)	(1.7)	Administration expenses	(19.7)	(12.0)	Administration expenses	(5.4)	(3.2)
Share of JVs' adjusted operating profit after tax	45.9	36.5	Share of JVs' adjusted operating profit after tax	-	-	Share of JVs' adjusted operating profit after tax	-	-
EBITDA	55.5	46.2	EBITDA	342.5	172.5	EBITDA	9.3	7.2
<p>■ Share in result of JVs up €9.4 million YoY corresponds to VGP's share in the result of the JVs <u>excluding any revaluation result</u></p>			<p>■ Valuation gains/(losses) up €178.9 million YoY – Positively affected by the new 50:50 VGP Park München joint venture and further yield contraction</p>			<p>■ Revenues include asset management, property management and facility management income</p>		

For our 2021 reporting we will introduce a fourth pillar which will be based on income generated out of renewable energy

Please note the segment reporting disclosure in the notes of our FY 2020 condensed consolidated interim financial statements press release for overview of adjustments to operating EBITDA

Balance sheet – assets as of Dec 2020

- Investment Properties of €920.2mm
 - Completed portfolio €166mm ('19: €94mm)
 - Under Construction €457mm ('19: €338mm)
 - Development land €297mm ('19: €361mm)
- Investment in Joint Ventures and associates increased to €654.8 mm by €267.5 mm, reflecting:
 - JV1: €83.9mm (incl. closing VII for JV1)
 - JV2: €42.8mm (incl. closing II for JV2)
 - JV3: €127.9mm (setup of 3rd JV for München)
 - JV4: €13.0mm (setup of 4th JV for Moerdijk)¹
- Other non-current receivables increased to €264.0mm from €63.6 mm, mainly reflecting
 - shareholder loans to VGP Park München (€82.9 mm) and VGP Park Moerdijk (€29.0 mm), and
 - remaining non-current balance due by Allianz Real Estate in respect of VGP Park München (€ 67.0 mm)²
- Cash position of €222.4 mm – in addition several multi-year unsecured credit facilities undrawn and available (€150 mm as of Dec '20)

	31 Dec '20	31 Dec '19
ASSETS		
Investment properties	920.2	792.9
Investment in joint ventures and associates	654.8	387.2
Other non-current receivables	264.0	63.6
Other non-current assets	19.3	6.0
Total non-current assets	1,858.2	1,249.8
Trade and other receivables	44.8	28.8
Cash and cash equivalents	222.4	176.1
Disposal group held for sale	102.3	169.7
Total current assets	369.5	374.6
TOTAL ASSETS	2,227.7	1,624.4

¹ On 26 November 2020, VGP entered into a partnership with Roozen Landgoederen Beheer in order to develop Logistics Park Moerdijk together with the Port Authority Moerdijk on a 50:50 basis. VGP Park Moerdijk's share equates to more than 450,000 m² of lettable area

² The remaining balance due by Allianz Real Estate in respect of the acquisition of VGP Park München shall become payable by Allianz Real Estate in different instalments based on the completion dates of the respective buildings

Balance sheet – Shareholders' equity and liabilities as of Dec 2020

- Shareholders' equity of €1,306mm, up €606mm since Dec '19
 - Includes effect of €309 mm of two share placements
- Total liabilities of €922 mm (2019: €925 mm)
 - Financial debt of €783 mm (2019: €780 mm)
- Gearing at Dec '20 stood at 25.2%¹
 - Well below our typical operating range for gearing ratio of between 30 and 40/45%
 - The group's financial covenant maximum consolidated gearing is 65%

	31 Dec '20	31 Dec '19
SHAREHOLDERS' EQUITY AND LIABILITIES		
Shareholders' equity	1,305.7	699.8
Non-current financial debt	748.8	767.7
Other non-current (financial) liabilities	10.5	12.8
Deferred tax liabilities	43.8	31.6
Total non-current liabilities	803.1	812.1
Current financial debt	34.5	12.7
Trade debt and other current liabilities	77.7	89.3
Liabilities related to disposal group HFS	6.7	10.5
Total current liabilities	118.9	112.5
Total liabilities	922.0	924.6
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES	2,227.7	1,624.4

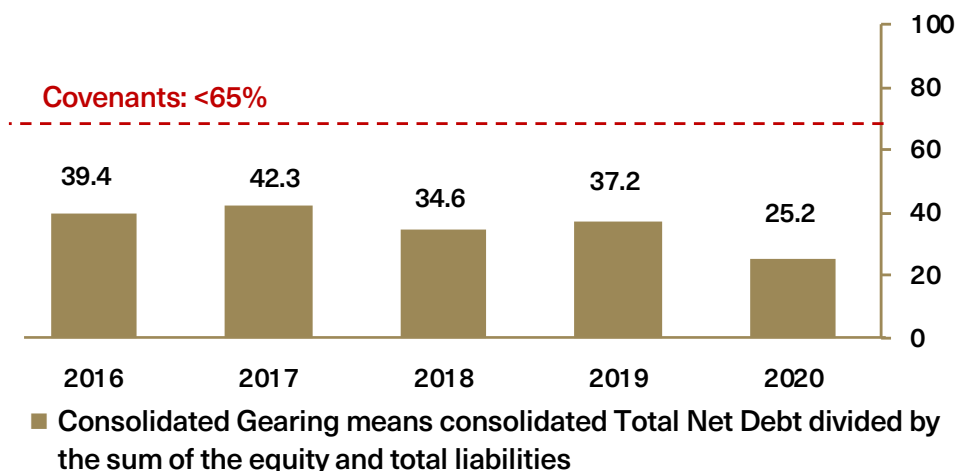
¹ Calculated as Net debt / Total equity and liabilities

Significant headroom to key covenants

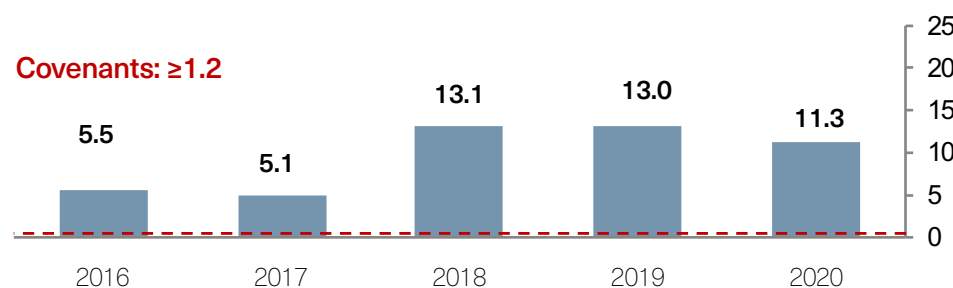
Overview

- The group has adequate cash buffers in its Joint Ventures' portfolio's and the Group expects that it will be able to retain its sound liquidity position for the foreseeable future through (as of Dec-20):
 - Cash position of €222.4 mm
 - Unutilised 3-year revolving credit facility of €150mm
 - Successful €600mm 8-year bond issue dd 31 March 2021
- Average bond maturity: 5.69 years¹
- Majority unencumbered asset base (2.6% secured bank debt)

Gearing ratio (%)

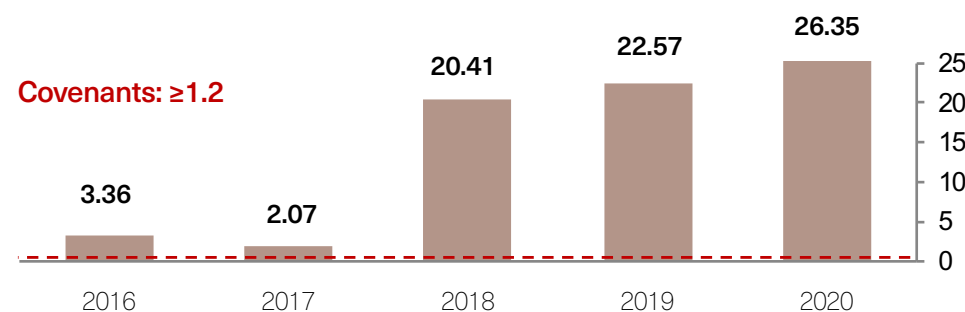


Interest cover ratio (x)



- Interest Cover Ratio means the aggregate net rental income (increased with the available cash and cash equivalents) divided by the net Finance Charges

Debt service cover ratio (x)



- Debt service cover ratio means cash available for debt service divided by debt service whereby debt service means the aggregate amount of financial expenses due and payable together with any loan principal due and payable

Data as of 31 December 2020.

¹ Pro forma for the bond issue dd 31 Mar 2021 (€600mm 8-year bond)

Track record of the joint ventures: in excess of €1.3bn net cash proceeds in first two joint ventures

First JV: VGP European Logistics

Closing I (May '16)	GAV: c.€500mm 15 parks (28 buildings) in Germany, Czech Republic, Slovakia and Hungary	€176mm net cash
Closing II (Oct '16)	GAV: c.€80mm 5 buildings in Germany and Slovakia	€59mm net cash
Closing III (May '17)	GAV: c.€173mm 6 parks (7 buildings) and 4 newly completed buildings in Germany and Czech Republic	€122mm net cash
Closing IV (May '18)	GAV: c.€400mm 6 parks (13 buildings) and 5 newly completed buildings in Germany, Czech Republic and Hungary	€290mm net cash
Closing V (Apr '19)	GAV: c.€203mm 3 parks (3 buildings) and another 6 newly completed buildings in Germany and Czech Republic	€125mm net cash
Closing VI (Nov '19)	GAV: c.€232mm 13 buildings, including 7 in 3 new VGP Parks in Germany and Czech Republic	€123mm net cash
Closing VII (Oct '20)	GAV: c.€166mm 10 buildings, including 2 in 2 new VGP Parks in Germany, Czech Republic and Slovakia	€126mm net cash

VGP net cash proceeds of €1,021mm from First JV

Second JV: VGP European Logistics 2

Closing I (Jul '19)	GAV: c.€175mm 3 parks (8 buildings) in Spain, Austria and Romania	€91mm net cash
Closing II (Nov '20)	GAV: c.€258mm 9 buildings, including 7 in 3 new VGP Parks in Spain, The Netherlands, Italy and Romania	€180mm net cash

VGP net cash proceeds of €271mm from Second JV

Third JV: VGP Park München

Seed closing (Jun '20)	GAV: c.€187mm	€87mm net cash
Closing I (Dec '20)	GAV: c.€55mm	€16mm net cash

VGP net cash proceeds of €103mm from Third JV

ABOUT VGP

VGP is a pan-European developer, manager and owner 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 an owned and committed development land bank of 8.54 million m² 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 c. 300 employees today owns and operates assets in 11 European countries directly and through its 50:50 joint ventures. As of December 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, please visit: <http://www.vgpparks.eu>

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