



Press Release
Regulated Information

Brussels, 7 September 2016, 07h00 CET

Public offering in Belgium of bonds for an expected amount of minimum € 150 million and maximum of € 225 million

VGP NV announces that it makes a public offer in Belgium of retail bonds due 21 September 2023 for an expected amount of minimum € 150 million and maximum € 225 million.

The fixed rate of the bonds is 3.90% (gross) per year. The net yield equals 2.847% per year.

The bonds will be issued in denomination of € 1,000. The subscription period runs from 9 September 2016 until and including 15 September 2016, subject to early closing. The issue date is planned on 21 September 2016. Application has been made for the bonds to be listed on the regulated market Euronext Brussels and to be admitted to trading on the regulated market of Euronext Brussels.

KBC Bank NV will act as sole manager and bookrunner for this issuance.

A full prospectus detailing the transaction and its terms, drawn up in Dutch and English, as well as a French translation of the summary of such prospectus, can be obtained free of charge as from 7 September 2016 (before opening of the stock exchange) from VGP NV's head office, and may be consulted as from 7 September 2016 on the VGP NV website (www.vgpparks.eu) and in each branch of KBC Bank or CBC Banque, Bolero (www.bolero.be), via the Regional Advice Centres and on the website (www.kbc.be/vgp).

The proceeds of the bonds will be used to finance the development of new projects in our new market Spain, to finance the purchase of a logistics project in Barcelona consisting of an income generating property leased to a blue chip tenant and additional development land on a prime location (for € 100 million in total), and furthermore to finance the development of new projects on development land (for the remaining € 150 million).

For more information

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Profile

The VGP Group (www.vgpparks.eu) constructs and develops high-end semi-industrial real estate and ancillary offices for its own account and for the account of its VGP European Logistics joint venture, which are subsequently rented out to reputable clients on long term lease contracts. VGP has an in-house team which manages all activities of the fully integrated business model: from identification and acquisition of land, to the conceptualisation and design of the project, the supervision of the construction works, contracts with potential tenants and the facility management.

VGP is quoted on Euronext Brussels and the Main Market of the Prague Stock Exchange.

IMPORTANT INFORMATION

The bonds constitute debt instruments. An investment in the bonds involves risks. Before making any investment decision the investors must read the prospectus and more particularly the section Risk Factors (please see page 17 and following (Part I: Summary) and page 26 and following (Part II: Risk Factors) of the prospectus). By subscribing to the bonds, investors lend money to VGP NV who undertakes to pay interest on an annual basis and to reimburse the principal on the maturity date. In case of bankruptcy or default by VGP NV, however, investors may not recover the amounts they are entitled to and risk losing all or a part of their investment. The bonds are intended for investors who are capable of evaluating the interest rates in light of their knowledge and financial experience. Each decision to invest in the bonds must be based solely on the information contained in the prospectus (including the section Risk Factors) and more generally factors that may affect VGP NV's ability to fulfil its obligations under the bonds and factors which are material for the purpose of assessing the market risks associated with the bonds.

This announcement shall not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the bonds, in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration, exemption from registration or qualification under the securities laws of any such jurisdiction.

This announcement is not for distribution, directly or indirectly in the United States of America, Canada, Japan or Switzerland, or any other jurisdiction where distribution would not be permitted by law. The bonds are not offered in the United States of America.

In the European Economic Area (except Belgium) this announcement is only directed at qualified investors within the meaning of directive 2003/71/EC (as amended).

No announcement or information with respect to the bonds may be distributed to the public in other jurisdictions than Belgium if the applicable legal requirements have not been complied with. The Issuer is not responsible for non-compliance of applicable legal requirements by other persons.