

VGP ³ Location



11

2015

EURO POOL SYSTEM: OUR ACTIVITIES
REQUIRE STATE-OF-THE-ART STORAGE
**JOAN LACOSTA: OUR BRAND
AND FORMULA SHOULD
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PORT OF BARCELONA

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DEAR READER,

The opening of Expo Real 2015 in Munich is just around the corner, and right on time for this important event in the European real estate sector our magazine VGP Location³ is making its appearance in its 11th edition.

We have chosen Spain to be the geographic focal point of our magazine on this occasion – and for good reason. Not only does that country offer great potential to our clientele and to us, but, in addition to Central and Eastern Europe, Spain is now a focus of our expansion. In the first half of 2015, we opened a new office in the Catalanian metropolis of Barcelona.

To learn more about our plans for the Spanish market, I encourage you to read the interview with our new colleague there, Joan Lacosta.

Should you wish to discuss with us in person about what we have to offer, we cordially invite you to visit us at Stand C2.130 in Munich. We can discuss your individual questions over a drink, and you will have an opportunity to learn first-hand and in detail about our services portfolio. If you do not plan to be at the trade fair, we will be pleased to be in contact as will be most convenient for you. We are pleased to be at your disposal.

Best regards,
Jan Van Geet

- 03 EDITORIAL
- 04 NEWS
- 06 PROJECT / VGP PARK OLOMOUC: TEAMING KNOWLEDGE WITH INDUSTRY
- 08 BUSINESS / EURO POOL SYSTEM: OUR ACTIVITIES REQUIRE STATE-OF-THE-ART STORAGE
- 11 EXCURSION / BARCELONA: THE GREAT ENCHANTRESS
- 15 OUR TEAM / NEW PEOPLE IN THE VGP TEAM
- 16 QUO VADIS / JOAN LACOSTA: OUR BRAND AND FORMULA SHOULD FIND A GOOD FIT IN SPAIN
- 18 BRAND STORY / UNDER THE SIGN OF THE CENTAUR – ROSSMANN ON A GROWTH COURSE
- 20 INTERVIEW / PORT OF BARCELONA
- 24 DREAMS / CINCO JOTAS: EPICUREAN DELIGHT FROM A GOURMET PIG
- 26 DO YOU NEED SPACE?

VGP STARTS OUT STRONG IN 2015'S FIRST HALF AND CONTINUES ITS GROWTH STRATEGY

During the first half of 2015, VGP continued its strong performance in project development and leasing of semi-industrial properties while achieving record results. Germany confirmed its role as the Group's leading growth market, as more than 50% of the current development projects under construction are located there. Moreover, with

its € 5 million of newly signed lease contracts, Germany was also the main growth driver in the Group. In other markets, including Slovakia, the Czech Republic, as well as Estonia and Romania, development and leasing activities also were successful. VGP earned a net profit of € 32.2 million (€ 1.73 per share) in 2015's first half (through 30 June) versus

a net of € 43.4 million (€ 2.23 per share) in the first six months of the previous year. Increased demand for lettable area drove the signing of more than € 11.3 million in new lease contracts. The Group's property portfolio reached an occupancy rate of 94.8% as at the end of June 2015, which compares to a 94.0% rate as at 31 December 2014. Committed annualised rent income increased by 46.5% to € 33.1 million (higher by € 10.5 million against the figure for 31 December 2014). The investment property portfolio now includes 25 completed building comprising 365,971 m² of lettable area while another 19 buildings are under construction and encompass 322,014 m² of lettable area. VGP also expanded its land bank. As at the end of June 2015, the land bank included 954,000 m² of new development areas which are expected to be acquired in the second half. Additional new land plots are being targeted and should be secured in the second half of 2015 in order to further strengthen the development pipeline. The net valuation of the property portfolio as at 30 June 2015 showed a net valuation gain of € 48.1 million, which compares to the € 40.9 million gain booked as of 30 June 2014. ©



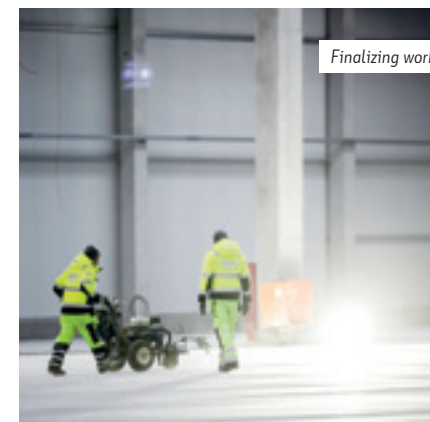
VGP Park Pilsen



VGP Park Borna

VGP LAUNCHES CONSTRUCTION OF PRE-LEASED FACILITY IN HUNGARY

In August, VGP completed acquisition of an 85,000 m² land plot in Alsónémedi, Hungary. The plot is located close to Budapest along the M0 Ring Road. The location is ideal for any logistics operation, as all major Hungarian motorways – the M1, M3, M5, M6 and M7 – are accessible within 30 km. VGP is delighted to report that a lease contract already was signed with Nagel-Group, one of the leading companies for food logistics in Europe and the number-one provider in the German market. Established in 1935 as a family business, Nagel-Group today owns a European network with more than 100 locations in 16 countries. It employs around 11,000 people and operates more than 6,000 vehicles. In Hungary the Nagel-Group is represented by Nagel Hungaria since 2004. The tailor-made facility of 22,000 m² will house temperature controlled cross-docking and warehousing operations, with all temperatures ranging from frozen to ambient. Necessary permits were obtained during the summer and construction was begun immediately. The handover is planned for February 2016. ©



Finalizing works



VGP Park Rodgau



Visualization of Rhenus Pharma warehouse

RHENUS PHARMA SERVICES DECIDES FOR VGP PARK RODGAU

In the course of establishing its Rhenus Pharma Services, Rhenus, the worldwide provider of logistics services, needed a new logistics centre in a central location. The choice fell to the 22-hectare VGP Park Rodgau, which features 5 halls and a total floor space of 100,000 m². Rhenus selected this site for its exceptionally favourable transport location and, most of all, because of its fittingly close proximity to the cluster of pharmaceutical firms in the Frankfurt Rhine-Main metropolitan area. The completion and opening of the new Rhenus Pharma Services logistics centre is planned for the spring of 2016. On 42,000 m², Rhenus will be warehousing sophisticated pharmaceutical products which are sensitive to temperature, light and humidity conditions. That means that not only does location play a central role but so, too, do the possibilities for installing the needed capacities at

a high technical level to provide the proper access control and purification systems. With its many years of experience in this area, VGP offered optimal conditions. With the addition of Rhenus Pharma Services, nearly all of the park's space is now leased. Five additional firms from various industries have obtained their needed capacities at the park. These include Rossmann and PTG Lohnabfüllung. Recently, A&O GmbH, a firm specialising in dispatching catalogues and magazines, and the logistics services company Geis Industrie-Services have joined the list of future lessees at VGP Park Rodgau. Last year, Rhenus contracted with VGP for constructing 50,000 m² of warehouse space for import and export goods at VGP Park Hamburg. The first part of that facility, encompassing 30,000 m² will be handed over in October. The second stage is expected to be completed prior to 2017. ©



TEAMING KNOWLEDGE WITH INDUSTRY

With its long tradition of learning centred on Palacký University, established in 1573, and an economy combining industry and agriculture, the Olomouc Region is a land of bounteous possibilities. VGP's new park in Olomouc will contribute to realising that promise.

Despite its great potential, an insufficiency of modern industrial business premises has been a constraint on economic development in the central Moravian industrial triangle that includes Olomouc, Přerov and Prostějov. Technology Park Olomouc is therefore a natural reaction to the

necessity for proper space to serve the needs of local entrepreneurs and foreign investors alike.

Located just 10 minutes by car from the second-oldest university in the Czech Republic and on the outskirts of a city with some two dozen vocational technical schools, VGP's new park

is positioned to tap into a sizeable and cost-competitive workforce with above-average qualifications. Olomouc is home to nearly 100,000 residents and has one of the lowest average wage levels in the country.

The park is situated at the intersection of the R46 and R35 motorways on Olomouc's south-west periphery. The R46 leads to Prostějov, which is just 15 km away and continues to the country's main transportation artery, the D1 motorway, and to Brno (70 km distant). The location provides excellent connections also to Ostrava to the northeast and Hradec Králové to the west.

The new park's strategic position, large size, comprehensive engineering infrastructure, and broad offering of supporting services make it one of the most appealing industrial property sites in central Moravia.

"VGP is pleased to have acquired an additional site in the Czech Republic," relates Petr Kovařík, commercial officer for VGP. "The VGP Park Olomouc is the latest addition to VGP's network of parks and fills a certain gap that had been existing in central Moravia. With its



approximately 47 hectares, the site will offer solutions to a great variety of clients, ranging from small and medium enterprises to established logistics providers, manufacturers, and clients looking for tailor-made real estate solutions. The close proximity to the city will ensure access to a skilled labour force, and the park will provide excellent vehicular access to the main roads heading to Brno, Ostrava, and Hradec Králové." The plans for the Olomouc site call for developing 230,000 m² of leaseable space on 480,000 m² of land.

"In addition to the land," Mr Kovařík explains, "VGP has also purchased a building under construction that is known as G2 and is providing about

20,000 m² of space. VGP's strong belief and confidence in the location has been supported not only by its previous development success in the Olomouc area but also by the fact that it swiftly concluded lease agreements with two tenants which filled the entirety of the distribution centre that is building G2. The project will be carried out in several phases in order to provide a sufficient pipeline of new space."

Among the first tenants at the park are Euro Pool System, an international producer of highly hygienic plastic trays, crates and pallets for logistics and handling of fresh food products. (See interview with Mr Úředníček on page 8). Another of the early tenants

is the logistics company Fénix Solutions, which exclusively provides logistic services for HELLA Autotechnik s.r.o., a part of the German Hella Group supplying automotive lighting and electronics components and systems for the OEM and aftermarket automotive segments.

Buildings G1 and G3 are presently under construction. They will offer a total of 37,540 m² of space for manufacturing, logistics or commercial activity. The buildings are designed with an emphasis on maximising flexibility and efficiency. Lease spaces are available in sizes from 1,000 m² and larger. All spaces can be customised to meet the specific needs of individual clients. ©



EURO POOL SYSTEM: OUR ACTIVITIES REQUIRE STATE-OF-THE-ART STORAGE

When a company such as Euro Pool System is searching for storage space, it is no easy task. The international leader in returnable and reusable packaging logistics requires space not only for its crates but also for its washing facilities, waste presses and administrative facilities.

“VGP was the only company offering space in a location that suited us and demonstrating the ability to make the necessary modifications to the warehouse by the date we required,” says Svatopluk Úředníček, the company’s Operational Manager for Central and Eastern Europe, in an interview with our magazine. Euro Pool System’s second depot in the Czech Republic will open in Olomouc in November and offer more than 8,000 m².

Q Could you summarise your international company’s story?

Euro Pool System was founded in 1992 by Dutch, German and Belgian auction associations who joined forces to standardise their packaging management into unified foldable

plastic crates for fruit and vegetables. Over the past two decades, the company has become an important supplier of logistics in returnable packaging delivery services to large retail chains across Europe. In 2011, Euro Pool System acquired LPR, which leases pallets, and thereby extended its product offer.

Q Could you pinpoint some of the company’s successes in the Czech Republic?

The company has been operating on the Czech market since 2002, but it has seen significant sales growth since 2011 when it began co-operating with Globus. This was followed in 2013 by initiation of co-operation with Tesco in not only the Czech Republic but also other countries in

Central and Eastern Europe (CEE). In 2014 and 2015, co-operation began with Ahold and Kaufland in the Czech Republic, Poland and Slovakia. The CEE region is therefore the most dynamically developing region within the entire company, with year-on-year growth in handled crate turnover reaching as high as 100%.

Q In your case, returnable packaging comprises in particular durable crates for goods, in particular food, vegetables, meat and other gastronomic products. Which companies are your most frequent customers?

Our main customers are fruit and vegetable growers, both those operating on the domestic market and those abroad which import their goods into CEE and sell them via the big retail chains. Packaged meat products comprise another commodity which can be transported in our crates. Increasing volume in this segment is our current priority.

Q What is the process of a returnable crate’s journey?

Our customer collects crates from our warehouse and fills them with goods. The crates travel through retailers’ distribution centres into shops where the goods are offered to customers directly from the crates. Our company collects used crates from distribution centres, where they were brought



Returnable plastic trays during washing



In Central and Eastern Europe, green foldables are the standard

from the stores, and washes them at our warehouses, which are equipped with special industrial washing facilities. Crate washing must conform to strict hygiene standards so that the crates can again travel to growers who fill them with unpackaged vegetables and fruit.

Q What other services can you offer companies?

For some chains, we also ensure

pressing of sorted paper and plastic waste, which is transported to our depots directly from business units. The LPR division focuses on leasing “red” pallets.

Q Judging by your growth, you are doing well in the Czech Republic.

Our crates have high added value because the possibility to fold empty crates offers us considerable savings

on transport costs. Availability to collect from our depots is guaranteed within 48 hours, and the crates are always clean and presentable for direct sale in shops. These are the main reasons behind our company’s success and development in the Czech Republic and other countries in our CEE region.

Q Your work requires enormous storage capacities. What are your requirements for leased halls?

Our activities at individual depots require state-of-the-art Class A storage equipped with sprinklers [a fire protection system – editor’s note] and standard ramps, ideally with one ramp per about 600 m². For installation of our technical equipment (which means installation of washing facilities and presses), we require warehouse modifications costing on the order of tens of millions of crowns.

Q You currently have one depot in Úžice, not far from Prague on the highway to Germany. Is the hall only for storage or do you also have



Each tray has a 2D bar code for optimal tracking and tracing



Pressing of sorted paper and plastic waste

washing facilities or other automated lines there?

At the Ůžice depot, as at our standard depots, we store a supply of clean crates and used crates ready to be washed as well as various returnable packaging from Tesco's suppliers and processed sorted paper and plastic waste. Ůžice has washing facilities with annual capacity of 30 million washed crates as well as two presses which can annually process approximately 30,000 tonnes of waste.

Q But this capacity is no longer sufficient and so you are looking for new space, specifically in Olomouc. Why did you turn to VGP?

VGP was the only company offering space in a location that suited us and demonstrating the ability to make the necessary modifications to the warehouse by the date we required.

Q So why near Olomouc?

Olomouc is where the distribution centres of our clients Ahold

and Kaufland are located, and our company must be as close as possible to these centres so as to optimise transport costs.

Q You have 13,100 m² of storage space leased near Prague. How much will there be in Olomouc? Do you have any special requirements of VGP?

In Olomouc, we will lease about 8,000 m². VGP is preparing the warehouse for installation of washing facilities with annual capacity of 30 million crates.

Q Do the halls for storing and washing returnable packaging require any special ventilation, water treatment or tanks?

Our depots must be equipped with ventilation around the washing facilities, as otherwise the humidity and condensed water arising there would adversely affect the warehouse's metal structure and technical equipment. Water treatment and storage are necessary to ensure smooth and high-quality washing of the crates.

Q When do you intend to open the new centre and is any work already underway? Will you also offer work to people from the Olomouc region?

Our depot is currently under construction and is planned for completion at the end of November. The depot will offer positions for 30 employees.

Q How long have you been Operational Manager for Central and Eastern Europe at Euro Pool System and what has your career been like?

I have been Operational Manager for CEE at our company since 2013. After many years in the management of the Czech branch of the French logistics company Norbert Dentressangle, it was a great challenge for me to manage the operations of a company operating in Central and Eastern Europe. In addition, Euro Pool System is developing very dynamically. Participating in this development was very appealing, and it has met my expectations. ☺



SVATOPLUK ŮŘEDNÍČEK

Svatopluk was born in 1967 in Uherské Hradiště. He studied electronics at the Antonín Zápotocký Military Academy in Brno with a focus on control systems and then spent a year after the Velvet Revolution at the University of Minnesota to improve his English. For 4 years, he served in an army regiment at the Rokycany base. Following this, he worked as a key account manager for Bata and had a long career with the Norbert Dentressangle logistics group, the last four years with responsibility for all subsidiaries in the Czech Republic. He has been at Euro Pool System since 2013. In his personal time and as work obligations permit, Svatopluk enjoys participating in sports. He especially likes mountain biking as well as motorcycling.



Barcelona

THE GREAT ENCHANTRESS

Barcelona is a city of Mediterranean colour that has attracted travellers and inspired artists for centuries. Claudia Palmeros, trained as an architect and in fine arts, has been living and teaching in Barcelona since 2006. She writes here about her adopted city.

Barcelona, located on the north-eastern coast of Spain, is a cosmopolitan city, boasting a unique identity which reflects its rich history, culture, and traditions. The poet Joan Maragall called it La Gran Encisera, so besotted was he with this beautiful Mediterranean city's many charms which delight visitors from all over the world.

Shaped by a long history

A Roman military camp established around 15 BC (though remains of early settlements dating back to 5,500 BC have been found in the present-day neighbourhood of Raval), Barcelona was conquered by the Visigoths in the early 5th century and later by the Arabs in the 8th century.

Barcelona became the capital of the County of Barcelona when Charlemagne's son Louis made it the seat of the Carolingian "Marca Hispanica" in 801. In 1137, Aragón and the County of Barcelona joined into what became known as the Crown of Aragón, which conquered many overseas territories and ruled the western Mediterranean Sea (as well as Naples, Sicily, and Athens) in the 13th century.

Barcelona went into decline when the Crowns of Castile and Aragón merged following the marriage of Isabella I of Castile and Ferdinand II of Aragón in 1469, as Madrid became the centre of political power and the colonisation of the Americas reduced



Casa Batlló © Cristina Muraco

the importance of the Mediterranean trade. Barcelona would have to wait some 300 years for the tide to turn: it was not until the start of industrialisation that the city began to see some improvement in development and growth. In 1888, Barcelona hosted the International Exposition (it would do so again in 1929) and this led to a considerable extension of its urbanised area. Economic prosperity brought a resurgence in Catalan culture (the so-called *Renaixença*) and a renewed appreciation of the Catalan language. Modernist architecture emerged as a vehicle for expressing these new cultural leanings, taking historical Catalan Gothic forms and modernising them into a distinct style shaped by a transformed sense of national identity.

Conspicuously multicultural, proudly Catalan

In the 20th century, the fall of the city to Franco's forces at the end of the Spanish Civil War meant the abolition of many of the autonomous institutions of Catalonia as well as suppression of the Catalan language's use in public. Barcelona was relatively industrialised, though, and this resulted in great numbers of immigrants from poorer regions of Spain coming to settle in the city's metropolitan

a multicultural touch to the city's already diverse, yet proudly Catalan, distinctive character.

A sunny plain joining mountains and sea

Nestled between the Serra de Collserola and the Mediterranean Sea, and the rivers Besòs to the north and Llobregat to the south-west, Barcelona occupies 101 km² of plain and is 120 km south of the Catalan border with France in the Pyrenees. The city enjoys a Mediterranean climate with an average annual temperature of 20 °C and 2,425 hours of sunshine per year. This makes Barcelona the perfect place for an outdoor stroll at one of its many parks or beaches. The hill of Montjuïc to the south-east is home to the city's biggest park which includes the Jardí Botànic, as well as the gardens of Joan Maragall, Mossèn Cinto Verdaguer, and Joan Brossa. Montjuïc is also home to several interesting sights: Montjuïc Castle, at the top of the hill, offers stunning views of the city. The Museu Nacional d'Art de Catalunya features an exquisite collection of Catalan Romanesque art, and further down the road the Fundació Joan Miró exhibits an outstanding collection of the Catalan artist's dream-like works. The Barcelona Pavilion, a pioneering modern architecture project designed by Ludwig Mies Van der Rohe for the 1929 International Exposition, is located at the base of the hill.



Cathedral of the Holy Cross and Saint Eulàlia

Closer to the city centre, a walk in the Parc de la Ciutadella (the city's second largest), is also a tempting option as it houses the Barcelona Zoo and the Parliament of Catalonia. Park Güell, a UNESCO World Heritage Site designed by renowned Modernist architect Antoni Gaudí, is a beautiful garden where organic forms display a playful extravaganza of colour, seamlessly blending nature and architecture, and offering visitors a fantastic perspective of the city from the Gràcia district.

Architecture through three millennia

Barcelona's dimensions make it a relatively easy city to see on foot. A walk about Ciutat Vella, the historic district, is a great starting point from which to discover the city's attractions. The *barris* (neighbourhoods) of Raval, Gòtic, Born, and Barceloneta are full of character and gorgeous architecture spanning three millennia: the Roman necropolis at Plaça de la Vila de Madrid, the ruins of

the aqueduct, or the columns of the temple of Augustus are excellent examples of the Roman presence in the city. Not far from there, just across the Rambles, the Romanesque monastery of Sant Pau del Camp stoically bears witness to the passage of time. Its cloister with Islamic-influenced lobular arcades is a true haven of peace amidst the boisterous goings-on of multicultural Raval.

Civil and religious Gothic architecture peppers the beautiful historic streets of Ciutat Vella, the prime examples being the Cathedral of the Holy Cross and Santa Eulàlia in Barri Gòtic. Also in Barri Gòtic, traces of its once thriving Jewish population can still be seen today: the Major Synagogue on Carrer Marlet or the ruins of one of the old city's mikvahs remind us of this place's rich cultural heritage. Other Gothic buildings well worth a visit are the church of Santa Maria del Mar, the Palau Reial Major (which was the medieval residence of the sovereign Counts of Barcelona, later Kings of Aragón), the Royal Shipyard, or the

Hospital de la Santa Creu, which now houses the National Library of Catalunya, the Escola Massana, and the Institut d'Estudis Catalans. The fountain in the peaceful courtyard within the former hospital complex is the perfect place to sit for a moment of quiet reflection before continuing with the exploration of these neighbourhoods' hidden treasures.

Modernism dwells in l'Eixample

Most of Barcelona's Modernist architecture is located in the Eixample district, but Modernist artists met and made merry at Casa Martí, better known as Els Quatre Gats, on the ground floor of a bohemian building designed by Josep Puig i Cadafalch in Carrer Montsió. A stone's throw away, the Palau de la Música Catalana (by Lluís Domènech i Montaner) is music in stone (or architecture in motion, perhaps), as colourful *trencadissos* turn into three-dimensional muses that almost come to life in this delightful UNESCO World Heritage Site. Barcelona architect Oscar Tusquets,



Les Rambles © Mihai-Bogdan Lazar



Sagrada Família © Rodrigo Garrido

in charge of the extension to the Palau in 1989, combined Modernist and Modern through colour and an impeccable use of materials creating light and lightness, much like the roof on the Mercat de Santa Caterina close by. The bright colours of the market's roof, designed by the late Enric Miralles and Benedetta Tagliabue, evoke the fruit stands inside.

The Eixample district showcases Barcelona's elegant efforts in urban planning with grid-like streets that traverse the city in parallel and perpendicular dances connecting the old city with the historic towns of Santa Maria de Sants, Les Corts de Sarrià, Sant Gervasi de Cassoles, Gràcia, and Sant Martí de Provençals, now districts of their own (Sants-Montjuïc, Les Corts, Sarrià-Sant Gervasi, Gràcia, Horta-Guinardó, and Sant Martí). Two of Gaudí's Modernist masterpieces are located along chic Passeig de Gràcia: Casa Milà's quarry-like exterior hints to the exquisite organic forms in the apartments inside, while Casa Batlló is an ode to the triumph of Saint George over the dragon with sinuous forms giving free reign to the imagination. Right next to Casa Batlló, Casa Amatller (restored at the turn of the 20th century by Puig i Cadafalch) has been turned into a museum offering visitors yet another look at Catalan Modernist architecture. The crown jewel in Eixample, however, is quite

ABOUT THE AUTHOR

Born to an American father and Mexican mother, CLAUDIA PALMEROS has lived in New York City, Mexico City, Washington, DC and, since 2006, Barcelona. She is trained as an architect and also studied fine arts. We asked what is her personal favourite thing about Barcelona: "If I had to sum it up with just one word," she says, "I would choose a Catalan one, tarannà, which refers to the character, the personality, or the way one does things. My favourite thing about Barcelona is its tarannà, its special character and charm, the way it is open, yet very proudly Catalan in spirit."



Rambla de Mar over Port Vell in the evening

undeniably the Basílica i Temple Expiatori de la Sagrada Família, still unfinished, but impressive nonetheless, its monumental spires rising into the sky as if the architect were attempting to touch the heavens with fingers of stone.

The character and allure of the historic towns that slowly amalgamated with the city, turning it into the place that it is today, are well worth discovering. Each of Barcelona's ten districts has a particular feel, be this a reminder of the past, for example, like the Gothic monastery of Pedralbes, or an allusion to the quirky and intricate, like the Parc del Laberint d'Horta. Passion at its rawest reveals itself at the sports temple of Camp Nou, in Les Corts district, where football fans worship larger-than-life men playing a game that elicits sincere emotion, a reflection of a city's pride in what makes it truly exceptional.

The old gives way to the new and majestic buildings rising in Barcelona's characteristic skyline: Sir Norman Foster's telecommunications tower stands high on Tibidabo mountain, overlooking the city below with elegant lines that defy convention, while Jean Nouvel's Torre Agbar offers a night-time feast of colour on its curved façade, reminding us that this is, first and foremost, a city of Mediterranean colour that has attracted travellers and inspired artists for centuries. ©

NEW PEOPLE IN THE VGP TEAM



FABIAN ORTH, CONSTRUCTION ENGINEER

Since May 2015, Fabian has been working in VGP's Project Management Department. He previously had accumulated 4 years of diverse experience as a construction and lead engineer in industrial and plant construction. Following his civil engineering studies in Aachen, Fabian had worked as a planner. He lives in Düsseldorf with his family and is the proud father of two children. In his free time, Fabian enjoys traveling and is active in all sorts of water sports.

JULIA KLUBMANN

After her studies in civil engineering and architecture, Julia began her professional career as a project manager and sales engineer in a large general contracting firm. From September 2015, she is working at VGP Industriebau GmbH in Düsseldorf where she is responsible for dealing with potential clients. Julia likes most to spend her spare time with her family and friends.



MARTIN RIEDEL, REGIONAL MANAGER

Martin works for VGP as regional manager for Bavaria and Baden-Württemberg, where he is responsible for land acquisition and initiating new projects. He also is tasked with leading the Munich office. Upon completing his studies in business administration, Martin had worked at Ernst & Young in Luxembourg within the real estate sector. Most recently, he worked in the real estate management firm aurelis in Germany. His hobbies include travel, cooking, as well as learning languages und European history. Martin likes most of all, however, to spend his free time in the mountains and racing bicycles.

LUISA WOLF, RECEPTIONIST

Luisa is a native of Ibbenbüren in the Münster region and she has been living in Düsseldorf since 2014. After completing secondary school, she continued her studies in hotel management and also studied translation and interpreting in Spain. Luisa returned to Germany in 2013 and worked for 2 years in reception in the hotel sector. She has been a member of the VGP team since July of 2015. When she is not working, Luisa loves best to be in a stable with horses or to relax with friends and family.





JOAN LACOSTA:

Our brand and formula should find a good fit in Spain

VGP's new Country Director for Spain says that country's industrial property and logistics markets still have a long run ahead of them. In this interview, he explains why.

VGP has been growing to the north, east and, most recently, west (into Germany). It was just a matter of time before the developer of semi-industrial properties would head south. VGP opened a new office in Barcelona during the first half of 2015 and is presently focused on making its initial land acquisitions in Spain. The first transactions should be completed before the close of 2015.

Joan Lacosta, a Barcelona native with nearly two decades of experience in Spain's construction, design & build, and logistics segments has come on board as Spain Country Manager and to get the operations moving forward. Mr Lacosta previously was country and key accounts manager for GSE Spain, a subsidiary of the French GSE Group which specialises in the turnkey construction of industrial and logistics buildings.

Q VGP is just now entering the Spanish market. What are the regions in which the company plans to build and operate its parks? Will there be an initial focus in one or more areas and then a roll-out to others?

Fortunately, Spain has two large main markets which stand well above the others in volume terms. These are Catalonia and what we call the Central Zone, which includes Madrid and its surrounding area. This Central Zone extends up to 90 km from Madrid – along the Corredor de Henares axis (toward Guadalajara) and from Madrid to the south. Considering that we are setting up a company branch in a new country, human resources are limited at the outset and so we will be focusing all our efforts during this initial launch phase into these two markets. Later on, we don't rule out weighing the possibility of approaching other markets, such as the Basque Country, Andalusia, Aragon, and Valencia.

Q What is the current situation in the Spanish market for semi-industrial real estate? Is there a shortage of such properties or is the market already fairly well supplied (and therefore quite price competitive)?

The Spanish logistics and industrial market still has a long way to go. The economic crisis that has affected Europe these past few years has evidenced an undeniable fact, that quality infrastructures are urgently needed to provide services to large volume users who increasingly need to develop their service capabilities in order to be more competitive. In addition to

the crisis, Spain has been constrained by an historical lack of new property development and construction of high-quality buildings. That means the good parks in prime areas are practically full. Our main challenge will revolve around finding good locations which will allow for the development of medium to large industrial and logistics parks. Competition is fierce, though, for the actual acquisition of these specific properties.

Q Please explain how you see your role within VGP and its entry to the Spanish market.

Because this is the first branch that VGP is opening in Southern Europe there are obvious challenges to be met, and this can only be approached in stages. In this first implementation phase we will focus our efforts on acquiring land, which is the essential resource to tackle the subsequent phases of building the parks, leasing the buildings, and providing property and facilities management services. Another fundamental theme of our launch must be to make the VGP brand known to the Spanish market. Building the visibility and reputation of a brand in markets as mature as ours will be absolutely essential if we wish to compete head to head with renowned companies that have been present in Spain for a long time. In short, the VGP brand is a key asset which must be created here.

Q Could you please share with us some highlights about your career prior to joining VGP and how this prepared you for your new role?

I have spent most of my professional life in the industrial and logistics warehouse construction sector. That has included work on turnkey projects and in managing comprehensive operations that include property search, contract negotiation, determining investment solutions, and more. This extensive commercial experience includes almost 20 years working in management at Bouygues Construction and GSE. That in combination with my education in engineering and business

(editor's note: Mr Lacosta earned an MBA at EADA Business School in Barcelona) gives me a range of knowledge of the Spanish market that should allow us to accelerate VGP's launch into that market.

Q What industries and economic or other factors are driving growth for semi-industrial real estate in the Spanish market?

Even through the long years of the economic crisis, there have always been sectors which, because of their basic development needs, have continued to invest intensively into logistics. They view doing so as a fundamental part of their core businesses. Good examples of this can be seen in food distribution, such as the big retail names like Mercadona, Consum, Carrefour, Lidl and Aldi. Then, too, there are important Spanish brands in the fashion world – like Zara, Mango, Desigual and others – which are attracting a lot of attention and producing great results. In a similar vein, car sales are already in their second year of growth. The IMF ranks Spain at the top for growth among the developed countries with an expected 3.1% expansion rate in 2015. This translates into good prospects for the FMCG segment. This is the "click" we were all hoping for, and it is how foreign investors who since January have been flocking en masse to invest in the Spanish real estate market had anticipated things would turn out.

JOAN LACOSTA ABOUT HIMSELF

"Above everything else," Joan to the question concerning his activities, "playing with my beautiful son Alex is undoubtedly my biggest pleasure." Since one of his son's favourite pastimes is to play online games, Joan says he has quite by accident discovered "a whole world of online players". He has taken on some tough online football matches against Mexicans, Brazilians, Colombians, Americans, Frenchmen, Germans, and others. Joan also enjoys scuba diving and riding his two motorcycles – one for the street and the other to go off-road and get his adrenalin pumping.

Q Are there any particularities about the Spanish market for semi-industrial real estate or the business environment generally that investors should be aware of as they grow into that market?

Not for VGP. I think the company can continue to move forward with its philosophy of creating a high-quality product in the most representative zones within each country. Beyond the possibly greater fluctuations in rents and yields that we might see in Spain in comparison to, say, Germany at any given time, there is still a very long trajectory ahead for the logistics sector in our country. The lack of class A industrial and logistics parks in Spain's prime zones is the best guarantee of stability for this type of product in the long run.

Q What kind of companies and/or industries will VGP target as clients in the Spanish market?

The road ahead towards improving logistics in Spain is so important that a great many companies and sectors will make a good fit with the formula that VGP offers. In addition to food distribution, fashion, and automotive, there can be no doubt that e-commerce will give us a lot to talk about in the years ahead.

Q What can VGP uniquely bring to those target clients (thereby constituting a competitive advantage for VGP)?

From experience, I can say with confidence that those who take on responsibility to provide under a single umbrella all the property-related services which clients need, in addition to designing and building the project for them, will indisputably enjoy a real competitive advantage. VGP is one of the few companies in Europe today that is truly capable of doing that. If in addition we add the personal touch and straightforward approach that the Van Geet family brings to their business, then we can state that the quality of the product VGP offers ranks at the top of the market. ©



Rossmann store

UNDER THE SIGN OF THE CENTAUR

Rossmann on a growth course

For some, family represents the good old days. For others, it is all about the future. Almost always, though, there exist the same good feelings about a family-owned business. Most people associate family businesses with continuity, sustainability and a sense of responsibility. That is just the case for the company Dirk Rossmann GmbH.

Dirk Roßmann opened his first store in 1972 in Hannover. Over the next four decades – with all their political and economic highs and lows – it became apparent that the dedicated entrepreneur had bet on the right horse. Today there are nearly 2,000 Rossmann stores in Germany, and in 2013 the newspaper Die Welt had hailed Dirk Rossmann GmbH as “Germany’s World Champion of Growth”. Meanwhile, the company continues to grow. Planned new openings at home and abroad are in three figures for the current year, and the



approximately 28,000 employees in Germany can look forward to secure jobs and a stable outlook. The employment trend within the firm points to a rising tendency.

Operating under its trademark centaur – half man and half horse – Rossmann is riding a wave of success. In Germany as well as five

other European countries, the signs point to expansion. Of course, Rossmann’s secret is not just about a comprehensive presence, but first and foremost its combination of product line, pricing strategy, and the right ambiance in every store. By no means of least importance is the solid image of a family company the ownership structure of which has remained essentially unchanged since its very founding. Although the A.S. Watson Group, which has stores worldwide, does have a certain shareholding, the majority is still owned by the Roßmann family and the company headquarters remain in the Hannover area.

Broadly and actively committed

Although an all-inclusive product assortment and appealing locations may be cornerstones of success, that is far from being the whole story at Rossmann. The company takes its responsibility very seriously and its commitments and activities embrace much more.

The spectrum of initiatives is far-reaching. It starts small – with the society’s smallest members. Rossmann supports the “Class! Let’s Sing” programme, which promotes collective singing in the classroom as a means of social interaction. Additional projects which Rossmann has taken on include die Arche (The

Ark, helping disadvantaged children), the Stiftung Weltbevölkerung (supporting reproductive health and responsibility), Mentor Lesehilfe (helping people learn to read), Kinderhilfswerk (working against child poverty), and Verein Deutsche Sprache (promoting the German language around the world).

Rossmann also is variously active in protecting the environment. For example, the company has switched to using recycled paper in products like school exercise books and for its own internal documents. It is also a member of “CEOs for Recycled Paper”. Rossmann uses geothermal and solar energy at the company headquarters. Air-conditioning at its stores is energy efficient and utilises control technologies developed by its own employees.

Modern logistics conserve resources

In its logistics, too, the company has greatly modernised, and a new distribution concept has been worked out for six regional warehouses. The result: substantially reduced delivery transport. Overall, the biodiesel-powered lorry fleet is today driving 2–1/2 million fewer kilometres than before the modernisation. With the help of telematics and an innovative order-management process, CO₂ emissions will also be reduced.

Operating now in four regional distribution centres, the logistics



Dirk Roßmann

company LDZ GmbH is a part of Rossmann Logistik GmbH and is a fully owned Rossmann subsidiary. In addition to Berlin, Cologne and Munich, it is now establishing itself in Rodgau. Rossmann Logistik GmbH itself operates the central warehouse in Landsberg (Halle/Leipzig) and two more regional distribution centres in Großburgwedel and Kiel. Rossmann Logistik has leased a hall with 19,000 m² of space at the new VGP Park Rodgau in that city’s Dudenhofen quarter. This location fits perfectly into the company’s distribution concept. Situated immediately alongside the B45 and with

direct exit and entry in both directions, it is positioned 25 km from Frankfurt’s city centre. That means it has access to an urban area with around 6 million inhabitants. From this point, Rossmann serves the markets in Hessen, Rhineland-Palatinate, and Bavaria.

Rossmann investing € 2 million in VGP Park

The company is investing approximately € 2 million into the project. To ensure that some 2,500 various products warehoused here will arrive to the stores in a timely manner and by the shortest-possible route, 130 people are working at the site in three shifts. No less than 32,000 items are dispatched from the distribution centre daily on a fleet of 23 lorries.

The new distribution centre is helping Rossmann to maintain its uninterrupted growth, and in the next several years both the number of stores supplied and the workforce will expand continuously.

For more than 40 years, Rossmann has been proving that success can be achieved by combining an appropriate growth strategy with an attitude of responsibility and sustainability characteristic of many family firms. The company intends to remain on this course in the decades to come. Logistics plays an important role, and here, too, Rossmann will always work out optimal solutions together with strong partners. ©



Rossmann team in Rodgau



PORT OF BARCELONA

Serving Europe, the Mediterranean and well beyond

While standing third by container traffic, the Port of Barcelona is Spain's largest by the value of goods passing through. Focused on value-added goods and with recovery in domestic consumption and industrial activity, the port's outlook is positive. Sixte Cambra, President of the Barcelona Port Authority, discusses infrastructure and environmental enhancements as well as how the port's connections to logistics chains and industrial centres are being improved.

Q Could you outline the history of the Port of Barcelona from the last century to date?

The history of the Port of Barcelona dates back to the 13th century, but it was in the early 20th century when the enclave received its first major boost with the construction of the Barcelona, Espanya, Pescadors, Balears and Catalunya docks. Later on, the Great War and World War II, the Civil War and the dictatorship led

to a stagnation of the infrastructure. However, in 1958 the expansion towards the south was initiated and, in 1966, the construction of an inland port with the dredging of the Delta del Llobregat began, accompanied by an enlargement of the port area, thus dynamising the port activity.

As early as in the 1980s the relationship between the Port and the city was strengthened with the opening of the Bosch i Alsina docks for

public use, as well as with the inauguration of the Maremagnum shopping centre and other civic amenities. Soon after, with the celebration of the Olympic Games in 1992, the relationship between the Port and the city was intensified, and cruise traffic began to develop.

Later, the Port began the largest expansion in its history, with the diversion of the mouth of the Llobregat river and the construction of the

south and east breakwaters. These actions have allowed to double the port area and have created the necessary infrastructure to ensure our future growth.

Q How is the management of the Port of Barcelona currently structured, organised and what services does it offer?

The Port of Barcelona is the manager of port infrastructure and regulates the use of this public space and its activities using business criteria, while the services are mainly supplied by private operators under a trade licence. We are integrated in the Spanish port system, which includes 28 port authorities managing 46 ports of general interest. The highest governing body of the Port is the Administration Board, which includes representatives of the central government, the Generalitat de Catalunya, the Barcelona and the Prat de Llobregat City Halls, chambers of commerce, business organisations and trade unions, and sectors relevant in the area of ports. The president of the port is appointed by the Generalitat de Catalunya.

Our revenues come mainly from fees (for the goods, ships, passengers and, in the case of trade licence holders, for the occupation of the port area). In 2014, we posted revenues of € 154.8 million and a cash flow of € 103.7 million.

Q In relation to the movement of goods, how many containers were moved in the Port of Barcelona last year? Which place does this confer to the Port?

In 2014, the Port of Barcelona moved a total of 1.9 million TEUs (one TEU is equivalent to a 20-foot container), representing an increase of 10% over the previous year. This development was largely driven by the good performance of foreign trade, which for the first time exceeded 1 million TEUs. Container exports rose by 7% to reach 621,870 TEUs in full containers, representing a new record and confirming the effort to open up our production network to foreign

trade. Meanwhile, import containers rose by 12%, which is related to a recovery in domestic consumption and industrial activity.

Barcelona is the first port of the country in terms of the value of goods and economic size. We are the enclave that generates most revenues and most cash flow, because we have greater surface area than the rest (1,300 hectares), more activities and greater diversity (as we not only have cargo traffic and passenger traffic, but we also integrate the Port Vell, the Logistics Activities Zone – ZAL, etc. In addition, we specialise in high-value goods. If you focus solely on container movement, Barcelona holds the third place within the country, behind Algeciras and Valencia. However, it is noteworthy that while these enclaves have high percentages of transshipment traffic, Barcelona specialises in hinterland traffic (import and export).

Q What types of goods are primarily handled in the Port, where do they come from and where do they go?

As I have mentioned, the Port of Barcelona specialises in general cargo and high value-added goods such as consumer goods, electronics and vehicles. The main recipients of full containers are the United Arab Emirates, representing 10% of the total, and China, representing 9%, followed by Algeria and Turkey.

Regarding imports, the origin is less fragmented. China tops the list of the countries of origin of containerised goods arriving at the Port of Barcelona, with almost 40% of all import containers in 2014, followed by Turkey, Vietnam and South Korea accounting for around 5% each.

Q What is the hinterland area of influence of the Port of Barcelona?

The Port of Barcelona serves customers located throughout the Iberian Peninsula, especially in the northeast and centre of the peninsula, as well as customers from other European countries (especially France and Italy) and the Mediterranean (Morocco, Algeria and Tunisia, in particular).

With the desire to bring port services closer to maritime logistics operators as well as to importers and exporters of this large region, the Port of Barcelona has promoted a network of proximity services and infrastructure at strategic points in this territory that have taken the form of inland maritime terminals. These facilities help operators and freight companies to create more efficient logistic chains and direct their products to the Catalan capital. The key facilities that make up the network of the Port of Barcelona are: Zaragoza Maritime Terminal (tmZ); Coslada (Madrid), Azuqueca de Henares and Yunquera de Henares (Guadalajara) dry ports; Navarra Intermodal Terminal; Toulouse Maritime Terminal (tmT) and Perpignan St Charles Container Terminal (PSCCT).

Q What future infrastructures, both ashore and at sea, are the Port of Barcelona currently working on? Are there any future plans to improve the immediacy of services such as "just in time"?

Currently, we can say that the fourth major expansion of the Port of Barcelona has been completed. Since 2000, a total of € 4,000 million (half sourced by the Port itself and the other half from private capital) have been invested in the expansion of the Port of Barcelona. In this period, major works were carried out, such as the two breakwaters, the new container terminal BEST (the most technologically advanced facility in the Mediterranean), the enlargement of the Barcelona Container Terminal (TCB), the enlargement of various terminals of the Energy docks (Meroil-Lukoil, Tradebe and Terquimsa), as well as several projects in the interior railway network of the port in the area of cruises and in the Port Vell.

As of 2015, the Port of Barcelona is implementing or planning works worth € 56.8 million, in addition to private investments under way within the port facility amounting to € 278 million. Standing out among these projects are Phase 2 of BEST, the new terminal of ICL (Iberpotash), the Marina Vela, the fishing facilities



Sixte Cambra, President of the Barcelona Port Authority

redevelopment, roads in the south node and the Terminal E for cruise ships, among others.

Furthermore, in addition to the execution of works, the Port is focusing on process efficiency and customer orientation. To this end we have developed several initiatives such as the Port Efficiency Network quality mark, which aims to improve the competitiveness of the Port by increasing the efficiency of the services offered by a group of operators and administrations of the enclave, providing value to customers. In this sense, the mark offers a loss compensation scheme related to three major areas: reliability of operations, information and transparency, and security of the goods. Companies certified to use this mark represent 70% of the container traffic channelled by the Port. Among other initiatives undertaken by the Port are the Ecocalculadora, allowing to calculate CO₂ emissions of the logistic chains and seek more sustainable

alternative routes, or the Barceloc project, which facilitates the logistic and commercial settlement in the Catalan capital for Chinese enterprises.

Q What is the current carbon footprint of the Port of Barcelona? How does the concept of sustainability influence the business of the Port of Barcelona? We have just launched the BCN Zero Carbon programme with the aim to become, in 2020, a neutral port in terms of carbon emissions for the passage of goods. The program, a pioneer in the area of ports, consists of three parts: the calculation of CO₂ emissions of the different port activities; the introduction of measures to reduce emissions to the maximum; and the compensation of the resulting carbon footprint by purchasing carbon credits generated by emission-saving projects that allow to neutralise their own emissions. The project, in collaboration with the

various operators of the Port Community, has begun in three areas: container handling, vehicle handling and cruise ship activity.

Sustainability is essential for us, as evidenced by the fact of being pioneers in different environmental initiatives, such as the promotion of liquefied natural gas (LNG) as fuel, the Ecocalculadora service or the BCN Zero Carbon programme just mentioned. Obviously, any infrastructure of this size and economic importance has an impact on its environment, but our goal is to make it as small as possible.

Q How important for the Port of Barcelona are the connections to the logistic and industrial centres and parks nearby?

They are essential to ensure the development of efficient logistic chains and to promote the internationalisation of our economy. In fact, the Port of Barcelona has been a pioneer in the development of the logistic services linked to port activity. In this sense, we have the Logistics Activities Zone (ZAL), an intermodal centre of over 200 hectares, connected to all modes of transport within a radius of five kilometres, which offers customers on-demand services by renting tailor-made ships, and covers all their complementary needs through the Service Centre.

Q What volumes of goods are anticipated to be moved in 2015?

During the first seven months of 2015, the Port of Barcelona registered container traffic of 1,115,596 TEUs, representing an increase of 5% over the same period in 2014. Containerised export cargo grew by 9% and import cargo by 10%, a figure that confirms the strength of foreign trade. Vehicular traffic has been growing at a rate of 15% (mainly due to the rise in imports, with an increase of 39%), while short sea shipping (SSS) goods have grown by 18% until July. Forecasts for the end of the year are positive, especially with regard to strategic traffic such as containerised cargo, vehicles or SSS. ©



Cinco Jotas Master Carver

CINCO JOTAS: EPICUREAN DELIGHT FROM A GOURMET PIG

The black pigs of southern Spain will be just beginning to fatten themselves on sweet acorns at the time VGP will be offering jamón ibérico (Iberian ham) to visitors at its booth during October's Expo Real trade fair at the Messe Munich. VGP has decided to bring this taste of Spain to the trade show in celebration of its launch into the Spanish industrial real estate market. In particular, it will be serving Iberian ham bearing the Cinco Jotas (5J) brand.

The Iberian pig is a traditional breed in the central and southern parts of Spain and Portugal, and it has been raised on the Iberian Peninsula for hundreds, if not thousands, of years. The pig's uniquely marbled and rather lean flesh is prized for creating cured meat products. The marbling occurs due to the animals' propensity to accumulate intramuscular fat.

By tradition, these dark-coloured pigs (very often black or grey, but sometimes reddish) are constantly on the move in search of food. That

means they get more exercise than conventionally grown, modern pigs, and this contributes to their having a distinctive bone, muscle and fat structure. In accordance with Spain's legal protection for unique foods and drinks, jamón ibérico must originate from purebred Iberian pigs or from crossbred pigs with at least 50% of the Iberian breed in their genetic makeup.

At El Grupo Osborne, the Spanish drinks and specialty foods group owning the Cinco Jotas (5J) brand, all steps in the process leading to its Iberian ham are intended to make its own ham even more special.

"Our product is different and unique for many reasons," María Castro, Communication Manager for Cinco Jotas, tells VGP location³. "First, there is our commitment to preserving the 100% Ibérico breed, a centuries-old breed that is halfway between a wild boar and a domesticated swine. Most important, our 100% Ibérico pigs are raised in total freedom in the meadows of southern Spain. These pasturelands offer the perfect conditions for breeding this unique animal. Also, the 100% Ibérico pigs feed exclusively on acorns and wild herbs in the season of Montanera (from early autumn until the following spring), when acorns are ripe and eatable. Finally, in our ancient cellars in Jabugo, our cellar masters have perfected exactly how to cure our Cinco Jotas Hams, taking care of each one as a unique piece."

From healthy, free-ranging, acorn-fed pigs comes a product which is also healthy for humans with discriminating taste buds. Ibérico ham is even regarded to be a part of the healthy Mediterranean diet along with the likes of olive oil, seafood, low-fat dairy products, and plentiful fruits and vegetables. María Castro explains that acorns provide large amounts of omega 9, which is the much-publicised oleic acid that is beneficial for the human cardiovascular system.

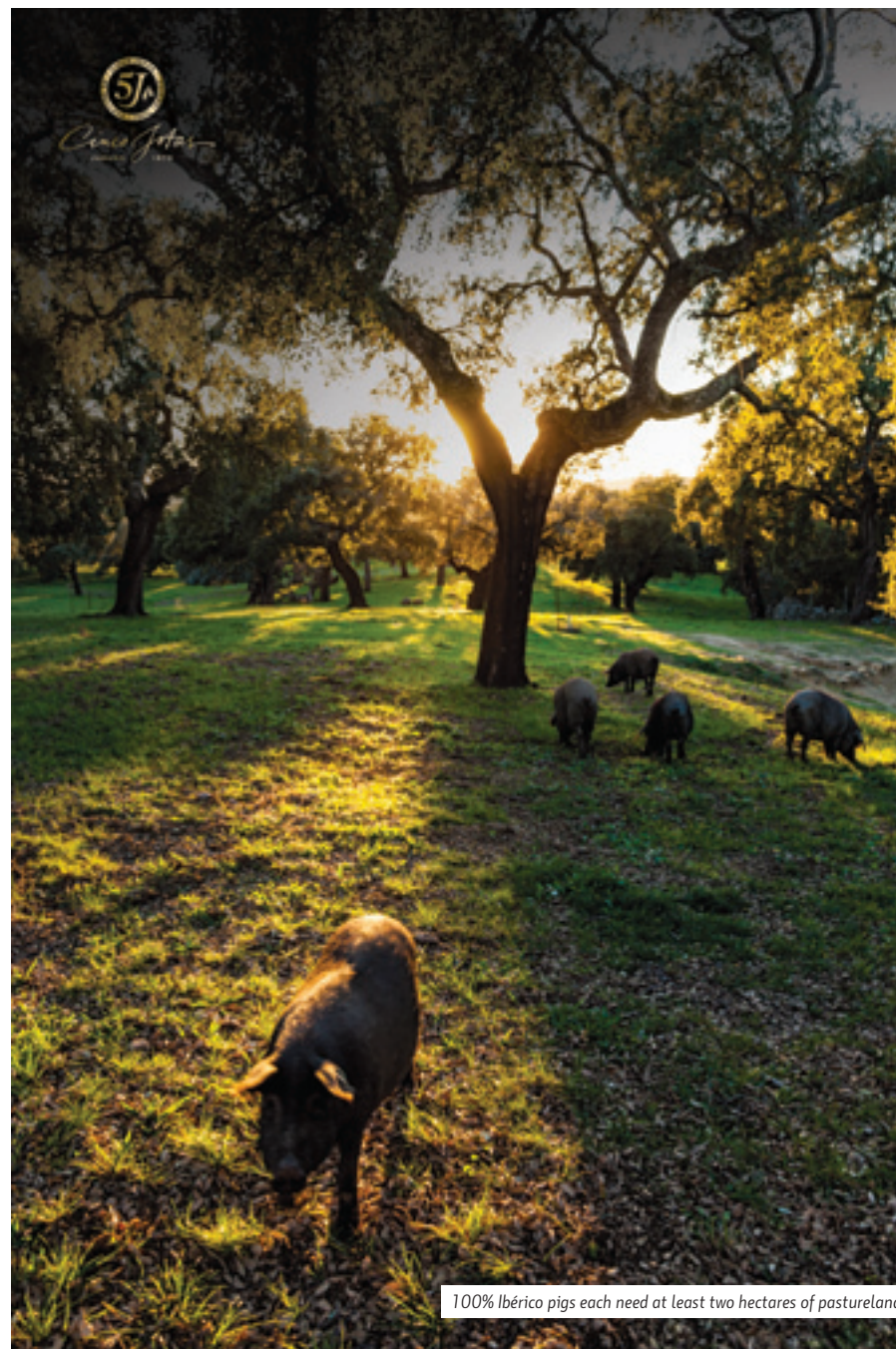
This unique pig breed is one component of a distinctive ecological and agricultural production system that is based on the so-called dehesas. Most typically found in the Mediterranean,

this ecosystem consists of grass pasture interspersed with oak trees of several species. It is partially natural but largely maintained by careful human management and grazing.

"The dehesas of southwestern Spain are an agricultural model," María Castro explains, "and an example of best practices in Mediterranean forests that protect its natural richness. It is a model for sustainable development in which mankind and nature complement each other and where the 100% Ibérico pig attains all its quality. A number of

challenging conditions guarantee the well-being of this demanding animal: each of our 100% Ibérico pigs needs at least two hectares of pastureland, which is more than double what the current legislation has established."

Whereas farm-reared pigs are fattened on maize and other grains, the Ibérico pigs eat in addition to acorns the likes of berries, roots, mushrooms, grass, and herbs. "At Cinco Jotas, we select the best 100% Ibérico pigs from our partners, notes María Castro. "Today, each pig lives freely in the country fields, cared for



100% Ibérico pigs each need at least two hectares of pastureland

by swineherds who have learned the trade from their fathers and grandfathers. They guide the herd to the best forest pastures, in search of the tastiest acorns throughout the season."

Of course, the 5J production process goes far beyond herding pigs on las dehesas. "The ham processing of Cinco Jotas begins with the profiler," remarks María Castro. "This person is responsible for shaping the ham by removing the skin and excess fat prior to salting, so that the ham cures correctly. Then the salting supervisor buries Acorn Fed 100% Ibérico Hams manually, one by one, in salt from the Atlantic Ocean. The curing room supervisor decides when a ham has achieved the perfect balance between saltiness and moisture. After that, the cellar master controls the drying and curing process of all Acorn Fed 100% Ibérico Hams daily, both inside and outside the cellars."

It takes at least 5 years to produce a 5J ham. María Castro explains that the pigs must grow for 2 years, and then the hams spend at least 3 years curing in the company's 135-year-old natural cellars near Jabugo, which is located in southern Spain's Huelva Province, lying in the Andalusian region near the border with Portugal.

"Generations of demanding cellar masters have perfected exactly how to cure the ham," she continues. "They verify every three months each individual ham and move them round



The ham cellar

the cellar depending on their maturation and needs... Each ham is pampered individually."

There is a very long tradition behind jamón ibérico generally, and that is true also of 5J ham and El Grupo Osborne. The Osborne group is a Spanish family business with a history longer than 200 years, and it is still majority owned by the Osborne family. The Cinco Jotas brand itself dates back to 1879. That is when Rafael Sánchez Romero, a true expert in the production of high-quality Ibérico products and who was fascinated by the importance of the unique breed, opened the first ham shop of Acorn Fed 100% Ibérico ham in Jabugo, Andalusia.



100% Ibérico pigs are raised freely in the meadows of southern Spain

Romero's business got a boost when the railway was extended to the mountainous region in 1910 and the cured hams could be transported to more distant markets. The business has been growing in its reach, renown, and quality ever since. Today, Cinco Jotas Ham is sold at prominent food stores and restaurants in more than 30 countries – as distant from Jabugo as London, New York City, Moscow and Beijing.

VGP location³ asks Maria Castro to imagine our readers were sitting down to a uniquely enjoyable Spanish repast. Of course, 5J brand jamón ibérico would be on the table. What else especially should be there, and how will all these fit together and complement one another?

"Actually, the good thing about Cinco Jotas Ham is that you don't need anything else to enjoy its full flavour," she comments. "Tasted alone, it's certainly a more traditional way to enjoy all the subtleties of our ham from Jabugo. But it also allows for company and some pairings may actually enhance the flavour of this unique delicacy. It is an ingredient that enhances and promotes any recipe with vegetables, meat and certain fish. For example: artichokes, rice, eggplant, pumpkin, cabbage, spinach, asparagus, peas, beans, eggs, green beans, legumes, melon, bread, potatoes, Piquillo peppers, mushrooms, tomatoes and trout." ©

DO YOU NEED SPACE?

Do you need space for your business? If so, you might be interested in what options are currently available to you. We have prepared a brief overview of the current offer for leasing warehousing, logistics and manufacturing space in our parks. Please do not hesitate to contact us in case of any additional questions and to arrange a personal meeting.

PROJECT IN CZECH REPUBLIC	BUILDING	OFFICE AREA (m ²)	WAREHOUSE AREA (m ²)
VGP PARK TUCHOMĚŘICE	B	built to suit	13,200
VGP PARK PILSEN	D	built to suit	1,670
VGP PARK BRNO	I	built to suit	11,700
	II	built to suit	2,880
VGP PARK ÚSTÍ NAD LABEM	P2	built to suit	5,184
	P7	built to suit	1,944
	P8	built to suit	7,940
	P9	built to suit	10,360
VGP PARK ČESKÝ ÚJEZD	I	built to suit	14,314
	II	built to suit	2,602
VGP PARK OLOMOUC	A	built to suit	7,220
	B	built to suit	10,585
	C	built to suit	10,585
	D	built to suit	2,257
	E	built to suit	3,721
	F	built to suit	33,460
	G1	built to suit	12,571
	G3	built to suit	25,520
	H	built to suit	14,065
	I	built to suit	22,765
	J	built to suit	14,065
	K	built to suit	3,590
	L	built to suit	20,738

PROJECT IN SLOVAKIA	BUILDING	OFFICE AREA (m ²)	WAREHOUSE AREA (m ²)
VGP PARK MALACKY	B	built to suit	18,000
	E	built to suit	21,600
PROJECT IN ROMANIA	BUILDING	OFFICE AREA (m ²)	WAREHOUSE AREA (m ²)
VGP PARK TIMIȘOARA	A1	built to suit	4,300
	A2	built to suit	17,500
PROJECT IN ESTONIA	BUILDING	OFFICE AREA (m ²)	WAREHOUSE AREA (m ²)
VGP PARK NEHATU	D	built to suit	10,400
	E	built to suit	11,000
PROJECT IN LATVIA	BUILDING	OFFICE AREA (m ²)	WAREHOUSE AREA (m ²)
VGP PARK KEKAVA	A	built to suit	34,560
	B	built to suit	25,920
PROJECT IN GERMANY	BUILDING	OFFICE AREA (m ²)	WAREHOUSE AREA (m ²)
VGP PARK HAMBURG	A2.2	built to suit	11,808
	A.3	built to suit	—
	A.4	built to suit	14,000
	B.2	built to suit	40,000
	B.3	built to suit	6,000
	C.1.1	built to suit	10,501
	C.1.2	built to suit	9,044
	C.2	built to suit	2,375
	D.1	built to suit	2,502
	E.5	built to suit	7,300
	E.6	built to suit	2,400
VGP PARK RODGAU	A	built to suit	12,500
	D	built to suit	3,500
VGP PARK LEIPZIG	A1	built to suit	8,950
	A2	built to suit	8,950
	B1	built to suit	25,750
	C1	built to suit	2,375
	C2	built to suit	2,375
VGP PARK FRANKENTHAL	A1	built to suit	23,700
	A2	built to suit	23,700
	B	built to suit	30,000

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VGP **location**³

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