

VGP Location³

**KraussMaffei CEO
Dr. Frank Stieler:**

Chance of a century
in Parsdorf

16/2019

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VGP Location³

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Dear readers

“He who dares not, must hope not.” These words come not from me but from the greater German poet Friedrich Schiller. In my opinion, they perfectly express how we at VGP think long term, deal with challenges and seize attractive opportunities for our customers.

For me, the current issue of VGP Location³ is a very special one because, among other things, we present two exciting projects in Germany upon which VGP has worked intensively over the past few years, and where we took a chance along the way: Munich and Laatzen.

On 12 December 2013, we acquired our first property in Bavaria. On 18 July 2019 – almost six years later – we were able to announce the actual start of the project at a press conference in Vaterstetten.

Over the next few years, we will be developing the new Munich business park on an area of around 40 hectares for such traditional industrial icons as the BMW Group and the KraussMaffei Group. The start of construction marks the start of the largest relocation project in the greater Munich area since the airport was relocated from Riem to Erding in 1992.

For more than five years now, we have been making repeated efforts to acquire an attractive land site in Laatzen near the Hanover Fair. In 2019 we finally succeeded. The go-ahead for the construction of the 28 hectare industrial park was given in June 2019 at a joint press conference with the city of Laatzen and anchor tenant KraussMaffei Berstorff, another KraussMaffei Group company. After more than 130 years, this traditional company will move from its current location to our new industrial park in Laatzen.

I am so proud of these two projects because they are not just milestones for VGP in Germany, they also show what VGP stands for: Persistence, vision and customer orientation. Over the years, we have invested a lot of time and energy in these properties because we were convinced of the locations and were able to win the right customers for these projects. Both parks together are already 88% pre-let.

At the same time, with these projects we are taking a new path towards sustainable construction and resource-conserving operation. The VGP Group will install one of the largest photovoltaic systems ever to be installed on a building in Europe on the hall roofs of Munich Park.

We will gradually incorporate the experience gained from these two projects into future new construction projects. At the same time, from 1 January 2020, the VGP Group will have all new buildings to be constructed certified with the industry-leading and renowned BREEAM certificate for compliance with sustainability standards along the entire value chain.

But sustainability will not be the only focus for our company. In order to master the exciting and interesting challenges of the coming years, we have further strengthened our Board with extensive external expertise. In this issue, I am particularly pleased to present our three new VGP Board members elected in May 2019: Katherina Reiche, Vera Gäde-Butzlaff and Ann Gaeremynck. To these three strong women, each an outstanding personality in her own right, I would like to take this opportunity to welcome you once again.

Last but not least, we announced the second 50/50 joint venture with Allianz Real Estate on 1 July, 2019. This proven partnership will help us to grow further in already developed markets such as Spain and Italy, but also in a fast growing market such as Romania.

As you can see, a lot has happened in recent weeks and months. And we have set the right course to ensure that things do not get boring in the future and that we continue to successfully develop VGP together with our customers and employees.

I hope you enjoy reading
VGP Location³

Jan Van Geet

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Continued momentum for 2019

On 10 May 2019 VGP published its market update for the period of the first four months of 2019, during which VGP had € 18.1 million of signed and renewed lease agreements. Currently, the Group has 547,000 m² under construction, representing € 28.2 million in additional annual rent once fully built and let. VGP delivered 4 projects of totalling 62,000 m² of lettable area and representing € 3.2 million of annualised committed leases. These buildings are fully leased out. The Group is also continuing in expanding its land bank to secure future growth. Total land bank acquired and secured has increased to 5.8 million m², which can offer 2.6 million m² of future lettable area. VGP CEO Jan Van Geet is delighted by the Group's performance. *"We have started the year on a strong footing as we see continued momentum across the markets in which we operate. Market fundamentals are strong, with remaining robust demand, disciplined supply and continued land scarcity,"* said Jan Van Geet. The 30 projects under construction during the first four months are currently 60% pre-let. The signed new leases have a weighted average lease term of 13.0, years which has increased the average term of the portfolio to 8.2 years (vs 7.8 years at December 18). On 1 April, the fifth closing with VGP European Logistics, the 50/50 joint venture with Allianz Real Estate, was successfully completed for a transaction value of € 203 million. The transaction comprised of 9 buildings (5 in Germany and 4 in the Czech Republic), including 3 buildings each in a new VGP park and another 6 newly completed logistic buildings which were developed in parks previously transferred to the joint venture. The net proceeds from this transaction (including disposed cash) amounted to circa € 130 million and are being used for financing of existing projects under construction and for the acquisition of new development land.



Relocation of Prague offices

At the beginning of 2019, the VGP team in the Czech Republic relocated from its offices in Horní Počernice to the new Rustonka administrative building in Prague 8. Our in-house architects Marek Kopp and Juraj Kováč created an exceptional and pleasant workspace combining open and enclosed spaces where everyone enjoys working. A main part of the offices is a multi-functional relax zone dominated by a bar counter instead of the classic office kitchen. It is used for meetings, screenings, listening to music, and physical exercise using gym equipment. The interior design makes reference to the industrial focus of VGP buildings with walls of exposed concrete

and ceiling with visible installations, the hardness of which is balanced by wooden elements and plentiful greenery. The Rustonka administrative complex is located in the attractive Karlín neighbourhood, close to the Invalidovna underground station. The building's architecture is inspired by the location's industrial history. The building received the LEED Gold Certificate. Our new address is Rustonka, building R2, Rohanské nábřeží 693/10, Prague 8.



VGP plans to build a new park in Cheste close to Valencia



VGP Spain has acquired 75,000 m² of land plots in Cheste where VGP plans to build two logistics buildings. The land plots were acquired in stages in the course of the last few months and are expected to host two state-of-the-art logistics platforms. The project could create about 400 new jobs and requires a total investment of approximately € 22 million. VGP has presented a commitment to the City Council of Cheste to deliver in total more than 41,000 m² of logistics platforms. The first building will have 15,000 m² of total leasable area and 18 loading docks. On the other plot, a platform with 26,000 m² of total leasable area will be built. These buildings will be delivered to high technical standards and great modularity for potential customers and optimised for energy efficiency

and sustainability. The project is located in the prime



logistics area of Valencia: Business Area of the A-3 highway (Ribarroja, Cheste and Loriguilla) with direct access to both the airport and Port of Valencia and a few minutes from the junction with the A-7 (Alicante-Barcelona). VGP has been advised on this project by Triangle Real Estate Management. This strong and decisive commitment to the Valencian market and to the new Logistics Park of Cheste is in addition to those that VGP has recently carried out in other locations of the Spanish logistics market, such as VGP Park San Fernando de Henares, VGP Park Mango in Barcelona, VGP Park Fuenlabrada and recently VGP Park Zaragoza. In total, 320,000 m² has been built. At the moment, VGP has a total of 55 multi-tenant and high-quality standardised logistics parks in 12 European countries. The Group manages a portfolio with a total value as of year-end 2018 of €1.94 billion.

New project in Buseck in Germany: earthwork to begin shortly



In December 2018, the company acquired a land plot of approx. 36,500 m² on Kasseler Strasse in Buseck in Germany. In March of this year, the first lease agreement was signed with logistics service provider Strauß LogPack. In addition to logistic companies, companies from the manufacturing sector are also to move into the building. It will offer space for more than 100 partly highly qualified jobs in production, logistics and administration. Darius Scheible, Managing Director of the Düsseldorf-based German subsidiary VGP

Industriebau GmbH, believes in the location: *"Together with the city administration, we want to help shape the economic development of the Buseck community through the new VGP building."* Scheible is looking forward to the cooperation with the community. *"Close planning based on partnership is indispensable in order to create trust and sustainable added value in the region."* he remarked. Construction work is scheduled to begin this summer and is expected to continue until the beginning of next year.

The opportunity of the century for KraussMaffei

In an interview with VGP Location³, Dr Frank Stieler, CEO of KraussMaffei, describes the rationale for one of Munich's biggest relocation projects in the last 30 years and explains how the planned move is linked to KraussMaffei's digital strategy.

Q KraussMaffei is 181 years old today, and it has moved several times during the company's history. The first plant was in Hirschau, which is now a part of Munich's English Garden. Later, KraussMaffei started production at the Marsfeld area, west of Munich's city centre. Now, this company with a long tradition has once again decided to relocate, this time from Munich's Allach District to Parsdorf, on the city's eastern outskirts. Why will KraussMaffei move again?

The relocation is part of our global growth strategy. We want to move to Parsdorf from 2022 to 2027 in order to be able to expand and modernise. The new location covers an area of 250,000 m² and can accommodate up to 2,500 employees. This makes the location suitable for the future. The move will create more space for us to accelerate our growth, secure existing jobs, and build new ones. For comparison: in Allach we currently employ 1,800 people, there is no adequate space for expansion. In addition, we want to motivate our employees by creating a new and modern working environment. That's why we're not afraid to realise one of the largest relocation projects in the Munich area in 30 years. For us, the relocation is an opportunity to flourish in a new environment.

Q What led to the co-operation with VGP? Which factors were decisive?

VGP is a recognised developer of industrial real estate, whom we trust to be able to implement such an important and future-oriented project on time and cost. What is more, we have been particularly impressed by the company's business development in recent years and the experience that VGP has gained in the construction and leasing of industrial properties. Finally, the fact that Allianz Real Estate is on board as a strong partner was a decisive factor. And of course, VGP was able to offer a property in Parsdorf which meets our requirements.

Q Which innovations are planned at the new location?

The Parsdorf location will be implemented consistently according to the Smart Factory concept. Modern logistics, the creation of new work processes and the opportunities offered by digitisation will significantly increase productivity. A whole series of innovations is planned, with whose implementation we expect to achieve a promising result. I would like to pick out a few of them here:

In building technology:

Photovoltaic system, combined heat and power unit, heating and cooling sails in the offices, active hall ventilation, sprinkler system incl. fire detection, intelligent LED lighting with light and motion sensors.

For employees:

Modern and ergonomic office concepts, collaboration areas, a modern canteen and cafeteria with an outdoor area.

In terms of mobility:

Ideal public transport connections (suburban railway, bus, motorway), employee parking garage, charging stations for electric vehicles.

Q KraussMaffei has been pursuing its 'Compass' strategy since last year. What goals are you pursuing with this strategy?

With the 'Compass' strategy, we are focusing on expanding our business models, especially in the area of digital services. In 2018, as part of a strategy project, we recognised the enormous opportunities offered by digitisation and the associated need for further development from mechanical to digital excellence. We responded with a structural change, bundled our service units under a new segment and established the Digital Service Solutions business unit in July 2018. We also created Customer Value, which bundles all activities into business model innovations, and Digital Products.

Q What will be the impact of KraussMaffei's digitisation strategy?

It is already doing this by enabling the implementation of concrete value-adding products and business models. At the heart of the new Digital Service Solutions division will be the digitisation of customer services. One pillar is the digital 'e-service platform', which enables customers to order machine spare parts and access machine-specific documentation 365 days a year using a digital 3D spare parts finder. Like Amazon, this enables us to order quickly as required, anytime and anywhere, transparently, with just one click on the smartphone.

Q What are KraussMaffei's expectations from the new location? Why was Parsdorf chosen in the end?

After almost a century of successful work in Allach, we are reaching our limits there. This is something we want to change quickly. However, it is important for us to acknowledge our origins. KraussMaffei's roots lie in Munich. For this reason, we were delighted to find a partner in VGP who can provide us with a location in the Munich area where we are able to realise our plans for a modern location. Four new production halls, a pilot plant, two administration buildings and two modern car parks with electric filling stations are to be built on the site. The Parsdorf location thus offers KraussMaffei the chance for the century.



Dr Frank Stieler, CEO of KraussMaffei

VGP Park Laatzen strengthens VGP's standing in Northern Germany

Just 21 minutes by car from Hannover and less than 15 minutes from Deutsche Messe, Germany's large trade exhibition centre, VGP Park Laatzen will offer many advantages to its future tenants

Development of this new park in Lower Saxony is expected to begin in November 2019. VGP Park Laatzen is a greenfield project situated on a rather large land area of 287,833 m². The premises will be suitable for logistics and industrial activities. Lettable area will total approximately 130,000 m² and consist of five to seven buildings, depending on the future tenants' needs.

Hannover lies within Northern Germany's Hannover-Braunschweig-Göttingen-Wolfsburg Metropolitan Region, which encompasses approximately one-third of Lower Saxony's land area but nearly half its population. Economically important for agriculture, manufacturing, services and

287,833 m²
Land area

130,000 m²
Lettable area

trade, the Hannover Region also is a vital European transportation hub. Hannover's transport and trade history dates back at least to the Middle Ages, when the River Leine flowing through the city connected Hannover to the Hanseatic League

city of Bremen and to the North Sea. Economically more important today is the Mittelland Canal, Germany's longest man-made waterway. Passing the city on the East and North, the canal connects Hannover to European inland waterways and to the North Sea ports.

Major motorways, railways, and an international airport are additional components of the city's and regional transport infrastructure for freight, goods and passengers. The North-South A7, East-West A2, and North-east-Northwest A1 motorways are regional road connections of international importance. Hannover, like other major cities in Lower Saxony, also is connected to Deutsche Bahn's Intercity-Express high-speed train network. The park at Laatzen near Hannover is not the first that VGP has developed in Northern Germany, and it likely will not be the last. VGP Park Göttingen is about 120 km to the south and VGP Park Hamburg 160 km to the north.



Excursion

**Munich has
so much
to offer
(and, yes, then
there's the beer...)**

**Okay, so when people think of
Munich the first things that come
to mind are likely to be beer,
Oktoberfest, and then beer again.**



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5 minutes' walk from Marienplatz. This big and famous tavern is open every day until midnight, so we might come back and spend more time here later. Now, we want to walk over to the Viktualienmarkt. This is a big open-air food market and operates every day except Sunday. You might call it a farmer's market, but it's really more like a big gourmet food market. From there, we're going to stroll over to Sendlinger Straße to see the Baroque Asam Kirche, which is impressive from the outside but incredible inside. We also will walk over to the nice square called Jakobsplatz to see the new synagogue, which has a very interesting architecture.

"But we won't spend the whole time in the central old town," Julien continues, *"because we also like to show visitors the English Garden with its Chinese Tower. This large park is the green lung of Munich, and it's nice to go there for a bike ride. It's possible to rent bikes (and Munich generally is really well set up for biking), so that makes it easy. A highlight is to sit in the beer garden of the Chinese Tower and watch the surfers. Yes! There are surfers in Munich! The manmade Eisbach River flows through the English Garden and forms a permanent wave that you just have to see to believe."*

Other popular tourist sites in Munich well worth visiting include the Deutsches Museum (said to be the world's largest museum of science and technology, with plenty to see and do for the whole family) and the BMW Museum. For art lovers, Julien recommends especially der Moderne, which exhibits 20th and 21st century art. There are also the Alte Pinakothek

Munich does have great beers, of course, and *die Münchner* do know how to throw a good party, but Germany's third-largest city (after Berlin and Hamburg), situated just a half-hour's drive from the Alps, can justifiably boast also of world prominence in industry and commerce, culture, science and education, and standard of urban living. For anybody making an extended visit, it is not difficult to understand why the latest Mercer Quality of Living Survey ranked this capital of Bavaria 3rd among the world's most-liveable cities (after Vienna, Austria and Zürich, Switzerland). To learn more about historic Munich, we consulted with Julien Dufros, Group Controller at VGP Industriebau GmbH.

Julien and his wife have been living in Munich for more than 15 years. He says they greatly appreciate the quality of life here. There are many professional opportunities with large international companies and international organisations. Munich has expansive green zones, is known as a generally safe city, and offers much in terms of culture, recreation, and sports (for example, FC Bayern München is the most successful football club in German football history).

Engineering giant Siemens is headquartered here, Julien notes, and so is BMW. Other major industrial employers include MAN (producing heavy lorries and buses), Krauss-Maffei (plastics manufacturing equipment), Linde (industrial gases), Knorr-Bremse (braking systems), and Osram (lighting products and technologies). Munich is also known for financial services (Allianz, Munich Re, UniCredit), media (Pro-7 and Sat 1), and IT (German headquarters of Microsoft) companies.

An enjoyable and memorable visit to Munich, as to any other fascinating

city, will combine the must-see touristic sites with discovering a few of the locals' secret places. Julien is happy to share some suggestions. *"When we have visitors, usually we go to the city centre,"* he begins. *"The typical path starts from Odeonplatz, where you'll see the Theatiner Kirche (Theatine Church of St. Cajetan) and of course the Residenz, which was the royal palace of the Bavarian monarchs."* We then walk in the direction of Marienplatz, which is the city's central square. If the timing is right, we can watch the Glockenspiel on the New Town Hall perform at the top of the hour (only at 11:00 and 12:00, but also 5:00 pm in summer). The beautiful Old Town Hall, dating back to the 14th century, is also there.

Of course, we must stop by at the Hofbräuhaus on Platzl, which is just



Photo © Shutterstock.com

Olympia park



Photo © Shutterstock.com

“A highlight is to sit in the beer garden of the Chinese Tower and watch the surfers. Yes! There are surfers in Munich!”

Julien Dufros
Group Controller,
VGP Industriebau GmbH

Elisabethmarkt has a small Biergarten, just ideal for a refreshing beverage or lunch. Speaking of food and drink, a visitor scarcely can miss sampling the Bavarian cuisine (or Küche, as we should more properly

(art from the Middle Ages through the Renaissance and Baroque) and the Neue Pinakothek (billing itself as *"from Goya to Picasso"*).

The Nymphenburg Palace is the former summer residence of the House of Wittelsbach, a royal family that ruled much of Bavaria (among other places) from the late Middle Ages until 1918. The palace's botanical gardens should not be missed in any case. In addition to those houses of worship already mentioned, the two-towered late-Gothic Frauenkirche is the dominant landmark in Munich's centre. Its 100-meter towers are visible from everywhere in central Munich. At the entrance to the red brick church, visitors will find a footprint pressed into the floor that is said to have been left there by the Devil himself.

Smaller and less imposing, but interesting in its own right as the oldest parish church in Munich is Peterskirche. It is situated on the only substantial hill in the old town. For those ready to climb some 300 steps to the top of the church's tower, an observation deck provides a 360° panorama of the city. Julien is willing to share some local secrets, too. If you enjoy fitness and nature, it is hard to beat an early morning jog in the English Garden (although a brisk walk or leisurely bike ride might arguably be just as nice). He also recommends barbecuing with family or friends on the beaches and islands along the Isar River on the southern outskirts of the city.

One of Julien's favourite places off the beaten tourist path is the Elisabethmarkt in Munich's Schwabing district. Named after the Bavarian princess affectionately known by Austrians as *"Sisi"* and who became Austrian Empress when she married Emperor Franz Josef I, this market is a smaller, calmer version of the inner city's Viktualienmarkt.

say). Typical local foods, Julien relates, include (roast pork), Schweinshaxe (pork knuckle), Dampfnudeln (steam dumplings), and Kaiserschmarrn (torn up pancakes served with plum jam and powdered sugar, said to have been a favourite of Franz Josef I). *"Okay, maybe Kaiserschmarrn is from Austria,"* Julien admits *"but it is very popular here... So there is a lot of pork and potatoes, but that goes very well with beer, and we must mention that there are dozens of local brands. One of the best places to try all of the above is at Hofbräu Keller on Wiener Platz."*

It is difficult to say when is the best time to visit Munich, because things are going on in this very dynamic city all through the year. Of course, Julien notes, Oktoberfest is popular with international visitors and the local people alike. That is the best time to see the locals in their traditional Bavarian clothing and celebrating Bavarian life, but Munich's famous beer garden culture is a year-round phenomenon. The Christmas markets are a big attraction. *"Each neighbourhood has a different type of market,"* Julien explains, *"ranging from the traditional on Marienplatz and at the Chinese tower to the medieval at Wittelsbacherplatz and to the artistic at Münchner Freiheit."*

The summer and warm-weather months generally can be beautiful in Munich and Bavaria. The beer gardens are open, one can ride about on rented bikes, and there are various festivals. For visitors staying long enough to get out of town a bit, there are several nice lakes in the area (i.e. Starnbergersee, Chiemsee, Tegernsee, and Schliersee), and a person can go hiking in the Alps. *"You also should not miss visiting Neuschwanstein castle,"* Julien emphasises. The fairy-tale castle, built by Ludwig II of Bavaria, is just two hours from Munich by car.



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BMW Museum

VGP Foundation

Interview with Jan Van Geet, CEO of VGP and founder of the Foundation

The VGP Foundation was founded in 2019 following the initiative of the VGP Group. It is the Founders' aim to use the proceeds of the Foundation's assets to fund projects that support children and young people, preserve and create biospheres for endangered species, and protect European cultural assets.

Q Mr Van Geet, when you announced your company's annual results for 2018, you announced the creation of your own foundation. What prompted you to take this step?

As a European developer, operator and owner of high-quality logistics and commercial real estate, VGP is in constant competition. Our customers and shareholders are entitled to always expect our company to operate effectively and cost-consciously. We are happy to meet this challenge daily. As a European company, we also feel the responsibility to give something back to society, regardless of the contribution we already make as a company in the context of our daily activities.

Q As VGP, you could also directly promote social or cultural matters – why a foundation, and where will its focus lie?

It should be the aim of the Foundation to be able to act in complete freedom and independently of VGP's operative business and to be involved in projects which it considers important. We want to set priorities and define concrete project work that will enable us to give something back to society. Employees will also get the opportunity to suggest projects that should be supported. Therefore, the Board of the Foundation will not only be made up of members of the VGP-family but also of external experts. This is to ensure a strict separation between VGP's commercial activities and those of the Foundation.

The Foundation will focus on three main areas: We want to support children and young people whose education could otherwise not be guaranteed. This is very important to us.

Another topic will be the preservation and creation of biospheres for endangered species. VGP builds a lot on the outskirts of cities or in industrial areas, and the protection of nature is very important to us. For this reason, we would like to support the creation of nature conservation zones beyond that which VGP already does within the framework of the activities required by law and support various animals and plants to be protected throughout Europe. Especially smaller

species, which otherwise do not receive much attention.

The protection of European cultural assets will also become a priority. The reference to Europe results from my personal fascination with European history and from my daily work on various projects spread across Europe. We would like to invest in the common European heritage. Here we are currently in discovery phase and are still considering which projects we would like to support. We could imagine, for example, building a small museum or supporting the restoration of interesting buildings. Cost-cutting measures in European cities and municipalities often affect cultural institutions. As citizens, we feel a responsibility towards society and should not leave it to the state or local authorities alone to sustain culture. Cultural heritage is not only buildings, but also music societies, art galleries, etc..

Q How does the Foundation finance itself?

Every year about 1-2% of the annual profit of VGPs should flow into the Foundation. The starting capital will be drawn from the annual result for 2019. So, it's a mixture between me, people from VGP and external people. We will do this without compensation.

Q What funding opportunities will the Foundation have? How large will the Foundation's assets be?

Last year, VGP's profit was 120 million euros. That would be a starting capital of approximately 2.4 million euros (at 2%). We would like to put a similar amount into the Foundation every year. Nevertheless, this is of course only possible if the company is doing well economically.

Q What does the management structure of the Foundation look like?

The Board will be independent of VGP and will also consist of external experts who will contribute their subject expertise to the Board.

Q When will the Foundation start its work? When can you tell us more?

The legal entity will be established within the next few months. If the annual budget is confirmed, the Foundation will start its work at the beginning of 2020. One to three projects will already be selected this year so that they can be implemented quickly next year.



Transport logistic fair in Munich

At the beginning of June 2019, VGP participated in "transport logistic 2019", the leading international fair for logistics, mobility, IT and supply chain management in Germany. The fair has been taking place in Munich since 1978. VGP welcomed both current and potential clients to its 72 m² stand. VGP's first participation at the fair had been in 2015. Visitors to VGP's booth were able to meet the country managers and commercial officers from all countries within which VGP operates.

The fair in numbers

- 2,374 exhibitors from 63 countries and regions
- Around 64,000 visitors
- More than 125,000 m² of exhibition space across 10 halls and the surrounding outdoor exhibition area
- High-quality conference programme with some 200 experts



People in the VGP team

VGP is making significant additions to its international team, thereby positioning the company even better to uphold its promise of quality and to generate growth. Here are some of VGP’s new team members.



Stefan Radeanu
Commercial Officer

Stefan was appointed to the position of Commercial Officer in Romania, where he is currently responsible for projects in Timisoara, Brasov and Sibiu. He has more than 10 years of experience in the real estate sector, specialising in budgeting, forecasting, retail development, commercial management, and strategic negotiations. Stefan likes reading books, listening to music, and doing various kinds of sports.

José Ferreira
Country Manager for Portugal

José is Country Manager for Portugal. A graduate in civil engineering, he also earned a postgraduate degree in engineering, as well as an MBA and PMP. José has more than 15 years of solid experience in construction management throughout Portugal and in various types of construction, including reinforcement solutions, rehabilitation, retail real estate, offices, hotels, and amphitheatres. José started his professional career while developing a construction company with the shareholders from the early beginning and had responsibility for managing day-to-day operations. That brought him deep knowledge in all aspects of managing a construction company. José lives in Porto (“the most beautiful city,” in his words) with his wife and their daughter. He has a passion for such radical sports as kitesurfing and snowboarding, combat sports, and riding his brat motorcycle. José also likes looking at old classic cars.



Mario Jerkic
Project Manager in Germany

Mario graduated as an engineer and studied architecture at Dortmund University of Applied Sciences, where he wrote his diploma thesis in co-operation with HOCHTIEF ViCon on “Optimisation of testing processes”. He used the time during his studies to gain initial insights and practical experience in various areas of the construction industry. For example, he worked as a student trainee at the renowned companies Zarinfar Baumanagement and Gerber Architekten. After graduating in 2011, he acquired professional experience in the areas of construction and project management with a focus on retail and industrial construction, among others, at Goldbeck and C&A. Since October 2018, Mario has been project manager at VGP in Düsseldorf, responsible for the Decathlon project and due diligence in the property acquisition team. He is a fan of football, enjoys visiting restaurants with his family and friends, and trying his hand at cooking.

Sarah Klein
Project Manager in Germany

Sarah has been working as a project manager at VGP Germany since 1 November 2018. She holds a Master of Science degree in Civil Engineering from Münster University of Applied Sciences and London South Bank University. During her Bachelor’s degree studies, Sarah completed an apprenticeship as a concrete and reinforced concrete engineer at the Max Bögl Group. There, she gained practical experience on various construction projects. Her first construction project as project manager at VGP is the construction of a logistics hall at VGP Park Berlin of around 20,000 m². Her main task is to achieve a high degree of customer satisfaction and maximum economic success for VGP in the development of the projects. Sarah is delighted to be part of the young VGP project management team and to actively support it.



Alberto Carampin
Project Manager in Italy

Alberto joined VGP in November 2018 and says he already feels like a part of the VGP family. He works at VGP as project manager for Italian projects and is very keen on helping VGP expand in Italy and build up a solid Italian subsidiary. Before joining VGP, Alberto worked as a project manager for AECOM, a Fortune 500 American technical services provider employing 85,000 people around the world. He worked there on project management for several blue chip companies, including Amazon, Microsoft, Porsche Engineering, Kuwait Petroleum, US Department of Defense, ENI group, Pfizer, Autostrade per l’Italia, Aeroporti di Roma, Cassa Depositi e Prestiti, and ArvinMeritor. Alberto is father of a daughter 8 months old.





Karen Huybrechts

Head of Marketing

Karen earned a Master's Degree in Applied Economics with specialisation in Marketing at the University of Antwerp. She has more than 20 years of experience in brand & marketing management, mainly in the fast-moving consumer goods segment. Karen has worked as brand manager and marketing manager in the tobacco industry, confectionery (Haribo), ice cream (IJsboerke and Mio), and in the packaging industry (Vitra nv). Karen joined VGP in March 2019 and works at the head office in Antwerp. She will be responsible for long-term marketing strategy in support of the company's objectives and for continuing the process of building corporate visibility (off- and online) in all VGP countries. Karen has a passion for Italy and its rich cultural heritage, beautiful landscape, and delicious food and wine.

Christian Bauer

Country Manager for Austria

Christian has been working for VGP as Country Manager for Austria since 1 January 2019. Prior to VGP, Christian worked for a logistics real estate developer in the field of business development. During this time, he built up a broad network that will be very helpful for his new job at VGP, because building long-term partnerships will be key to successfully establishing VGP on the Austrian market. After getting a technical education in mechanical engineering, Christian completed business studies as a part-time student. Since that time, he has worked primarily for international companies. Among others, he worked for a company active on the Romanian market, where Christian was responsible also for logistics. This work brought him great intercultural experiences, which he believes will have a very positive effect on his future life. In his free time, Christian enjoys sports such as mountain biking oder running.



Jana Heckmann

Team Assistance Acquisition

Jana Heckmann has been with VGP Germany since 1 October 2018 and supports the property and sales team around Wilm Schwarzpaul and Darius Scheible. Jana originally comes from Münster, where she trained as a bank clerk and then studied part-time. After 7 years of advising clients at Deutsche Bank, she decided to travel the world and spent several months in Australia, New Zealand and Thailand. After her return, she worked for a large German fashion company as an assistant to the company management. At VGP, she supports the acquisition of real estate, from the search and inspection of new properties through sales contract negotiations and to their conclusion. She is very excited about her lateral entry into this new industry, to be part of VGP Germany's growing team, and to provide a foundation for new projects. In her spare time, Jana enjoys jogging along the Rhine, playing tennis, and travelling.



Tomas Bednar

Country manager in Slovakia

A graduate in international business from State University of New York, Tomas Bednar has professional experience from positions managing investment projects within Slovak private equity firms. For the past 10 years, he has worked on projects in real estate development with responsibility for financing and project management. Tomas spends his free time with his family and friends, especially his little daughter. He also enjoys sports, most recently mainly ice hockey. Born in the eastern Slovak city of Košice, since completing his studies in Prague he has relocated to Slovakia's capital, Bratislava.



Eliška Voříšková

Assistant to the Chief Executive Officer

As assistant to CEO Jan Van Geet, Eliška Voříšková serves as a contact point for the whole company. That she has command of four languages (at the moment) and is always ready to help others make her ideal for that role. Before joining VGP, Eliška worked for several dynamic global companies, where she sharpened her focus on efficiency, a mind oriented to problem-solving, and a well-tempered disposition. She loves trains, Scottish nature and Japanese culture, and dreams of renovating her own Volkswagen T1 and traveling with it through the European countryside.

Bogdan Teodorescu

Technical Manager

A graduate from the Technical University of Civil Engineering in Bucharest and École des Ponts ParisTech, Bogdan has worked in recent years in the construction industry and development. At VGP Romania, Bogdan is working as technical manager for all Romanian projects. In that role, he can utilise his strong technical background. He loves to play chess, and his hobbies also include karate, sky jumping, and touch rugby.



Technology pioneers are heading into the future

Largest relocation in a company's 180-year history

Photo © VGP



VGP developed this park at Parsdorf

With its largest relocation in the company's 180-year history, the KraussMaffei Group is moving to the 'smart factory' industrial park developed by VGP in Parsdorf at the outskirts of Munich in order to continue its growth story and simultaneously demonstrate loyalty to its founding location in Munich.

For decades, the KraussMaffei Group has been one of the leading manufacturers of plastics processing machinery, and its employees see themselves as technology pioneers. Wherever plastics are formed into products, KraussMaffei machines and systems are used – for example in automotive interiors, medical products, and the construction industry.

The range of products and services covers the entire spectrum of injection moulding, extrusion, and reaction technology, giving the KraussMaffei Group a unique selling proposition within the industry. As of 2022, the biggest relocation in the company's history to a new location in Parsdorf (on the outskirts of Munich) developed by VGP according to the smart factory concept will contribute to writing the next chapter in the company's rich tradition and history. The relocation will be one of the largest projects of its kind in the Munich area in the past 30 years, and it is scheduled for completion in 2027.

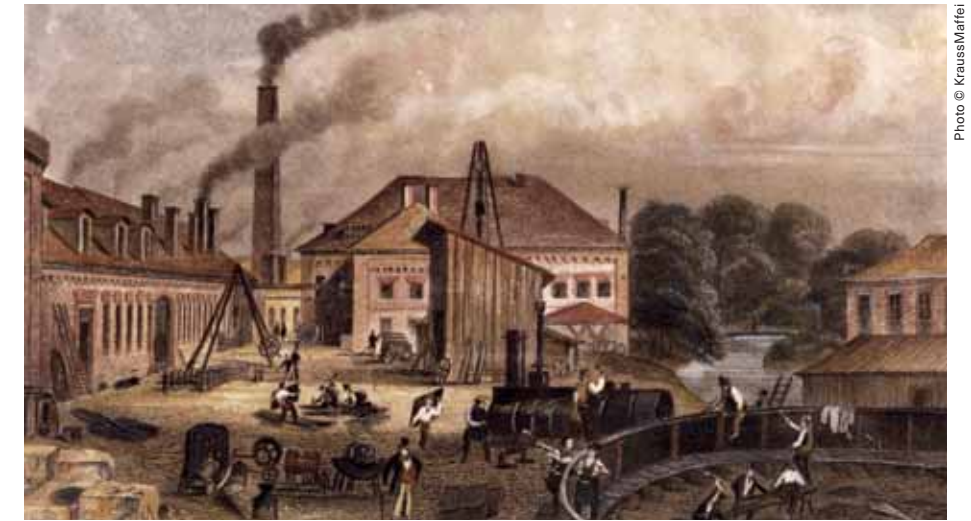


Photo © KraussMaffei

Krauss Maffei

Pioneering Plastics

KraussMaffei's extraordinary history reaches back to the beginnings of German industry. Surely the two steam and electric locomotive manufacturers Joseph Anton von Maffei and Georg von Krauss could scarcely have imagined at their companies' merger in 1931 that the KraussMaffei pioneering spirit would continue in force from the beginnings of the steam

locomotive to becoming the leading manufacturer of digital plastics machinery. What began with the merger of the two companies to form Krauss & Comp-J.A. Maffei AG developed over the decades into a leading technology company in mechanical engineering thanks to the achievement of numerous technical milestones and expansion of a diverse portfolio across the fields of transportation engineering, defence technology, process engineering, plastics technology and reaction technology.

Today, KraussMaffei is one of the world's leading manufacturers of machines for processing plastics and rubber. With international locations and subsidiaries in the USA, Slovakia, Brazil and China (just this year in March, the cornerstone was laid for a new plant in Jianxing), KraussMaffei is a global market leader with the aim of providing its customers with high-quality, efficient machines, systems, and process solutions that meet their needs, as well as offering a comprehensive range of services adding significant value along the entire value chain. In this respect, the know-how covers every aspect from product idea to customer-specific system solution. KraussMaffei is the only company on the market with expertise in three major technologies for plastics processing machines: injection moulding, extrusion, and reaction machines.

KraussMaffei is proud of its rich tradition and history. For the years ahead, the company has set itself the strategic goal of continuing its pioneering spirit and, as a high-tech pioneer with unique, comprehensive technological know-how, advancing the digital future of the plastics and rubber industry. The development of innovative solutions, new offerings, and digital services will be supported by relocation to the new location at Parsdorf developed by VGP according to the smart factory concept.



Photo © KraussMaffei

Joseph Anton von Maffei

Ladies’ turn: VGP shareholders elect new board members

Interview with newly elected VGP shareholders board members Katherina Reiche, Vera Gäde-Butzlaff and Ann Gaeremynck

Diversity is important in business, as it is also in other aspects of life and society, and diversity certainly is valued at VGP. It is very positive, therefore, that three outstanding professional women have just been elected to VGP’s board as independent directors. The new directors are **Katherina Reiche, Vera Gäde-Butzlaff**, and **Ann Gaeremynck**. Together, they now constitute VGP’s independent directors. These women bring diversity to VGP’s board also by their various professional backgrounds and personal perspectives.

VGP Location³ asked what it is about VGP that motivated each of them to accept a board seat: “VGP is an incredibly exciting company with an impressive history of growth,” remarked Katherina Reiche, who is German. “It’s a family-run company with a clear European focus. Those are just three good reasons – among many others – for supporting VGP in my new function.”

“I am impressed by VGPs development to date and convinced by its business model,” noted Vera Gäde-Butzlaff, also German. “In my opinion, it has all the necessary requirements to be successful in the long term. An important success factor is that the industrial parks are both built and operated by VGP, and always with an emphasis on high technological and environmental quality.”

“First, it is an entrepreneurial, listed firm with a clear mission, vision, and strategy,” pointed out Ann Gaeremynck, who is Belgian. “The firm performs very well, has committed shareholders, and is very well run by a highly experienced CEO and qualified management team. Moreover, the functional complementarity within the board and the fact that an appropriate set of expectations were put forward for my role were definitely important in my decision.”

CEO Jan Van Geet recently affirmed that he is “*extremely pleased that our board nominated Ann, Katherina, and Vera to join the board. They have all three enjoyed exceptional professional careers: Katherina and Vera have invaluable experience in co-operating with German municipalities, state governments, and with clients at the interface of the public and private sectors and Ann in financial reporting, audit, and governance.*”

Ann Gaeremynck is currently a professor of accounting and audit at the KU Leuven, Faculty of Economics and Business Administration. She holds the Deloitte Chair on Governance. Her fellow board members have chosen Gaeremynck to chair VGP’s audit committee.

Katherina Reiche is CEO of the Association of Municipal Enterprises in Germany, as well as President of the European Confederation of Public Employers and Enterprises. She formerly served in Germany’s Bundestag.

Vera Gäde-Butzlaff previously was an Assistant Secretary of State at the Ministry for Regional Planning, Agriculture and the Environment of

Saxony-Anhalt, served as CEO of the Berlin Waste Management and City Cleaning Company, and later as CEO of a large regional German energy provider. Presently, she chairs the supervisory board of Vivantes, a municipal company running hospitals in Berlin.

The new board members were asked what they envision for VGP in future and where they see its opportunities.

“VGP will continue to grow,” Reiche predicted, “because the logistics sector is growing, because online shopping continues to pick up speed, and because the demand for smart buildings in top locations is increasing... Management at VGP has demonstrated a good feel for trends. The company is quite well connected in many European countries. Growth is rapid, but without overheating. The trend toward the fully connected shop floor is obvious. Industry 4.0 needs Premises 4.0.”

Gaeremynck anticipates that VGP will continue to build its portfolio of logistics retail estate in its current markets as well as new regions while focusing on market segments with potential to generate earnings and long term value. “To realise those goals,” she



“VGP is an incredibly exciting company with an impressive history of growth. It’s a family-run company with a clear European focus.”

Katherina Reiche

“In my opinion the VGP’s land bank is really an important asset and it definitely offers a competitive advantage given the increased attention of local authorities to open space, climate, and related sustainability.”

Ann Gaeremynck

added, “I am convinced that the land bank is really an important asset and in my opinion definitely offers a competitive advantage given the increased attention of local authorities to open space, climate, and related sustainability. I’m also convinced that the sound financial strategy – in particular the joint venture with Allianz – will help VGP to realise the goals it has set out for itself. Overall, I am convinced that VGP will definitely strengthen its position as a key pan-European player in the logistic retail estates market segment. I expect that VGP will further expand geographically within Europe in its key (Germany) as well as in new well defined markets.” Overall, I am convinced that VGP will definitely strengthen its position as a key pan-European player in the logistic retail estates market segment. I expect that VGP will further geographical expand within Europe in its key (Germany) as well as in new well defined markets.”

Gäde-Butzlaff emphasised the strategic importance of technology and forward thinking. “VGP has the opportunity,” she said, “to offer its customers future-proof solutions with innovative and sustainable concepts, and digitisation naturally plays a key role in this.”

In view of their specific experience and expertise, VGP Location³ asked Gäde-Butzlaff and Reiche for their views on whether today’s ever-growing cities have a sufficiently holistic view on creating industrial developments and logistics systems and how they expect co-operation between local communities and logistics real estate developers will develop in future.

Unfortunately, Gäde-Butzlaff related, cities typically do not take such a holistic view. “Far too often,” she said, “individual projects are still approved without reference to the different needs of the cities.”

Holistic planning is complicated, of course, because of all the conflicting interests and forces in play. As Reiche pointed out, “We have to take several different megatrends into account: urbanisation, digitalisation, individualisation, climate change, and the pursuit of sustainable development.” She notes, for example, that in major cities and metropolitan areas “urbanisation is increasing the



competition for space: residential space, commercial space, space for public services, space for rest and recreation – everything is getting scarce... It’s come to a point where we

have to provide justifications for the construction and use of commercial spaces, although every mayor and city councilperson knows you can’t run a government without a solid business base, without strong companies.”

Gäde-Butzlaff emphasised that the relationships between logistics real estate developers and local authorities must be intensified and that communication should begin at a very early stage. “Ultimately,” she said, “the developers and municipalities must see themselves as partners in answering the question of how development and traffic can be resolved with a view to the requirements of the ever-expanding cities.”

Developers and municipal authorities are not the only stakeholders, of course. “We often encounter conflicting interests in cities, and these have to be balanced through democratic processes,” Reiche pointed out. “That often takes a long time – far too long for a company that wants to grow like VGP. But the reconciliation of interests is essential to democracy. A city needs a healthy business structure to provide services to its citizens. Companies need quick decisions and a government that supports them. And cities need to strike a balance between economic, social, and ecological targets. VGP has decided to take responsibility within the triangle of sustainability. I think that’s the right choice, and an important one. VGP shows that it is looking at the big picture that includes a social market economy and a democratic society.”

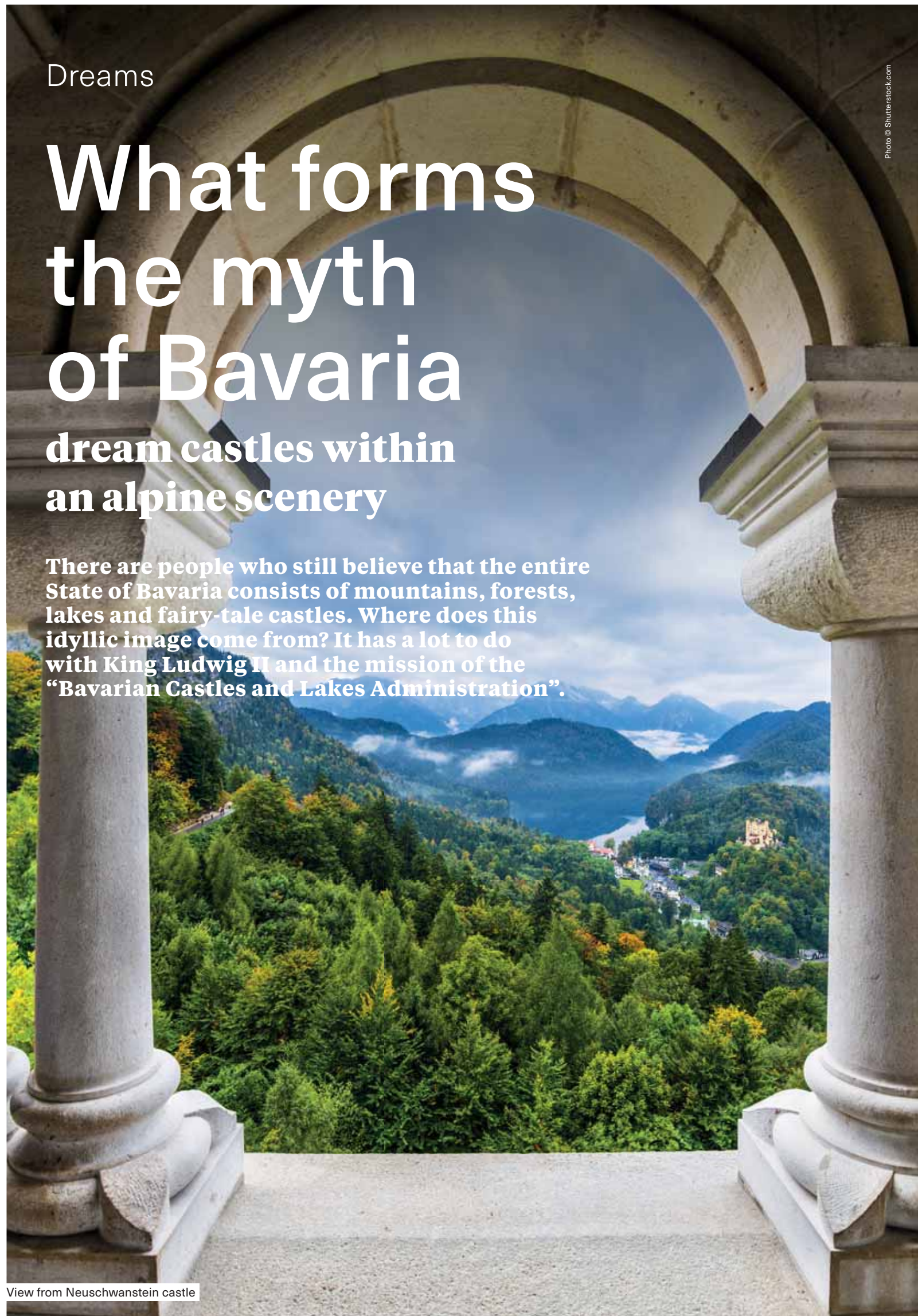


Dreams

What forms the myth of Bavaria

dream castles within an alpine scenery

There are people who still believe that the entire State of Bavaria consists of mountains, forests, lakes and fairy-tale castles. Where does this idyllic image come from? It has a lot to do with King Ludwig II and the mission of the “Bavarian Castles and Lakes Administration”.



View from Neuschwanstein castle

Photo © Shutterstock.com

No other monarch in Bavaria realised his dreams so consistently in building projects as did Ludwig II, the art and music enthusiast monarch (1845–1886), who was also a great admirer of nature. “And when we are both long gone,” he wrote to composer Richard Wagner in 1865, “our work will still serve as a shining example for posterity...”

Neuschwanstein Castle, located close to the ancestral seat of the Dukes of Schwangau near Füssen in the Allgäu region, is part of the myth that inseparably belongs to Ludwig II and Bavaria. His escape from the reality of daily government into the poetic dream world of the Middle Ages led to construction of this imposing building, which almost ruined the state of Bavaria. The medieval facade is merely an illusion, however, because modern technologies and comforts are hidden inside the castle.

Even the construction of the castle, which was begun in 1869 but never completed, was incredibly advanced for its day. The cranes were powered by steam engines and the throne room was built as a sheathed steel structure. Inside, a hot-air central heating system was installed, and running water was available on all floors. Food could be transported by an elevator, and Ludwig II called his servants and adjutants via a modern, electric call system. Today, its three royal castles Neuschwanstein, Linderhof and Herrenchiemsee are world famous tourist attractions. In 1918, following the end of the monarchy in Bavaria and Germany, just over 100 years ago, they became part of the “Bavarian Administration of State Castles, Gardens and Lakes” and have been visited by more than 50 million people since Ludwig II’s death.

The Administration owns 45 palaces, castles and residences as well as other architectural monuments



Neuschwanstein castle

© Bayerische Schlösserverwaltung www.schloesser.bayern.de / Photo: Anton Brandl, Munich



President Bernd Schreiber

© Bayerische Schlösserverwaltung www.schloesser.bayern.de

throughout Bavaria, making it one of the largest owners of national museums in Germany. Its mission is to preserve and revive the historic buildings and structures and to make the charm of these cultural monuments tangible.

The Palace Department has around 850 employees, ranging from specialists for the restoration of interiors to art historians for the professional supervision of museums, from building specialists who supervise the reconstruction, restoration and extension of buildings in compliance with the preservation of historical monuments to a garden department that is responsible not only for care and maintenance of the gardens but also for historical research about them.

Its President, Bernd Schreiber, has held this office since October 2011. His task lies between the preservation of tradition and its contemporary mediation. “We must not be in love with the past or remain in the present. We must focus on the future. The administration is the guarantor for this. The most important forces here are the employees, who preserve the necessary knowledge and skills. During the restoration of the Königsbau (in Stuttgart), we rediscovered 19th-century craftsmanship techniques that had almost been forgotten.”

The task of the Castle Administration remains not only to preserve buildings, but also to convey them to future generations in a professional and contemporary manner. In order to awaken the visitors’ enthusiasm and dreams in the future, Ludwig II wrote, “I want to remain an eternal mystery to myself and to others.” In 2018 alone, more than 1.5 million guests endeavoured to fathom his dreams.



Neuschwanstein castle

Photo © Shutterstock.com

Castles of Bavaria



Hohenschwangau Castle



Nuremberg Castle / Veste Coburg



Nymphenburg Castle



Linderhof Castle



Neuburg castle



Nymphenburg castle



Burghausen Castle



Herrenchiemsee Castle



Burg Trausnitz castle



The kingdom of Bavaria

How the Kingdom of Bavaria came into being and how it ended, and which traces are left behind by Bavaria's kings in architecture

When, after the end of World War I, the social democrat Kurt Eisner proclaimed the revolution in the night of 7–8 November 1918, King Ludwig III was dethroned, and the monarchy of Bavaria was abolished, the more than hundred-year history of the Kingdom of Bavaria ended. The next day, Eisner's statement *"To the people of Munich"* followed in the Münchner Neueste Nachrichten with the famous sentence: *"Bavaria is henceforth a Free State"*. This refers to the liberation from monarchy and the end of the estates-based society that had ruled until then. Eisner would become the first Bavarian prime minister, and at the same time there ended the rule of the House of Wittelsbach over Bavaria after 738 years.

At the beginning of the 19th century, the origins of the kingdom had been laid in German conditions by the massive interventions of Emperor Napoleon Bonaparte, who had followed his urge to expand throughout Europe. Under his protectorate, the German map, which until then had been very fragmented, was considerably simplified. In the south and southwest, central states such as Bavaria and Württemberg emerged,



Photo © Wikipedia

Ludwig I.

which, in view of their position between the great powers of Austria and Prussia, were dependent upon France for power politics.

The Peace of Pressburg, concluded on 26 December 1805 between the plenipotentiaries of the French Emperor and the German and Austrian Emperor Franz I, strengthened Bavaria. On 1 January 1806, Napoleon travelled to Munich to confer his royal dignity, Duke Max accepted the title by proclamation, and Bavaria became a kingdom. In addition, Bavaria received further territories and now expanded to Tyrol and Vorarlberg. For Bavaria, the territorial reorganisation was a profitable step, but it also came at a high price. Bavaria had to make troops available to Napoleon for his conquests, with a terrible result: Of the 35,000 men who joined the Russian invasion in 1812, only 5,000 survived the catastrophe, and just 890 of the several thousand Bavarian prisoners returned home from Russia in 1814.

After the death of Maximilian I in 1825, his son Ludwig I became King of Bavaria. Under his reign, architecture was considerably sponsored in Munich. The city was transformed into a widely respected place of art and new buildings. The monarch felt

committed to the zeitgeist of Classicism and New Humanism. His architectural transformation is still visible in Munich today. Many of the most important and impressive buildings to this day were erected in his name. Thus, among other things, the design of Ludwigstrasse with the University goes back to his initiative. His marriage to Therese von Sachsen-Hildburghausen established the tradition of the Munich Oktoberfest. The venue is still called 'Theresienwiese' after the Princess. In 1848, the year of the revolution, Ludwig I declared his abdication in favour of his son Maximilian II.

Under the new king Maximilian II, the architectural style for urban planning concepts changed again fundamentally. Many buildings in Munich, but also outside the capital, were now being built in the neo-Gothic Maximilian style, such as Maximilianstrasse under the direction of architect Friedrich Bürklein or the Glaspalast (designed by August von Voit). He was also founder of the Maximilianeum, a Bavarian foundation for the highly talented, in whose building the Bavarian Parliament resides today. In addition, Maximilian II met weekly with Munich's intellectual elite and held symposia with scientists, including the chemist Justus von Liebig.

His son Ludwig II, the great-grandson of the first Bavarian King Maximilian I Joseph, is then the one who, as 'fairy-tale king', had the most famous dream castles erected and which constitute the myth of Bavaria.



Photo © Wikipedia

Maximilian I.



Photo © Wikipedia

Ludwig II.

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.

CZECH REPUBLIC	BUILDING	OFFICE AREA (m²)	WAREHOUSE AREA (m²)
VGP Park Olomouc	E	built to suit	3,721
	F	built to suit	58,980
	I	built to suit	22,765
VGP Park Vyškov	A	built to suit	24,470
VGP Park Chomutov	D	built to suit	5,309
VGP Park Prostějov	A	built to suit	14,882
	B	built to suit	21,810
	C	built to suit	9,969
SLOVAKIA	BUILDING	OFFICE AREA (m²)	WAREHOUSE AREA (m²)
VGP Park Zvolen	A	built to suit	23,272
	B	built to suit	20,384
	C	built to suit	8,049
VGP Park Malacky	B	built to suit	7,000
ROMANIA	BUILDING	OFFICE AREA (m²)	WAREHOUSE AREA (m²)
VGP Park Timisoara	C2	built to suit	6,000
VGP Park Sibiu	A1	built to suit	13,700
	A2	built to suit	16,000
	A3	built to suit	16,000
GERMANY	BUILDING	OFFICE AREA (m²)	WAREHOUSE AREA (m²)
VGP Park Hamburg	E5	built to suit	7,300
	E6	built to suit	2,400
VGP Park Berlin	A	existing building	10,800
	G	built to suit	5,500
VGP Park Leipzig	A1	built to suit	9,600
	C1	built to suit	2,375
	C2	built to suit	2,375
VGP Park Berlin-Wüstermark	A1	built to suit	12,855
	B1	built to suit	20,000
VGP Park Göttingen	C	built to suit	48,000
	D	built to suit	33,000
VGP Park Halle	A1	built to suit	5,250
	B	built to suit	26,240
	C	built to suit	38,400
VGP Park Buseck	A	built to suit	11,147
VGP Park Lützellinden	A	built to suit	10,570

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GERMANY	BUILDING	OFFICE AREA (m²)	WAREHOUSE AREA (m²)
VGP Park Magdeburg	A	built to suit	26,365
	B	built to suit	35,100
	C	built to suit	31,628
	D	built to suit	31,628
	E	built to suit	55,931
	F	built to suit	55,931
	G	built to suit	29,005
	H	built to suit	26,381
VGP Park Ottendorf-Okrilla	A	built to suit	24,633
	B	built to suit	3,409
	C	built to suit	3,562
VGP Park Laatzen	C1	built to suit	23,633
	C2	built to suit	23,057
	D	built to suit	7,316
SPAIN	BUILDING	OFFICE AREA (m²)	WAREHOUSE AREA (m²)
VGP Park Mango	A	built to suit	42,584
VGP Park San Fernando de Henares	B	built to suit	37,150
	C1	built to suit	6,570
	C2	built to suit	6,570
	D1	built to suit	19,602
	D2	built to suit	19,602
THE NETHERLANDS	BUILDING	OFFICE AREA (m²)	WAREHOUSE AREA (m²)
VGP Park Roosendaal	A/1	built to suit	20,571
	A/2	built to suit	20,920
VGP Park Nijmegen	A	built to suit	4,949
	B	built to suit	21,387
	C	built to suit	19,215
ITALY	BUILDING	OFFICE AREA (m²)	WAREHOUSE AREA (m²)
VGP Park Calcio	?	built to suit	22,908
HUNGARY	BUILDING	OFFICE AREA (m²)	WAREHOUSE AREA (m²)
VGP Park Győr Beta	A1	built to suit	14,065
	A2	built to suit	16,393
	B	built to suit	13,162
VGP Park Kecskemét	A	built to suit	21,494
	B	built to suit	16,366

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VGP Park Leipzig



VGP Park San Fernando de Henares

