



PRESS RELEASE

VGP ITALY KICKS OFF CONSTRUCTION WORKS FOR VGP PARK LEGNANO, A NEW LOGISTICS AND PRODUCTION HUB ON THE OUTSKIRTS OF MILAN

- **VGP Italy starts the construction of VGP Park Legnano: the facility will rise on an area of about 50,000 m²**
- **First tenant Melchioni Car System will lease approximately 7,000 m²**
- **Delivery of the park is scheduled for March 2025**

Segrate, 6 September 2024 - VGP NV (“VGP” or “the Group”) a European owner, manager and developer of high-quality logistics and semi-industrial real estate, has begun construction works for **VGP Park Legnano**, a new logistics and industrial hub in the northern area of Milan. The groundbreaking event took place this morning in the presence of representatives of **VGP Italy** - Valentina Slavazzi, Commercial Director, and Massimo Vicenzino, Technical Director - and **Melchioni Car System**, the first tenant in the new park, represented by Luca Azioneti, Country Manager.

VGP Park Legnano

The new hub, which consists of a single building, will offer flexible spaces for **both production and logistics needs**, and will be built on an area of about **50,000 m²** with a **leasable area of more than 22,000 m²**.

The park will be developed in Via Juker on the grounds of the former Cantoni Cotton Mill, a historic company of the late 19th century. It is located 500 meters from the exit of the A8 highway, a communication artery that connects **Varese and Milan**, which is only 15 km away, and intersects with the **A4**, the main road axis of northern Italy. The entire space of VGP Park Legnano features **extensive green areas**, covering more than 8,000 m². The green component will also be the hallmark of the elevation on Juker Street, where a façade with a tree design will be created.

The Group, committed to the forefront of **environmental and sustainable issues** for **responsible business**, also distinguishes itself in **brownfield** operations, which bring social and urban benefits. The new VGP Park Legnano stands precisely on a **brownfield** area formerly occupied by the historic Cantoni cotton mill, long since decommissioned. VGP oversaw the redevelopment plan and reclamation of the site. The building aims to achieve the **BREEAM Excellent** (Building Research Establishment Environmental Assessment Method) certification and will be built to **the highest energy standards** with, among others, a **1 MWp** photovoltaic system.



Melchioni Car System: first tenant of the new park

Melchioni Car System leases approximately 7,000 m² to increase its storage capacity and speed up deliveries. The company, a leading specialist in lighting and rear-view mirrors for the Italian automotive market since the 1980s, is renowned for the high quality of its products, which are appreciated in both the car and truck segments.

“Since 1 February 2019, we have been part of the Alkar International Group, and the company's constant growth year after year has necessitated a new, state-of-the-art logistics and distribution hub. In VGP we found the ideal partner for this project. The new location in Legnano, in addition to doubling the storage capacity, will further speed up deliveries thanks to its strategic position along an important motorway axis, allowing an extension of the cut-off time for receiving orders,” said **Luca Azioneti, Country Manager of Melchioni Car System.**

The completion of this project is expected by the end of the first quarter of 2025. VGP is currently engaged in several negotiations with potential tenants for the allocation of the remaining 15,000 m² of available space.

With this new project, VGP testifies again its commitment to provide top-notch industrial and logistics spaces in the Italian market. **VGP Italy** currently has **eight business parks**, covering more than **560,000 m²** of owned areas: four in Emilia-Romagna, three in Lombardy and one in Veneto (in Padua).

About VGP

VGP is a pan-European owner, manager and developer of high-quality logistics and semi-industrial properties as well as a provider of renewable energy solutions. VGP has a fully integrated business model with extensive expertise and many years of experience along the entire value chain. VGP was founded in 1998 as a family-owned Belgian property developer in the Czech Republic and today operates with a staff of circa 372 FTEs in 17 European countries directly and through several 50:50 joint ventures. As of June 2024, the Gross Asset Value of VGP, including the joint ventures at 100%, amounted to € 7.4 billion and the company had a Net Asset Value (EPRA NTA) of € 2.3 billion. VGP is listed on Euronext Brussels (ISIN: BE0003878957).

For more information, please visit: <http://www.vgpparks.eu>

About Melchioni Car System

Melchioni Car System (MCS), a leading specialist in lighting and rear-view mirrors for the Italian automotive market since the 1980s, distributes over 16,000 products, covering 98% of the European car fleet. The rear-view mirrors, manufactured according to manufacturers' standards, include 8,100 references including complete mirrors, caps, glasses, mountings and bodies. In addition, the company is the official importer of DEPO, the world leader in lighting, and offers 6,900 references, including headlamps, fog lights, rear and side lights.