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VGP SUCCESSFULLY PRICES ACCELERATED BOOKBUILD
OFFERING FOR €250 MILLION

7 May 2026, 8.00pm, Antwerp, Belgium: VGP NV ('VGP' or the 'Company'), a European provider of high-quality logistics and semi-industrial real estate, announces that it successfully priced today an offering of €250 million in gross proceeds by means of a private placement of new ordinary shares via an accelerated bookbuild offering to international institutional investors (the 'Capital Increase'). The Capital Increase consists of 3,056,234 new shares (approximately 11.20% of the Company's outstanding shares on completion of the offering) at an issue price of €81.80 per share, representing a discount of 5.76% compared to the last traded price of the Company's share prior to the halt of trading on 7 May 2026 after deduction of the proposed gross dividend of €3.40 per share, to which the newly issued shares will not be entitled. The Capital Increase was 3.5x times over-subscribed (4.7x when excluding the Reference Shareholder) and received strong interest from both existing and new investors.

VGP will use the net proceeds from the Capital Increase primarily to accelerate its investment pipeline (both landbank and new pipeline investments, including the recent signature and new leases for new buildings to be started in '26 for more than 100,000 sqm) and pursue additional value-accretive investment opportunities, while maintaining and further strengthening a strong balance sheet and gearing ratio.

J.P. Morgan SE and KBC Securities SA/NV acted as Joint Global Coordinators and Joint Bookrunners (the 'Joint Global Coordinators') of the Capital Increase, with BNP Paribas Fortis SA/NV and Belfius Bank SA/NV in cooperation with Kepler Cheuvreux S.A. acting as Joint Bookrunners (altogether referred to as the 'Syndicate Banks').

In line with his pre-commitment, the reference shareholder of the Company, Mr. Jan Van Geet, through his participations Little Rock S.à r.l. and Tomanvi SCA (the 'Reference Shareholder'), has subscribed for 32.02% of the new shares, and received full allocation.

VGP and the Reference Shareholder have agreed, subject to customary exceptions, that they will not, for a period of 90 days from the Closing Date, without the prior written consent of the Joint Global Coordinators, acting on behalf of the Syndicate Banks, issue, offer or sell any Shares of the Company or any securities convertible into Shares of the Company, or file any registration statement under the U.S. Securities Act or any similar document with any other securities regulator, stock exchange or listing authority with respect to any of the foregoing.

The payment and delivery of the new shares is expected to take place on or about Tuesday 12 May 2026 (the 'Closing Date'), and an application will be made to admit the new shares to trading on the regulated market of Euronext Brussels at the same time. The new shares will be issued in accordance with Belgian law and are ordinary shares that represent the capital of the Company, in the same form as the existing

ordinary shares. They shall confer the same rights as the existing ordinary shares. The new shares will be entitled to the full-year 2026 dividend (i.e. as from 1 January 2026). The newly issued shares will thus not be entitled to the full-year 2025 dividend of €3.40 per share that has been proposed to the upcoming annual shareholders' meeting.

As a result of the issuance of the new shares, the Company's outstanding shares will increase from 27,291,312 to 30,347,546 ordinary shares.

CONTACT DETAILS FOR INVESTORS AND MEDIA ENQUIRIES

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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 around 434 full-time employees in 18 European countries directly and through several 50:50 joint ventures. In December 2025, the Gross Asset Value of VGP, including the joint ventures, amounted to € 8.7 billion and the company had a net asset value (EPRA NTA) of € 2.7 billion. VGP is listed on Euronext Brussels (ISIN: BE0003878957).

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

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In a Member State of the European Economic Area an offer of securities to which this communication relates is only addressed to and is only directed at qualified investors in that Member State and the United Kingdom within the meaning of Regulation ((EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market, and repealing Directive 2003/71/EC, and any implementing measure in each relevant Member State of the EEA.

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