



With the delivery of Herentals Green Logistics, Intervest is creating a future-proof business cluster of approximately 120.000 m² in the Kempen.

In this sustainable redevelopment project, a combination of logistics spaces and offices, and also an Intervest in-house realisation built to BREEAM sustainability criteria, nearly all the finished space is already fully let.

Intervest Offices & Warehouses (hereinafter Intervest) is particularly proud to be able to announce the delivery of Herentals Green Logistics. This sustainable cluster of logistics spaces and offices is made possible by combining the existing logistics buildings in Herentals, good for 50.912 m², with the site acquired in May 2020 with office building and land position¹. This expansion of the real estate portfolio at that time, created an area of in total 18 hectares that, under the guidance of #TeamIntervest, has made a large-scale redevelopment possible. In addition to the existing sites, Herentals Green Logistics now has an additional 36.000 m² of warehouses and a cross-dock, approximately 3.000 m² of office space and also a parking tower on five levels with over 400 parking spaces. All in all, this amounts to a sustainable business cluster of approximately 120.000 m² on the Atealaan in Herentals. As at 1 April 2022, all but 6.000 m² of the finished space has been let.

On the existing site of 50.912 m², following the previously announced departure at the end of 2021 of Nike Europe Holding (33.356 m²), agreements are concluded with two new tenants, Biscuiterie Thijs and Transport Van de Poel².

Both tenants have in the meanwhile moved into the site, which led to the early termination of Nike Europe Holding's lease in the third quarter of 2021 and the receipt of a termination indemnity payment.

1 See press release dated 20 May 2020: "Intervest Offices & Warehouses acquires company with office building in Herentals for logistics development project".

2 See press release dated 14 February 2022: "Annual Results 2021"



Herentals › Herentals Green Logistics

PRESS RELEASE

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Since then, Yusen Logistics, an existing tenant, has signed an agreement to move to the still available part of the new site as from 1 April 2022 and a contract is signed with Sumitomo for 10.161 m² of warehouse, 2.066 m² of mezzanine and 1.238 m² of offices for this vacated part of approximately 20.000 m² on the existing site for a period of 9 years with break options after each 3-year period.

Transport Van de Poel will be occupying the remaining vacated space of 10.111 m² warehouse and 2.058 m² of mezzanine, a doubling with respect to the previously concluded lease agreement, and it has committed itself for another 10 years, with a break option after 5 years.

A lease agreement for 22.000 m² for a period of 13,5 years was already concluded with STG in June 2021¹. The construction work for this unit is completed in October 2021. The delivery of the remaining 14.000 m² is thus now complete.

The environmental permit provides for the construction of an additional unit of approximately 8.000 m². As soon as a tenant is contracted for this, construction can begin.

“In June 2021 we took the first steps towards a future-proof business hub in the Kempen. Under the guidance of #TeamIntervest, this sustainable cluster of logistics and offices except for one unit yet to be built, is now a fact. I am immensely proud of this development project that aims to create sustainable value as formulated in the #connect2022 growth plan and which, through the variety of rental transactions, ensures further diversity on the site.

GUNTHER GIELEN, CEO INTERVEST OFFICES & WAREHOUSES

¹ See press release dated 30 June 2021 Intervest concludes an agreement with Schrauwen Sanitair en Verwarming for 22.000 m² of storage and office space in the Herentals Green Logistics development project

Intervest Offices & Warehouses nv (referred to hereinafter as “Intervest”) is a public regulated real estate company (RREC) founded in 1996, of which the shares have been listed on Euronext Brussels (INTO) since 1999. Intervest invests in high-quality office buildings and logistics properties that are leased to first-rate tenants. The properties in which Intervest invests consist primarily of up-to-date buildings that are strategically located, often in clusters. The office segment of the real estate portfolio is concentrated in and around the central cities with an important student population of Antwerp, Mechelen, Brussels and Leuven; the logistics part of the portfolio in Belgium is located on the Antwerp - Brussels - Nivelles, Antwerp - Limburg - Liège, and Antwerp - Ghent - Lille axes and, in the Netherlands, on the Moerdijk - 's Hertogenbosch - Nijmegen, Rotterdam - Gorinchem - Nijmegen and Bergen-op-Zoom - Eindhoven - Venlo axes. Intervest distinguishes itself in renting space by going beyond merely renting m². The company goes beyond real estate by offering “turnkey solutions” (a total solution tailored to and with the customer), extensive service provision, co-working and ready-to-use offices.

FOR MORE INFORMATION, PLEASE CONTACT INTERVEST OFFICES & WAREHOUSES NV, PUBLIC REGULATED REAL ESTATE COMPANY UNDER BELGIAN LAW, GUNTHER GIELEN - CEO OR VINCENT MACHARIS - CFO, T. + 32 3 287 67 87. <http://www.intervest.eu/en>