

26 March 2025

Montea and Weerts Group partner to develop Belgium's largest single-tenant facility



Creation of strategic partnership with Weerts Group



weerts group



A **family-owned group** headquartered in Liège, Belgium with **activities in four sectors:**
Real Estate, Logistics, Motorsport and Renewable Energy



Through its subsidiary **Weerts Logistics Parks (WLP)**, the company has

→ **600,000+ m²** of logistics real estate (currently under construction)

→ **700,000+ m²** in real estate portfolio



WLP is active in Belgium, the Netherlands, France, Germany, the United Kingdom, Hungary and Italy

Reinforcing Montea's growth story

With commitment to achieving the
€ 300m investment volume
in 2025 through four pillars



1

Own
developments



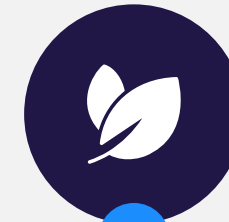
2

Acquisitions



3

Partnerships



4

Green
investments

Further expanding Montea's network of strategic partnerships



Transaction summary

40:60 joint venture between Montea and Weerts Group

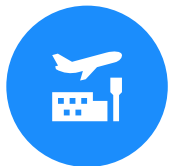
with Montea becoming a long-term partner
in the largest single tenant development ever
realised in Belgium



Development of a **215,000 m²**
European distribution centre for Skechers,
an American multinational footwear and
apparel company



Development will consist
of **five units**

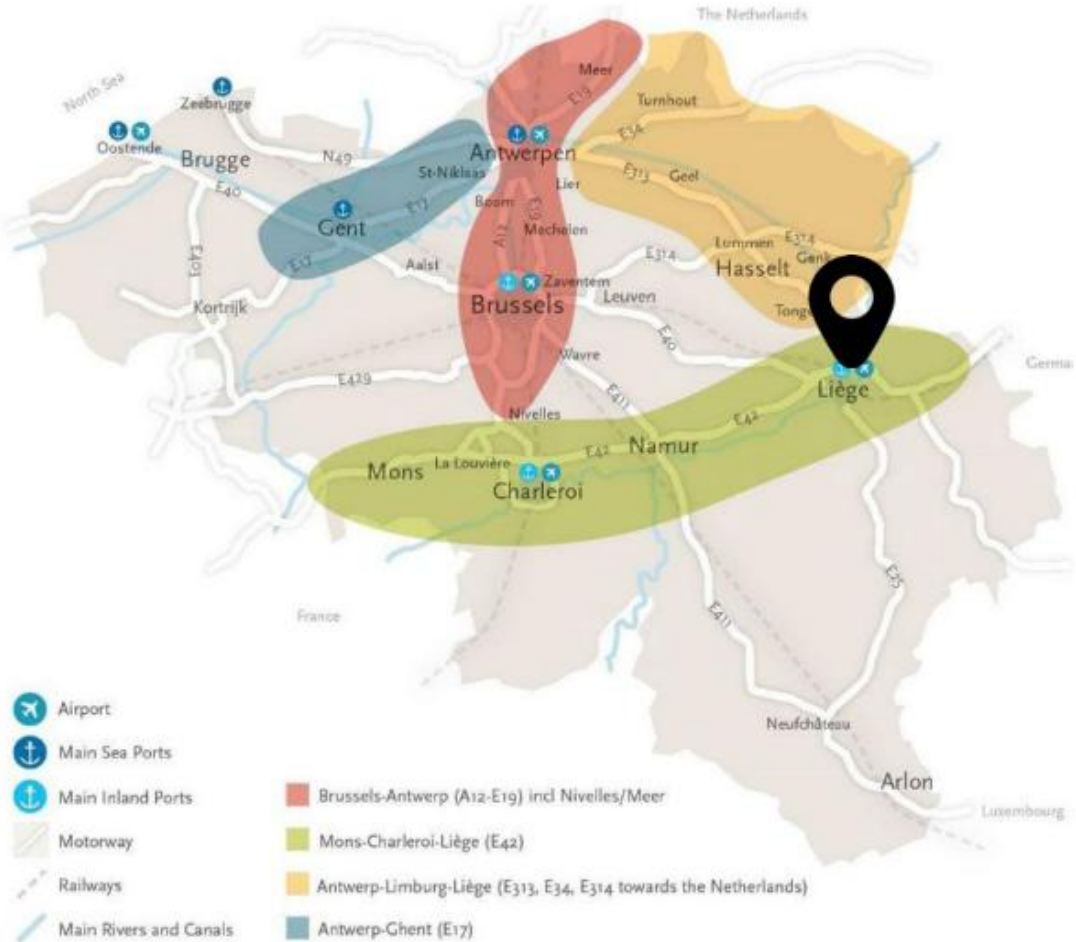


The site is located **right next to Liège
Airport** and along the **E42 motorway**,
offering ideal distribution opportunities



Strategically located next to Liège Airport

Macro location



Micro location



Financial transaction parameters



20-year triple net lease with Skechers, with over 70% of leases by GLA expected to commence at the end of 2027



50-year land concession signed between the joint venture and Liège Airport for a 370,000 m² plot, with an extension option for another 49 years



Montea's **return** stands at **above 6%** within the partnership model, with a total **maximum exposure of ca. € 140m** at lease start date (expected end 2027)

Timeline



Conclusion



Montea establishes a **new strategic partnership with Weerts Group** for a flagship development in the Belgian logistics real estate market



The project **corresponds** with Montea's **development criteria**
(i.e. permit and pre-let secured, sustainable requirements with BREEAM Excellent certification)



Expected returns are **fully aligned** with Montea's **required returns** for investments

Q&A





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