

An aerial photograph of the European Industrial Park in Brussels South. The image shows a large industrial complex with several large warehouse-like buildings, parking lots filled with cars, and some construction areas. The park is surrounded by green fields and trees, with a highway visible on the left side. The sky is overcast.

European Industrial Park - Brussels South

A unique opportunity
in the heart of Europe

A strong proposal

We are looking for a forward-thinking company to join and build with us a sustainable future on our unique Industrial Park at the heart of Europe. We are coming to you with a strong proposal.

Executive summary



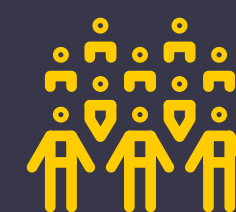
- **Unique turnkey industrial park**
93ha of state-of-the-art industrial facilities



- **Exceptional location & accessibility**
at the heart of European infrastructure network



- **Attractive conditions**



- **Skilled workforce pool**

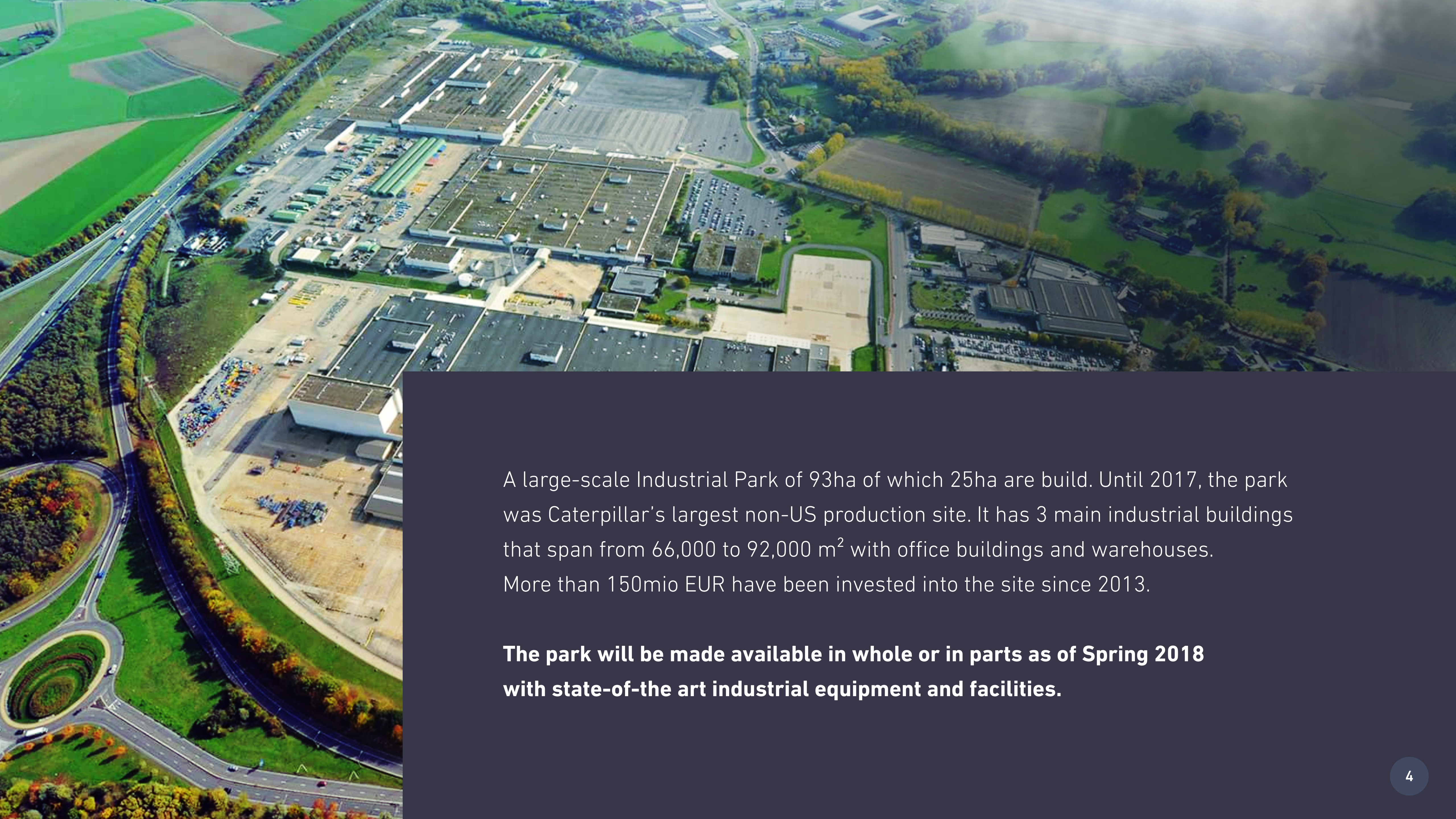


- **Full Support from Belgian officials
& local business ecosystem**



Unique turnkey industrial park

European Industrial Park - Brussels South



A large-scale Industrial Park of 93ha of which 25ha are build. Until 2017, the park was Caterpillar's largest non-US production site. It has 3 main industrial buildings that span from 66,000 to 92,000 m² with office buildings and warehouses. More than 150mio EUR have been invested into the site since 2013.

The park will be made available in whole or in parts as of Spring 2018 with state-of-the art industrial equipment and facilities.



Equipment & Facilities



- 20 shipping/receiving docks for trucks
- 6 to 7 meters available height, up to 13m
- 755 overhead cranes
- Equipped and connected offices
- Energy saver design
- Concrete ground in operations area
- State of the art IT infrastructure
- Access to high voltage power 150kV & 380kV
- Water treatment station recycling 99%
- ATM & Medical Center onsite
- Public transports onsite
- Cloakrooms and factory canteen in each building



Exceptional location & accessibility

European Industrial Park - Brussels South



Located 25 miles south of Brussels, Belgium, the site benefits not only from a highly privileged geographical position at the center of Europe but also offers outstanding accessibility :



By rail & water : 10min away from inland waterways and railway freight stations connected to Western Europe's main ports (Rotterdam, Antwerp, Le Havre)



By road : at the crossroads of highways linking to Germany (Köln), France (Paris), the Netherlands (Rotterdam) and the UK (London)



By air : 5 min from Brussels South Charleroi Airport (140+ destinations) and 30 min from Brussels National Airport



Attractive conditions

European Industrial Park - Brussels South

Labor cost reduction

Multiple incentives and tax exemptions can reduce labor costs by up to 30%, making Belgium highly competitive in Europe on top of being best-in-class in terms of productivity

Tax deductions

Many tax deductions and fiscal incentives help lower effective corporate tax rate and bring Belgium among the best-in-class countries

Site transfer options

Several transfer options (sale, rent or lease) can be negotiated for the site and equipment (in whole or in parts) at very attractive conditions

Competitive Energy Costs

Belgium is also very competitive in terms of energy prices, as attested by the recent decision of Google to locate its biggest European data center in Belgium



Skilled workforce pool



2000+ skilled FTEs will be available as of mid-2018, trained on advanced technical skills by the best-in-class US industrial player (Caterpillar)



The Industrial Park is located in the middle of a dense university network with 5 universities and thousands of students in a 30 miles radius. 8 industrial training centers located in the area are able to accommodate your needs for talent and skills.






Full support from Belgian Officials
and local business ecosystem



As demonstrated by the recent efforts to attract the first Audi EV factory in Brussels, attracting leading electro-mobility manufacturers is part of a broader strategy of the federal, regional and local governments. Welcoming you is therefore a first-order strategic priority.



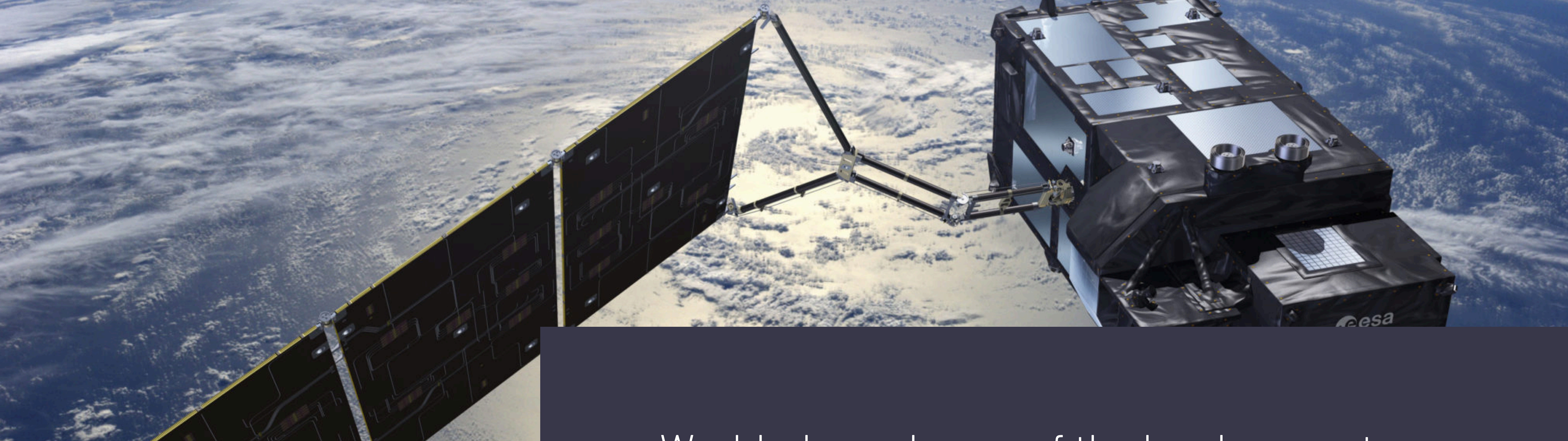
A background image of an Audi factory interior. A red car is on an assembly line, with its hood open. Two workers in white uniforms are visible. The scene is industrial with various mechanical parts and equipment.

The Belgian Audi factory is located 30 miles away from the European Industrial Park Brussels South and will start producing its first full-electric models in 2018. The key elements motivating this investment were the outstanding productivity of the Belgian site, the highly skilled workers and the exceptional collaboration with public authorities that fully supported the project, the investment and the training of the workforce.



ANDREAS CREMER

Secretary General Audi Production Factory in Brussels (Belgium)



World-class players of the local ecosystem, including ThalèsAleniaSpace (leading satellite manufacturer), Alstom (leading rail engineering company), Solvay and Umicore (respectively leaders in battery materials & recycling) are also looking forward to welcoming new potential partners.

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