



Press Release

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AG Real Estate France announces that its logistics hub in Ennery, near Metz, is now fully let following the signing of a lease with Transalliance

AG Real Estate France announces that its logistics hub in Ennery [Moselle] is now fully let, following the signing of a lease with Transalliance, a recognised supply chain expert.

Acquired in June 2025 from Virtuo as part of an off-plan transaction, this 26,600 m² facility had been partially pre-let by Virtuo via a BEFA agreement with Stocklor – a company active across the entire logistics sector: transport, storage, packaging manufacture and packaging – covering 40% of the space.

Delivered at the end of September 2025, the logistics centre has now been fully occupied since Transalliance moved into the remaining space in February 2026. The lease signed covers a fixed term of 9 years, based on a base rent of €55 excl. per m² per year.

In a logistics market characterised by longer decision-making times and increased selectivity among users, the letting of the remaining 60% of space within six months of handover demonstrates a positioning well-suited to the current market.

The lease to Transalliance confirms the site's appeal; its location in the immediate vicinity of the A31, within a logistics zone in the Grand Est region boasting a vacancy rate below the national average, makes it a

strategically positioned asset for both domestic and cross-border freight flows.

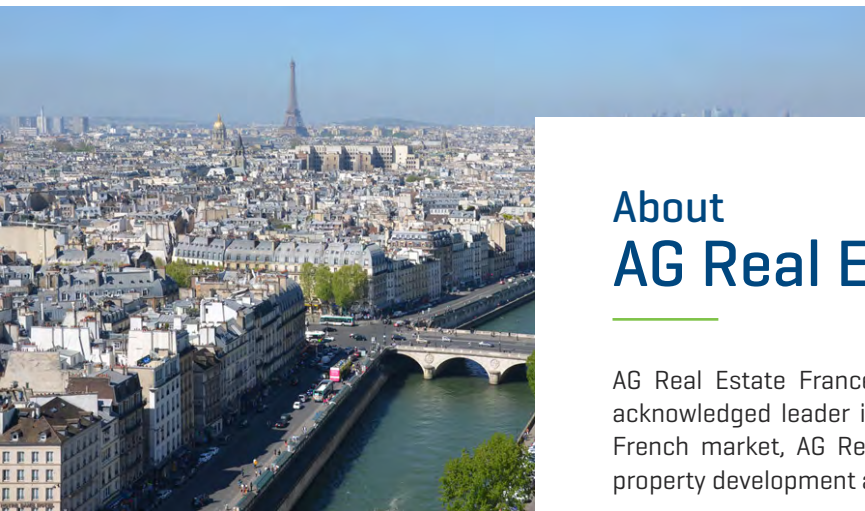
This transaction illustrates AG Real Estate France's ability to develop a logistics portfolio comprising high-performing assets that are tailored to tenants' needs



and resilient in a more selective market. In a market where vacancies are concentrated in obsolete or poorly located assets, the group aims to demonstrate its ability to identify and develop platforms capable of finding tenants within a reasonable timeframe, even in a more demanding environment.

“A week after the announcement of the lease of 24Sentier to a subsidiary of a CAC 40 company, the full occupancy of our Ennery platform confirms the momentum of our portfolio across two complementary asset classes. In both offices and logistics, our conviction remains the same: well-located assets, suited to their intended use and underpinned by solid fundamentals, continue to find tenants, even in a more challenging environment.” **Thibault Delamain, Managing Director and Head of Investment & Asset Management at AG Real Estate France**

BNP Paribas Real Estate advised AG Real Estate France on the sale of this asset.



About AG Real Estate France

AG Real Estate France is the French subsidiary of AG Real Estate, an acknowledged leader in the Belgian property market. As a player on the French market, AG Real Estate France focuses on its core business of property development and investment in corporate real estate.

Key figures

In late 2024, AG Real Estate France has developed nearly 300,000 m² of service-sector space, 400,000 m² of logistics and has a managed portfolio of offices, retail and logistics spaces, business hotels and car parks worth some €1 billion. The development projects under its control offer a potential of around 150,000 m².

For more information, see www.agrealestate.fr

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