



Press Release

Paris - 29/10/2026

AG Real Estate France acquires a 38,900 m² logistics hub in Saint-Aubin-sur-Gaillon on an off-plan basis

Developed as part of a sale and leaseback arrangement with Martin Belaysoud Expansion, the logistics centre will be fully occupied by Téréva under a 12-year fixed-term lease.

AG Real Estate France has announced the off-plan acquisition of a logistics centre covering nearly 38,900 m² in Saint-Aubin-sur-Gaillon, in the Eure department of Normandy.

The transaction is being carried out as part of a sale and leaseback arrangement with the Martin Belaysoud Expansion group, which will celebrate its 200th anniversary in 2029. Téréva, one of its subsidiaries, will occupy the entire logistics centre under a lease for a property under construction [BEFA] with a fixed term of 12 years.

Situated on a site of approximately 11 hectares at

a place known as 'Les Houssières', the building will comprise around 38,900 m² of warehouse space, divided into five units, and will feature 56 loading bays. This Class A logistics hub is aiming for BREEAM Excellent certification, and its roof will be designed to accommodate the installation of solar panels.

Construction is scheduled to begin in late 2026, with completion expected in the first quarter of 2028.

Situated on the Seine corridor, less than an hour from Paris, the site benefits from a location that enables it to serve the Île-de-France region, northern France and the ports of Normandy. For Téréva, a distributor of technical equipment for the construction sector, this new hub will help strengthen its national logistics network.

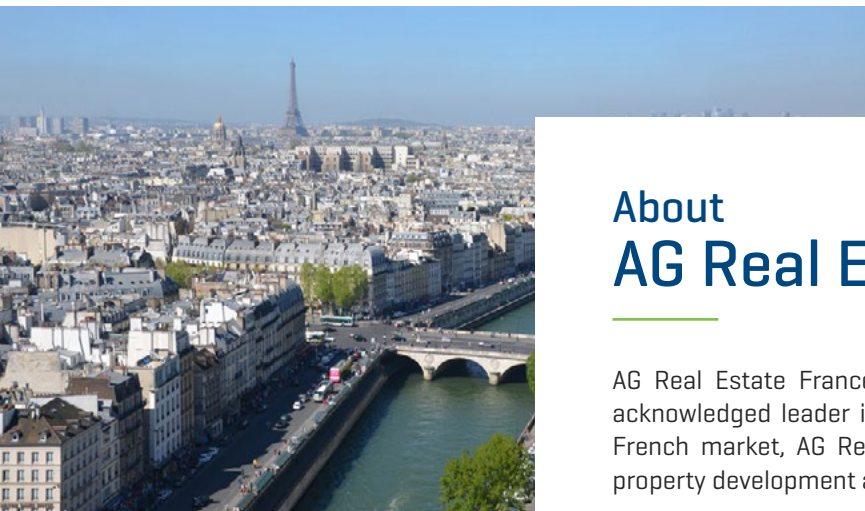
This acquisition marks a new stage in the development of AG Real Estate France's logistics portfolio, with the



addition of a new-build asset benefiting from a strategic location and a long-term tenancy commitment.

"In a logistics investment market that has become particularly selective, we choose to invest when the fundamentals are in place: a strategic location, a new-build property meeting stringent environmental standards, and a leading tenant committed to the long term. This transaction, carried out in partnership with the Martin Belaysoud Expansion group, also demonstrates our ability to support companies with their property projects. It confirms our commitment to continuing the development of our logistics portfolio in France." **Thibault Delamain**, Managing Director and Head of Investment & Asset Management at AG Real Estate France

The seller was advised by Arthur Loyd Logistique and the law firm Alcaix. Immasset provided project management support. AG Real Estate France was advised by Maître Virginie Blanc of the law firm GMH Notaires



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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