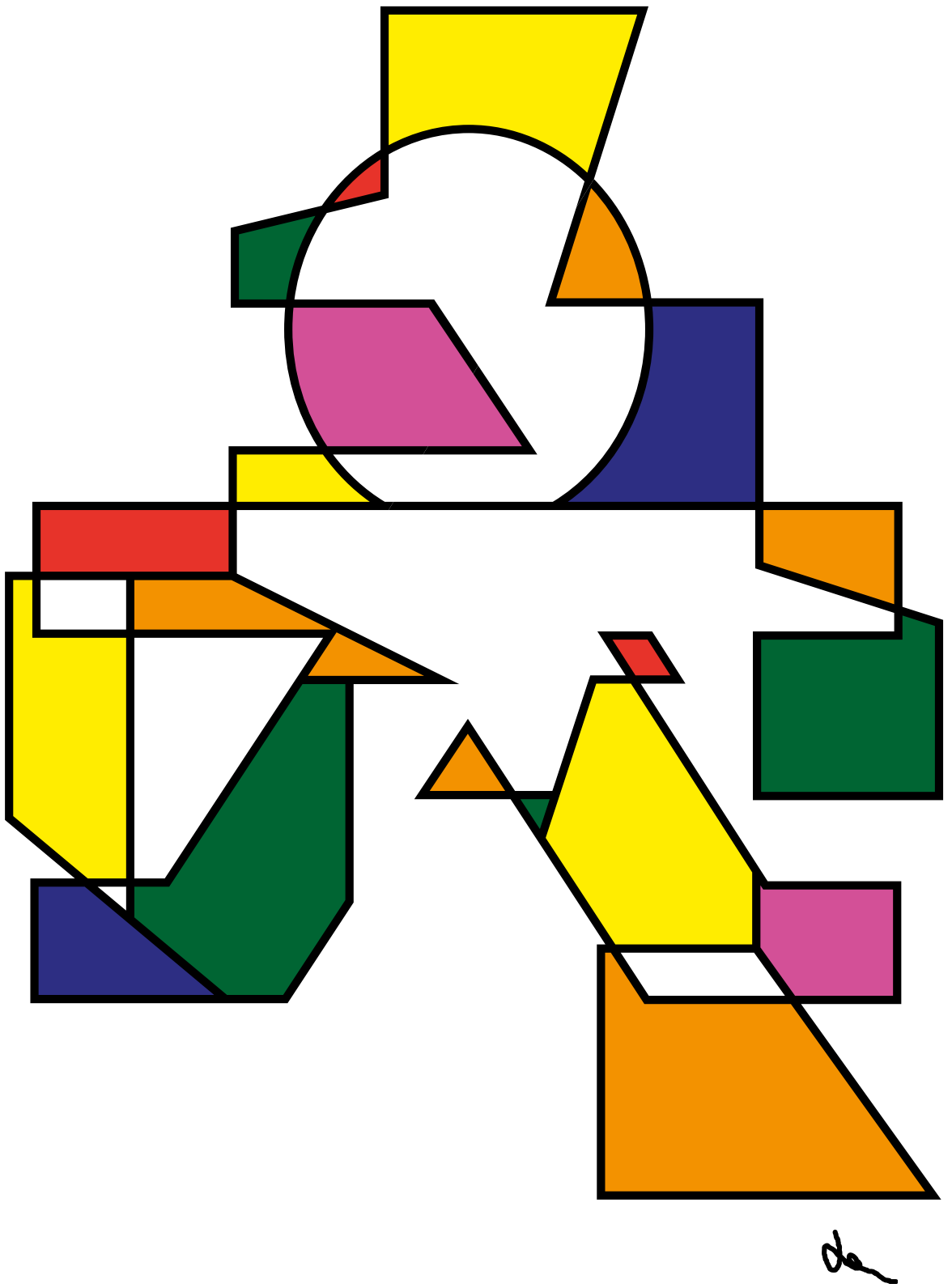
LIMBURG CENTRAL



One of Belgium's largest brownfield sites

limburgcentral.com

Montaigneweg 2 | B-3620 Lanaken

The divestment of the company Sappi Lanaken NV (BCE/KBO 0420.732.352) and its subsidiary Sappi Lanaken Press Paper (BCE/KBO 426.966.779) owning together and formerly operating a paper plant site located on the waterfront, connected to Elia's 150 kV grid and fully equipped with industrial equipment and machinery represents a unique opportunity.

The site has also connection to the natural gas grid of Fluxys.

The site is arguably one of the largest brownfield development opportunities in Belgium and wider Meuse–Rhine Euroregion.

The site has access to the Albert Canal connecting throughout Belgium and Europe.

Coating kitchen (Building 929)

Paper Machine 8

Building 934

Dispatch 4 (Building 1001)

Canteen (Building 949) and Office (Building 980)

Water Waste Treatment

Coating kitchen (Building 929)

Intermediate Reel Storage (Building 1003)

Originally constructed in 1967 by KNP on a greenfield site, this former paper mill encompasses a collection of structures that saw incremental expansions. These expansions included the addition of paper machines PM7 in 1967 and PM8 in 1986. In 1987, the site was enhanced with a CTMP (chemi-thermo mechanical pulp) facility, introducing two refining lines, followed by a third in 1989 and a fourth in 2003. In 1992, an off-coater was integrated into PM7 to enable triple coating. The year 2019 marked a significant investment phase with 150 million euros allocated for the conversion rebuild of PM8, establishment of a new sheeting operation, expansion of the wastewater treatment facilities.

The site boasts an advanced water treatment facility. Power infrastructure includes three transformers, each with a 55MVA capacity, with an 87 MVA subscription with potential for injection up to 165 MVA.

The industrial complex sprawls over approximately 120,000 square metres (around 1.2 million square feet) within an industrially zoned expanse of about 26.26 hectares (roughly 65 acres). There is an additional 5.6 hectares (13.8 acres) designated for development situated along the northeastern edge of the primary area. The southern boundary is delineated by the Albert Canal, facilitating connections to the Port of Antwerp (94 km away) and Liège Port (28 km away).

LOCATION

Positioned in the heart of the Euregio Meuse-Rhine region, the facility is located in Lanaken, a municipality within the Province of Limburg, Belgium. The site's strategic positioning offers direct access to the Albert Canal for shipping purposes and is merely 8 km from Maastricht, which boasts a population of 122,000. Lanaken lies conveniently close to major motorways, with the E314 13 km away and the E313 providing routes to Antwerp, Brussels, and Liège 14 km away.

PLANNING

Under the jurisdiction of the Lanaken planning authority and the Flemish Region of Belgium, the site is designated for industrial/production use. Potential operators are encouraged to consult with local authorities regarding their intended activities. The property features four access points – two to the north, one to the west and one to the east – offering potential for subdivision. Its scale and existing infrastructure, including power, water treatment, and canal access, position it as a versatile and sustainable option for various enterprises.

POWER

The site is equipped with robust electrical infrastructure, highlighted by three 55 MVA transformers. It currently has an 87 MVA subscription for consumption.

LAND

Ownership of the site is consolidated through several plots, with the principal plot being C655/00F7 at the industrial park's core. Further details are available on limburgcentral.com, which includes a comprehensive data room.

TAX INCENTIVES

The region benefits from tax credits on Research and Development as well as a number of grants on investments. Please refer to:
POM – pomlimburg.be/en
EUREGIO – euregio-mr.info/en

ENVIRONMENTAL

An environmental assessment conducted by RSK is accessible for review in the data room.

The Vastgoedinlichtingen voor overdracht (VIP) issued by the Flemish Authorities indicates that there is no flooding risk due to the Albert Canal. The reports are available in the data room.

PROPOSITION

The proposition is the divestment of the company Sappi Lanaken NV (BCE/KBO 0420.732.352) and its subsidiary Sappi Lanaken Press Paper (BCE/KBO 426.966.779).

Both companies are registered at Montaigneweg 2, Lanaken B-3620 Lanaken.

All corporate and tax information is accessible in the data room.

BUILDING	SQ M	SQ FT	ACRE	HECTARE
PM7	40,055	431,148	9.90	4.01
PM8	32,492	349,746	8.03	3.25
LOGISTICS	26,561	285,900	6.56	2.66
OFFICE	3,072	33,062	0.76	0.31
OLD WAREHOUSE	3,783	40,720	0.93	0.38
OTHERS	8,289	89,218	2.05	0.83
TOTAL	**114,252**	**1,229,793**	**28.23**	**11.43**

EQUIPMENT

A detailed inventory is available in the data room, including key assets and equipment.

PAPER MACHINE (PM) 7

GRADE	MC + WFC + Specialties (reels)
NET PRODUCTION	225 kt/year
PAPER WIDTH REEL	4.80 m
MAX OPERATING SPEED	1,150 m/min
DESIGN SPEED	1,200 m/min
GRAMMAGE RANGE	65–200
YEAR OF CONSTRUCTION (MADE BY)	1967 (Beloit)

CHEMI-THERMO MECHANICAL PULP (CTMP) MILL

WOOD CONSUMPTION	1,020,000 m³/year
CAPACITY	140,000 t/year
REFINERS	7

SHEET FINISHING

THREE SHEETERS MARUISHI	
ONE REAM WRAPPER	
WORKING WIDTH	2.20 m
TOTAL CAPACITY	205 kt/year

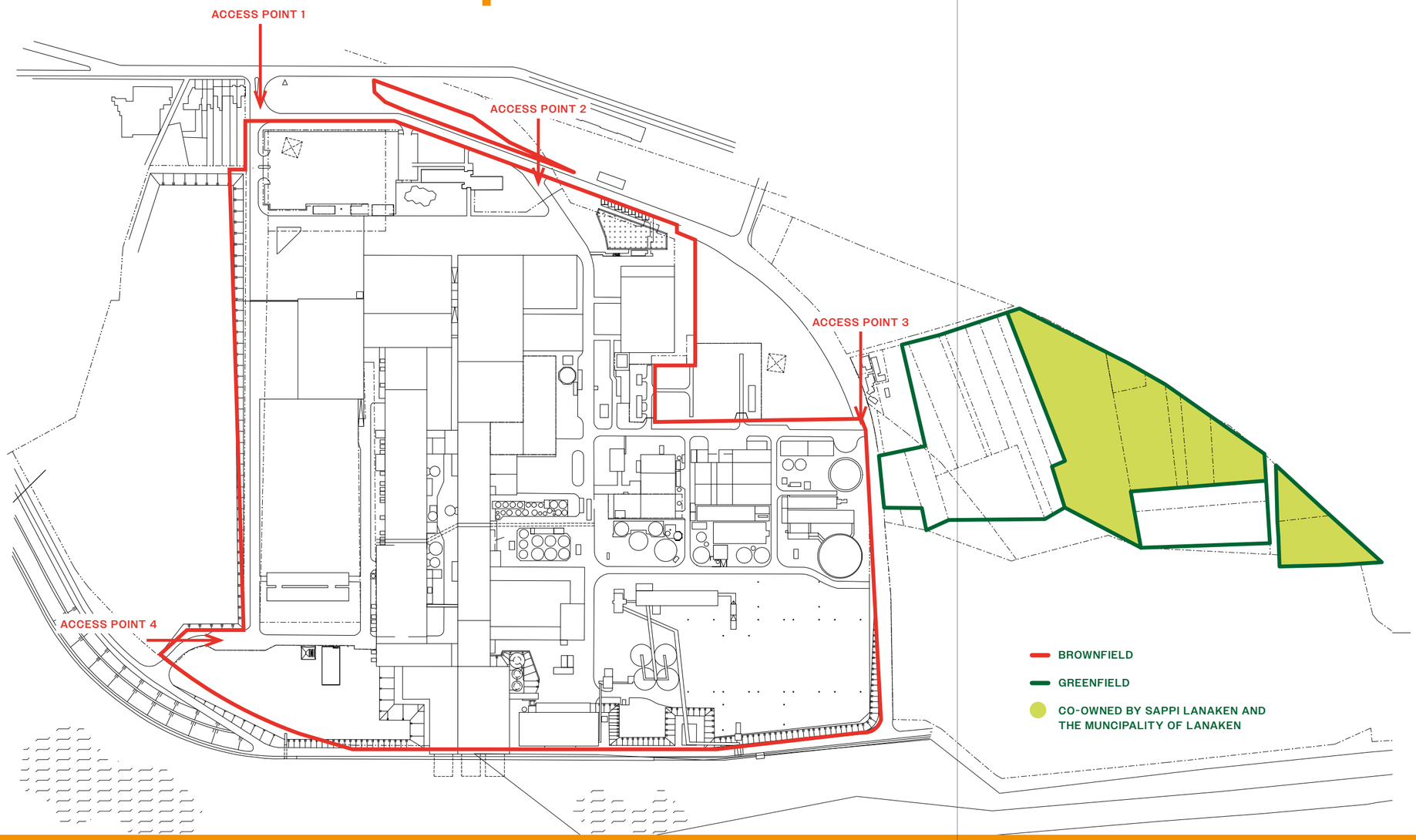
PAPER MACHINE (PM) 8

GRADE	WFC (reels and sheets)
NET PRODUCTION	350 kt/year
PAPER WIDTH REEL	7.50 m
MAX OPERATING SPEED	1,350 m/min
DESIGN SPEED	1,400 m/min
GRAMMAGE RANGE (BASEPAPER 35–70)	60–150
YEAR OF CONSTRUCTION (MADE BY)	1986 (Beloit – rebuild/ upgrade 2019 Valmet)

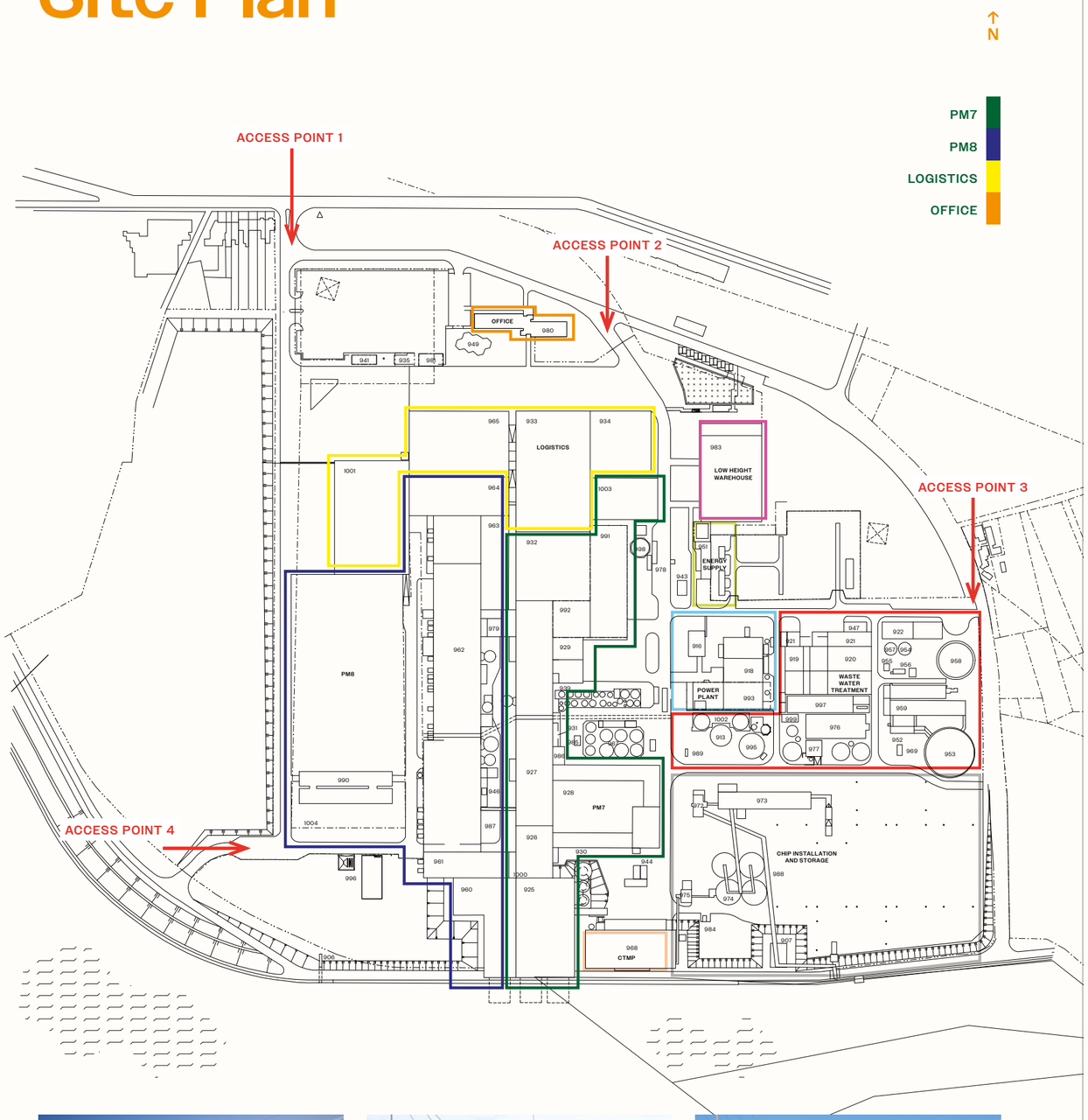
INTERMEDIATE REEL STORAGE BUILDING (IRS)

HEIGHT	30 m
REEL STORAGE LENGTH	+5 km
CAPACITY (PAPER IN REELS)	10,000 ton

Land Ownership



Site Plan



BUILDING NO.	BUILDING NAME	HEIGHT (M)	LENGTH (M)	WIDTH (M)	TOTAL FLOOR AREA (M²)
925	Cellulose warehouse PM7	12	80.1	47.1	4,825
926	Stock preparation PM7	12	41.95	29.6	2,386
927	Machine hall PM7	21.5	180.761	29.576	10,895
928	Workshop and warehouse. Technical department offices (HB)	12	66.4	86.1	9,063
929	Coating kitchen	17	36.7	24.3	2,553
932	Reel finishing PM7	16.5	55.304	59.647	5,714
991	Offline coater PM7	21	29.7	90	3,025
987	Connecting bridge PM7/PM8		2.3	28	64
1003	Intermediate reel storage	30	54.3	33.5	1,594
141461	Hydraulic room East side PM7				
960	Cellulose warehouse PM8	12	299/501	503/257	3,858
961	Stock preparation PM8	13	20.8	68.6	1,375
962	Machine hall PM8	22.5	235/85	381/796	17,589
963	Calender PM8	21.5	60.597	75	5,350
964	Reel finishing PM8	11.5	31	80.1	2,469
1004	E-room PM8		8.8	14.9	131
141462	Hydraulic room west side PM8		9.2	5.8	53
979	Laboratory and offices PM7/PM8	12	145/216	165/118	1,851
933	Sheet finishing and dispatch 2 PM7	13	97.02	59.65	12,718
934	Sheet finishing and dispatch 1 PM7	13	48.9	48.8	4,540
965	Dispatch 3 PM8	12	53.2	80.1	4,263
1001	Dispatch 4 PM8	10.75	60	91.3	5,040
141553	Connecting corridor between building 933 and 965				
980	Office building	11.15			3,071

OTHER		SURFACE FOOTPRINT (M²)
983	Low height warehouse	3,853
943, 951	Energy supply	224
916, 918, 993	Power plant	1,781
907, 913, 919, 920, 921, 922, 947, 952, 953, 954, 955, 956, 957, 958, 959, 969, 976, 977, 997, 995, 999, 1,002	Water waste treatment	10,043
972, 973, 974, 975, 984, 988	Chip installation and open storage	3,607
968	CTMP	2,233
	Others	10,823

Disclaimer: Carter Jonas/Ceusters have not measured the areas but have relied upon the figures provided by the vendor.

High Connectivity

Connectivity to key transportation infrastructure including airports, ports, major highways, and inland container terminals within a 150 km range.

MAASTRICHT

Maastricht, nestled at the heart of Europe, is a historic city that has transformed into a bustling economic centre. It is known for its leading role in international business, education, and tourism. The city's economy is bolstered by the Maastricht University, renowned for its international business school and research centres, attracting talent worldwide. Maastricht's strategic location in the Euregio Meuse-Rhine makes it a gateway for trade and investment between the Netherlands, Belgium, and Germany.

LIÈGE

Liège, Belgium's vibrant economic and cultural hub, offers a dynamic marketplace grounded in technology, innovation, and logistics. Strategically located along the Meuse River, it has become a critical node in the European freight network, boasting the third-largest inland port in Europe. The city's economy benefits from its diverse industries, including aerospace, mechanical engineering, biotechnology, and information technology, supported by the University of Liège's research and development initiatives.

HASSELT

Hasselt, the capital of Limburg province in Belgium, is a forward-thinking city that combines sustainable development with economic growth. It is recognised for its green initiatives, high-quality life, and vibrant retail and entertainment sectors. Hasselt's economy is characterised by its focus on innovation, particularly in the sectors of technology, health, and education, supported by the Hasselt University.

AACHEN

Aachen, a city in western Germany, sits at the crossroads of Europe, merging innovation with rich history. Renowned for its engineering schools and technology institutes, it has a strong economic base in science, technology, and education sectors. The city's thriving research community, supported by RWTH Aachen University, fosters innovation.

This overview highlights the site's excellent accessibility and connectivity to major transportation hubs, including airports, ports, key highways, and crucial inland container terminals. This strategic location supports efficient logistics and transport operations, essential for business and trade activities.

AIRPORTS

Maastricht Aachen Airport (NL)
Approximately 9 km away, serving as the closest international airport.

Liège Airport (BE)
Approximately 32 km away, a major cargo airport.

Brussels Airport (BE)
Approximately 82 km away, Belgium's main international airport.

Düsseldorf Airport (DE)
Approximately 90 km away, a major international airport in Germany.

PORTS

Port of Antwerp
Approximately 94 km away, one of the world's largest ports and a key European trade hub.

Port of Rotterdam
Approximately 141 km away, the largest port in Europe.

Liège Port
Approximately 28 km away, an important inland port along the Meuse River.

Port of Zeebrugge
Approximately 177 km away, focusing on containers, new cars, and ro-ro traffic.

HIGHWAYS IN VICINITY

E25/A2 near Maastricht
Approximately 6 km away, connecting Maastricht to Liège.

E314 near Genk
Approximately 13 km away, connecting Leuven to Aachen.

E313 near Genk
Approximately 20 km away connecting Liège to Antwerp.

INLAND CONTAINER TERMINALS

Inland Container Terminal of Laakdal
Approximately 46 km away, situated near the Albert Canal, enhancing container logistics between the Port of Antwerp and the hinterland.

Inland Container Terminal of Port of Genk
Approximately 13 km away, another significant logistics hub in the region.

WATERWAY

The Albert Canal
The Albert Canal provides direct access to the Port of Antwerp and Liège Port.

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Illustration on the front cover by Jan Steutelings

100 copies of this brochure have been printed on Sappi papers.

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