

ECONOMIC GROWTH REVISED DOWN

Moody’s has lowered its outlook for the Belgian economy compared to the previous quarter. **GDP growth is now forecast at 0.6% in 2026**, against 0.7% last quarter. The expected recovery in 2027 is also softer, at 1.0% instead of 1.3%. Belgium continues to grow more slowly than the euro zone, where Moody’s expects 1.0% in 2026 and 1.5% in 2027.

Recent figures confirm this slowdown. The Belgian economy stagnated in the second quarter, with GDP flat compared to the previous quarter and 0.5% higher than a year earlier (NBB). **Household consumption remained the main support**, rising by 0.4%, while business investment and industrial activity declined. Stronger exports helped to offset this slowdown. Public finances also remain under pressure, with Moody’s Ratings expecting a budget deficit of 5.3% of GDP in 2026.

Unemployment is expected to **remain broadly stable** at 6.1% in 2026. The gap between the regions remains large, ranging from 3.3% in Flanders to 14.6% in Brussels.

ECB RAISES RATES A SECOND TIME

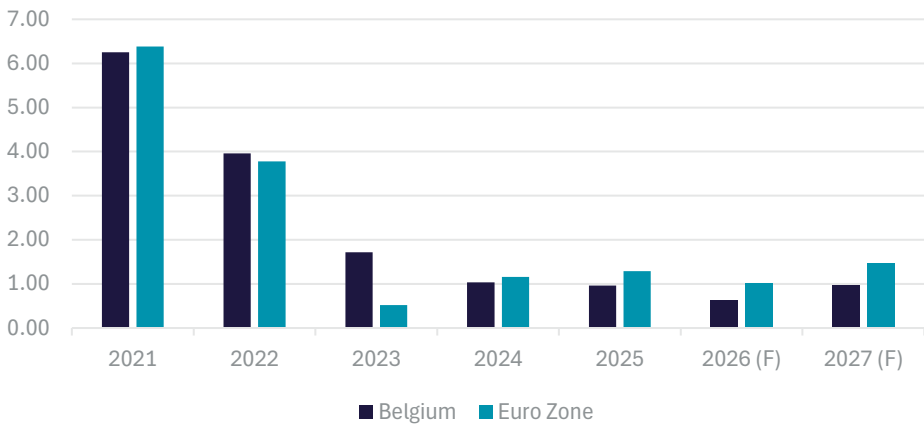
In September, the **ECB raised its key interest rates by 25 basis points** for the second time this year, taking the deposit rate to 2.50%. The **ECB expects inflation to stay above its 2% target until 2028**. Mid October, ECB President Christine Lagarde said she sees no signs yet that higher energy prices are spreading to the rest of the economy, but that the bank is watching this closely. A further rate increase remains likely, with markets expecting a third hike later this year.

Belgian **10-year government bond yields rose to 4.1% at the end of September 2026**, around 60 basis points above June. German bond yields stood at 3.5% and 3-month Euribor at 2.6%, impacting financing terms.

INFLATION RISES AGAIN ON ENERGY PRICES

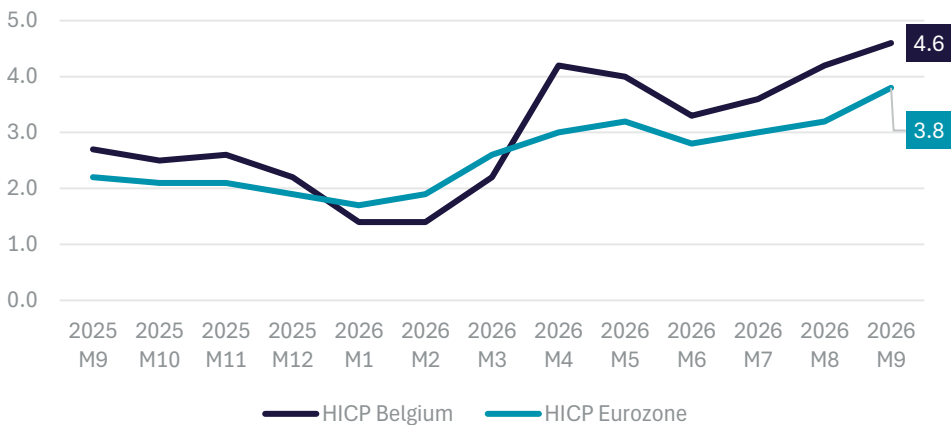
Inflation has picked up again after easing in June. **Belgian HICP inflation rose to 4.6% in September**, up from 3.3% in June. Energy is the main driver, following the energy shock caused by the conflicts in Ukraine and the Middle East. Moody’s now forecasts average Belgian HICP inflation of 3.7% in 2026, up from 3.4% last quarter.

GDP GROWTH (in % of change prev. year)



Source: Moody’s Analytics (baseline scenario - October 2026)

INFLATION RATE (HICP in % of change)



Source: Eurostat

MARKET FUNDAMENTALS

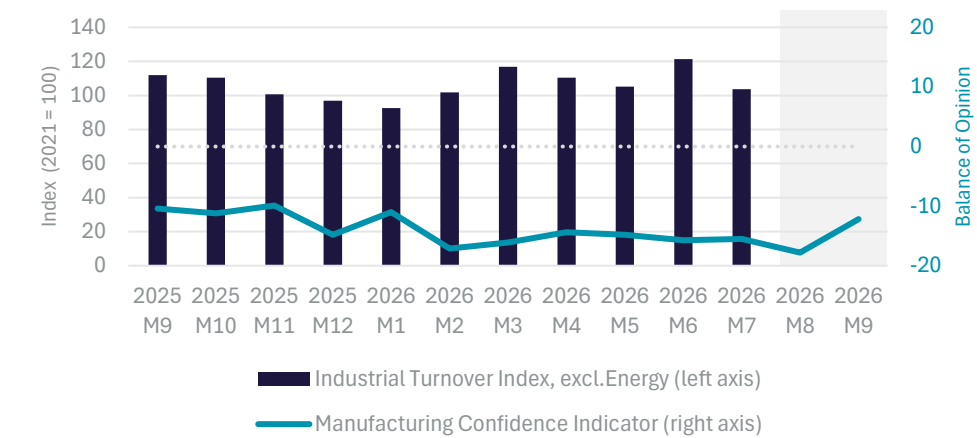
	YoY Chg	12-Month Forecast
429,000 sq m Take-Up Q3 2026	▲	=
€114 MILLION Investment Volume Q3 2026	▼	▼
5.00% Prime Yield Logistics	▲	▲

ECONOMIC INDICATORS

	YoY Chg	12-Month Forecast
0.6% GDP Growth YoY 2026 (F)	▼	▲
6.1% Unemployment Rate 2026	▼	▼
4.6% Inflation Rate (HICP) September 2026	▲	▼

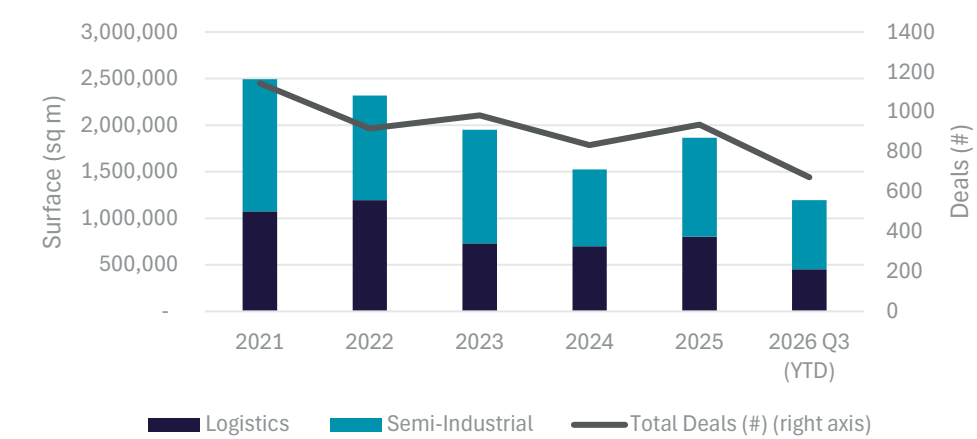
Sources: Moody’s Analytics, Eurostat

INDUSTRIAL TURNOVER & MANUFACTURING
CONFIDENCE



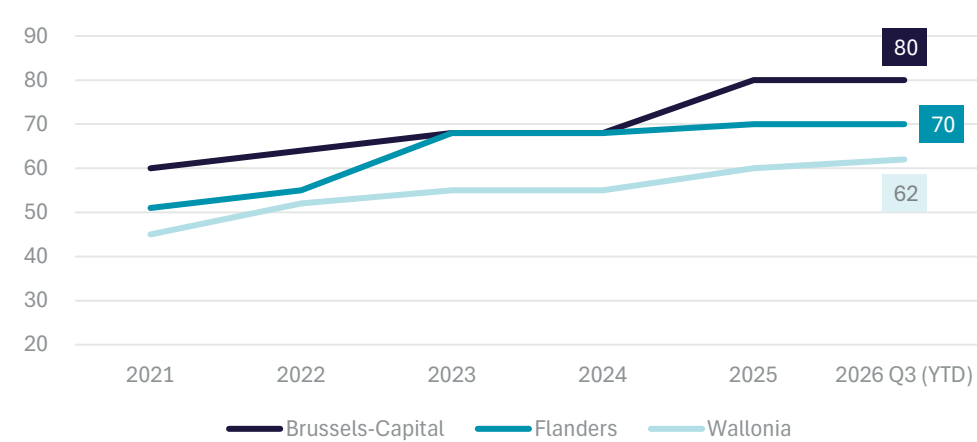
Source: Statbel, National Bank of Belgium (NBB)

TAKE-UP BY SEGMENT



Source: Cushman & Wakefield

LOGISTICS PRIME RENTS BY REGION (€/SQ M/YEAR)



Source: Cushman & Wakefield

INDUSTRY UNDER PRESSURE, LOGISTICS MORE MIXED

Belgian industry is **running below capacity**. In July, manufacturers used 74.6% of their production capacity, against a long-term average of 78.6% (NBB). **Manufacturing confidence improved** in September, from -17.8 to -12.2, but remains below its average of -8.3. Industrial turnover excluding energy rose by only 1.9% year-on-year over the first seven months (Statbel). Pharma turnover fell by 10.9%, mainly due to a drop in the first quarter. In the meantime, GSK announced over 1,200 job cuts in October.

Logistics shows a more mixed picture. In trade, stock levels are well above normal while more firms report falling sales (NBB). The **EU parcel tax** could support warehouse demand, as for example Shein shifts to stock held in European warehouses. **Defence and aerospace** are also emerging as new sources of demand, with a Benelux drone cluster and a €2.4 billion satellite contract for Aerospace Lab in Marcinelle.

LARGE LOGISTICS LETTINGS PUSH TAKE-UP 40% ABOVE LAST YEAR

Take-up in the industrial and logistics market **reached ~429,000 sq m in Q3 2026, across 161 transactions**. This is 40% more than in the same quarter last year and 6% more than in Q2. Over the first nine months, take-up reached ~1,195,000 sq m, 25% ahead of 2025.

Two logistics lettings explain a large part of this result. **JD.com** leased ~65,600 sq m at Park De Hulst in Willebroek, the former Decathlon site, and **Skechers** took ~45,900 sq m at Herstal Logistics I. Together, they accounted for more than a quarter of the quarter’s total. **Owner-occupiers** were also active, led by Smart Packaging Solutions, which bought 28,000 sq m in Meer. Without the JD.com and Skechers deals, take-up would still have been 4% higher than a year ago. **Demand for large units has returned**. Eight deals exceeded 10,000 sq m this quarter, compared with three a year ago.

Logistics accounted for more than half of all space taken, over three times the level of Q3 2025. **Semi-industrial** was quieter, with 144 deals and ~184,000 sq m, 15% fewer deals than a year ago. **Flanders** accounted for three quarters of take-up, and the Mechelen-Willebroek area alone for ~105,000 sq m, with HAVI Supply Chain, Mondial Relay and Malanico also signing there. **Wallonia** recorded ~98,000 sq m, mainly in Liège.

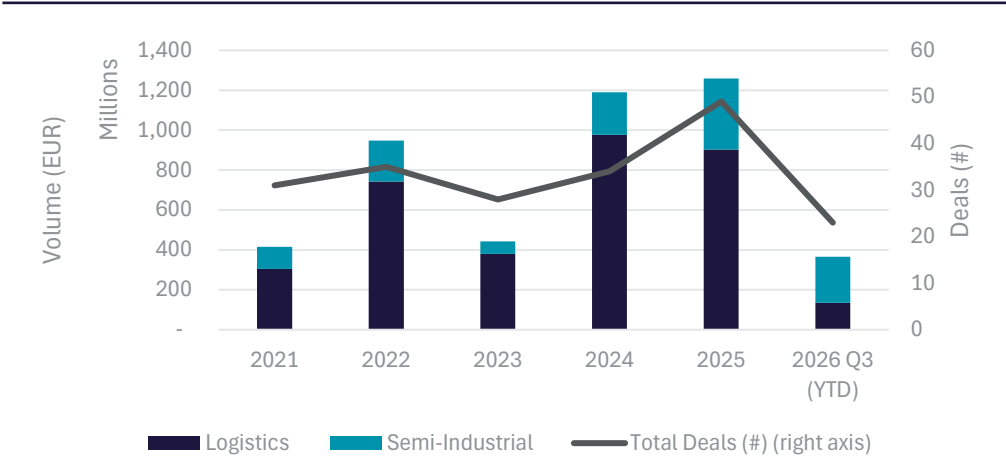
PRIME RENTS UP IN LIÈGE, STABLE ELSEWHERE

Prime rents in the Brussels area and Flanders were unchanged in Q3 2026, at €80/sq m/year and €70/sq m/year. In **Liège, the prime rent was revised upwards from €60/sq m/year to €62/sq m/year**, following the Skechers letting at ~€70/sq m/year. It is the only large logistics deal at this rental level in the past two years, which is why the correction is measured. If other deals show the same traction, further upward movement is possible.

OUTLOOK

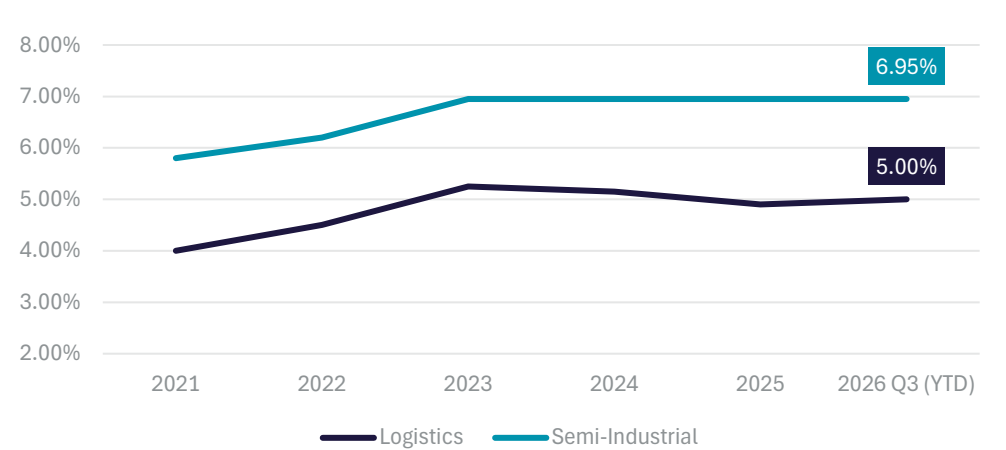
- **Economic growth** is expected to remain soft at 0.6% in 2026, with a slower recovery to 1.0% in 2027.
- **Inflation** is expected to stay well above target, with HICP at 4.6% in September and a 3.7% average forecast for 2026.
- **Financing conditions** are expected to tighten further, following two ECB rate increases and a 60 basis point rise in Belgian 10-year bond yields between June and September.
- **Softer industrial activity** could weigh on semi-industrial demand in the coming months. **Logistics** should hold up better, supported by e.g. e-commerce players.
- **Take-up** for 2026 should end well above 2025, but Q3 was boosted by two very large lettings. Q4 depends on whether similar deals sign.
- **Investors** remain selective, with listed REITs focusing on sale-and-leasebacks and redevelopment sites.
- **Prime rents** are expected to remain stable, except for Liège, where rents are under upward pressure.

INVESTMENT VOLUME BY SEGMENT



Source: Cushman & Wakefield

PRIME YIELDS BY SEGMENT



Source: Cushman & Wakefield

KEY OCCUPIER TRANSACTIONS Q3 2026

PROPERTY	SUBMARKET	OCCUPIER	GLA (SQ M)	TYPE
Herstal Logistics I	Liège	Skechers	45,900	Letting
Siemenslaan 15, Dilsen-Stokkem	Limburg	Foxaco	18,254	Purchase
Tongeren DC2/DC3, Tongeren	Limburg	SKF	12,547	Letting

KEY INVESTMENT TRANSACTIONS Q3 2026

PROPERTY	SUBMARKET	SELLER / BUYER	GLA (SQ M)	PRICE (MEUR)
Site Vanguard Logistics	Antwerp	Vanguard Logistics / Montea	38,000	~30
Slachthuisstraat 25, Turnhout	Antwerp	Pears Global / Private	29,000	~15
Schietstandlaan 3, Turnhout	Antwerp	Ares; Whitewood / Realterm	16,030	~10

Transactions in the table include key transactions in the market and are not necessarily closed by Cushman & Wakefield.

INVESTMENT SLOWS, WITH FOCUS ON SALE-AND-LEASEBACKS

Investors spent ~€114 million on industrial and logistics properties in Q3 2026, across 10 transactions. This is about half the volume of Q2. The comparison with Q3 2025 looks weaker, but last year included the ~€300 million sale of a Weerts Logistics Parks portfolio to Intervest. Without that deal, volume was only 7% below last year’s level.

The largest deals were **sale-and-leasebacks**. Montea bought a 38,000 sq m Vanguard Logistics site in the Port of Antwerp-Bruges (~€30 million), and Sagax the MCC Verstraete site in Adegem (~€19 million). **Land and redevelopment sites** also attracted buyers. WDP bought the former Arlanxeo site in Beveren-Kruibeke-Zwijndrecht for ~€24 million and plans a new 55,000 sq m development, while the former Audi site in Forest and the former Kraft Jacobs Suchard site in Liège were sold for undisclosed prices. Most buyers were Belgian, with Realterm and Sagax as the foreign buyers.

PRIME LOGISTICS YIELD MOVES OUT TO 5.00%

The **prime logistics yield** on the **Brussels to Antwerp** axis increased to **5.00% in Q3 2026**, from 4.90%. The **prime semi-industrial yield stands at 6.95%**. No core transaction took place this quarter, and yields will be monitored closely in the coming quarters.

DEFINITIONS

- **Take-up:** total gross lettable area (GLA) in sq m of new occupier transactions, including new leases, expansions and owner-occupations, but excluding renewals and pre-letting transactions without valid permits.
- **Prime rent:** consistently achievable headline rent for a new, well-located, high-specification unit of standard size, excluding rental incentives.
- **Prime yield:** consistently achievable gross initial yield for a grade A property, fully let on a long lease to a strong covenant in a prime location.

ANNECHIEN VEULEMANS
Associate Director | Research
annechien.veulemans@cushwake.com

BART VANDERHOYDONCK
Partner | Head of Industrial Agency
bart.vanderhoydonck@cushwake.com

VINCENT VANDERSTRAETEN
Partner | Head of Capital Markets Office
vincent.vanderstraeten@cushwake.com

GREGORY LAMARCHE MRICS
Partner | Head of Valuations & Advisory
gregory.lamarche@cushwake.com

©2026 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable, including reports commissioned by Cushman & Wakefield (“CWK”). This report is for informational purposes only and may contain errors or omissions; the report is presented without any warranty or representations as to its accuracy.

Nothing in this report should be construed as an indicator of the future performance of CWK’s securities. You should not purchase or sell securities—of CWK or any other company—based on the views herein. CWK disclaims all liability for securities purchased or sold based on information herein, and by viewing this report, you waive all claims against CWK as well as against CWK’s affiliates, officers, directors, employees, agents, advisers and representatives arising out of the accuracy, completeness, adequacy or your use of the information herein.