

ALHEEMBOUW ALB FRANCE



We are Alheembouw

Construction is a craft that extends beyond simply putting bricks one on top of another. It is about the fusion of **vision, teamwork, and pioneering spirit**. It shapes our surroundings and contributes to a **liveable future**.

At Alheembouw, we're wholeheartedly committed to this vision. Our team of specialists and partners all share a deep-rooted **passion for construction**. We're not just building structures. We're building communities, building our economy, and building a sustainable future for our planet.

With over half a century of experience in the construction sector, we're known for our **personal approach, innovative mindset, and sustainable building practices**. We see every construction project as a chance to think beyond purely commercial factors, and create a lasting positive impact.

We believe strongly in putting our customers first and forging strong partnerships, so that we understand exactly what you need.

We are 100% committed to innovative solutions and clear communication – we want to make your project a success. The end result won't just exceed your expectations. It will raise the bar for every other project.

Don't take our word for it! **Our portfolio speaks for itself**. We're confident it will inspire you. If you have any questions, we'll be delighted to hear from you!

Our promise is to work hand-in-hand with you, and lay the foundations of a healthy, happy future. **Let's build together to create things that will inspire others**.

Are you ready to work with us to make an impact? Let's talk!

Peter Temmerman
Managing Director
Alheembouw – ALB France





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Facts

History

1970

Alberic Heemeryck
founds Alheembouw

ALHEEMBOUW

1988

Alberic Heemeryck retires
from company activity

2009

First PPP project

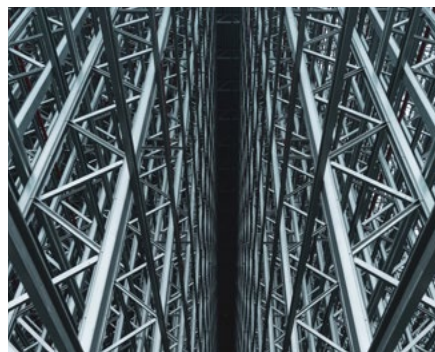


1982

Johan Heemeryck
joins the company

2007

First fully automated
high-bay warehouse



2014

First DBFM project



2017

Management Buy Out
by Peter Temmerman



2020

First BREEAM
Outstanding project



2021

Acquisition of project development
firm Steenoven

steenoven

2023

Stakeholding in
skald

skald

2017

New head office



2022

Establishment of ALB France

ALB FRANCE



2026

Stakeholding in Evolv and STRUCTUR³

evolv

STRUCTUR³
STABILITEITSINGENIEURS

Facts & Figures

.1970

founding of Alheembouw

.150

projects per year

75%

repeat customers

.5 countries

in which Alheembouw operates



.Class 8

contractor



.€ 1,003

billion order book

200

employees

90

site workers

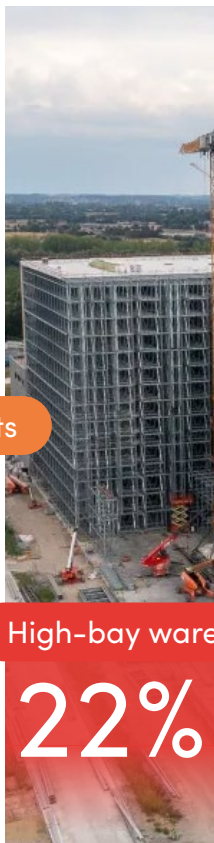
Turnover breakdown

Active in 4 sectors



Industrial projects

50%



High-bay warehouses

22%



Offices

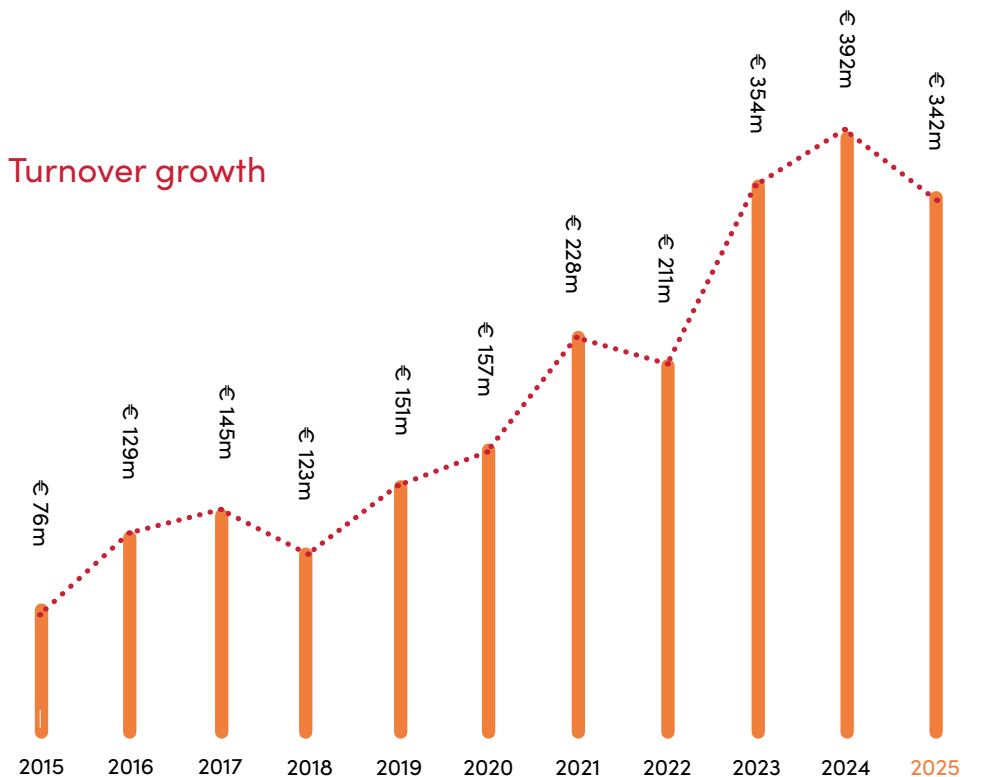
15%



Education infrastructure

13%

Turnover growth



€ 342
million turnover in 2025

+50%
turnover growth since 2021

DNA

Building on half a century of craftsmanship

We have been an established name in the construction sector since 1970. From a small start with simple projects, we have grown into a major player – but we still love to take on small projects as well as much larger undertakings. We operate in a variety of sectors, from private initiatives to industry and public sector projects.

We love to be challenged by complex problems – they're the fuel for our creative, practical solutions. Our team of experts are ready and waiting to transform ideas into clear plans and construction excellence. And we don't shy away from unusual ideas. In fact, they inspire us to innovate.

The tangible evidence of our expertise is standing proud in towns in Belgium and nearby countries. Every one of our projects showcases our over fifty-five years of accumulated experience and successful partnerships with top-class customers.

Dream team: expertise and passion in every project

We use state-of-the-art machinery to build your project... but it's our dedicated and talented employees who really make the difference. Our people are the beating heart of Alheembouw and tackle every new project with whole-hearted commitment. Their customer-oriented, personal approach is what guarantees true service for you.

Achieving the best results means finding the perfect mix of expertise, passion, flexibility and attention to detail. And that's the power of our team. We build agile partnerships and deliver end results that exceed expectations, time after time.

Family values are important to us. It's no coincidence that our department harbours employees who have been with Alheembouw for over twenty years, meaning a wealth of professional experience being poured into your project.

“

We love to be challenged by complex problems – they’re the fuel for our creative, practical solutions.





“

At the stage where other companies might just want to get over the finish line, we see a new starting point.

Buildings with a unique identity

In a world of uniformity, we love to break away from the norm. Our buildings are not just functional spaces – they're statements. They're structures that our customers can justly be proud of.

Everything we build, whether it's an office building, an educational centre, commercial real estate or an industrial facility, has its own unique identity. Our schemes evolve from a vision that goes beyond just functional aspects: Alheembouw designs aesthetics to stand the test of time, and create something extraordinary: both inside and outside, down to every detail of the finish.

Giving buildings character is about more than just appearances. Character also comes from the innovative technologies we use, and the sustainable solutions that we adapt. Not only do we comply with all current sustainability requirements – if you're keen to take sustainability a step further: challenge accepted!

High-rise building standards

Anyone who works with us can testify that we never compromise on quality. We always use the best materials, state-of-the-art equipment, and pioneering construction methods. But our secret ingredient is our team's passion for their work: every one of us is dedicated to achieving perfection in every detail.

We are fully committed to ensuring quality through every step of the process: from initial talks with you through organising planning permissions to the final handover of your building. We have highly rigorous standards for all our projects, and our internal consulting units are essential for stability and technology. The proof that what we do works can be seen on the sought-after BREEAM certificates awarded to several of our recent projects. These certifications testify in black and white that we deliver sustainable buildings with minimal environmental impact.

You are guaranteed peace of mind: every phase of your construction project is in expert hands. In fact, the end result won't just meet your expectations. It will exceed them.

Building beyond the boundaries

We give every project, **large and small**, the same dedication and attention to detail. From sleek office blocks to sturdy production plants; from high-tech coldstores to dynamic educational facilities, we love the variety in our work. It gives us scope to demonstrate our versatility and specialisms in the construction sector. For us, a complex project is not a problem, it's an exciting challenge. Something to get our teeth into.

At the stage where other companies might just want to get over the finish line, we see a new starting point. By continuously shifting our boundaries, we don't just deliver buildings. We create value and we turn dreams into tangible reality. Our constant striving for improvement and innovation doesn't just keep us at the cutting edge. It means that we are continually **building better and more impactful projects** for our customers.



.02

Alheembouw

Activities

Our expertise in construction is built on four core activities.

Our **industry projects** are primarily production and logistics facilities. In particular, we have extensive expertise in **high-bay warehouses**.

Our **office** segment focuses on developing **workplaces fit for the future**, by combining new constructions and renovations with commercial efficiency.

Finally, we work in the public sector on **education infrastructure and educational centres**. We are often hired to handle Design, Build, Financing and Maintenance (DBFM), a particular form of public-private partnership (PPP).

.Industry projects



.Education infrastructure





.High-bay warehouses

.Offices



Management

Egon Braem
Director – Industry

Pieter Onraet
Director – General
contracting / Offices

Pieter Vandenberghe
Director –
Education infrastructure

Sam Vansteenbrugge
Commercial Director

Bart Vanderdonckt
Director – PPP

Piet(er) Vandenberghe
Director – Industry
Directeur Général ALB France

Peter Temmerman
Managing Director

Lise Van den Abeele
Group CFO



Beehive

Strong on our own. Even stronger together.

Contracting

ALB FRANCE

In 2022, ALB France was established as the **French subsidiary of Alheembouw**. This branch specialises in industry projects and general contracting, at all times following the tried-and-tested strategy established by Alheembouw: flexible, customer-focused project management from start to finish... and many years beyond.

Built on mutual trust, entrepreneurship and ambition, ALB France rapidly delivered several large-scale projects and established itself as a reliable partner for complex industrial construction projects in Northern France.

In 2023, after 13 months of construction, we delivered the first production line of the Clarebout French fries factory in Dunkirk (100,000 m² in total). The second and final line followed a year later. At the peak of the project, no fewer than 1,000 workers were active on site.

In addition, we completed TK01 for Clarebout Potatoes in the port of Dunkirk: a cold storage facility (23,000 m²) rising 33 meters high. The building was awarded a BREEAM "Very Good" certification.

Both projects proved to be a springboard to an even larger assignment. Battery manufacturer Verkor selected ALB France for the construction of the Verkor Gigafactory, the largest battery production plant in France. The project has since been successfully completed and was officially inaugurated in December 2025, attracting significant national and international media attention.

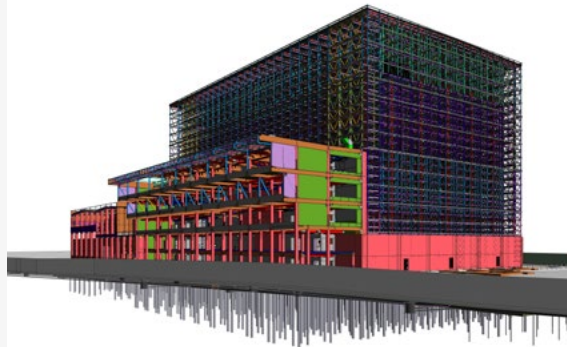
For our long-standing partner Agristo, we are currently building a new potato processing facility in Escaudoeuvres.



Project development

steenoven

Steenoven was established in 1991 and since then has grown into as a versatile **project developer** with in-house expertise for every step of the real estate development process, from acquisition to handover. As well as sustainable homes and workplaces, Steenoven's competences extend to urban development (including public-private partnerships), hotels and non-standard residency projects, such as student rooms. Everything we do has a focus on added value, buildings that will stand the test of time, and a positive impact for people and planet.



Design & engineering

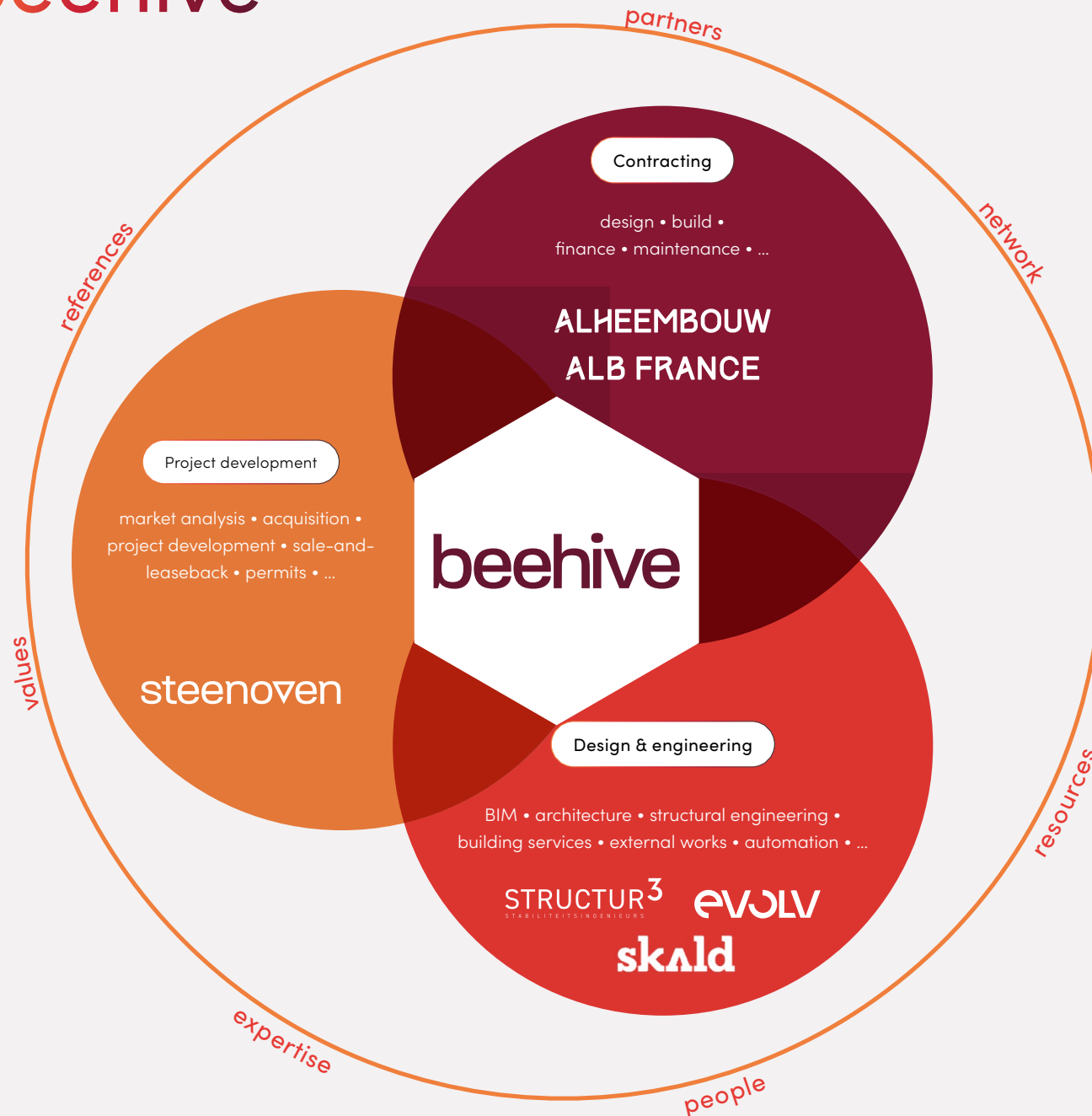
skald evolV STRUCTUR³

STABILITEITSINGENIEURS

Beehive makes targeted investments in specialist engineering expertise. Through our shareholdings in skald (2023), Evolv (2026) and Structur3 (2026), we are strengthening our technical expertise and creating additional synergy between design and implementation.

skald specialises in **structural analysis and engineering** for complex industrial projects. Evolv focuses on **structural design for projects including healthcare, education, laboratories, retail, offices and residential developments**. With Structur3, we are further **expanding our knowledge and capabilities**, enabling us to support clients even more effectively on technically challenging construction projects.

Beehive



The result

**An ecosystem
for integrated
end-to-end solutions
tailored to the customer**

- ✓ less complexity
- ✓ better risk management
- ✓ greater capacity to deliver

Beehive

The power of synergy in practice

NMBS - NLC (Mechelen)



International expansion

Your Design & Build
partner in Europe

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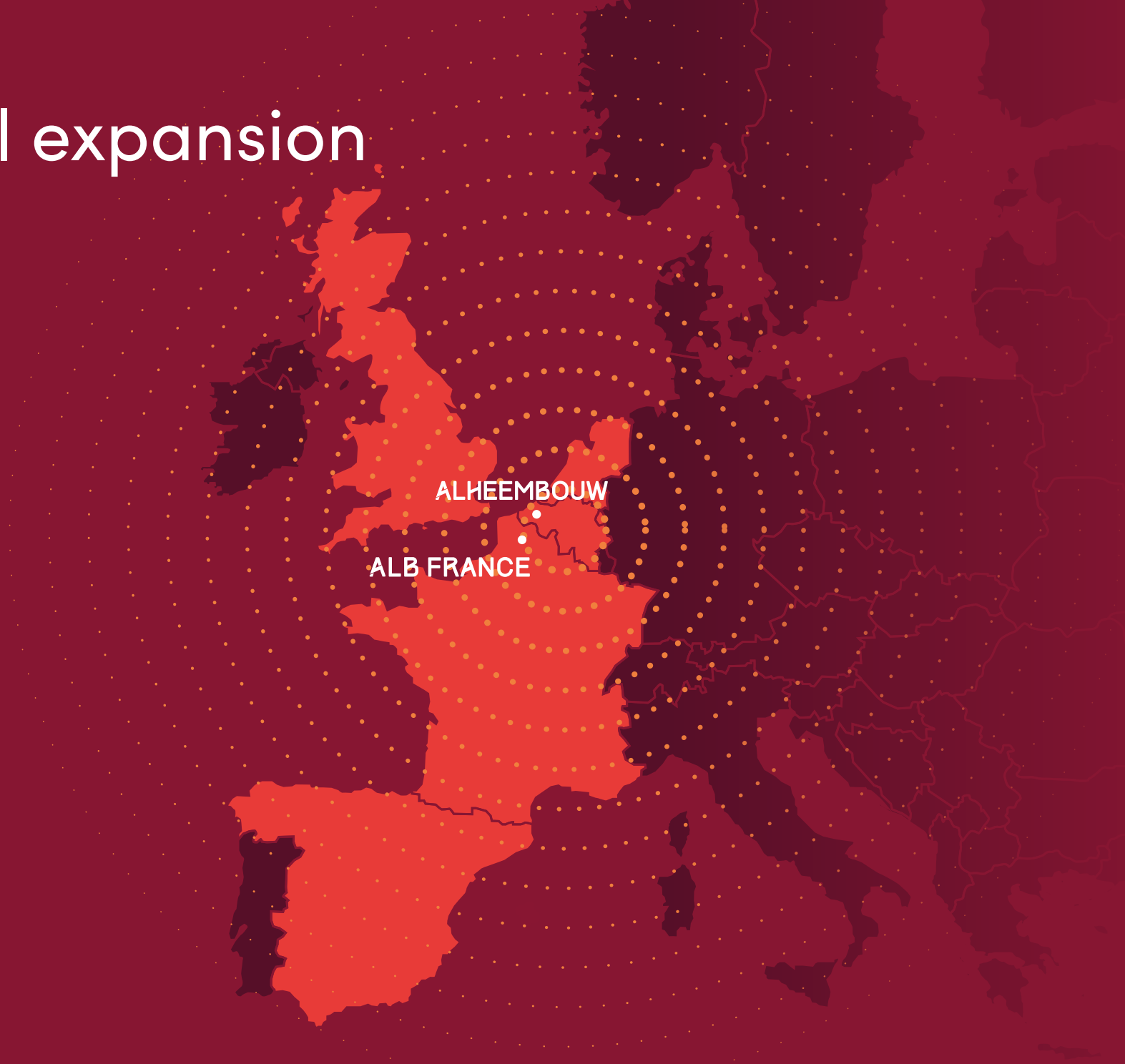
countries in which we
already operate

.+20

international reference projects

.+350

million in projects delivered



Trust knows no borders

Strong customer relationships are the foundation of our international growth. **We build alongside our customers** across borders, and their **networks and recommendations** lead us to new customers and markets.



End-to-end service, from A to Z



.Proven expertise across borders

We apply the **design and build expertise and experience** we have gained at international level, combining it **with knowledge of the local market, regulations and practices**.



.Full technical coordination

We coordinate all technical disciplines and parties involved throughout the entire process, with **a single point of contact** for the customer.



.Strong local partnerships

We build **respectful working relationships** with reliable local partners and subcontractors.



.Full control of schedule and budget

We monitor the schedule and budget from design to handover, making proactive adjustments where needed to honour the **agreements made**.



.Extensive international network

We can draw on a broad international network of expertise and partners, allowing us to **respond quickly and flexibly**.



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Expertise



United for a unified strategy



We know how

Challenges relating to sustainability, architecture, design, location, planning permissions, ... ? With our varied range of specialisms, we're sure to always find the right solutions.



We team up

Teamwork and wellbeing are core values for us. We work closely with investors, architects, urban planning, municipalities, our partners... and with each other. Thanks to the unique link between Alheembouw and Steenhoven, we can often anticipate each other's thoughts. Strong relationships mean strong results, internally as well as externally. We are all working for a company that has an open, transparent relationship with its staff, and respects and understands both professional and private concerns.



We commit

Grounded by our West Flanders roots and nourished by our love of our sector, we are passionate and dedicated to every project we take on, and firmly believe that 'there's no such word as can't.' We sit down at the table with our customers to answer their concerns and queries, giving them complete peace of mind to focus on their core activities. We understand how crucial our role is and are committed to making your project a success.



We create value

We aim for maximum impact by creating value in all areas: economic, emotional, aesthetic and ecological. That's how we build meaningful projects fit for the future.



Building a sustainable future

Strategy

Our ESG strategy was developed using a structured, step-by-step approach, aligned with international and European sustainability frameworks.

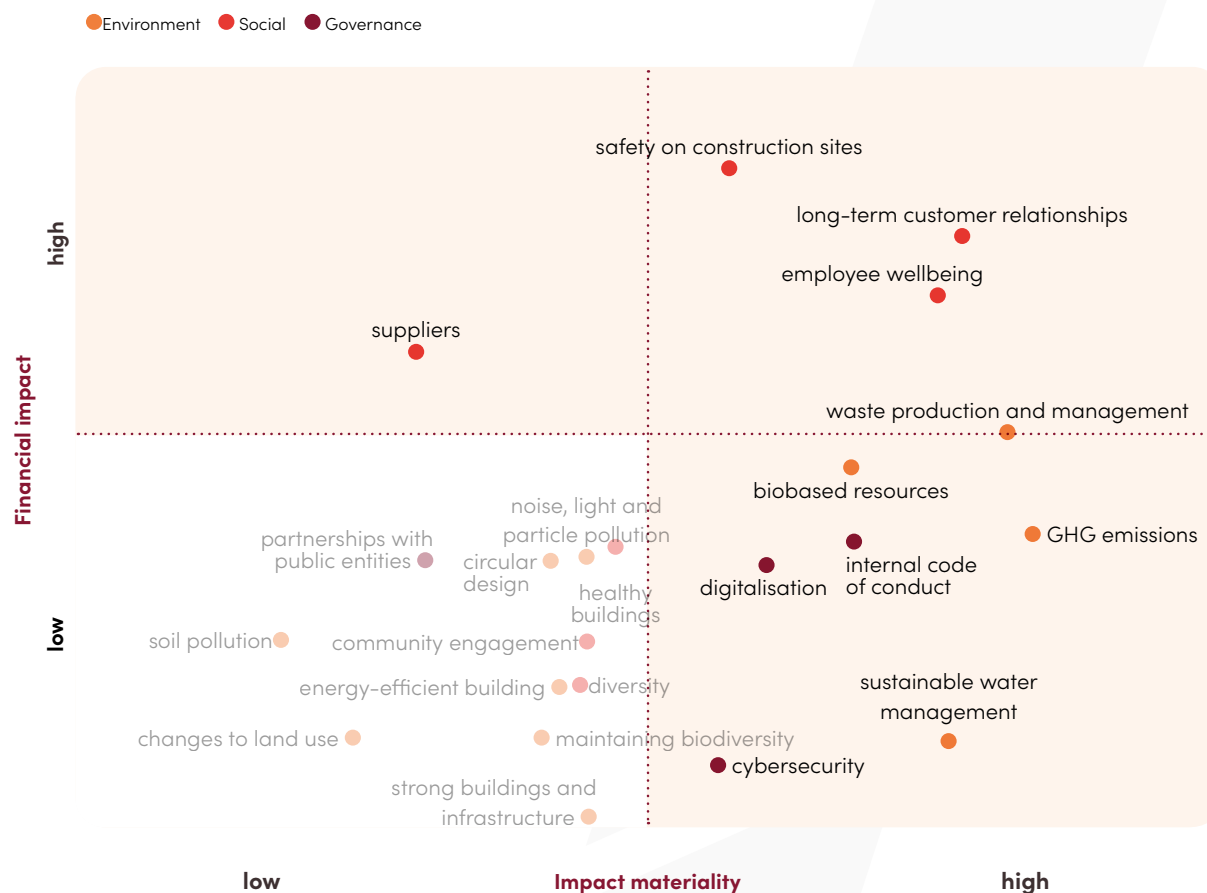
As a first point of reference, we aligned our sustainability ambitions with the **United Nations' SDGs** in 2022. We subsequently used the CSRD guidelines as a framework for the development of our ESG reporting.

In 2024, we carried out a Double Materiality Assessment (DMA), a methodology that is central to the CSRD framework. The DMA identifies the most significant **environmental, social and governance (ESG) issues** affecting both our organisation and our stakeholders. Through this process, we identified **ten material topics, or ESG priorities**, for Alheembouw and ALB France.

By incorporating these topics into our corporate strategy, we establish a framework for our **objectives and action plans**, ensuring that **sustainability** is a core element of our continued growth. Sustainability, together with its associated risks and opportunities, is embedded in the mindset of both our Belgian (Alheembouw) and French (ALB France) companies. We continuously monitor these topics and their related risks and opportunities to ensure that our strategy remains up to date, resilient and ESG-proof.

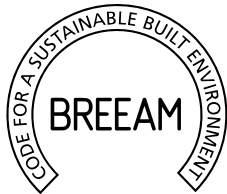
Although we are no longer required to report under recent CSRD changes, we further structured our ESG efforts in 2025 in accordance with the **VSME**. These standards were developed for medium-sized companies and are closely aligned with the CSRD. Our ambition is to be fully **VSME-compliant** by the end of 2026.

Working from our DMA we identified the following material themes, with the goal of going beyond current expectations:





Certificates



BREEAM is an internationally recognised sustainability certification scheme for buildings and infrastructure. It assesses a building's sustainability performance throughout its entire life cycle using objective, scientifically based criteria. BREEAM certification provides insight into environmental impact, risk management and future-proofing, and supports the transition to a low-carbon built environment.



Great Place To Work 2025, 2026
Best Workplace 2026



Best Managed Company 2026



Belgian Green Building Council

Founding partner



GRO sustainability meter

as a guideline in the design phase of our projects

Quality and safety

Our commitment to the highest quality is clearly evident in every project we deliver. But it goes beyond what meets the eye. For instance, Alheembouw complies with key ISO standards, meaning that our **dedication to quality, the environment and safety** is measurable and recognised. Achieving these certifications is not an end in itself, but a step in our ongoing drive for improvement and excellence.

In practical terms, this means that your project is in capable hands and meets the very highest **quality standards**.

In line with this ambition, ALB France, the French division of Alheembouw, is also taking significant steps in its further development within the French market. Following its successful integration into the ISO scope earlier this year, this progress was confirmed by the award of the MASE certificate.

MASE (Manuel d'Amélioration Sécurité des Entreprises) is regarded in France as the benchmark standard in the field of health, safety and the environment. For many industrial clients, this certification is also an essential prerequisite for participating in projects. By obtaining this certificate, ALB France reaffirms its strong commitment to safe and sustainable working conditions and strengthens its position as a reliable partner for industrial construction projects in France.



ISO 9001 – Quality

ISO 14001 – Environment

ISO 45001 – Safety



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Portfolio

Clarebout Potatoes Dunkirk

.Frozen potato products

.100.000m²

.2022 - 2024





Zoutman Gent

.Production silos for sea salt .64,5 metres high .2021 - 2022





Verkor Gigafactory Dunkirk

.Battery manufacturer

.200.000 m²

.2023 — 2025



Speed and flexibility in pictures

January 2024



March 2024



June 2024



August 2024







Albert Bartlett Westwick

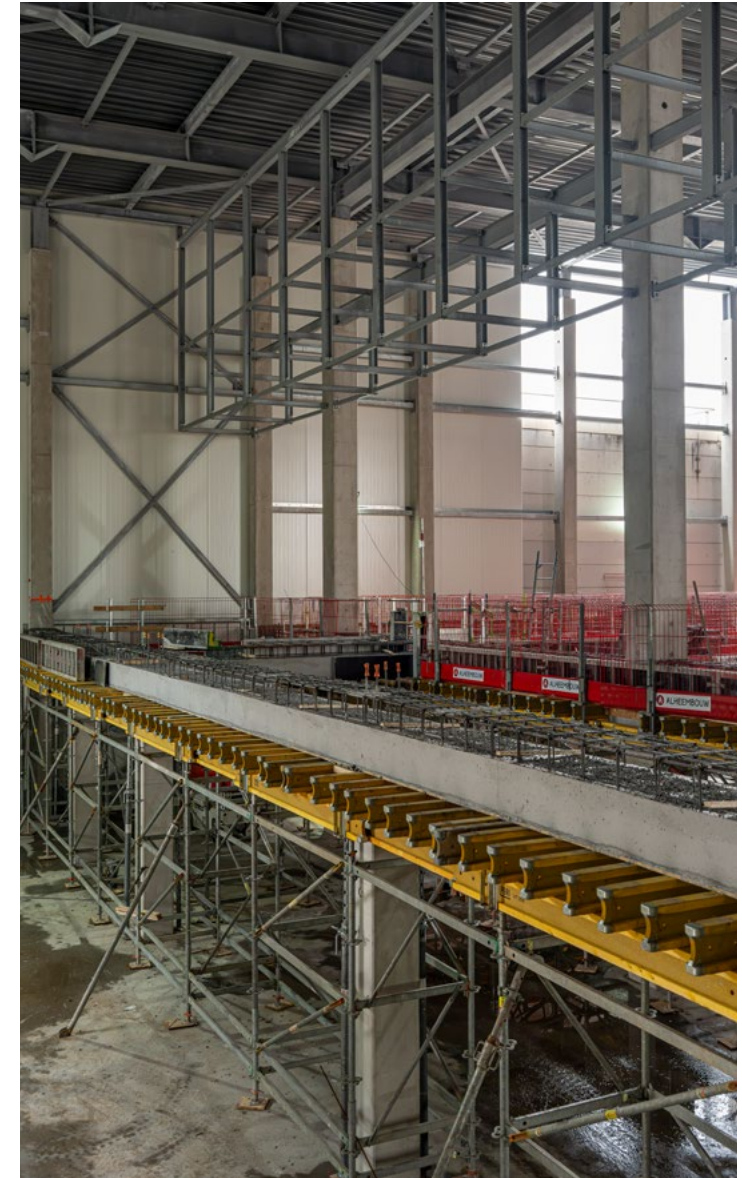
. Fully automated high-bay coldstore

.35 metres high

.4.000 pallet spaces

.2026 – 2027





Dematra Kruisem

.Fully automated high-bay warehouse

.20.000 m² – 46 metres high

.80.000 pallet spaces

.2022 – 2023









Agristo Wielsbeke

.Frozen potato factory with fully automated high-bay coldstore and office .125.000m² .2016 – 2022





TVH Plant T Waregem

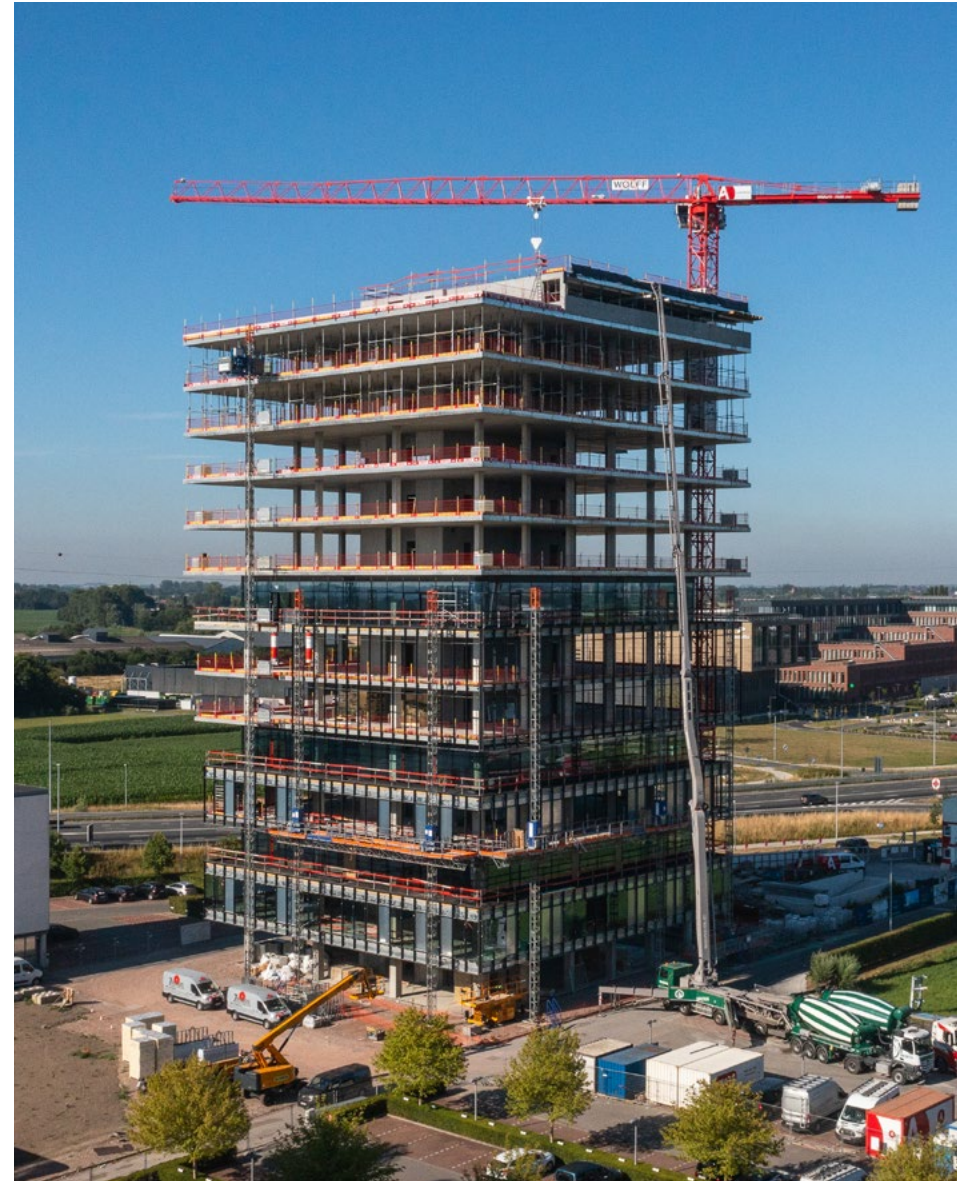
.Logistics centre with fully automated stacking warehouse .50.000m² .2024 – 2025





Westwing Tower Roeselare

.High-rise office blocks .17.000m² .2022 – 2024







Montea Osbroek Castle

Erembodegem

.Total renovation with expansion into office space

.2024 - 2026







Picanol HQ Ypres

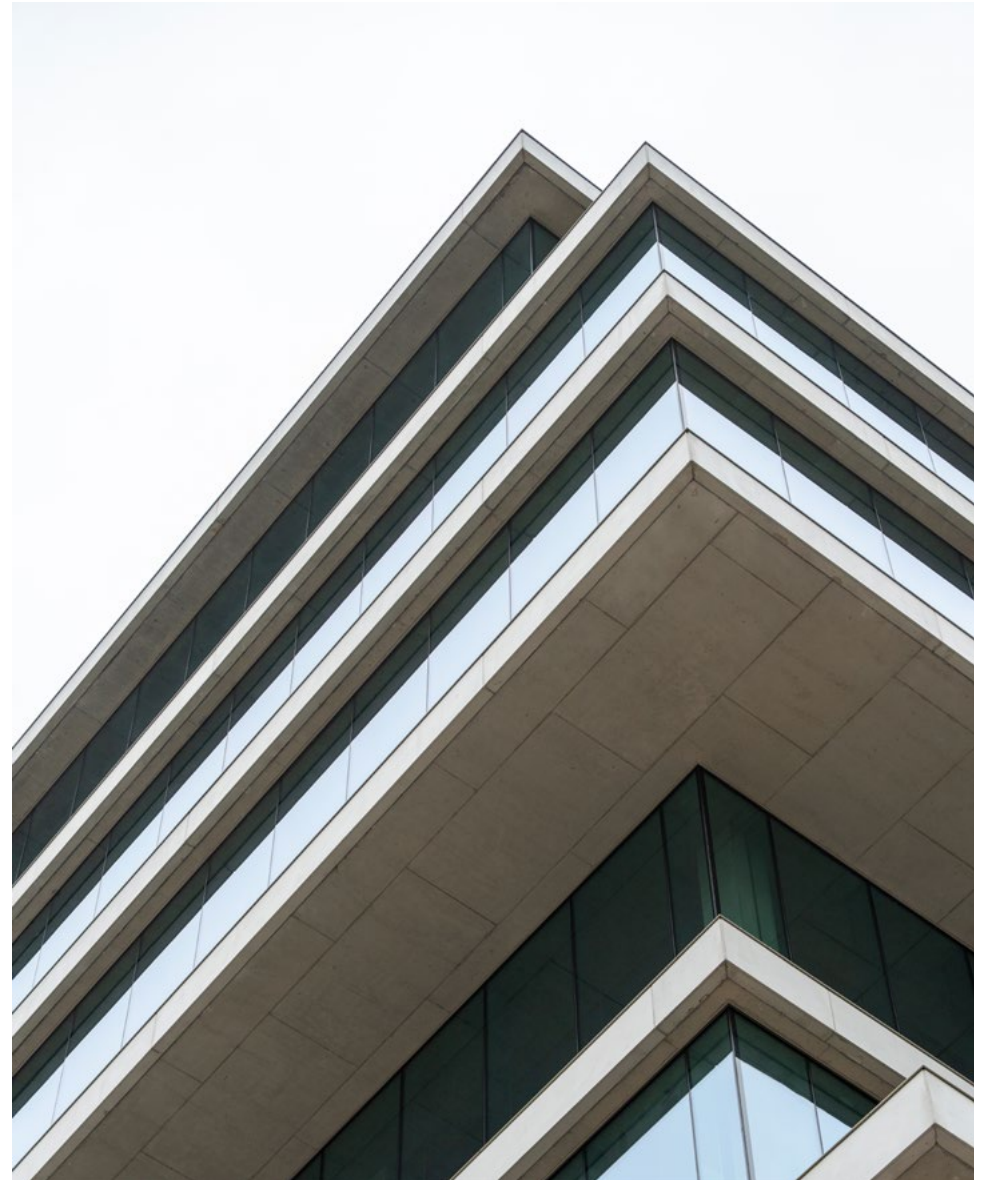
.Office building .20.000m² .2023 - 2024





The Edge Waregem

.Business park / office tower .8.000 m² – 42 meters high .2024 – 2025





VDAB Mastercampus Roeselare

.Training campus .35.000m² .2024 – 2026



Campus Sint-Jan Berchmans Avelgem

New school campus for primary and secondary education 25.000m² 2021 – 2024



NEST. Kuurne

.Primary school .4.000m² .2022 – 2024





Egied Van Broeckhovenschool Sint-Jans-Molenbeek

.New educational complex for secondary education
(general, vocational, technical) .14.000m² .2022 - 2024





Elementary school GO! Klim Zandbergen

.Elementary school .3.200 m² .2022 – 2024 .Winner World Architecture Awards 2025 – interior design









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