

LIMBURG. A STRATEGIC LOCATION FOR DEFENCE AND DUAL-USE INNOVATION.

INNOVATION CAMPUS

THOR PARK

THE BIGGEST TECH CAMPUS

CORDA CAMPUS

UAS TEST ZONE

DRONEPORT

LARGE-SCALE PRODUCTION FACILITIES

KRISTAL PARK III





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HOTSPOT FOR MANUFACTURING, ENERGY
TECHNOLOGY AND INDUSTRIAL INNOVATION

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BELGIUM'S LARGEST TECHNOLOGY CAMPUS,
WITH MORE THAN 250 COMPANIES AND 5,000
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WELCOME TO LIMBURG

As Europe strengthens its defence capabilities and strategic autonomy, demand is growing for technologies such as cybersecurity, autonomous systems, artificial intelligence, drones, advanced manufacturing and energy solutions. Limburg has built ecosystems in precisely these domains.

Located at the crossroads of Belgium, the Netherlands and Germany, Limburg offers companies **direct access to European markets, highly skilled talent and international logistics networks**. The region combines a strong innovation ecosystem with something increasingly scarce elsewhere in Europe: room to grow.

Companies benefit from a unique **network of research and innovation partners**, including Hasselt University, KU Leuven, EnergyVille, imec, VITO, Sirris and Flanders Make. Together, they help accelerate the journey from research and development to industrial deployment.

As Limburg's regional investment company, LRM, supports defence and dual-use companies through three complementary instruments: infrastructure, financing and ecosystem development. This allows businesses to establish, develop, test, industrialise and scale their activities within a single integrated ecosystem.

**LRM,
oxygen
for growth**



THOR PARK, GENK



Thor Park is Limburg's innovation campus for advanced manufacturing, energy technologies and industrial innovation. Through partners such as EnergyVille, Sirris, the universities of Hasselt and Leuven and Flanders Make, companies gain access to expertise, testing facilities and industrial scale-up infrastructure.

What makes this location unique?

- **Laser Innovation Lab**

The Laser Innovation Lab, operated by Sirris, enables companies to develop and validate advanced laser surface technologies for aerospace, defence and high-tech manufacturing applications. Businesses can access feasibility studies, prototyping programmes, applied research projects and industrial validation services.

- **EnergyVille**

Companies located at Thor Park benefit from proximity to one of Europe's leading energy research organisations. EnergyVille supports businesses with research, testing environments and technology development in areas such as batteries, energy systems, power electronics and sustainable industrial processes.



INDUSTRIAL DEVELOPMENT SITES

61 HA CONSTRUCTION LOTS

Thor Park offers space for companies requiring dedicated production facilities, assembly operations or specialised industrial infrastructure. Around 36 hectares of industrial land plots are readily available to host innovating production companies.

FACTHORY

4,500 M² OF PRODUCTION AND TESTING UNITS

A multifunctional facility combining laboratories, testing infrastructure, flexible production space and offices. Companies can develop, validate and prepare new technologies for industrial deployment. The combination of all these different types of facilities within one building is unique.

Due to the success of phase one, FacThory will be extended in 2027, tripling its footprint. The phases 2 and 3 contain each 3.100m² additional flexible production units and will be focussed on robotics and the defence industry.

In phase one, researchers are already active in defence related projects in our Thor Park Laser Innovation Lab, powered by Sirris. A unique set of high tech laser texturing machines are installed and for hire to carry out research.

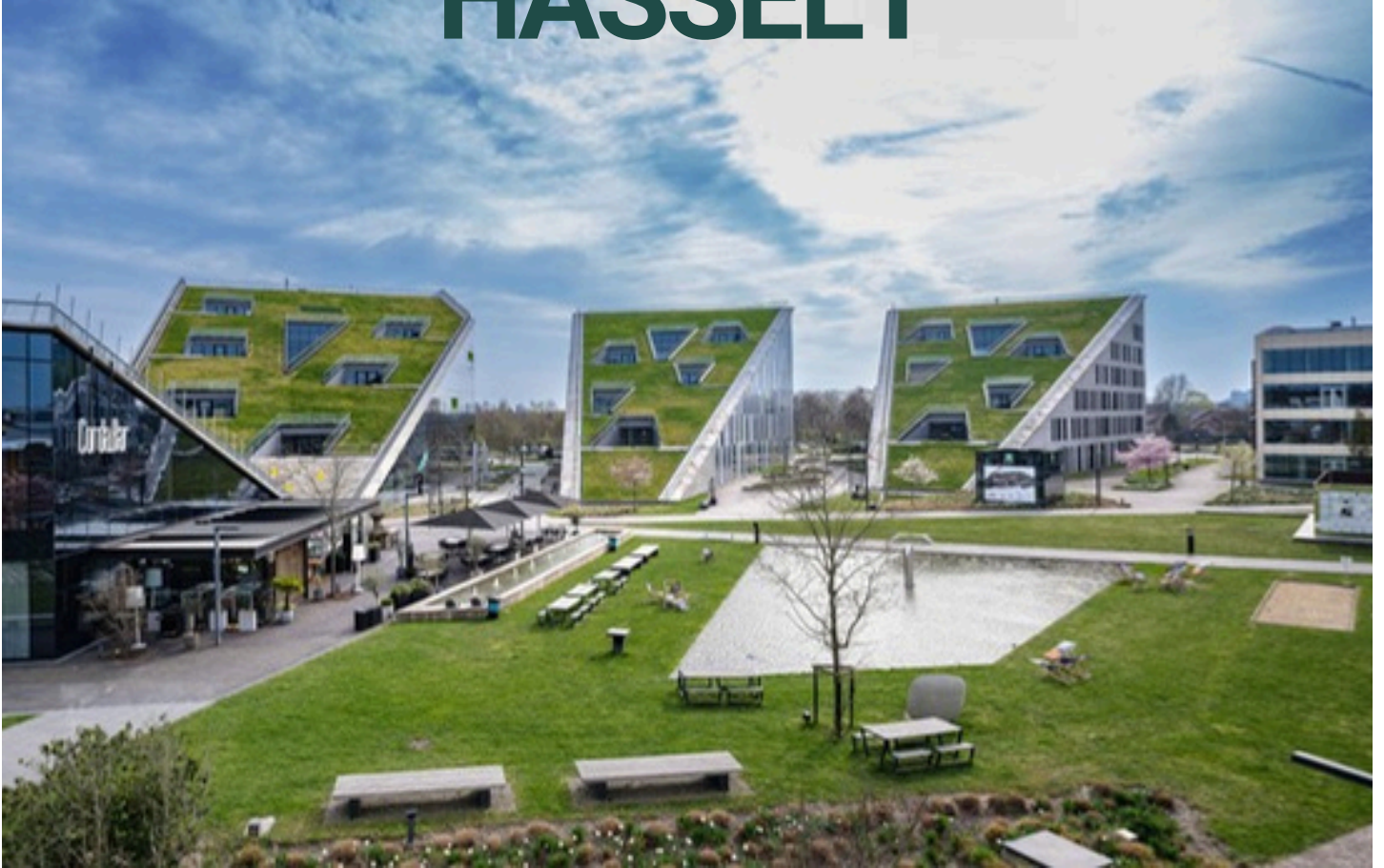


INCUBATHOR

FLEXIBLE WORKPLACES AND MEETING ROOMS

Flexible office space and shared facilities for start-ups and scale-up companies active in advanced manufacturing, energy technologies and smart industrial solutions.

CORDA CAMPUS, HASSELT



CORDA CAMPUS, BELGIUM'S LARGEST TECHNOLOGY CAMPUS.

Corda Campus is Belgium's largest technology campus, **home to more than 250 companies and 5,000 professionals**. Located in Hasselt, the campus brings together start-ups, scale-ups and established international companies active across a broad range of technology and innovation domains, including **artificial intelligence, cybersecurity, software development, cloud technologies, telecommunications and data**. More than a business location, Corda Campus is a dynamic ecosystem where companies can connect, innovate and grow.

Corda Campus offers flexible office solutions for companies at every stage of growth, combined with extensive meeting and conference facilities, an on-site train station and a wide range of services and amenities.

Companies become part of an active business community with direct access to other companies, knowledge institutions, public organisations and potential innovation partners.

WHAT MAKES THIS LOCATION UNIQUE?

1.

CORDA ARENA

At the end of 2026, Corda Campus will open the Corda Arena, a next-generation high-tech event venue designed for business and professional events. Through state-of-the-art technology, the Arena will offer companies a completely new and innovative event experience. For international companies active in defence and dual-use, this combination of a strong technology ecosystem, innovative infrastructure, expertise and direct links with Defence creates a strong environment to establish, collaborate and grow.



2.

CYBER DEFENCE FACTORY

In 2026, the Belgian Armed Forces established a Cyber Defence Factory at Corda Campus, strengthening the campus' role within Belgium's defence innovation and cybersecurity landscape. Its presence creates opportunities for collaboration between Defence, technology companies and researchers in areas such as cybersecurity, cyber resilience, artificial intelligence, secure communications and other digital defence technologies.

3.

AI SPACE & LARA

Corda Campus is home to the AI Space, a hub where companies and organisations can connect, share knowledge and further develop their AI projects within a strong innovation network.

Later this year, the AI Space will also become home to LARA (Limburg AI Research Accelerator), a new AI infrastructure designed to help companies work with AI faster and more efficiently, creating new opportunities for both business and research. LARA is led by UHasselt in collaboration with Cegeka, Androme and Corda Campus.

DRONEPORT, SINT-TRUIDEN



Located on the former military airbase of Sint-Truiden, DronePort combines a fully operational regional airport, a 3-kilometre runway, controlled airspace and dedicated testing facilities for manned and unmanned aviation. This unique combination creates an ideal environment for aerospace, drone, defence and autonomous systems companies.

**DRONEPORT:
AIRPORT, BUSINESS
PARK AND TEST
CENTER FOR
CARBON-FREE AND
AUTONOMOUS
MOBILITY.**

UAS Test Zone

DronePort offers access to an **active runway, controlled airspace and a dedicated UAS geographical zone** (EBST Sint-Truiden). Companies can safely test and validate autonomous systems in realistic operational conditions, both indoors and outdoors.

The combination of controlled airspace, dedicated test infrastructure and aviation expertise enables defence and security companies to accelerate the development and validation of **autonomous aerial systems, counter-UAS technologies, sensors, surveillance platforms and robotics solutions.**



CAMPUS BUILDING

CUTTING-EDGE INFRASTRUCTURE

Modern offices, meeting facilities and business support services for companies active in aviation, aerospace, autonomous systems and dual-use technologies.

WORKSHOP UNITS

A DEDICATED SPACE FOR YOUR INNOVATION PROJECT

From Q3 2027, DronePort will offer **24 flexible workshop units** for companies requiring space for assembly, integration, prototyping and testing. Two units provide 70 m² of ground-floor workspace with a 35 m² mezzanine, while 22 larger units provide 105 m² of ground-floor workspace with a 35 m² mezzanine.

The new workshop units are being developed with a strong focus on safety and security. The building concept incorporates **a secured perimeter, a reinforced building envelope, multi-layer access control**, and the option to configure units and compartments in accordance with enhanced defence and security standards. As a result, the facilities are well suited **for companies active in dual-use technologies, defence, cybersecurity, and other sensitive applications.**



INDUSTRIAL DEVELOPMENT SITES

30 HA AVAILABLE INDUSTRY LAND

More than 30 hectares of development space are available for production facilities, maintenance operations, testing infrastructure and operational headquarters. Companies can scale within the same ecosystem as they grow.

**SUSTAINABLE
BUSINESS
IN A PRIME
LOCATION**

Kristalpark III is one of Belgium's largest and most sustainable industrial development sites, offering companies the space, infrastructure and energy capacity needed for industrial scale-up and production activities. The site combines strategic location, multimodal connectivity and access to renewable energy within a single integrated business environment.

With approximately **50 hectares of immediately available development land** within a larger industrial zone of 300 hectares, Kristalpark III offers companies the opportunity to establish large-scale production facilities, logistics operations, assembly activities and industrial headquarters. Located in the heart of the Aachen-Leuven-Eindhoven triangle, the site provides direct access to European markets and industrial supply chains.

KRISTALPARK III, LOMMEL





Multimodal logistics platform

Kristalpark III is connected by road, rail and inland waterways. The site offers direct access to the N71 and N74, linking companies to the E313 and E314 motorways. A dedicated inland port provides access to the Albert Canal and the Port of Antwerp, while a rail terminal along the Iron Rhine corridor connects the region with major European industrial centres, including Germany's Ruhr area.

Renewable energy at industrial scale

The site combines industrial development with large-scale renewable energy production. 13 wind turbines and Belgium's largest solar park, covering 93 hectares and comprising approximately 353,000 solar panels, generate substantial volumes of renewable electricity.

Space for industrial growth

Unlike many industrial regions in Europe where development land is increasingly scarce, Kristalpark III provides room for companies to expand production capacity and build long-term industrial operations. This makes the site particularly attractive for advanced manufacturing, energy, logistics and dual-use industries requiring large-scale facilities.

**PERFECT
FOR INDUSTRIES
REQUIRING LARGE-
SCALE FACILITIES.**



BUSINESS FINANCING BY LRM

YOUR RELIABLE LONG-TERM PARTNER

Innovation requires more than infrastructure alone. Developing new technologies, scaling production and entering international defence value chains often requires long-term capital.

As Limburg's regional investment company, LRM combines more than thirty years of investment experience with a deep understanding of the regional innovation ecosystem. Following the Flemish Defence and Security Plan, LRM's financing instruments are also available to defence and dual-use companies.

Loans

Financing solutions for:

- R&D and innovation projects
- expansion of production capacity
- international growth
- strategic investments
- transition towards dual-use activities

Equity investments

LRM can invest directly through equity participation, supporting companies from growth phase to international expansion. This helps businesses accelerate development, strengthen their capital structure and attract additional investors.

CAPITAL. INFRASTRUCTURE. ECOSYSTEM.

From cybersecurity and artificial intelligence to drones, aerospace, advanced manufacturing and energy technologies, Limburg offers defence and dual-use companies a unique environment to develop, test, industrialise and scale their innovations.

Through specialised campuses, financing solutions and a strong network of research and industry partners, LRM provides a gateway to one of Europe's most promising emerging defence innovation ecosystems.

www.lrm.be



STRATEGIC LOCATIONS FOR DEFENCE AND DUAL-USE INNOVATION IN LIMBURG (FLANDERS, BELGIUM)



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