



WDP

WAREHOUSES
WITH BRAINS

**Let's future-proof your
supply chain!**

WDP, the EU Green Deal and you



WDP

WAREHOUSES
WITH BRAINS

Sustainable logistics: a matter of urgency and a source of opportunity!

Did you know that real estate and heavy-duty vehicles account for no less than **42% of the EU's total greenhouse gas emissions**? This means that, while the need to act is urgent, we have a tremendous opportunity to contribute to a brighter, more sustainable future.

As the ultimate warehouse partner, WDP wants to work with you, collaboratively investing in evolving infrastructure during the energy transition and engaging with you to maximise opportunities and minimise risk.

What are the opportunities if you take action now?

- By reducing fossil fuel use, you will be better protected from the impact (including financial penalties) of the EU's new emissions trading system, ETS 2, which comes into effect in 2027.
- You can get ahead of the curve by preparing for electric transport, ensuring compliance with EU emissions targets which will require a 45% emission reduction from 2030 for heavy lorries (compared to 2019).
- You will attract financing and investment as financial institutions increasingly prioritise sustainable businesses.
- There is a significant competitive edge to be gained by acting proactively and embracing sustainability.
- You will enhance your profile and reputation among stakeholders as consumers increasingly favour environmentally conscious companies and brands.

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There are risks and costs to action.
But they are far less than the long range risks
of comfortable inaction.

John F. Kennedy

The legal landscape: why you need to act now

In the past, sustainability was largely governed by the individual company's sense of responsibility and approach to the market. Today it is a legal requirement with EU-level frameworks developed specifically to channel investment into businesses making a positive environmental and social contribution.

The **EU Green Deal**, originally signed in December 2019, is the basis of European climate law. It introduced legally binding targets of at least 55% less net greenhouse gas emissions by 2030 (compared to 1990 levels) and net zero by 2050. The EU is still falling short of these targets and is imposing ever more stringent legislation to ensure we play our part in meeting them.

How are the Green Deal targets being enforced?

- The focus has shifted from short-term carbon-cutting initiatives to sustainable business practices that create value over the long term.
- New regulations are pushing investors and financial institutions to redirect their capital towards sustainable investments.
- At the same time, new mandatory reporting tools are forcing companies to be transparent about their strategies to achieve net zero.

Mandatory reporting tools you need to know about

The following requirements directly apply to every company except for non-listed SMEs and micro-companies.

- The **CSRD (Corporate Sustainability Reporting Directive)** requires disclosure on your actions and financial and investment plans to ensure they are compatible with the goal of limiting global warming to 1.5 °C compared to pre-industrial levels.
- The **ESRS (European Sustainability Reporting Standards)** provide a framework for CSRD reporting to ensure transparent, accurate and comparable disclosure on ESG impacts, risks and opportunities. For example, disclosure is mandatory on your workforce's working conditions, health & safety measures in place and safety performance. You are also required to disclose on the sustainability of suppliers in your value chain, including your warehouse and transport partners.
- The **EU Taxonomy** defines specific criteria for economic activities to be considered sustainable, allowing reporting on 'green' performance in terms of OpEx, CapEx and turnover.

How future-fit is your business? Use the checklist on page 20 to find out.



Collaboration for success

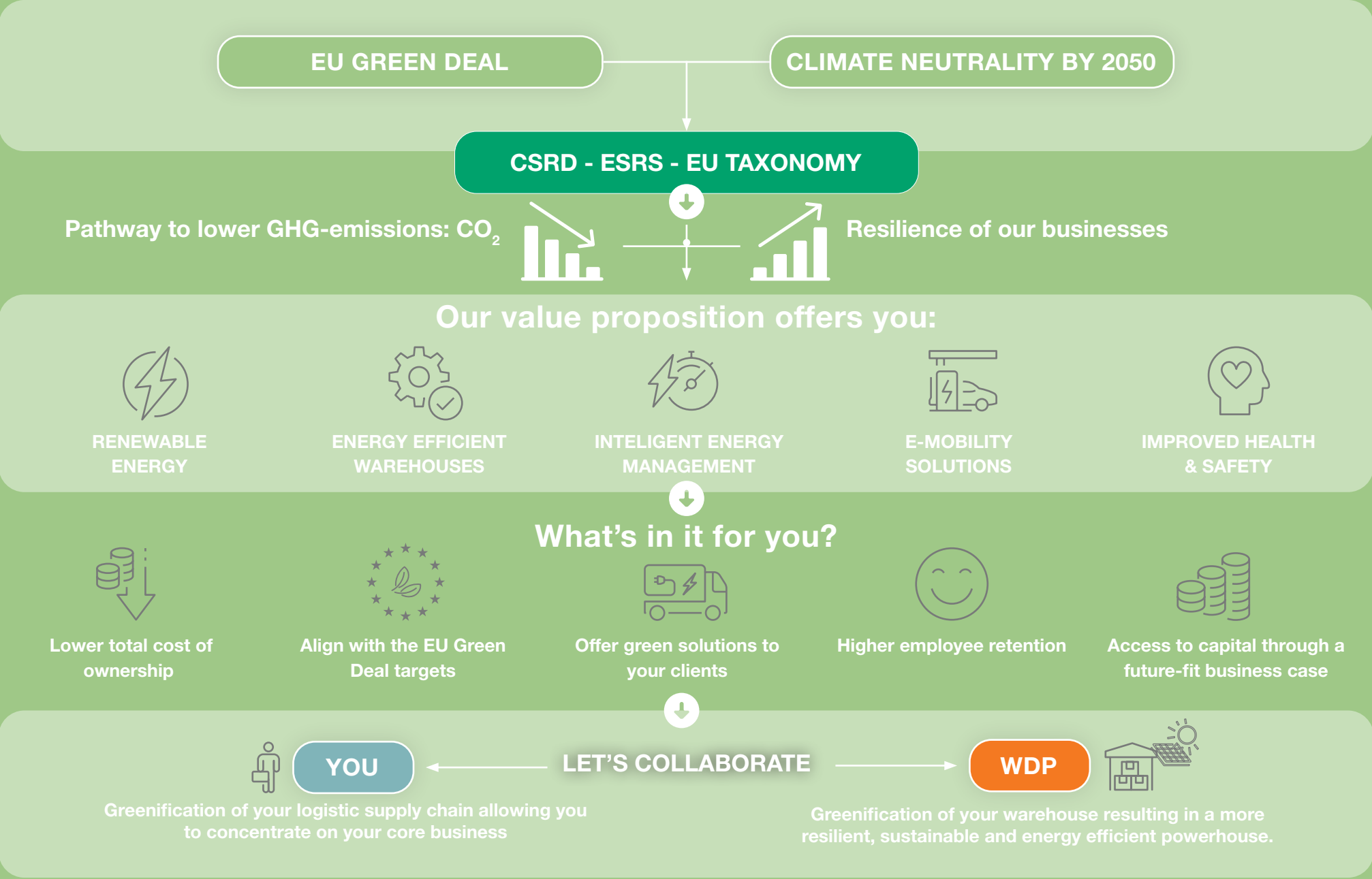
It is clear that significant improvements require significant investments. The additional expenditure needed to make both our activities more sustainable is a key challenge for the entire value chain. According to the European Public Real Estate Association EPRA, an additional investment of 275 billion euro is needed for building renovation of the entire EU real estate stock in order to achieve the 55% climate target by 2030.

At WDP, we believe that a joint approach is the best way to maximise opportunities while minimising risks for everyone. We are excited by opportunities for investments in innovative automation solutions, renewable energy generation and e-mobility infrastructure that could improve and optimise your operations. We have the financing power to fund higher capital expenditures and we believe that a win-win commercial model is the best way to deliver long-term value for both of us.



Our priority at all times is to create maximum long-term value for you.

Let's future-proof your supply chain



Futureproof your business with integrated renewable Energy solutions

The logistics industry needs to move away from fossil-fuelled warehouses and transport. This has always been an ambition of ours, and many WDP clients already benefit from our innovative approach to energy generation, emissions reduction and green mobility.

Today, we are all urgently stepping up our efforts to meet net zero targets and comply with stricter legislation. WDP is more committed than ever to assisting you with your energy transition through investment, infrastructure improvement and an approach that's tailored to fit your needs and goals.

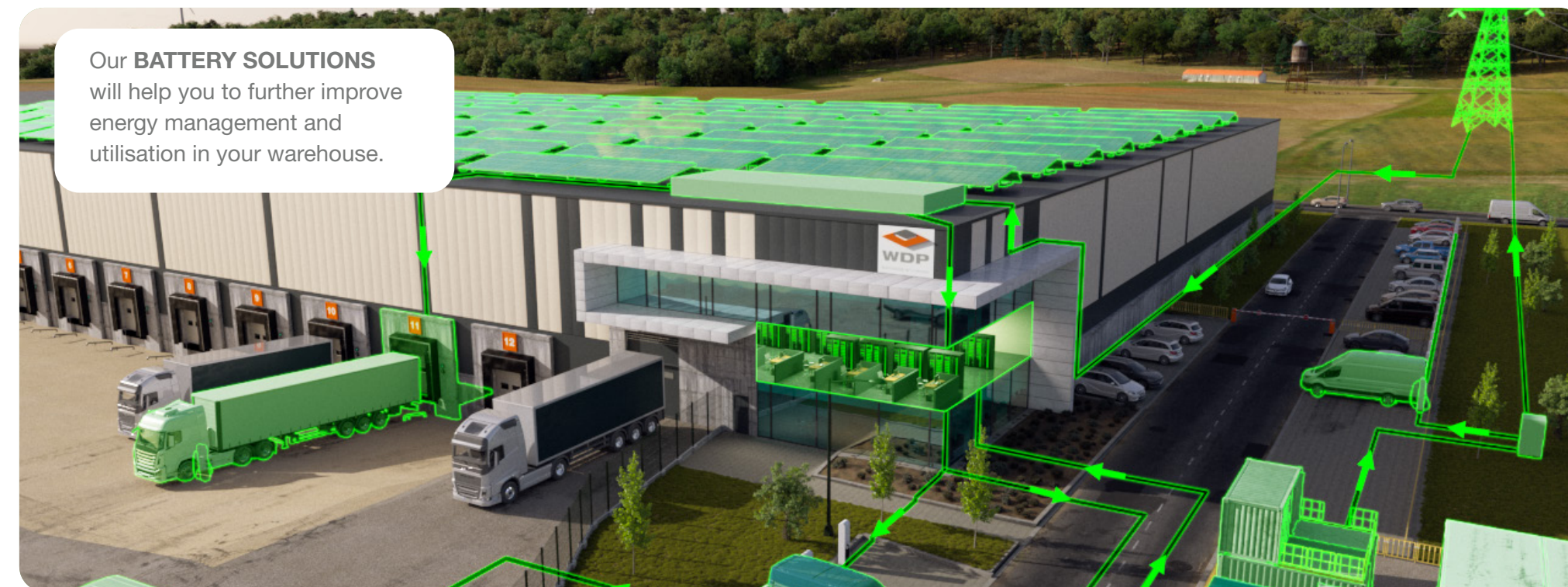


WDP gas-free facility for Berner Produkten in Kerkrade

Our **GASLESS WAREHOUSES** are built without relying on natural gas. Instead, renewable energy sources are used on site to help you reduce scope 1 and scope 2 emissions in the operational use of your warehouse.



Our **GREEN MOBILITY HUB** is a 360° solution enabling you to significantly reduce your scope 3 emissions. With the right energy architecture in place, you can produce enough green energy at your warehouse to cover both on-site energy requirements and vehicle charging – from cars and vans to large trucks.



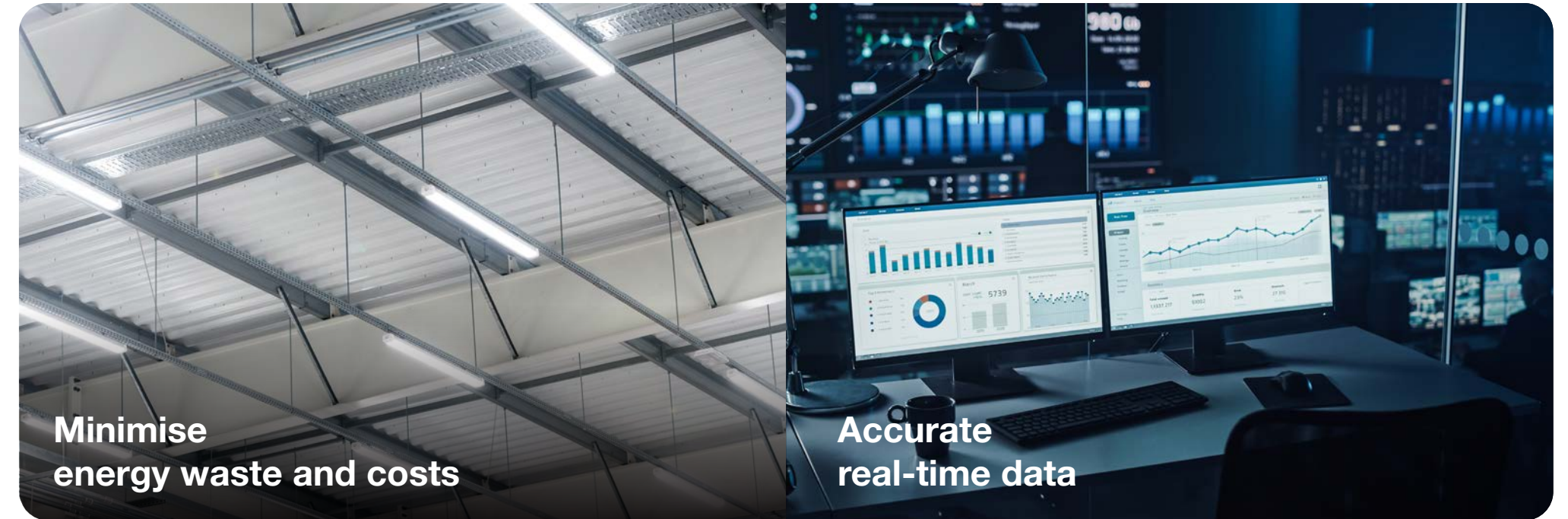
Protect your profits with maximum **Efficiency**

Investment is needed to improve the energy performance of our industries, and it is inevitable that there will be cost impacts throughout the supply chain. Our goal is to have a balanced distribution of costs and benefits.



Reduce the running cost of your logistics operation with **renewable energy sources on site**

Enhance productivity and save on labour costs with **automation solutions**.



We continually optimise our buildings to **minimise energy waste and costs** wherever possible, through enhancements such as high-performing insulation and LED lighting.

We help you to monitor, understand and optimise energy utilisation at your site with the nanoGrid energy monitoring system. This provides **accurate real-time data** which you can access through the MyWDP client portal and use for carbon emissions reporting purposes.

Sustaining progress with positive Partnerships



Positive relationships with your workforce and suppliers are key to the success of your business. They are also a growing focus in corporate reporting as the CSRD and ESRS frameworks enforce disclosure on the social aspects of your business.



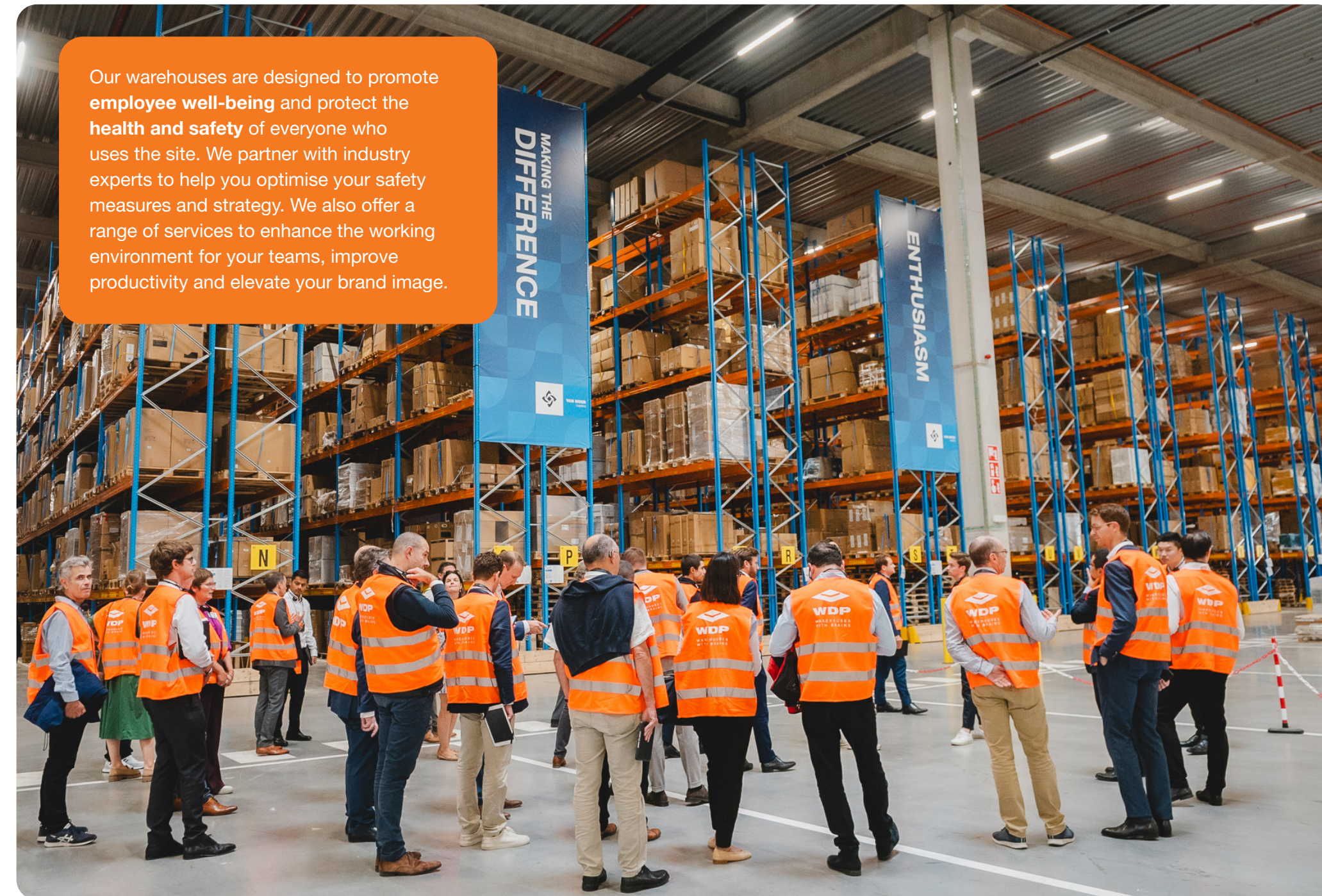
WDP has well established and rigorously applied policies in place to ensure sustainability in areas such as **human rights, grievances, health & safety and supplier conduct**. We are a reliable partner to support ethical standards and compliance in your value chain.



WDP SERVICES

Discover our solutions to boost the operational efficiency of your logistics site

<https://wdp.eu/en/our-solutions/upgrade-your-wdp-warehouse>



Our warehouses are designed to promote **employee well-being** and protect the **health and safety** of everyone who uses the site. We partner with industry experts to help you optimise your safety measures and strategy. We also offer a range of services to enhance the working environment for your teams, improve productivity and elevate your brand image.

Partnership in action

Case studies



Decarbonising transport and saving costs

VPD, Belgium

VPD is a logistics service provider handling last-mile operations for numerous non-food retailers. Its clients expect the services within their supply chain to operate in a carbon-neutral manner. In 2023, we completed our pilot Green Mobility Hub project with VPD in Zellik. The Green Mobility Hub provides the necessary energy production and infrastructure on site to allow VPD to decarbonise its transport and operations. The site also supports the wider community by making two fast chargers available to the public. At the client's request, we are working on further expansion of the energy infrastructure to accommodate e-trucks.

Find out more



<https://vimeo.com/wdpwarehouses/vpd>

SOLAR ENERGY INSTALLATION: 1.5 MWP
BATTERY STORAGE: 1,300 KWH
FAST CHARGERS FOR VANS AND LORRIES: 10
CHARGING POINTS FOR PASSENGER CARS: 17
HEAT PUMP



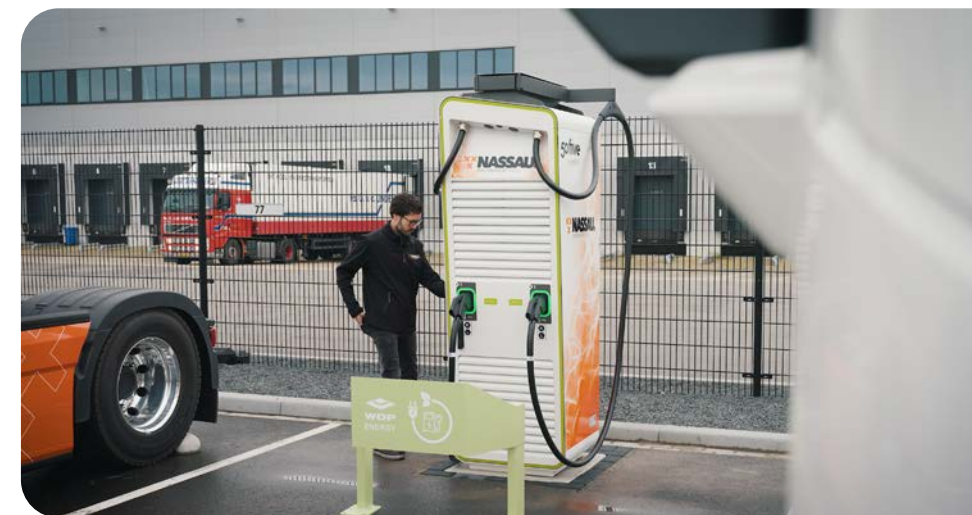
Nassau Sneltransport, Netherlands

In 2023, we installed a fast charger with a capacity of 300 kW for Nassau Sneltransport, an expert in fast, high-quality transport. This project was a perfect opportunity to apply our integrated approach to energy management. Local grid congestion meant that the electricity connection on the site itself was insufficient for the required charging infrastructure. We provided a customised solution by channelling energy directly from a solar park on the roof of an adjacent WDP site. The neighbouring site produces more than enough electricity to power the Nassau Sneltransport charging point in addition to its own requirements. This integrated solution allowed our client to add two new electric trucks to its fleet.

Find out more



<https://wdp.eu/en/knowledge-hub/case-studies/electrifying-logistics-charging-forward-with-wdp-and-nassau-sneltransport>





Protecting the environment and boosting employee well-being

Prinsenhil Logistics Park, Netherlands

This future-focused site enables business owners to make a positive environmental impact through their warehouse operation. Surrounded by greenery, including green roofs, façades and walls, it integrates water infiltration instead of full paving. The choice of native trees, shrubs and climbers supports the local ecology and avoids the negative effects of invasive species. The landscape provides natural shelter for wildlife, helping to promote biodiversity and protect endangered species. Warehouse heating and cooling are provided by a gasless air-to-air heat pump. The facility also features a solar energy installation, battery storage facilities and charging points for 30 passenger cars.

Find out more



<https://vimeo.com/838996036>

SOLAR ENERGY INSTALLATION: 407 KWP
1,100 M² OF FLOWERING GREEN ROOFS
550 METRES OF GREEN FACADES AND WALLS
APPROXIMATELY 100 NATIVE TREES AND OVER 15,000 NATIVE SHRUBS AND CLIMBERS



TD Synnex, Belgium

TD Synnex, a global leader in IT services, recognised that its headquarters no longer met its ambitions for growth. Together, we embarked on a significant revitalisation of the company's operational base with a strong emphasis on sustainability and innovation. WDP developed a tailored solution, expanding and updating the warehouse with energy-efficient LED lighting, more green spaces and renewable energy sources. Promoting employee well-being was a key requirement, which we met with modern relaxation areas, enhanced shower facilities and a rooftop terrace. Reflecting our client's forward-thinking approach, we prioritised sustainable practices throughout the project, from construction materials to energy use. The result is a future-proof facility with the flexibility to adapt to future demands.



Find out more



<https://wdp.eu/en/knowledge-hub/case-studies/transforming-td-synnexs-logistics-infrastructure>



How future-fit is your business?

The objectives set out in the EU Green Deal cannot be reached by any one organisation working alone. While there are challenges ahead, this is the time to start new conversations, embrace opportunities, lead by example and work together for a greener future.

We need to talk about carbon-reducing measures that encompass the whole life cycle assessment of our products (operational carbon and embodied carbon). We need to understand each other’s net zero targets and the plans in place to achieve them. We need your input to optimise our property managers’ capacities. We are interested in dialogues that will lead to better opportunities and services for you.

As a basis for our next conversation, why not fill in our handy checklist? It will help to gauge your progress so far and identify areas where we can help you take your business into a sustainable and successful future.

The checklist

COMPANY LEVEL

- ☐ Are you in scope for CSRD reporting?
- ☐ Have you already performed a double materiality analysis? What were your three highest-ranking sustainability topics?
- ☐ Do you have action plans and clear targets implemented in relation to those topics, such as an actionable decarbonisation plan?
- ☐ Do you already have a view on the alignment of your business with EU Taxonomy?
- ☐ Have you implemented clear measures on the governance of your company: anticorruption and bribery, human rights, employee development, etc.

BUILDING LEVEL

- ☐ Have you considered the following solutions in your WDP building:
 - ☐ Renewable energy sources (solar panels, green electricity procurement, etc.)
 - ☐ Batteries
 - ☐ Building electrification technologies
 - ☐ EV charging facilities for e-cars
 - ☐ EV charging facilities for e-trucks
 - ☐ Automation solutions for your business process
 - ☐ Any other solutions?
- ☐ Are the design of your warehouse and the available facilities optimised for your employees’ well-being and health?
 - ☐ Safety signage
 - ☐ Collision protection
 - ☐ Office and warehouse well-being
 - ☐ Terrace and leisure space
 - ☐ Other initiatives?
- ☐ Do you make use of the data in MyWDP regarding your energy use?

Action plan – let’s get started!

We hope this information has given you plenty to think about. Now it’s time to talk! Just **get in touch with your WDP contact**, who will be ready to discuss your needs, suggest steps we can take together and define a collaborative, mutually beneficial action plan.

Belgium, ~~France~~, Luxembourg

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An ounce of action is worth a ton of theory.

Ralph Waldo Emerson

Why WDP? Our commitment to sustainable logistics

To ensure the long-term sustainability of your business, you need trustworthy partners right along your value chain. At WDP, we earn your trust by taking every precaution to ensure that our business is sustainable and future-proof.

The EU Green Deal is our starting point. We encourage green capital flows by pursuing the highest standards and integrating sustainability into every aspect of our financing, development and operations. This means continuously reviewing our targets and performance while also seeking certification from external benchmarking organisations.



CSRD
compliant reporting

100%

BY 2025

Green
Financing

>75%

BY 2025

CURRENT RESULT

83%

Green
certified assets

>75%

BY 2025

CURRENT RESULT

49%

ESG benchmark
performance



GOLD
MAINTAIN



A
MAINTAIN



PRIME C
MAINTAIN



INCLUSION DJSI
WORLD/EUROPE
MAINTAIN



FIRST
PARTICIPATION
IN 2023

WDP Green: a pillar of our Climate Action Plan



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(Register of legal entities of Brussels, Dutch section)



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