

WDP strengthens its French footprint with a 50,000 m² sale-and-leaseback

WDP has completed the sale-and-leaseback of a newly developed, fully leased distribution centre in Loudéac, located in the heart of the Brittany region. The site comprises approximately 50,000 m² of lettable area, and an additional 3,500 m² outdoor storage. Developed to Class A specifications, this warehouse is BREEAM Excellent certified and equipped with solar panels. The new development is fully leased to ID Logistics, under a fixed triple-net lease agreement until at least 2030.

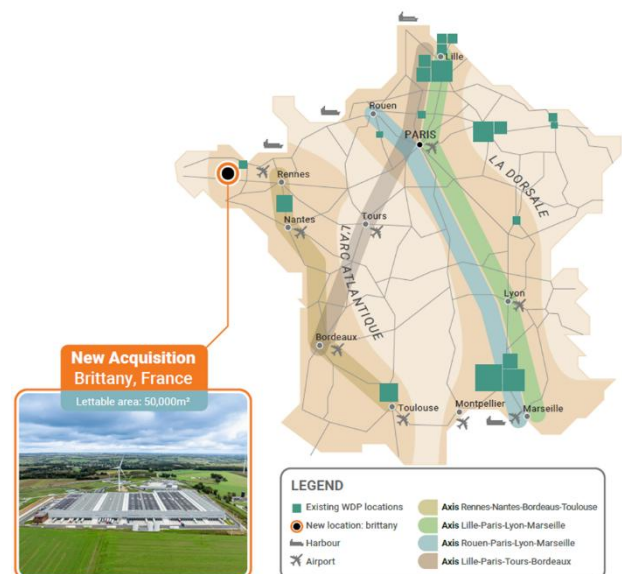
The 41 million euros investment generates a 6.3% NOI yield¹. Positioned along the Arc Atlantique axis, emerging as a new logistics backbone in France, the site offers excellent visibility and infrastructure to service the western part of the country. From this location, third-party logistics provider ID Logistics will operate as a regional hub for Leroy Merlin and Weldom – supporting the supply of 140 stores across the region, as well as e-commerce fulfillment through home delivery, pickup points, and click-and-collect.

“Our partnership with ID Logistics – an existing client operating from WDP distribution centres across four different countries, both directly and indirectly through its clients – exemplifies our ability to create scalable, cross-border solutions that optimise our clients’ supply chains. It underscores our strategy of building long-term relationships with our clients and supporting their international growth through one platform.”
François Le Levier – Country Manager WDP France

WDP France gradually towards 1 billion euros

Since the launch of its #BLEND2027 growth plan in 2024, WDP has achieved a breakthrough in France – growing its portfolio from 165 million euros towards 750 million euros. By building a strong local presence, both through a portfolio reaching critical mass and through a dedicated on-the-ground team based in Paris, WDP has laid the foundation for sustained growth.

The latest acquisition in Loudéac builds on the core platform of late 2024² and constitutes the first spillover into the Arc Atlantique corridor, marking another step in the further anchoring of WDP in France.



View photos of this acquisition [here](#).

Value-add acquisition supporting Europe's reindustrialisation

Furthermore, through targeted adaptation works, WDP is repositioning the former AstraZeneca production hub in Reims – an already earlier acquired³ 74,000 m² brownfield site – into a modern technology campus. Among the potential future tenants is [Latitude](#). This aerospace startup is contributing to Europe's reindustrialisation

¹ NOI yield is defined as the annualised net operating result (gross rental income minus non-recoverable operating expenses) divided by the total investment made.

² See the [press release](#) dated 2 December 2024.

³ See the [press release](#) dated 26 July 2024.



with a projected investment of approximately 50 million euros by 2030 to establish its future production base on this site.

By leveraging the full spectrum of growth levers – from core and value-add acquisitions to in-house project development – WDP continues to scale operations in its core markets, underpinned by a disciplined focus on profitability.



More information

WDP NV/SA
Blakebergen 15
B-1861 Wolvertem
www.wdp.eu

Joost Uwents – CEO
Mickael Van den Hauwe – CFO
Alexander Makar – Head of IR & Capital markets
investorrelations@wdp.eu



WDP develops and invests in logistics real estate (warehouses and offices). WDP's property portfolio comprises more than 8 million m². This international portfolio of semi-industrial and logistics buildings is spread over more than 350 sites at prime logistics locations for storage and distribution in Belgium, the Netherlands, France, Luxembourg, Germany and Romania.

WDP NV/SA – BE-REIT (public regulated real estate company under Belgian law).
Company number 0417.199.869 (Register of legal Entities of Brussels, Dutch section)

WDP is listed on Euronext Brussels (BEL 20) and Amsterdam (AMX) and is, among other things, part of the European Real Estate Association (EPRA), MSCI, STOXX, and the Dow Jones Sustainability Index (DJSI).



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