

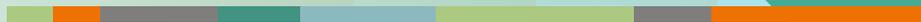
M.A.D.E.

FOR

FUTURE

2022

CLIMATE ACTION PLAN TO SUPPLY THE FUTURE.



WDP

WAREHOUSES WITH BRAINS

“WE AIM TO BE AT THE FOREFRONT OF THE GLOBAL COMBAT AGAINST CLIMATE CHANGE BY BECOMING NET-ZERO ACROSS OUR ENTIRE VALUE CHAIN”

Joost Uwents, CEO WDP

Paris, Glasgow and the EU Green Deal; sustainability is the driving force of the future. 15 years after our solar panel program kicked off, WDP now announces its Climate Action Plan. It presents detailed actionable items, defining our industry-leading pathway towards net-zero in all emission scopes by 2050, aligning it with a 1.5°C scenario and the ambitious goals set by the EU Green Deal. We aim for maximum impact by engaging with all our stakeholders. For this reason, we do not limit our targets to our own corporate activities, but we aspire to decarbonise our property portfolio – WDP’s core product – across its entire lifecycle (from development, through operational phase till end of life), in close cooperation with upstream (our suppliers) and downstream stakeholders (our clients).

Today, many existing pledges fall short on the completeness and effort that is needed to reach net-zero by 2050. WDP’s carbon reduction target is based on a transparent, ambitious and robust framework. To address the challenges, but also by benefiting from opportunities in the development of a sustainable and climate resilient business, our climate action plan breaks down into three core areas:

WDP ENERGY: leading the energy transition towards more renewable energy production as well as optimised consumption;

WDP DECARB+: reducing global greenhouse gas (GHG) emissions and the environmental impact of our scope 1, 2 and 3 emissions;

WDP GREEN: further integrating sustainability in the Group’s operations, financing and development in the long run.

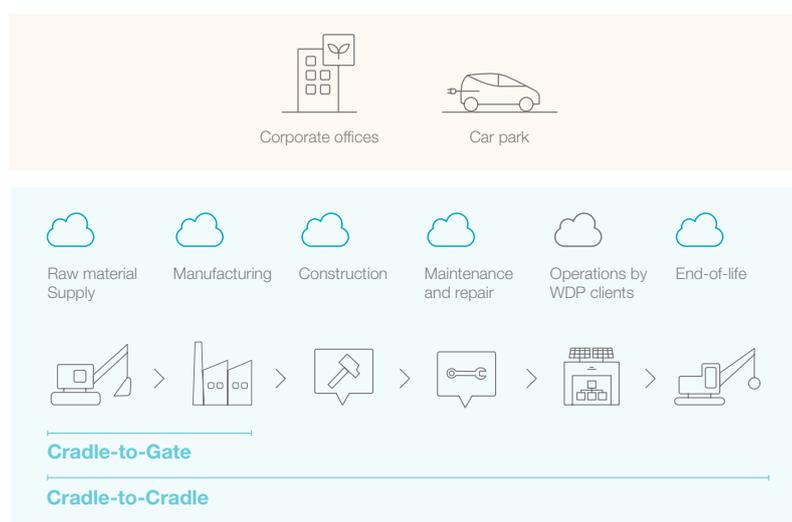
Bringing together our ambitious targets through an all encompassing approach, WDP supports and enables the transition to a low-carbon society, creating a win-win situation for all our stakeholders

Climate footprint

Net-zero targets

Scope 1 and Scope 2
#TeamWDP

Scope 3
Development and leasing activities



2025
corporate offices
Scope 1 and 2

2030
car park
Scope 1 and 2

2040
downstream
Scope 3

2050
upstream
Scope 3

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M.aterial use

By carefully selecting our raw materials and construction partners and setting even stricter building standards, WDP aims to accelerate its efforts towards a low-carbon environment.

A.daptation

We take up the challenge to stay below 1.5°C and continue to strengthen the resilience of our buildings towards climate change related risks.

D.ecarbonisation

Reducing our environmental footprint, thereby targeting our entire value chain. We aim to have an impact through low-carbon developments and reducing the consumption and footprint of our clients' operations.

E.lectrification

Meaningful contribution to the energy transition by boosting the on-site renewable energy production capacity and optimising energy consumption.



CLIMATE ACTION PLAN

WDP ENERGY.

ENERGY AS
A SERVICE

WDP has been investing in sustainable energy for over 15 years. We also offer tailor-made solutions in sustainable energy production capacity to improve the energy efficiency and reduce the consumption of the warehouses for our clients, combined with the potential of our properties to become the energy plants of the future.

WDP DECARB+.

REDUCING OUR
ENVIRONMENTAL
FOOTPRINT

Based on eligible 1.5°C inspired pathways, we have set targets for reaching net-zero emissions for scope 1, 2 and 3. We commit to substantial decarbonisation of our building portfolio and aim to create a net positive impact on the biodiversity on and around our sites. We continue to render our brownfield redevelopment expertise more viable and will invest in the neutralisation of any of our residual emissions released in the atmosphere.

WDP GREEN.

A SUSTAINABLE AND
FUTUREPROOF WDP

Our licence to grow is based on green capital. Green financing mobilises institutional investors and banks' capital flows and facilitates the transition towards a green building environment. We integrate sustainability in the financing, development and operation of the Group and the most ambitious and highest standards guide us on that journey towards the ultimate goal of operating net-zero. Our first stop is the EU Green Deal.

WDP ENERGY.

ENERGY AS A SERVICE



WDP ELECTRICITY PROCUREMENT GREEN¹

100%

Annual target

Result 2025 100%

Initial target	100% by 2023
Result 2022	56%

ENERGY MONITORING SYSTEM COVERAGE²

>85%

Annual target

Result 2025 86%

Initial target	100% by 2025
Result 2022	73%

RENEWABLE ENERGY CAPACITY³

350 MWp

BY 2027

Result 2025 261MWp

Initial target	250 MWp by 2025
Result 2022	95 MWp

LED LIGHTING IN OUR ENTIRE PORTFOLIO²

100%

BY 2030

Result 2025 86%

Initial target	100% by 2030
Result 2022	40%

1. Being the electricity procured by WDP and consumed by the client. We proactively strive for more green energy procurement together with our clients.
2. Coverage for relevant properties.
3. Ambition to fully match clients' electricity consumption in the long term with renewable energy production on an aggregate level.

SOURCE OF GREEN ENERGY SOLUTIONS

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FOR
FUTURE

Buildings account for nearly 40% of energy consumption in Europe, which provides both a challenge and an opportunity for WDP. WDP envisages to play a role in the energy transition for which our warehouses may act as decentralised energy plants of the future.

The untapped rooftop capacity of our warehouses provides space to maximise the production of renewable energy. Past experience has proven that the solar panel program is a scalable business model for WDP. For this reason, we will contribute to the decarbonisation of the energy sector by boosting our solar panel capacity to 250 MWp by 2025 - nearly a threefold compared to the 2021 capacity installed. Renewable energy generated, will be linked to a smart grid system that enables electrification and its integration on-site.

Energy efficiency is based on clear data. An energy monitoring system tracks consumption throughout the WDP property portfolio. Coupled with initiatives such as green energy procurement, smart metering, optimised use of equipment through sensing and LED lighting, we aim to improve energy efficiency of our properties, hence improve our clients' operating costs.

WDP ENERGY. ON TRACK

FULL ROLL-OUT ENERGY MONITORING SYSTEM

REALISED IN 2020

Utilities consumption of the entire WDP portfolio is measured through a digital and real-time energy monitoring system. This analytics-based tool monitors consumption of public utilities such as electricity, gas and water and provides insights into client consumption leading in turn to cost savings on energy bills, and so contributing to an even more sustainable property portfolio. Implementation started in the course of 2018 and now provides insight in the energy consumption of the entire WDP property portfolio (WDP scope 3 greenhouse gas emissions).

WDP has taken smart metering to a next level compared to industry peers. The energy monitoring system forms the perfect basis for a high-performance strategy that will support our energy goals and our clients' sustainability goals. Given the importance in the real estate sector of accurate energy monitoring and data analysis, WDP entered into a strategic partnership through an equity participation with nanoGrid, an energy proptech company.



“BECAUSE
KNOWLEDGE
IS POWER”

WDP DECARB+.

REDUCING OUR ENVIRONMENTAL FOOTPRINT

CARBON REMOVAL & SEQUESTRATION

Investing in carbon removal methods (natural and high-tech strategies) to neutralise our residual emissions.

PREDICTIVE MAINTENANCE

Optimising the performance of installations and selected building components through close monitoring.



CIRCULAR PROCUREMENT

Switching to more sustainable and more circular alternatives for important building components such as concrete, steel, PIR panels and solar panels.

RESPONSIBLE LAND USE

Rendering our brownfield redevelopment expertise more viable. Optimisation of our client's supply chain which can lead to consolidation of multiple activity hubs and/or multi-level developments.

CIRCULAR WAREHOUSE DESIGN

Developing a set of circular design solutions in close collaboration with our architects, designers and construction partners.

MATERIAL DATABASE AND PASSPORT

Developing a material database for our buildings providing an overview of all materials and components used. A passport will allow us to systematically choose the greenest alternative available.

2020

2050 ACTIONS

SCOPE 1 AND 2
CORPORATE OFFICES

Net-zero

MAINTAIN

Result 2025

Net-zero

Initial target net-zero by 2025

SCOPE 1 AND 2
CAR PARK

Net-zero

BY 2030

SCOPE 3
LEASED ASSETS
(DOWNSTREAM)

Net-zero

BY 2040

SCOPE 3
CAPITAL GOODS
(UPSTREAM)¹

Net-zero

BY 2050

1. Embodied carbon emissions from development and renovation activities.

DECARBONISATION, THE ONLY WAY FORWARD

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We acknowledge the impact of our activities on the environment and we prioritise a substantial reduction of our greenhouse gas emissions – our so-called climate footprint.

WDP is going the extra mile by integrating not only the complete building life cycle but also by including impact categories beyond greenhouse gas emissions, such as emissions impacting human life, soil, marine, land and water pollution. We aim for a net positive impact on biodiversity in and around our project sites. That is why our Decarb strategy is '+'. We acknowledge that the decarbonisation process for our development activity is not clear-cut. New technologies and innovations within the value chain of the entire property industry (construction and real estate) will be indispensable to reach the targets set by the EU Green Deal.

Therefore we present an ambitious, but genuine and transparent decarbonisation roadmap. **Transparent** and realistic, as we set clear targets for the 3 scopes (and prior to any carbon removal strategy); **ambitious** as our targets for scope 1 and 2, as well as for scope 3 (downstream leased assets) are set to be reached well before 2050; **genuine** because we acknowledge that for scope 3 (upstream) there is currently no one-size-fits-all solution guaranteeing net-zero by 2050.

WDP DECARB+. ON TRACK

OUR DECARBONISATION ROADMAP: TRANSPARENT, GENUINE AND AMBITIOUS

Our decarbonisation strategy is based on an extensive and scientific data analysis of our entire value chain, with base year 2020 for which we mapped and calculated our entire carbon footprint.

The analysis showed that CO₂ emissions from our own corporate offices and car park (scope 1 and 2) represent less than 1% of the total greenhouse gas emissions from WDP's business. Another important insight is the fact that almost 65% of the climate footprint (scope 3) is driven by our development and renovation activities, whereas the remaining 35% comes from the energy use by our clients in our buildings.

Therefore the decarbonisation roadmap focuses on both the operational and the embodied carbon footprint of our building portfolio. We created an option register for reducing our climate footprint and assessed the different options through Technical Readiness Levels (TRL) and Commercial Readiness Analysis (CRA). Such options were taken into account to develop a pathway with clearly supported decarbonisation targets for the next coming years up to 2050.

WDP climate footprint base year 2020

Scope 1 and Scope 2 <1% of WDP climate footprint

50% energy consumption corporate offices
25 kg CO₂e / m²

50% energy consumption car park
1,150 kg CO₂e / FTE

Scope 3 >99% of WDP climate footprint

55% developments

270 kg CO₂e / m²*

35% energy consumption clients**
17 kg CO₂e / m²*

5% renovations
100 kg CO₂e / m²*

5% solar panels
3,010 kg CO₂e / kWp*

* This climate material footprint calculation includes the upstream greenhouse gas emissions from mining of raw material, processing of the material and transport to the gate of the construction site (cradle-to-gate), in accordance with the methodology of the GHG Protocol.

** This climate energy footprint includes the energy consumption in warehouses by our clients, in accordance with the methodology of the GHG Protocol.

WDP GREEN.

A SUSTAINABLE AND FUTUREPROOF WDP



COMPLIANCE EU LEGISLATION

100%

BY 2027

Result 2025 on track

Initial target

Adoption of TCFD Recommendations by 2024

GREEN FINANCING

>75%

Annual target

Result 2025 83%

Initial target >75% by 2025

Result 2022 36%

GREEN CERTIFIED ASSETS

>75%

Annual target

Result 2025 72%

Initial target >75% by 2025

Result 2022 26%

ESG BENCHMARK PERFORMANCE



GOLD MAINTAIN



INCLUSION MAINTAIN



AA MAINTAIN



A- (Climate) MAINTAIN



PRIME C MAINTAIN

BUILDING A GREEN LOGISTICS PORTFOLIO

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Having bolstered our ambitions by setting net-zero targets on scope 1, 2 and 3, we aim to mobilise green capital, which will be a leading norm in WDP's strategy.

To establish a green building strategy, WDP will carry out green certifications on at least 75% of the property portfolio by 2025. However, WDP's objective is to meet the 2050 net-zero ambitions of the EU Green Deal. For this reason, all new developments as from 2022 will be at least BREEAM Very Good certified. We strive to maximise our efforts in accordance with the EU Taxonomy.

We continuously benchmark all our activities, performance and progress to world leading indices. WDP will maintain or improve its existing ESG benchmark scores. Moreover, WDP commits to have its targets validated in 2022 by the Science Based Targets initiative in accordance with their Net-Zero Standard.

Moreover, as a long term real estate owner, we wish to further improve the resilience of our buildings and enhance climate adaptation by ensuring that our buildings are resilient to extreme weather events (floods or droughts, sea level rise, extreme wind, hurricanes etc.). Therefore, WDP will conduct scenario analysis on physical and transitional risks in the near future. Next, we also commit to implement the recommendations of the Task Force on Climate-related Financial Disclosures (TCFD), assessing and mitigating climate change risks across our portfolio, as well as providing our stakeholders with accurate data on relevant climate related risks and opportunities. We aim to fully comply with this framework by 2024.

WDP GREEN. ON TRACK

GROWTH THROUGH GREEN FINANCING

WDP has a deep-rooted dedication to improve the efficiency of its portfolio and buildings with a long-term ESG strategy. In order to make greater commitments through its financing, WDP has increased its allocation of green financing into green buildings and energy efficiency programs. In 2018, WDP published its first Green Bond Framework in line with market best practice. That same year, WDP was the first Belgian corporate and REIT to issue a Green US Private Placement of 100 million euros. Later that year, WDP and the EIB signed a financing package of 150 million euros dedicated to modernise logistics infrastructure in Romania. As of 31 December 2021, the share of WDP's outstanding debt categorised as green further increased to 36%.



GREEN
FINANCING

800mio€

**36% of total
outstanding debt**



ELIGIBLE GREEN
ASSETS

1.5bn€

**26% based on the
fair value of the portfolio**

WDP SUSTAINABILITY JOURNEY

2007: LAUNCH SOLAR ENERGY PROJECT

Early adoption of a corporate renewable energy strategy, which has become a key contributor to energy efficiency and pollution prevention.

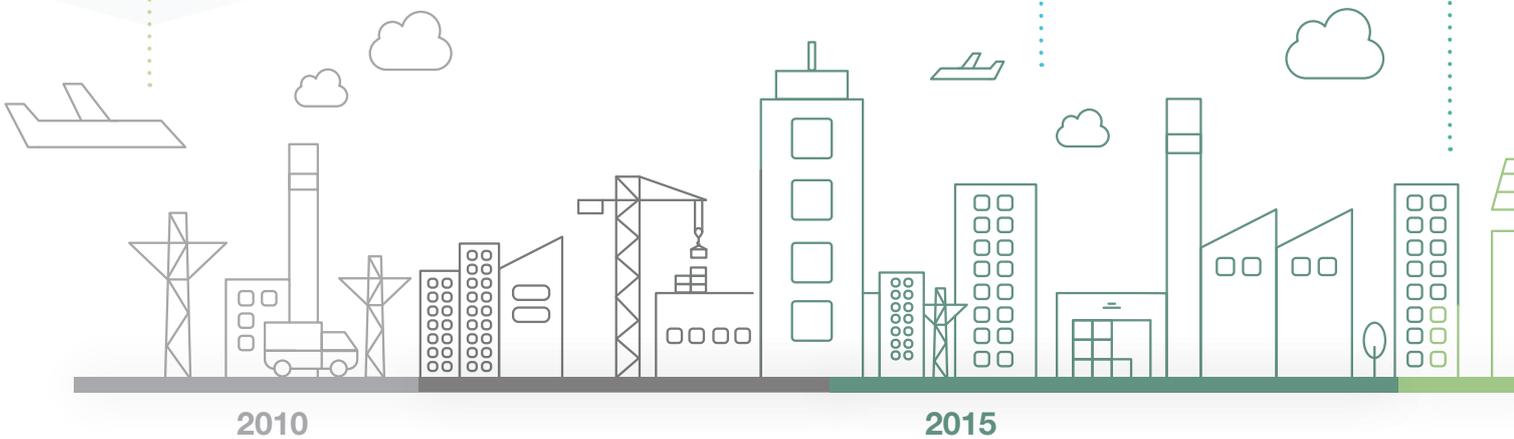


2018: GREEN BOND

Launch and publication of a Green Financing Framework and the first Green US Private Placement by a Belgian corporate (100 million euros).

2016-17: CORPORATE ACTIVITIES STEPPING AWAY FROM FOSSIL FUELS

WDP wants to lead by example through the decarbonisation of its corporate offices in Belgium, the Netherlands and Romania. As one of the initiatives, WDP invested 1.5 million euros for amongst others a geothermal installation in the Belgian headquarter.



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2022: WDP CLIMATE ACTION PLAN

Next level action plan – ambitious but realistic based on scientific data analysis of our entire value chain that encompasses 12 dimensions impacting WDP’s environmental footprint, namely:

- ◆ land use
- ◆ material use
- ◆ resilient buildings
- ◆ energy use
- ◆ biodiversity
- ◆ air pollution
- ◆ light
- ◆ waste
- ◆ water use
- ◆ noise
- ◆ soil pollution
- ◆ water pollution

2018: ROLL-OUT ENERGY MONITORING SYSTEM

The decision to roll out an energy monitoring system throughout the entire property portfolio, signaled the start of the development of the WDP Climate Action Plan. Because knowledge is power.

% Coverage of the energy monitoring system

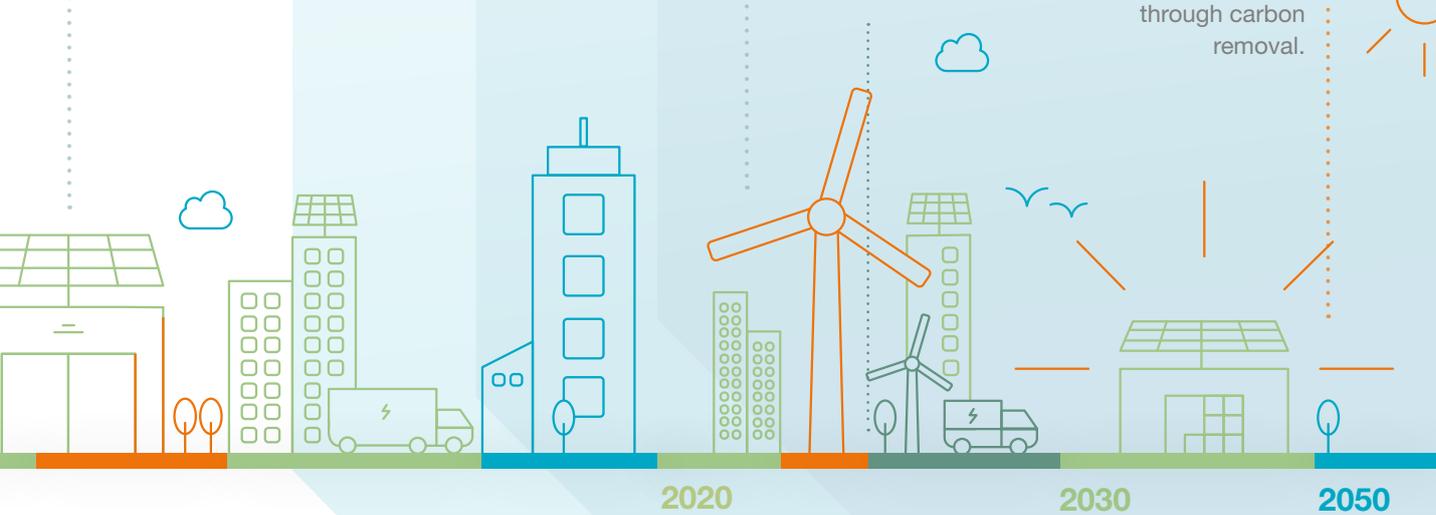


2021: DJSI EUROPE INCLUSION



2030-50: NET ZERO

Maximising the reduction of our CO₂ emissions scope 1, 2 and 3 and neutralising residual emissions through carbon removal.



2020

2030

2050



“SUSTAINABILITY IS A WAY OF DESIGNING,
A WAY OF DEVELOPING, A WAY OF DOING BUSINESS.
WE HAVE IT M.A.D.E. FOR FUTURE.”

TOWARDS A
WAREHOUSE OF THE FUTURE

Discover the technology energy efficiency
and sustainability measures.



WDP

WAREHOUSES WITH BRAINS