

**WDP ANNOUNCES TWO REFERENCE TRANSACTIONS IN THE NETHERLANDS FOR 70 MILLION EUROS VIA ACQUISITION STRATEGIC DISTRIBUTION PLATFORM AND NEW PRE-LET DEVELOPMENT PROJECT**

**IDENTIFIED GROWTH IN THE 2013-16 GROWTH PLAN AT 60% OF TARGET**

**WDP announces two new investments in the Netherlands, together accounting for an investment budget of some 70 million euros. On the one hand, WDP will realise a sale and rent back transaction with Action for a brand new distribution centre of around 73,000 m<sup>2</sup> in South Limburg. On the other hand, a new development project of more than 17,000 m<sup>2</sup> will be started in the Gelderland region, tailor-made for a multinational. WDP expects these transactions to generate an initial gross rental yield of some 7.2%.**

**These transactions within the Benelux home market imply that currently 60% of the targeted portfolio growth in the context of the 2013-16 strategic growth plan has been identified.**

**Strengthening the market leadership position in Benelux by means of two reference transactions**

In the Netherlands, specifically in the South Limburg region, WDP acquires the distribution centre of Action, known as one of today's most successful non-food discount retailers in the Netherlands, Belgium, France and Germany. As part of its continued expansion, Action has created a suitable second distribution platform for supplying its shops in Belgium, France and Germany. This new distribution centre (DC) is centrally located in Echt (Susteren), in South Limburg. Approximately six hundred people are expected to be active in this brand new DC. In an initial phase, Action will have a building with some 58,000 m<sup>2</sup> of warehouses (excluding offices and mezzanine). Then, a second phase of some 15,000 m<sup>2</sup>, planned for completion in Q2 2015, will be developed. WDP is acquiring this site from Action by means of a sale and rent back operation with a fixed lease of fifteen years.



The first phase will be completed and transferred to WDP at the start of June 2014, and the extension will be realised and taken over by WDP in April 2015. The transaction is still subject to a number of conditions precedent. The reorganisation and centralisation of logistics chains are increasing the demand for so-called XXL distribution centres. Such centres are now highly sought after, but are scarce in the densely populated region of the Netherlands and Belgium. The XXL platform for Action therefore reinforces the diversity and the services within WDP's portfolio.

WDP will also realise a new construction project in the Gelderland region. This is a new to be realised distribution centre with storage totalling 17,000 m<sup>2</sup>, excluding offices and mezzanine. The multinational leasing the site specifically prefers this location, since the site is located strategically for supplying its Dutch and German clients. WDP foresees a phased completion starting from the second quarter of 2015, with final completion in August later that year on the basis of a fixed long-term lease of ten years. The transaction is still subject to a number of conditions precedent.

#### **Supporting the 2013-16 growth plan and increasing diversity in the portfolio**

The two projects include a total investment cost of more than 70 million euros, spread between now and August 2015, with an average initial yield after completion of some 7.2%. These transactions imply that, after less than eighteen months, approximately 60% (some 370 million euros) of the planned growth in the context of the 2013-16 growth plan has been identified.

*"Both acquisitions underline the power of WDP to continue to strengthen its position in the Benelux home market on the basis of a variety of investments", added CEO Joost Uwents.*

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*WDP, a real estate investment trust, develops and invests in logistic property (warehouses and offices). WDP has a portfolio consisting of more than 2 million m<sup>2</sup> of properties. This international portfolio of semi-industrial and logistics buildings is spread over some 100 sites located in prime logistics hubs for storage and distribution in Belgium, the Netherlands, France and Romania. More information about WDP can be found at [www.wdp.be](http://www.wdp.be).*

*WDP Comm. VA – Public closed-end property investment company with fixed capital under Belgian law  
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