

**WDP ADDS LUXEMBOURG TO ITS PROPERTY PORTFOLIO AS NEW CORE MARKET
NOW ACTIVE IN ALL BENELUX COUNTRIES**

WDP is adding a new core market to its property portfolio, namely the Grand Duchy of Luxembourg. WDP is thus capitalising on the potential of this region as multi-modal hub for Europe, generated largely by the Grand Duchy that has undertaken considerable efforts in recent years in support of the logistics sector. The property specialist can immediately announce a first acquisition, and also an option on concession land with development potential (subject for pre-lettings).

Existing building on a site with development potential in the *Eurohub Sud* logistics park

WDP becomes co-owner of a company holding the rights to an existing building of approximately 26,000 m² belonging to the joint venture S.O.L.E.I.L S.A. and leased to Ampacet, a global producer of colour master batches for plastics. The production activities of



Ampacet are also located in the proximity of the *Eurohub Sud* logistics park in Bettembourg-Dudelange. Ampacet's freight delivery activities for the EMEA zone are located in the leased building. In addition, the S.O.L.E.I.L. site, located in the *Eurohub Sud* logistics park, offers immediate development potential for an additional 26,000 m² (subject to future pre-letting agreements).

The investment budget (based on 100% of the investment) amounts to around 22 million euros. Ampacet leases the existing building based on a lease with a remaining period of three years. WDP is thus assuming an initial yield for this investment of around 7%.

This transaction will take place through the acquisition of 55% of the shares in the joint venture S.O.L.E.I.L. SA. The remaining 45% is in the hands of the Grand Duchy of Luxembourg, which will

remain joint venture partner. The closing of the transaction is expected at early 2017 and is subject to a number of customary conditions precedent. S.O.L.E.I.L. SA holds the concession for a European multimodal logistics property situated in the *Eurohub Sud* logistics park in Bettembourg-Dudelange. This logistics park should be seen as a complement to the multimodal terminal (rail/route) providing, among other things, handling for the transport of containers, swap bodies and semi-trailers from road to rail and vice versa.

Development potential at the *Eurohub Centre* logistics park near the Cargo center at Luxembourg airport

WDP is also acquiring an option on a concession plot in the immediate vicinity of the Cargo airport of Luxembourg, with development potential for a building of approximately 50,000 m² on the basis of pre-leasing. This concerns a plot with an area of approximately 9 ha, owned by the Grand Duchy of Luxembourg, located in the *Eurohub Centre* logistics park in Contern. The commercialisation of this location will be initiated shortly.

The Grand Duchy of Luxembourg, logistics sector partner

Logistics is one of the cornerstones of the Luxembourg government's economic diversification policy, intended to drive growth and employment.

To this effect, the Luxembourg authorities have been aiming for years to convert the country into an intercontinental and multimodal platform in Europe for the value-added logistics sector.



Luxembourg combines numerous advantages, including the ability to manage flows from different means of transport (rail, road, water/sea and air) to multimodal hubs that can guarantee an effective supply chain to the whole of Europe. In addition, Luxembourg has launched a policy of multi-product specialisation within the logistics sector by developing logistics solutions for products that require dedicated logistics services, such as pharmaceutical products or valuable items.



In this regard, the implementation of a certified *Good Distribution Practice* solution for the transport of pharmaceutical products and the creation of a *Luxembourg Freeport* for valuable items have strengthened Luxembourg's logistics platform. The logistics park is also set to be further developed with the finalisation of the new multimodal terminal

(rail/road), supported by a network of continuously developing combined transport links, making Luxembourg a forward port for Europe's large sea ports. All these developments make Luxembourg an ideal logistics platform at the heart of Europe for its neighbouring countries, and by extension, other European countries.

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Image gallery: www.wdp.eu/pictures

WDP develops and invests in logistics property (warehouses and offices). WDP's property portfolio amounts to more than 3.1 million m². This international portfolio of semi-industrial and logistics buildings is spread over more than 150 sites at prime logistics locations for storage and distribution in Belgium, France, the Netherlands and Romania. More information about WDP can be found at www.wdp.eu.

WDP Comm. VA – BE-REIT (Public Regulated Real Estate Company under Belgian law).
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