



PRESS RELEASE
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ULTRAMODERN DISTRIBUTION CENTRE FOR WEHKAMP.NL IN ZWOLLE

WDP firms up details for the first of three projects recently announced for the Netherlands. In Zwolle, the project is taking off with the construction of a new BREEAM-certified e-commerce warehouse with a surface area of about 35,000 m², fully customised for wehkamp.nl, the Netherlands' largest online department store. This distribution centre will replace the current wehkamp.nl distribution centre in Dedemsvaart. The cooperation is based on a fixed 15-year lease starting as soon as the entire distribution centre is operational (from autumn 2015) and provides a rental yield of about 8% for WDP.

Warehouse of the future

The development of this ultramodern, central order picking warehouse for e-commerce requires the cooperation of WDP (as developer and real estate investor), wehkamp.nl (as final tenant) and KNAPP (as order picking systems specialist). The project requires an investment on behalf of WDP of about 25-30 million euros with reference to phase I of the building. Furthermore, the tenant, wehkamp.nl, will invest over 70 million euros in accommodating the warehouse – which will be fully automated so that it may become the largest automated online retail distribution centre in the world.





Taking into consideration that this property will qualify for a BREEAM rating, the distribution centre fits into WDP's strategy of sustainability and long-term vision. The implementation of energy-friendly measures, such as heat and cold storage, induction, a heat pump, radiant panels and photovoltaic installations, is currently being explored. For the financing of this sustainable project, WDP was able to bolster its cooperation with Triodos, which provides specific financing for sustainable projects. As such, the bilateral bullet investment loan, with a remaining term of five years, was increased by 15 million euros.

Wehkamp.nl has entered into a fixed 15-year commitment to this ambitious project, starting as soon as the distribution centre is operational (planned for autumn 2015). WDP expects a rental yield of about 8%.

This is the second site in Zwolle for WDP after the expanding distribution centre for Kuehne + Nagel - and the location is no coincidence. The City of Zwolle is working together with entrepreneurs in the province of Overijssel as part of its continuing development as a logistics hub in the Netherlands. This cooperation is stimulating economic development in the region of Zwolle.

Gert van de Weerdhof, CEO of wehkamp.nl: *"With this new logistic centre, we can further strengthen our position as an online retail market leader in the Netherlands. We are pleased with WDP as a real estate partner, not only because of its expertise in logistic real estate, but also because of its tailor-made approach and focus on sustainability."*

"We are glad to participate in this ground-breaking project, where the concerted effort of the three parties forms the foundation for this warehouse of the future," says Joost Uwents.

"This is also a prestigious project for KNAPP, based entirely on our core technology, the OSR Shuttle™. The strategy of 'Making complexity simple' fully comes to life in this project," says René Wolters, Managing Director of KNAPP Benelux BV.

Wehkamp.nl and KNAPP in brief

With 1.7 million regular customers, some 122 million annual visitors and well over seven million deliveries a year, Wehkamp.nl, one of the underlying brands of RFS Holland Holding BV, is the Netherlands' largest online department store.

KNAPP is an international player in the field of warehouse automation and intra-logistic solutions. Customers from all over the world in the pharmaceutical, fashion, cosmetics, retail (food/non-food), office, tools and spare parts and 3PL sectors rely on KNAPP's experience and innovative strength.

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Image gallery: <http://www.wdp.be/en/wdp/about/press>

Download the 3D animation of this project: <http://youtu.be/Q5eie0lgccY>

WDP, a real estate investment trust, develops and invests in semi-industrial and logistics property (warehouses and offices). WDP has a portfolio consisting of more than 2 million m² of properties. This international portfolio of semi-industrial and logistics buildings is spread over more than 100 sites located in prime logistics hubs for storage and distribution in Belgium, France, the Netherlands and Romania. More information about WDP can be found at www.wdp.be.

*WDP Comm. VA – Public closed-end property investment company with fixed capital under Belgian law
Company number 0417.199.869 (Brussels Trade Register)*
