



PRESS RELEASE
Monday 25 March 2013, 7.00 am

**OPTIMISATION EXERCISE IN LONDERZEEL FOR FOUR CUSTOMERS COMBINING A NEW
DEVELOPMENT, RENOVATION, REDEVELOPMENT AND RELOCATION PROJECT**

**INVESTMENT OF 21 MILLION EUROS. THEREFORE THE PIPELINE OF PRE-LEASED PROJECTS AMOUNTS
TO MORE THAN 30 MILLION EUROS**

To provide a number of customers with more suitable accommodation and infrastructure, WDP formulated a challenging combination exercise in Londerzeel. With its presence at three different sites within this location, these sites will simultaneously be subject to new development, relocation, renovation and redevelopment.

Through this creative solution, WDP can further improve the occupancy rate, develop new projects on the basis of long-term lease contracts, and improve the quality of existing sites. In addition, the pipeline of pre-leased projects has expanded by 21 million euros to more than 30 million euros.

Combination of new development, renovation, redevelopment and relocation within the WDP portfolio

WDP is entering into various new long-term lease contracts with existing and new customers following the completion of a challenging optimisation exercise for its various sites in Londerzeel. This combination project in Londerzeel can be seen as the realisation of a creative solution that provides a win/win for both WDP and its customers.

Specifically, the exercise will include the following steps:

- The starting shot was fired with the recent acquisition¹ of a site in Londerzeel by means of the partial demerger of Immo Weversstraat. After its short-term lease contract expires, *Crown-Baele*, a producer of bottling machines, will move to the historical WDP site on the Nijverheidsstraat, adapted to the industrial activities of this customer. Crown-Baele is entering into a fixed term engagement of nine years.

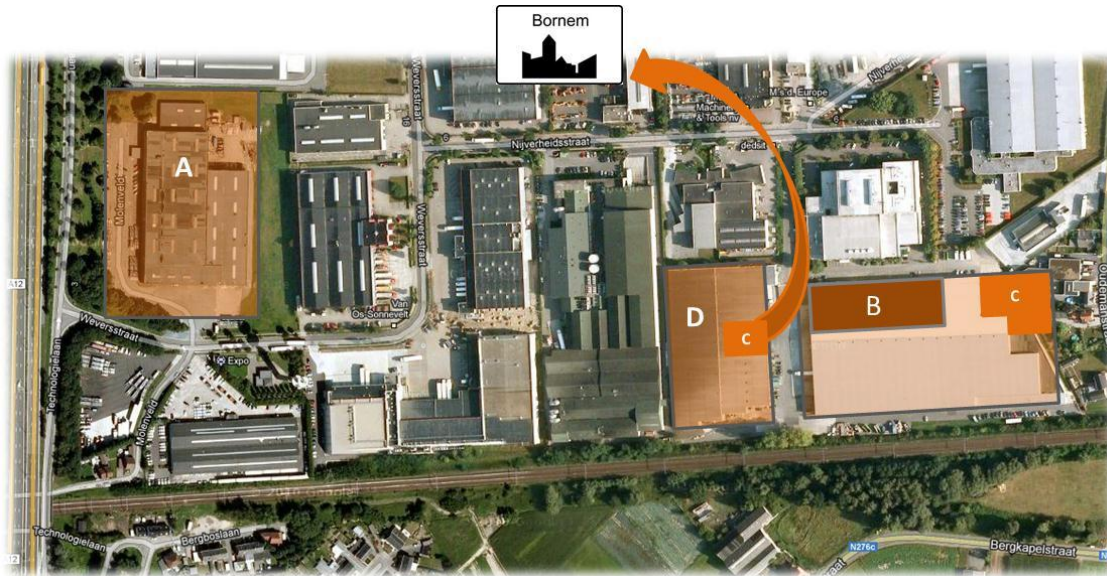
¹ See press releases dated 23 July 2012 and 21 September 2012.



- Then, the old buildings on the Weversstraat will be demolished and the site will be cleared, after which the construction of a modern logistics complex can be started. In this perspective, WDP has concluded a lease contract with a fixed term of six years with logistics service provider *Colfridis*, currently a tenant in the historic site in Londerzeel, for the construction of a tailor-made warehouse of 14,500 m² with high visibility next to the A12 motorway. Consequently, the old industrial site is being revitalised and customised for the logistics activities of today.

- Another tenant on the Nijverheidsstraat, *Davigel*, a specialist for kitchen professionals and part of the *Nestlé* food group, will centralise its activities in the buildings of WDP along the Rijksweg (N16) in Bornem. The available office space there is thus suitably occupied. The office space on the first floor will be completed, and a refrigerated warehouse space will be constructed on the ground floor, which also follows the conclusion of a nine-year lease contract.

- A second part at Nijverheidsstraat 13 will be redeveloped, with a state of the art deep-freeze warehouse accommodating 20,000 pallet spaces for *Lantmännen Unibake*, an international bakery group, on the basis of a twenty-year lease contract. This enables a new customer to be welcomed into the WDP portfolio.



- A: Crown Baele's relocation, demolition and clearance of the old site - construction of a new warehouse for Colfridis
B: light renovation - Crown Baele moves into an adapted industrial complex
C: Davigel centralises its activities by relocating to Bornem. Now there is room for a newly built warehouse at D
D: construction of a state of the art deep-freeze warehouse for Lantmännén Unibake

WDP expects to be able to complete steps A, B, and C no later than Q1 2014, and phase D in Q1 2015 at the latest. The out-of-pocket cost provided for the realisation of these projects is estimated at 21 million euros. WDP expects to realise a return of 8% on the total investment. After the announcement of three pre-leased projects (in Nijvel, Zwijndrecht and Aalst) in the publication of the 2012 annual results, the pipeline of investment projects has now been increased by 21 million euros to more than 30 million euros, with expected contribution to the result in 2014 for phases A , B, and C, and in 2015 for phase D.

Logistics total solution and portfolio optimisation

WDP CEO Joost Uwents: *"The complex optimisation exercise that we offer here to four tenants, in which we can simultaneously satisfy the various needs of our customers, is a prototype example of how we can provide our tenants with a total solution from our highly diversified portfolio, by thinking together with them flexibly and for the long term. Our extensive portfolio of strategic buildings and deep roots in the market as a long-term real estate partner for our customers make this win/win solution possible."* *"These new investment projects also support our new proposed growth plan for 2013 to 2016 as announced last month",* Joost Uwents added.

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Image gallery: www.wdp.be/relations/pressmedia

Optimisation exercise in Londerzeel:

<http://www.wdp.be/uploads/Londerzeel - optimisation exercise.jpg>

WDP, a real estate investment trust, develops and invests in semi-industrial and logistics property (warehouses and offices). WDP has a portfolio consisting of approximately 2.0 million m² 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, 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)*
