

CAPITAL MARKETS DAY

13-14 SEPTEMBER

'23



WDP

CONFIDENT FOR WHAT LIES AHEAD

AGENDA

1.0 LOGISTICS REAL ESTATE ENVIRONMENT

Our challenges and opportunities

2.0 STRATEGY

Maintaining a strong conviction in our ambitions

3.0 SOLID ANCHORS

Confident for what lies ahead

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1.0

LOGISTICS REAL ESTATE ENVIRONMENT

Our challenges and opportunities

TURNING CHALLENGES ...

Land scarcity Restrictive permitting

Labour shortages and well-being

Availability of warehouses

High development cost

Grid connection

Supply chain disruptions

Decarbonisation of transport

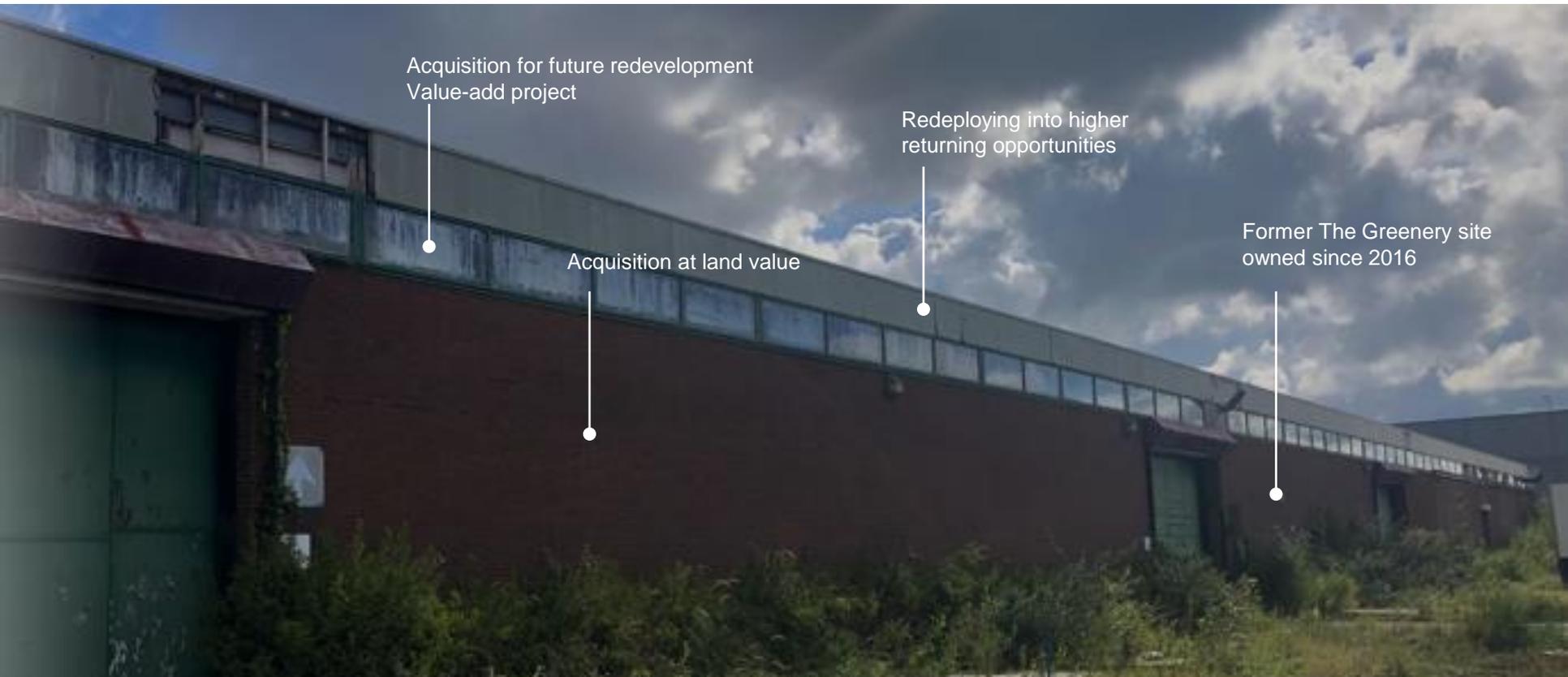
... INTO OPPORTUNITIES

Warehouse design Brownfield redevelopments
Omnichannel supply chain
Automation Enhancing sustainability
Warehouse site as powerhouse
Stay- and reshoring
E-transport

Using limited space inventively

Stacking is smarter. Multi-layer warehouses respond to scarce land availability.

The Netherlands - De Lier
De Jong Verpakking



Acquisition for future redevelopment
Value-add project

Acquisition at land value

Redeploying into higher
returning opportunities

Former The Greenery site
owned since 2016

The Netherlands - De Lier

De Jong Verpakking



● Reduced emissions ● Optimised supply chain



State-of-the-art brownfield redevelopment 2019-23
CAPEX 54 million euros

Strategic location at the heart of their clients

Directly connected with existing site of de Jong Verpakking (part of Stora Enso), resulting in supply chain optimisation

83,000 m² GLA on 56,000 m² ground surface area (over 100,000 m² of surface area saved by building vertically)

Fully automatic roll storage and conveyor

Solar panels
Gasless

Green Mobility Hub

Electrification leads to a higher need for electrical power, underpinning the potential role of warehouses as powerhouse



Belgium - Zellik

VPD



- Reduced emissions
- Optimised supply chain

Circular energy process with battery storage

10 fast charging points for delivery vans and trucks

Solar panels enable energy hub to run entirely on green energy

17 charging points for cars

Urban logistics distribution centre
Prime urban location 10km from Brussels





Sustainability is decisive factor in our client's business strategy and property, driven by cost reduction and regulations.

Transport represents the majority of client's GHG emissions.

Logistics real estate as a perfect fit for energy generation and charging cars, vans and trucks



Location, more strategically valuable than ever

The 24/7 consumer expects fast and flexible delivery and a wide product range. This requires adjustments to the logistics network and enhanced automation.

The Netherlands - Barendrecht
Albert Heijn



- Reduced emissions
- Optimised supply chain



Fully automated Home Shop Center to improve efficiency and customer satisfaction

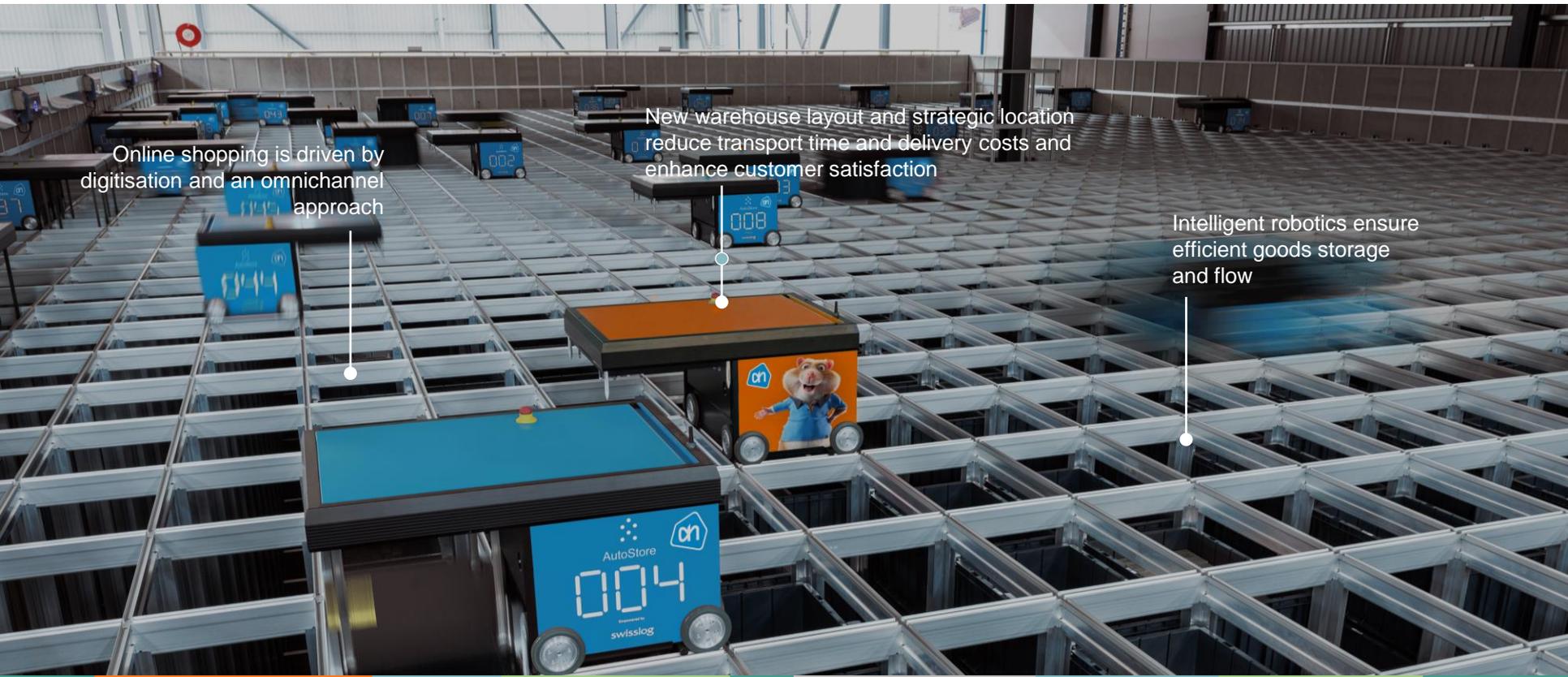
27,000 m² warehouse space adapted to automation infrastructure

45,000 orders per week are being delivered to the customers' homes

Solar panels
Gasless warehouse and offices

The Netherlands - Barendrecht

Albert Heijn



Online shopping is driven by digitisation and an omnichannel approach

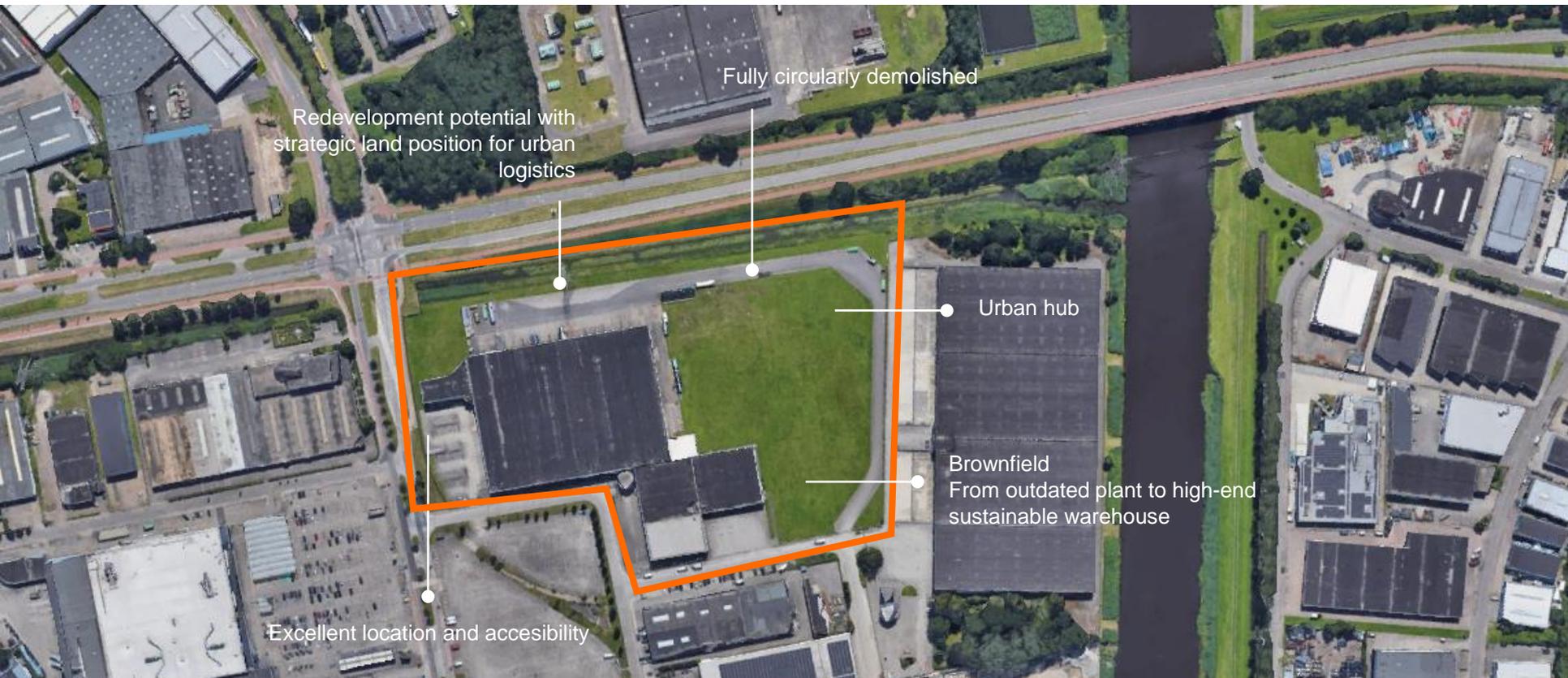
New warehouse layout and strategic location reduce transport time and delivery costs and enhance customer satisfaction

Intelligent robotics ensure efficient goods storage and flow

Sustainable impact through development

Future-proof developments take care of employee well-being and project a positive impact on biodiversity through plot and warehouse layout.

 The Netherlands - Breda
Prinsenhil Logistics Park



Redevelopment potential with strategic land position for urban logistics

Fully circularly demolished

Urban hub

Brownfield
From outdated plant to high-end sustainable warehouse

Excellent location and accessibility



The Netherlands - Breda

Prinsenhil Logistics Park



- Reduced emissions
- Optimised supply chain
- Health, safety and well-being



Fully automated
Home Shop Center to improve
efficiency and customer satisfaction

26,000 m² lettable area
for delivery mid-2024

Sustainable and nature-inclusive business
location, reinforcing the local biodiversity



The Netherlands - Breda

Prinsenhil Logistics Park



● Reduced emissions ● Optimised supply chain ● Health, safety and well-being



Energy efficient LED lightning

3.5 MWp solar panels
Gasless
Energy monitoring

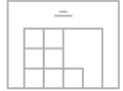
Plot and building layout
improve employee well-being

BREEAM certified and A+++ energy label

Water-efficient
landscaping and irrigation
systems

Optimising client's storage space and real estate cost through high-end redevelopment

Testimonial



LEASED AREA PREVIOUSLY



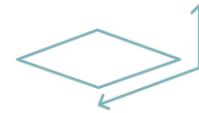
Existing warehouse

NEW LEASED AREA



After redevelopment

ENHANCED STORAGE EFFICIENCY
&
COST OPTIMISATION FOR OUR CLIENT



-20% m²

+20% m³



-20%

TOTAL
ENERGY & RENTAL COST

Redevelopment leading to value-add property

Multimodal logistics serving goods flow efficiency

The Netherlands - Amsterdam
Schiphol airport – Second line airside



● Reduced emissions ● Optimised supply chain



Design fully focused on Air cargo
Large spans (6 columns in entire hall)
ULD equipment (unit loading device)
Roller tracks to transport the aircraft panels through the hall

Fully automatic roll storage and conveyor

100% emission-free
Gasless building
Solar panels and heat pump

Redevelopment
10,000 m² GLA

TAPA ready

The Netherlands - Amsterdam
Schiphol airport – Second line airside



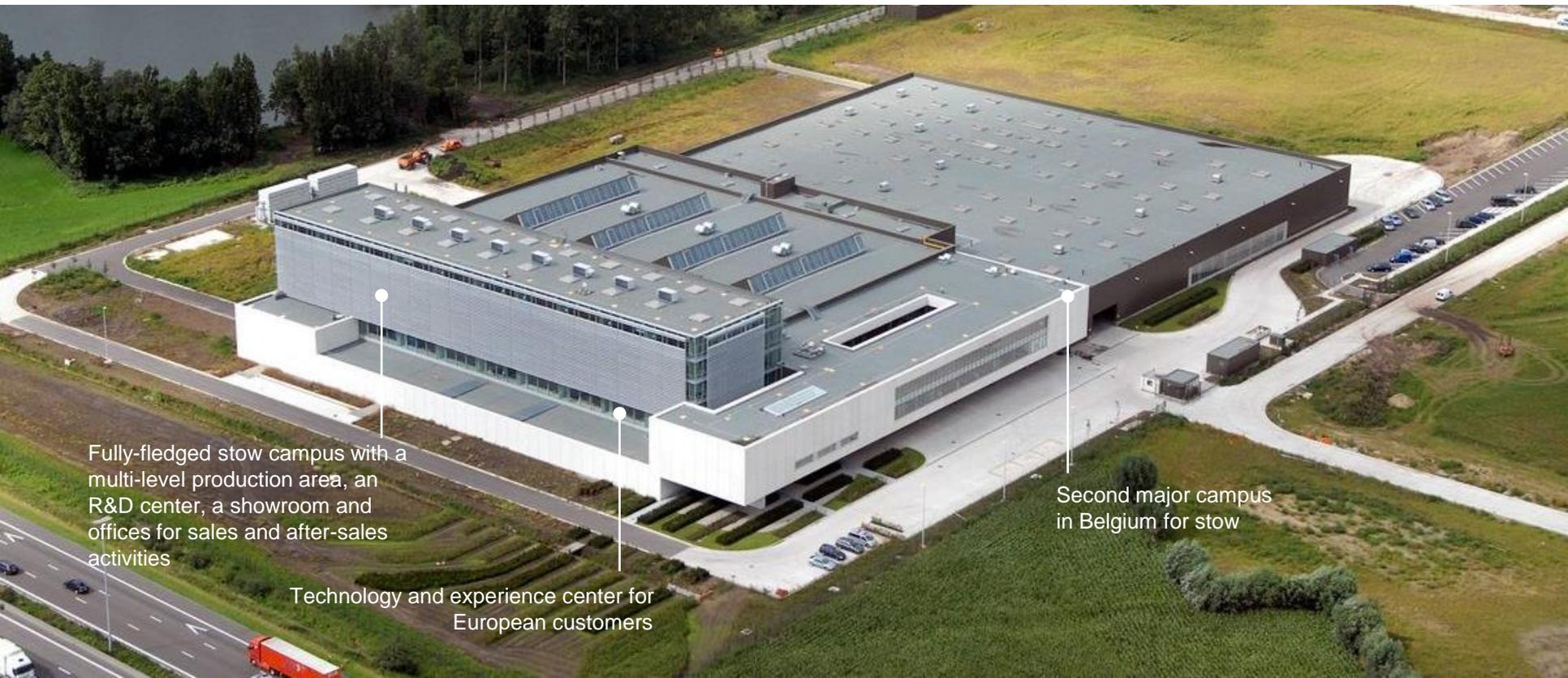
Acquisition of existing warehouse (2001) for Kuehne+Nagel



Stayshoring

Supply chain strategies are being reconsidered, a.o. bringing production closer to home or prevent them from leaving

Belgium - Lokeren
stow Robotics



Fully-fledged stow campus with a multi-level production area, an R&D center, a showroom and offices for sales and after-sales activities

Technology and experience center for European customers

Second major campus in Belgium for stow

A NEW LOGISTICS REALITY



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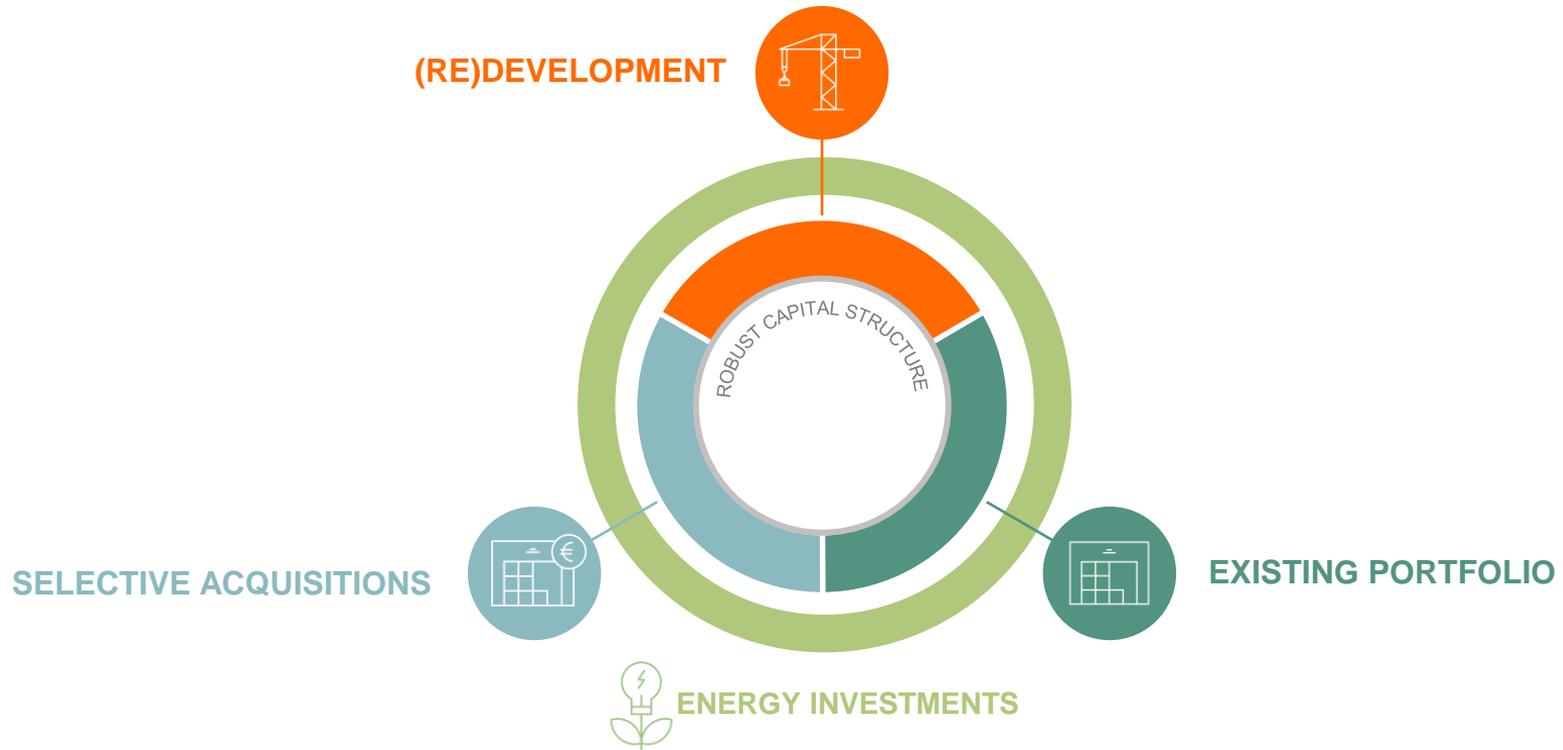


2.0

STRATEGY

Holding a strong conviction in the potential

OUR COMPASS FOR PROFITABLE GROWTH



TOWARDS A UNIQUE PAN-EUROPEAN PLATFORM



WDP Port of Dunkirk

90,000 m² GLA on concession land

Direct access to waterways, railways
and international road network

Part of Norlink Ports



WDP Logilink

20,000 m² GLA

Linking Benelux - Germany - Nordics

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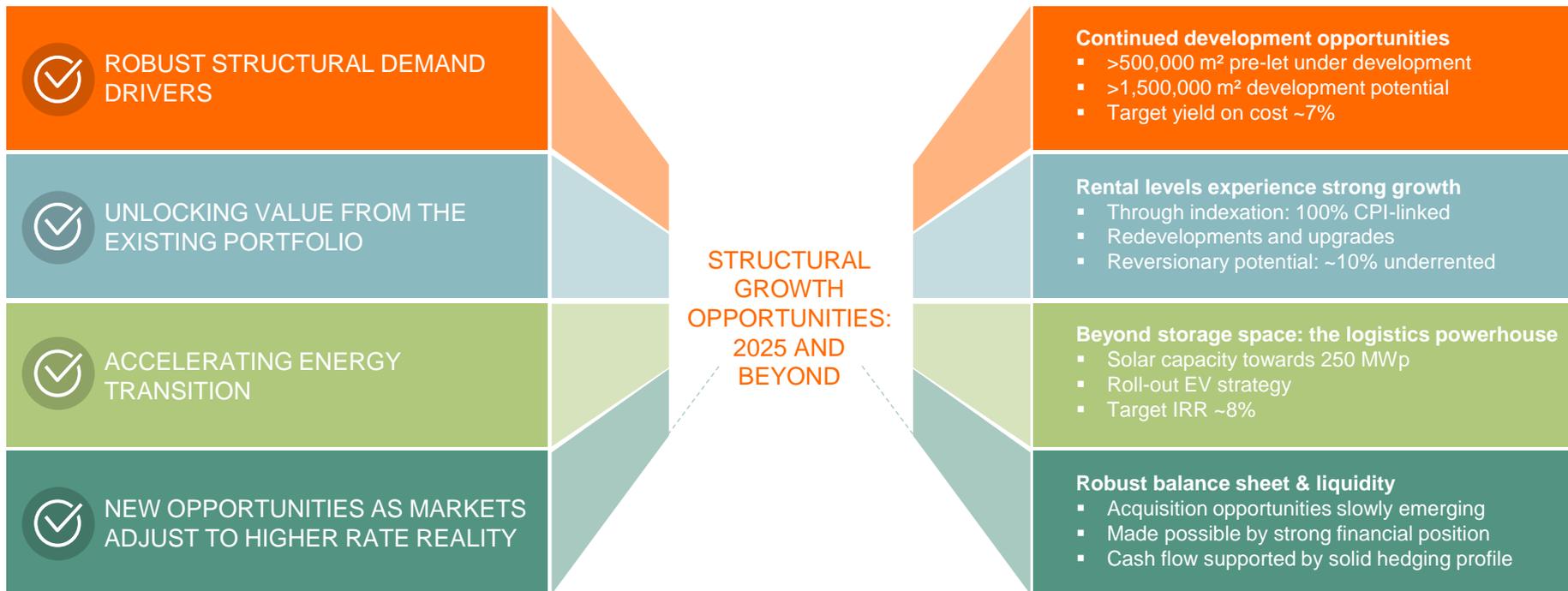


3.0

SOLID ANCHORS

Confident for what lies ahead

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ROBUST BALANCE SHEET AND STRONG LIQUIDITY

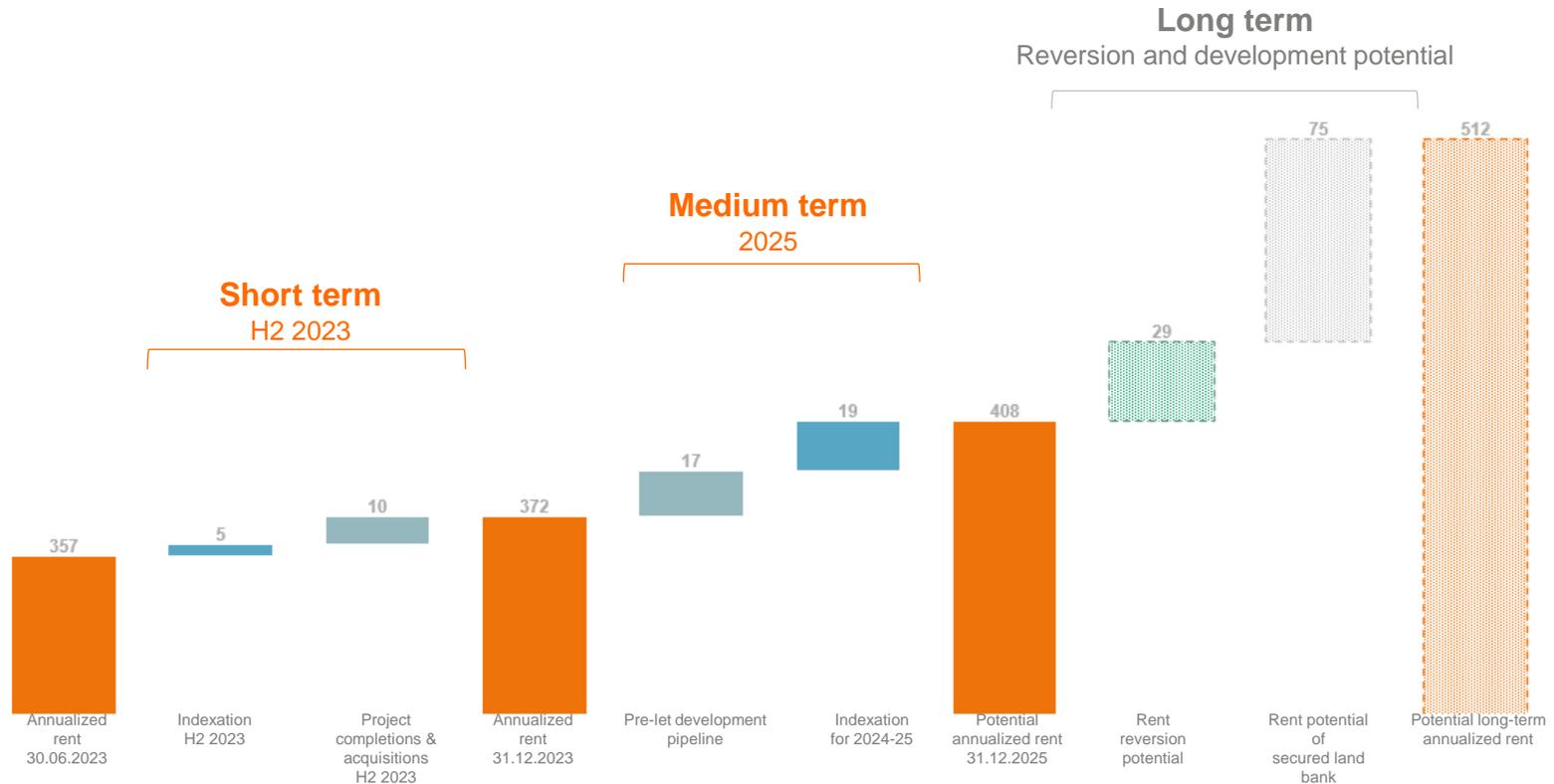
7.3x
NET DEBT /
EBITDA (adj.)

1.5bn euros
LIQUIDITY

100%
HEDGE RATIO

Baa1 / BBB+
CREDIT RATING

UNDERPINNED BY RENTAL INCOME POTENTIAL⁽¹⁾



(1) The information in this chart is not construed as a profit forecast or guidance of any kind and should therefore not be read as such and is thus solely intended for illustrative purposes. It depicts the short- and medium-term impact of indexation based on economic forecasts and the impact of the committed development pipeline, and the theoretical potential of rent reversion and rent from buildable surface of uncommitted projects on the land bank.



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Q&A