

CAPITAL MARKETS DAY

13-14 SEPTEMBER

'23



BEYOND STORAGE SPACE:
THE LOGISTICS POWERHOUSE

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WDP

AGENDA

- 1.0 BOOSTING PRODUCTION PIVOTAL IN ACCELERATING E-MOBILITY
- 2.0 BEYOND STORAGE SPACE: THE LOGISTICS POWERHOUSE
- 3.0 Q&A

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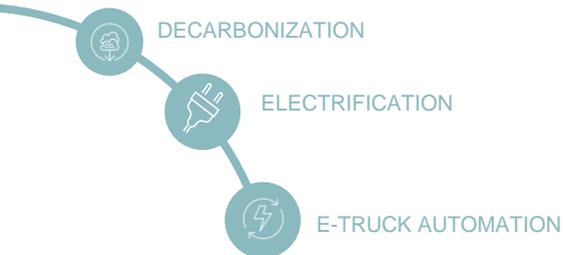
1.0

BOOSTING PRODUCTION PIVOTAL IN ACCELERATING E-MOBILITY

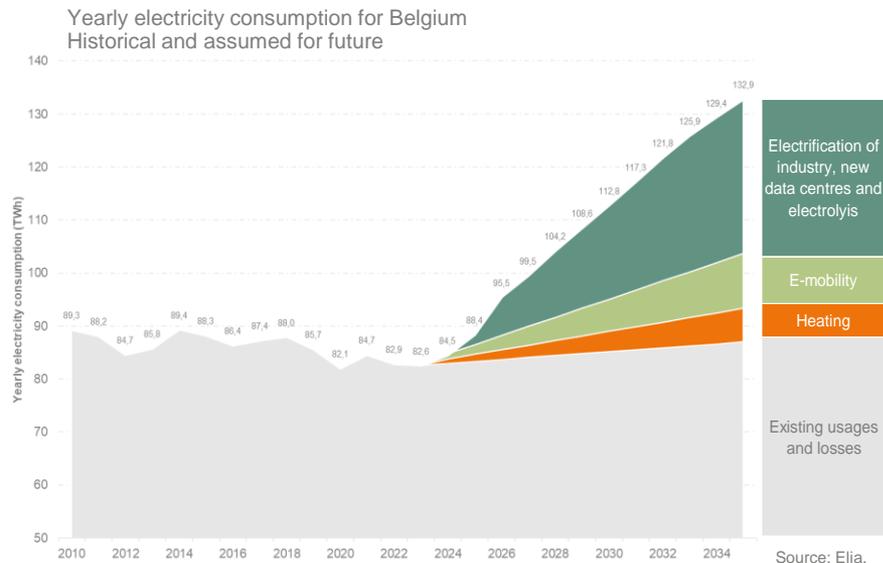
ELECTRIFICATION LEADS TO A HIGHER NEED FOR ELECTRICAL POWER

Europe's turnaround in electrification underpin the potential role of warehouses as powerhouse

E-TRANSPORT WILL SIGNIFICANTLY INCREASE OUR CLIENT'S ENERGY CONSUMPTION UP TO 3x



THESE CHANGING DYNAMICS PUTS LOGISTICS REAL ESTATE IN THE CENTER OF BECOMING THE ENERGY SUPPLY OF THE FUTURE



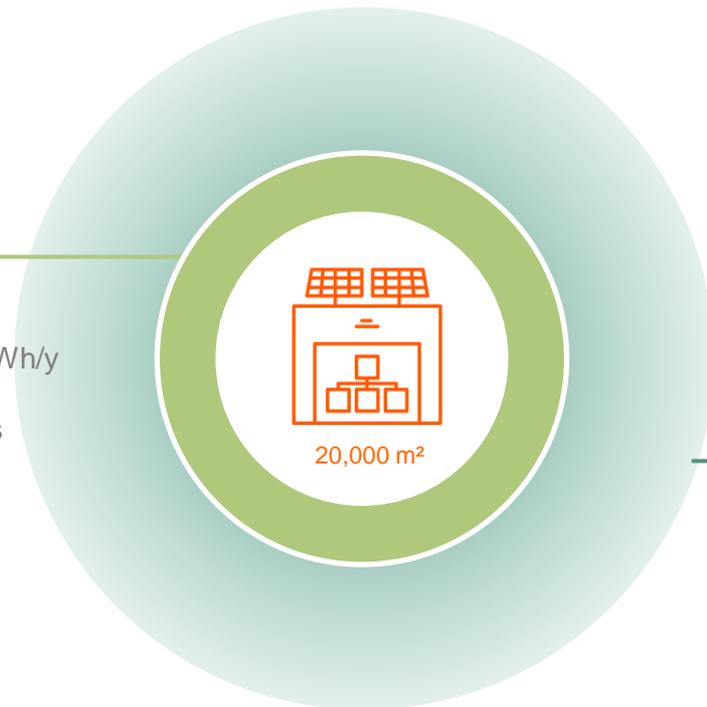
STANDARD POWER(WARE)HOUSE

Crucial role within our client's electrification and decarbonization process



Solar profile

Capacity	2 MWp
Generation	2,000 up to 2,400 MWh/y
Investment	CAPEX ~1.5m euros Targeted IRR ~8%



Electricity consumption

Need	1,040 MWh/y
Future need	Up to 3,000 MWh/y

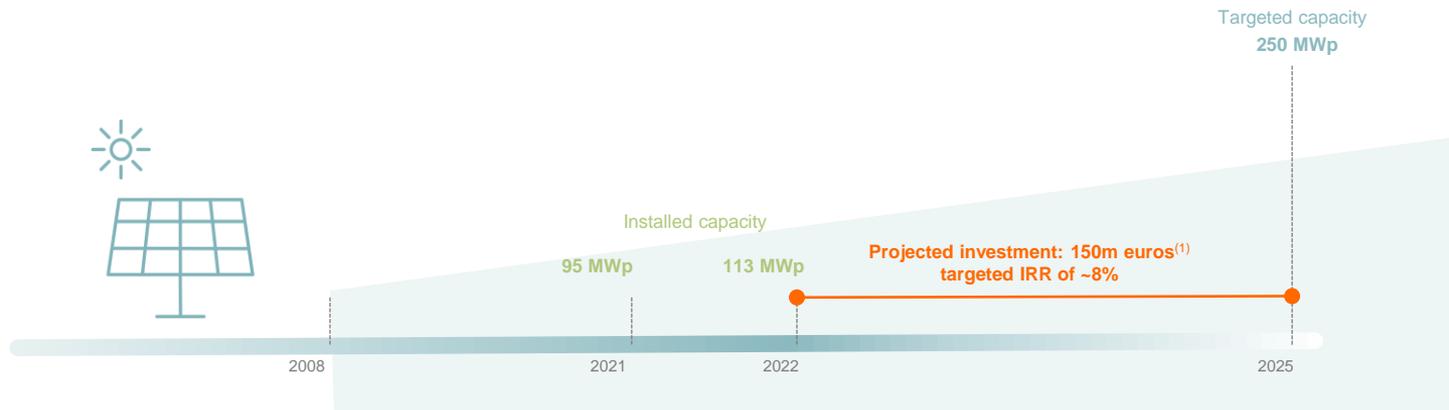
TODAY'S WAREHOUSES CONSUME UP TO 50% OF ANNUALIZED SOLAR GENERATION
CONSUMPTION CAN INCREASE UP TO 3x AS A RESULT OF E-TRANSPORT

SOLAR ROADMAP

Maximizing our warehouse's rooftop capacity



Targeted capacity of 250 MWp generates e-power for 100,000 households



BASIS FOR FUTURE INVESTMENTS IN ENERGY

(1) WDP ambitions to invest approx. 150 million euros over the course of 2023-24 (mainly through an expansion of solar power capacity) with a targeted IRR of ~8%, of which 70 million euros has been secured and put in execution.

EUROPE'S LARGEST SOLAR FIELD ON 1 ROOF

Increasing WDP's total energy capacity with over 20%

WDPort of Ghent



25 MWp installed capacity
generating 21,000 MWh

Investment of 16 million euros

37,000 solar panels

GHG avoidance:
Total 3,400 TCO₂e
Client 125 TCO₂e

Power generation for
~9,000 families



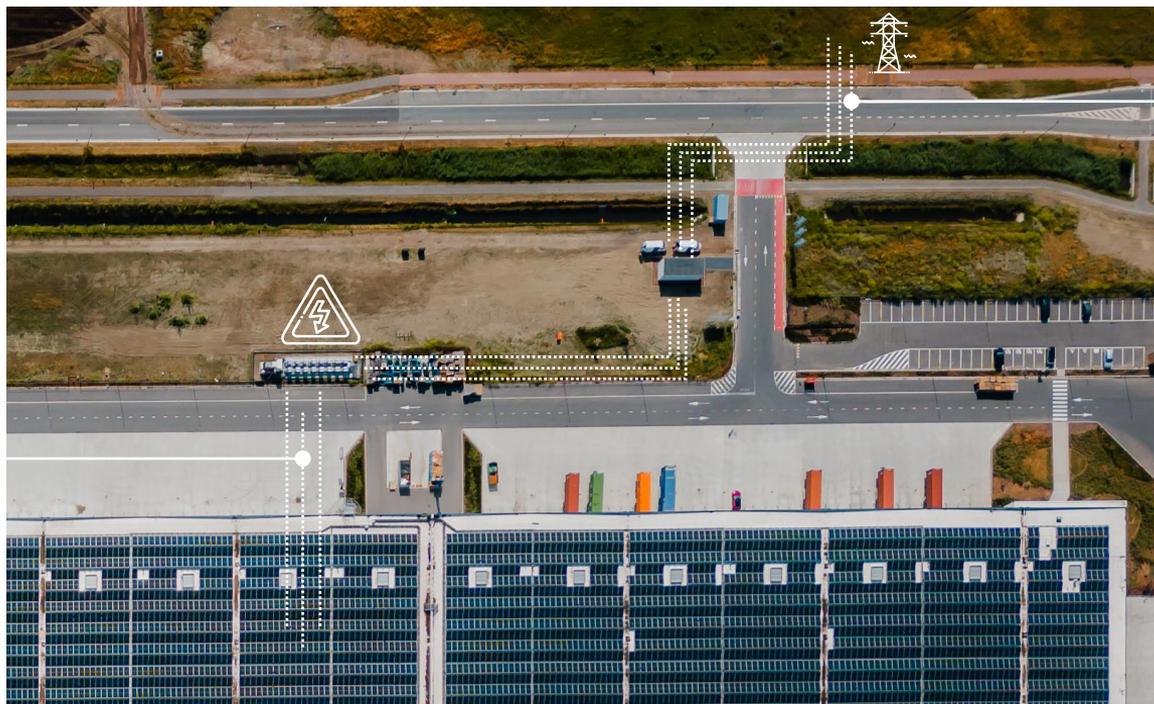
CHAMPIONING INNOVATION IN SOLAR POWER

Operational challenges met by multidisciplinary team in 9 months

WDPort of Ghent



Dedicated tunnels for cabling implemented during groundwork phase



2.5 km of new cables from the warehouse site, under a railway track via a directional drilling towards grid by Fluvius

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2.0

BEYOND STORAGE SPACE: THE LOGISTICS POWERHOUSE

WDP ENERGY

Accelerating energy demand: transport electrification and decarbonization sparks infrastructural investments



- 1 Green electricity through PV for warehouse
- 2 EV charging infrastructure
- 3 Batteries supporting EV charging
- 4 Intelligent energy management system
- 5 Low carbon exploitation of warehouse site with heat pump



TURNING WAREHOUSE SITES INTO CHARGING HUBS

Local energy consumption profiles of clients can be further optimized

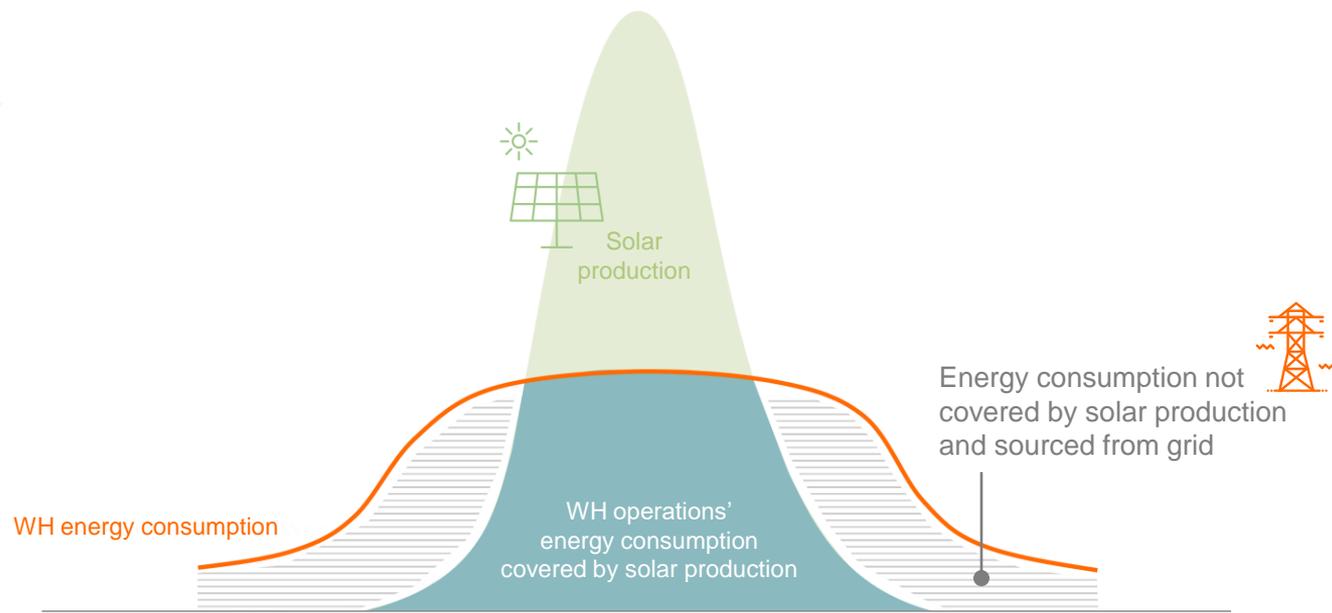
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TODAY'S CLASSIC OPERATIONS

2

3



TURNING WAREHOUSE SITES INTO CHARGING HUBS

Local energy consumption profiles of clients can be further optimized

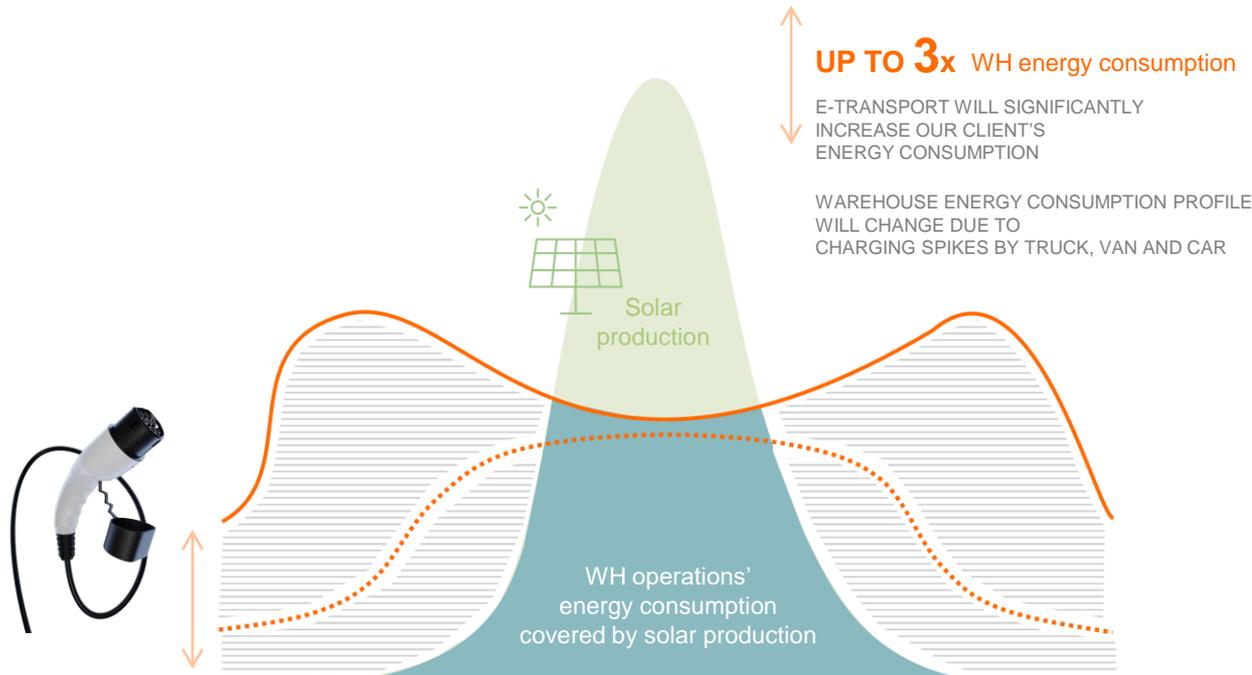
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2



FUTURE OPERATIONS WITH E-TRANSPORT

3



TURNING WAREHOUSE SITES INTO CHARGING HUBS

Energy storage has the potential to offset grid connection (limitations) and improve local self-consumption



SMART CHARGING

Delaying charging to when excess solar is produced & tackling unpredictable EV charging spikes
(Demand Side Management)



BATTERIES

Shift the excess production of solar energy for charging spikes
(Supply Side Management)

1

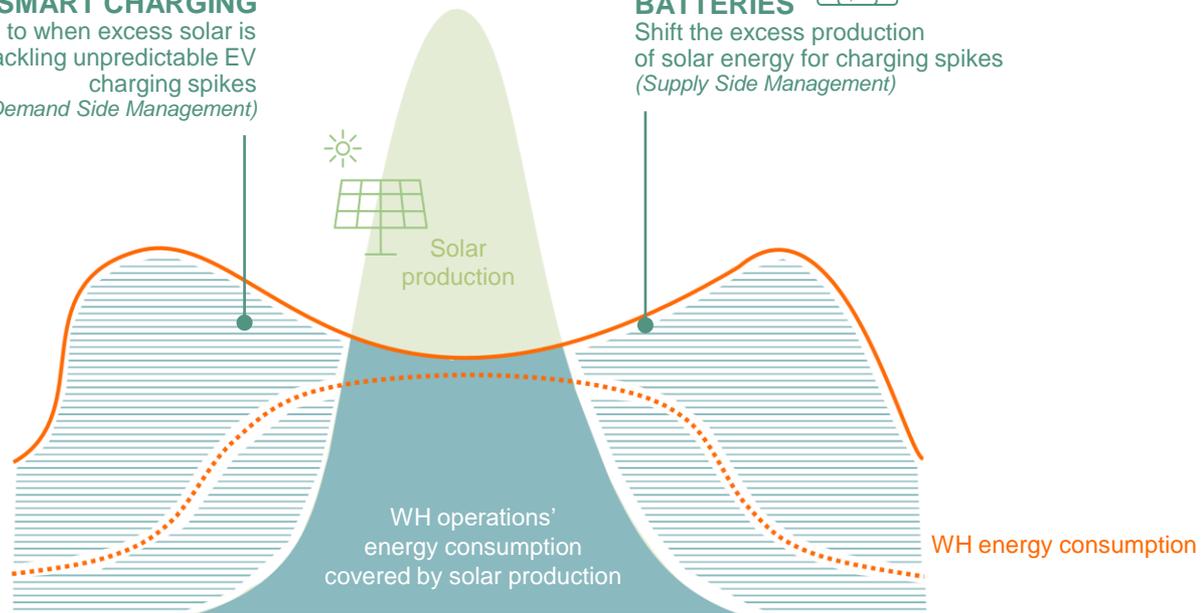
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3



FUTURE OPERATIONS WITH E-TRANSPORT

OPTIMISED



[Click for video](#)

INNOVATIVE SMART ENERGY HUB CONCEPT

The new standard for future-ready logistics



WDP Log-E



CHARGING ROADMAP

Extending the value proposition of logistics real estate



EXPAND SOLAR CAPACITY
BUILT WITH CAR CHARGERS

2007-23

CREATION GREEN MOBILITY HUBS
PAY PER CHARGE

2025

DEVELOPMENT OF CHARGING
INFRASTRUCTURE NETWORK FOR
E-MOBILITY

> 2025

WDP ENERGY

Energy as a full additional service for our clients

Maximising solar capacity
Full roof installations



(Public) charging points for
cars, vans and trucks



Innovative solutions



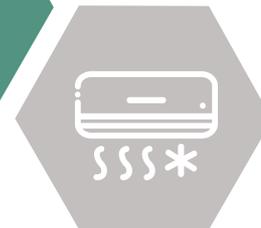
Battery technology



Energy flow management
a.o. adapted to
grid capacity

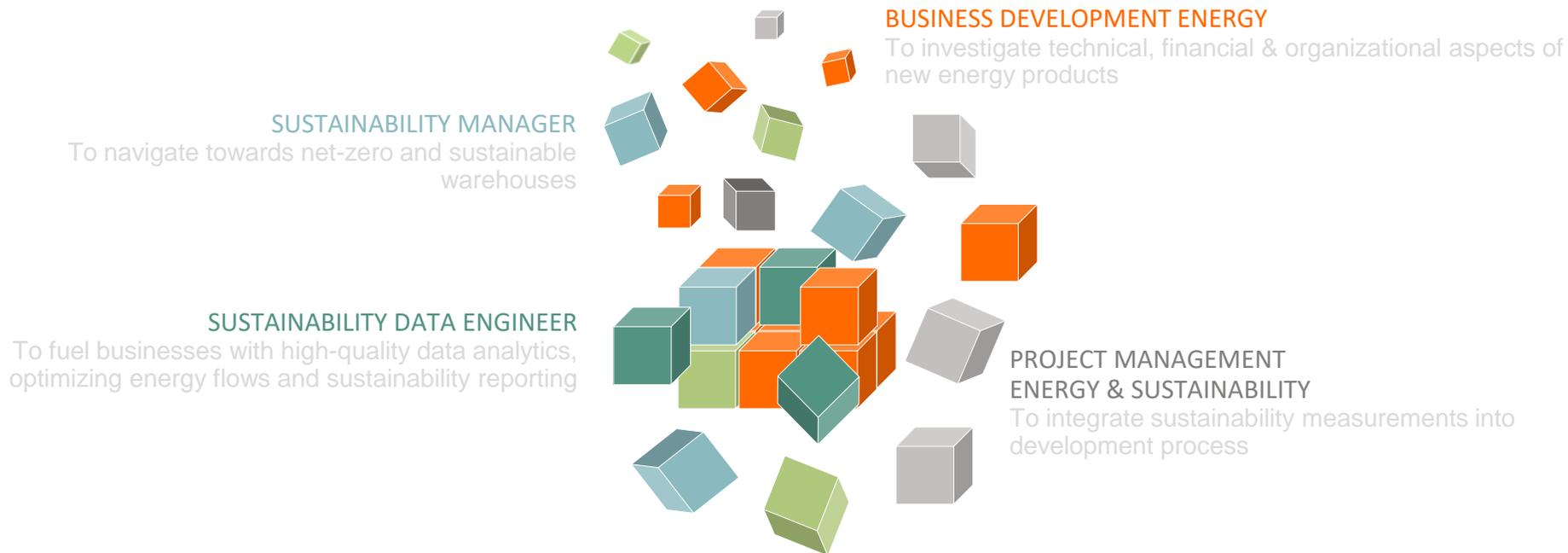


E-heating



IN-HOUSE EXPERTISE AND EXECUTION POWER

Multiple experts with +10y experience in the energy market



Energy & Sustainability integrated in project management

TODAY'S REALIZATIONS PIVOTING TOWARDS TOMORROW

A valuable contribution to the electrification and decarbonization in logistics and transport

