



WDP

WAREHOUSES WITH BRAINS

WDP DRAGOMIRESTI SITE VISIT

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AGENDA

- ▶ Project development in RO vs. Benelux and FR
- ▶ WDP Industrial Park Dragomiresti
 - ▶ General Data
 - ▶ Site Evolution

PROJECT DEVELOPMENT IN RO VS. BENELUX AND FR

▶ Infrastructure in Romania

- ▶ Upgrading in progress
- ▶ Clustering of logistics parks: strategic locations are defined and are being equipped for further development
- ▶ Regional: infrastructure improves the closer you get to Bucharest

▶ Design parameters

- ▶ Earthquake risk: more flexible and heavier building structure, but limited impact on building cost
- ▶ Utilities: infrastructure is less developed, hence utilities are an important element of total land component
 - ▶ Estimation on cost and design is more complicated
 - ▶ Higher cost (10-15 euro/m²), but - once in place - a genuine competitive advantage
- ▶ Seasonal differences
 - ▶ Higher snow load in design
 - ▶ Impact on design of technical installations (heating/cooling)



PROJECT DEVELOPMENT IN RO VS. BENELUX AND FR

- ▶ Project development administration
 - ▶ Permit procedure (zoning/industrial title (PUZ) and building permit)
 - ▶ Higher administrative workload
- ▶ Health, Safety, Environment and Security (HSES)
 - ▶ Quality and security check of construction works by government
 - ▶ Following strict internal group policies
- ▶ Building costs
 - ▶ Mainly partnering with general contractors
 - ▶ Higher material cost (e.g. more foundations) offset by lower labour costs



PROJECT DEVELOPMENT IN RO VS. BENELUX AND FR

- ▶ High quality buildings
 - ▶ Building standards comparable to Benelux and FR
 - ▶ Client specific requirements through ASTI⁽¹⁾

- ▶ Type of buildings
 - ▶ Initially: semi-industrial buildings dedicated for production by automotive suppliers
 - ▶ In recent years: evolving towards broad spectrum of larger logistics buildings (FMCG, food logistics, e-commerce etc.)

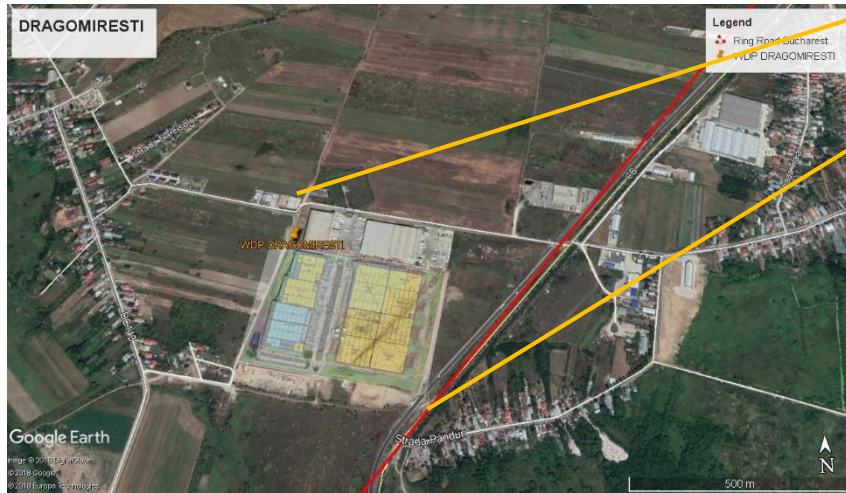
- ▶ Solar panel installations
 - ▶ Ground parks (#2) and rooftops (#2) totalling 15MWp
 - ▶ Monitored by global software and local facility management

(1) Above Standard Tenant Improvement.

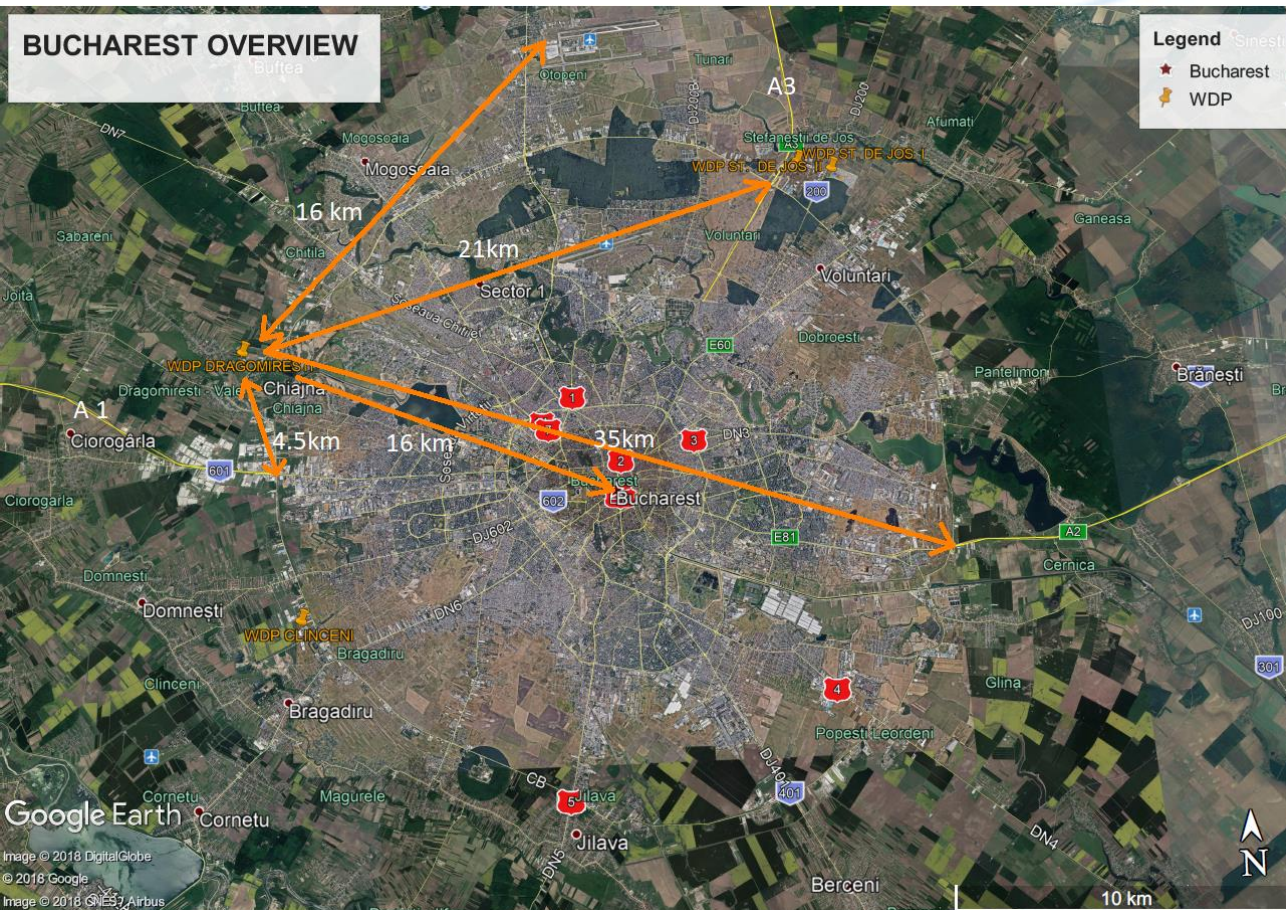
WDP INDUSTRIAL PARK DRAGOMIRESTI



LOCATION



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LOCATION

- ▶ East side of Bucharest (on Bucharest ring road DNCB)
 - ▶ 16 km from the Otopeni airport
 - ▶ 4.5 km from the A1 highway
 - ▶ 16 km from the Bucharest city center
 - ▶ 35 km from the A2 highway linked to Bucharest ring road
 - ▶ 21 km from the A3 highway linked to Bucharest ring road

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- ▶ 2017: acquisition of two buildings
 - ▶ Aquila: 7,400 m² ambient warehouse
 - ▶ Aquila: 5,500 m² temperature controlled warehouse
- ▶ Q1 2017: delivery new development (extension)
 - ▶ Aquila: 6,000 m² ambient warehouse
- ▶ Q3 2017: acquisition of land development potential (14 ha)
- ▶ 2018: projects under development:
 - ▶ Aquila: 24,000 m² ambient and temperature controlled warehouse
 - ▶ For logistics of Ferrero and Philips
 - ▶ Delivery: Q3 2018
 - ▶ Sarantis: 10,000 m² ambient warehouse
 - ▶ Distribution of Estée Lauder goods
 - ▶ Delivery: Q4 2018

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115,000 M²

- ▶ Ambient
- ▶ Temperature controlled
- ▶ Deep frozen
- ▶ Logistics



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GROUND WORKS

- ▶ Started March 2018



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BACKFILLS

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FOUNDATION WORKS
STRUCTURE WORKS
FACADE WORKS
PLATFORMS

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FINALIZING
EXTERIOR WORKS

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INVESTOR DAY

2018