



# VIJFSTERREN LOGISTIEK

17 november 2022

WAREHOUSES  
WITH BRAINS

[www.wdp.eu](http://www.wdp.eu)

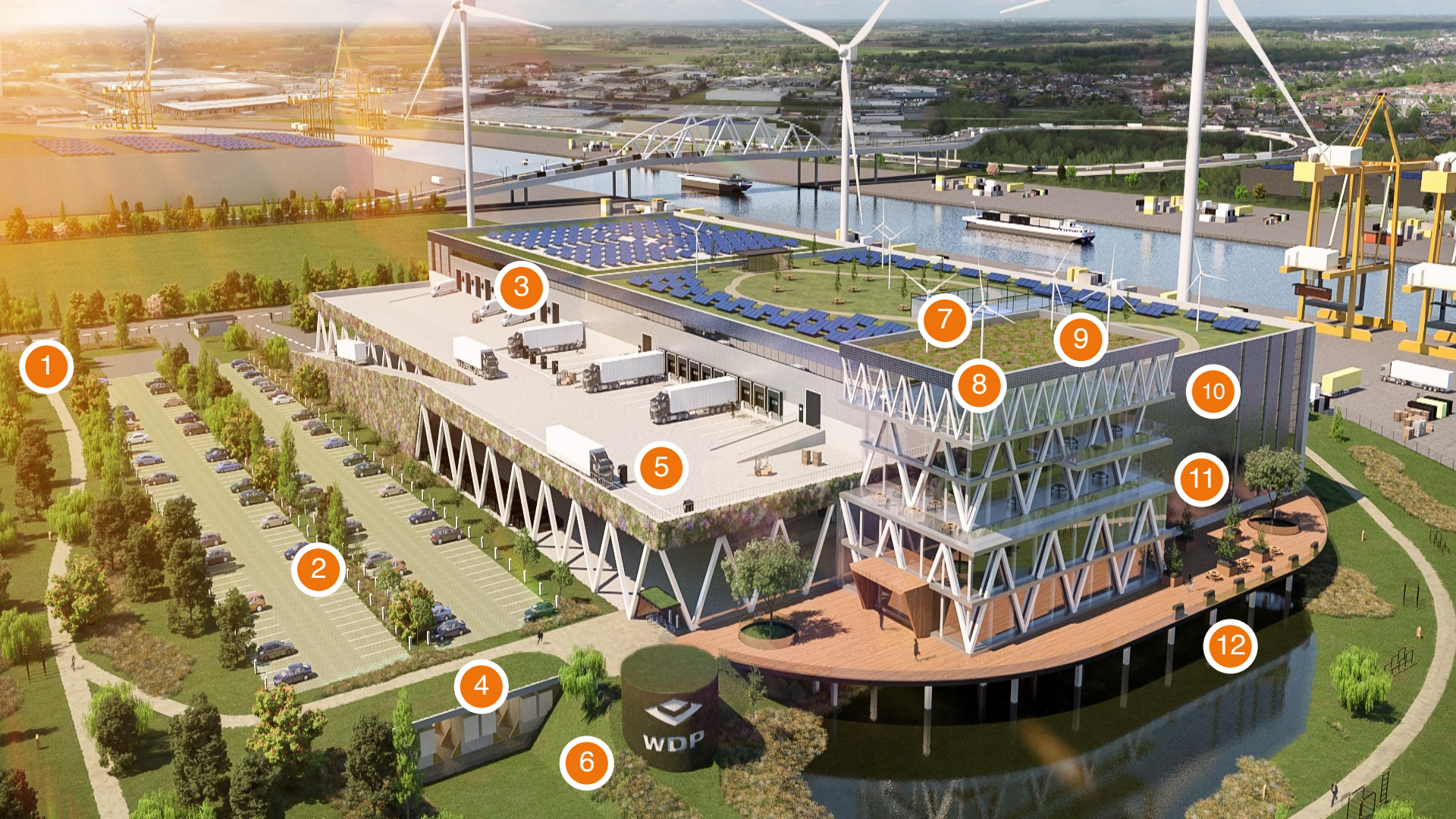


[www.wdp.eu](http://www.wdp.eu)

# TOWARDS A WAREHOUSE OF THE FUTURE



*“Sustainability is a way of designing,  
a way of developing, a way of doing  
business.  
We have it M.A.D.E. for future.”*



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WDP

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## GROENE CERTIFICATEN

Alle magazijnen worden gecertificeerd als bewijs van hun energie-efficiënte en beperkte ecologische voetafdruk. BREEAM In-Use Very Good wordt de standaard voor alle nieuwbouwmagazijnen. WDP streeft ernaar om 75% van zijn portfolio te laten certificeren.

2

## ELEKTRISCH OPLADEN

In de toekomst komen klanten en medewerkers met de elektrische wagen naar onze magazijnen. Daarom rusten we ze uit met elektrische oplaadinfrastructuur. Zo rijden ze 's avonds volledig opgeladen weer naar huis.

3

## ZONNEPANELEN

Zonnepanelen op het dak maken van elk magazijn een energieopwekker. Deze elektriciteit is bestemd voor lokaal gebruik of voor verkoop aan derde partijen. Ze zijn de basis van onze lokale energievoorziening. Volledig in lijn met de decentralisatie en vergroening van de energiemarkt.

4

## ENERGIEOPSLAG

Lokale energieopslag is cruciaal om lokaal geproduceerde zonne-energie af te stemmen op het verbruik. We zorgen voor een maximale onafhankelijkheid van netstroom.

5

## ELEKTRISCHE LOGISTIEK

Als we de logistieke keten willen vergroenen, zijn elektrische vrachtwagens cruciaal. De energie die nodig is om deze voertuigen op te laden, halen we uit lokaal geproduceerde elektriciteit en bijkomende batterijstroom. Deze vrachtwagens zullen zo snel mogelijk opgeladen moeten worden, zoals tijdens de pauze van chauffeurs. Zo beperken we de impact op de planning maximaal.

6

## DUURZAME VERWARMING & KOELING

Warmtepompen zijn voortaan dé verwarmingsbron bij uitstek. Ze werken op elektriciteit, die opgewekt kan worden via zonnepanelen. Warmtepompen verwarmen niet alleen, ze zorgen ook voor koeling tijdens de zomermaanden – ook handig voor sectoren die gekoelde ruimtes gebruiken (zoals de voedingsindustrie).

# WDP's focus on climate change adaptation

Pioneering since 2007, focused on the long term



# Climate Action Plan

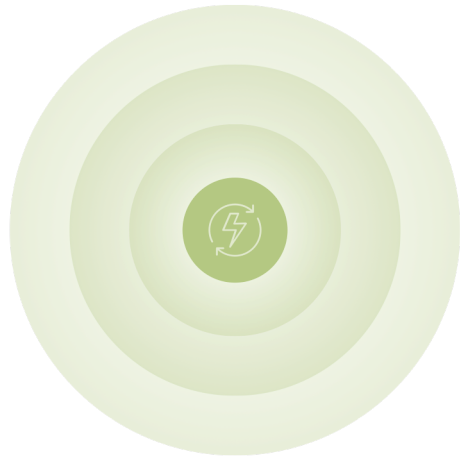
- M.aterial use
- A.daptation
- D.ecarbonisation
- E.lectrification



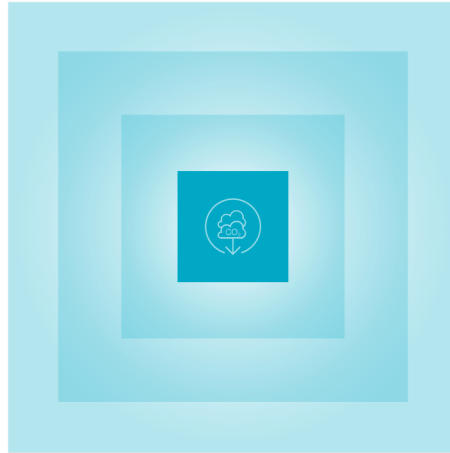
- WDP Energy 
- WDP Decarb+ 
- WDP Green 

- Your energy service provider  
Lead the transition towards renewable energy generation and optimized consumption
- Reduce our environmental footprint  
Reducing GHG emissions and the environmental impact by become a net-zero by 2050 (scope 1,2, and 3)
- Sustainable through green finance  
Integrate sustainability in the development, financing, and operations of the Group

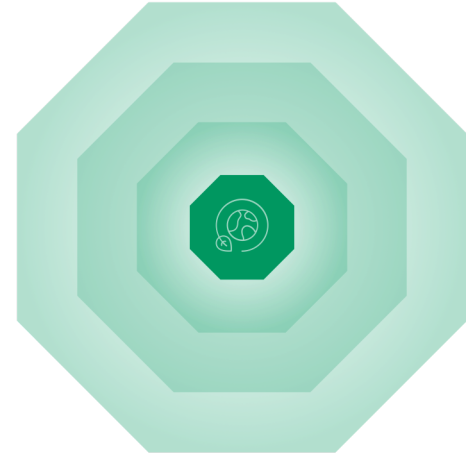




**WDP ENERGY.**  
ENERGY AS A BUSINESS



**WDP DECARB+.**  
REDUCING OUR ENVIRONMENTAL FOOTPRINT



**WDP GREEN.**  
A SUSTAINABLE AND FUTUREPROOF WDP



## SOURCE OF GREEN ENERGY SOLUTIONS

Buildings account for nearly 40% of energy consumption in Europe, which provides both a challenge and an opportunity for WDP. **WDP envisages to play a role in the energy transition for which our warehouses may act as decentralised energy plants of the future.**

- ◆ Maximise the production of renewable energy
- ◆ Scalable solar panel program business model
- ◆ Boosting our solar capacity to 250 MWp by 2025
- ◆ Linked to a smart grid system
  
- ◆ Improve energy efficiency of our properties & improve our clients' operating costs
  - ◆ *Green energy procurement*
  - ◆ *Smart metering*
  - ◆ *Optimised use of equipment through sensing*
  - ◆ *LED lighting*



# Climate Action Plan



**M.A.D.E.**  
FOR  
FUTURE

## Energy as a business

- On-site renewable energy production
- Untapped capacity of buildings
- Client's energy service provider
- Rollout energy monitoring system
- Decarbonize energy consumption
- Electrification of warehouse sites
- Battery storage systems for storage of excess generation
- Investment in energy proptech



Warehouses with brains\*



Green power charging for cars



Renewable heating and cooling



Green power charging for trucks



Maximize solar production



Energy efficiency services

## KPI targets

<sup>2025</sup>  
**250MWp**  
Solar panel capacity MWp

<sup>2030</sup>  
**100%**  
LED Coverage<sup>(1)</sup>

<sup>2023</sup>  
**100%**  
Green energy procurement<sup>(2)</sup>

Leverage existing know how and business model with innovative solutions

(1) For relevant properties (2) For contracts under control of WDP

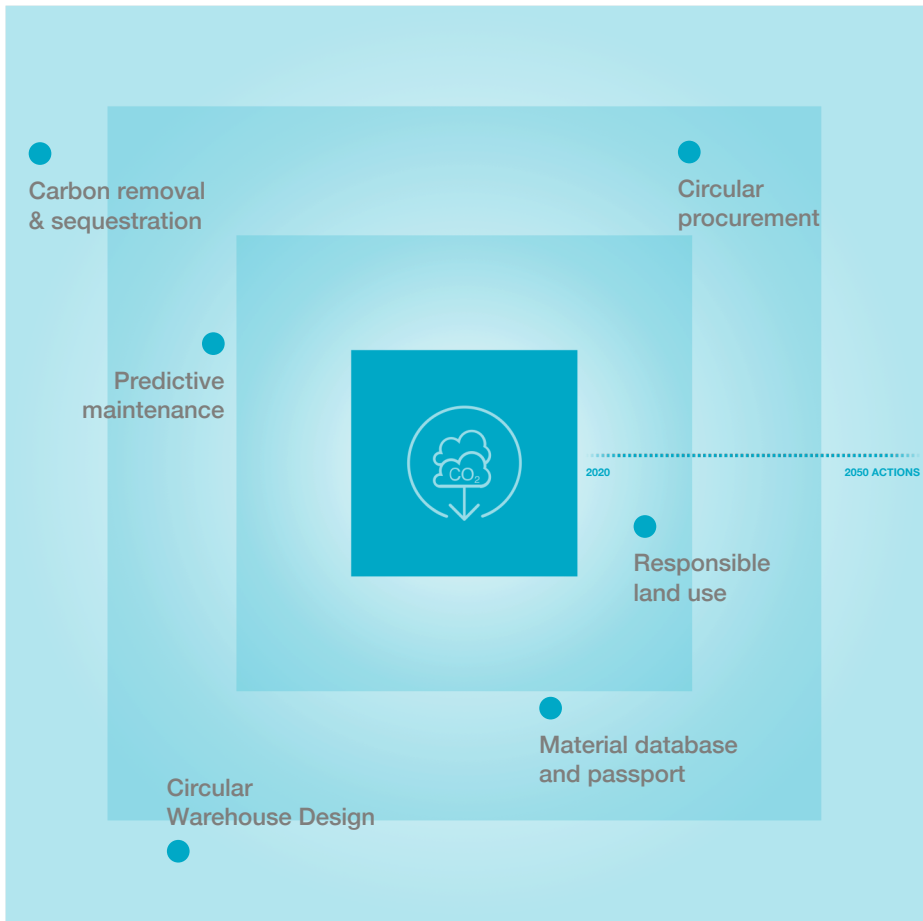


## WDP ENERGY. ON TRACK

# FULL ROLL-OUT ENERGY MONITORING SYSTEM



- ◆ Digital and real-time **energy monitoring system**
- ◆ Insights into client consumption leading to cost savings (and more sustainable property portfolio)
- ◆ Implementation started in 2018
  
- ◆ Taken **smart metering** to next level
- ◆ Perfect basis for high-performance strategy supporting energy and sustainability goals
- ◆ Strategic partnership with nanoGrid



## WDP DECARB+.

REDUCING OUR ENVIRONMENTAL FOOTPRINT

SCOPE 1 AND 2  
CORPORATE OFFICES

**Net-zero**  
BY 2025

SCOPE 1 AND 2  
CAR PARK

**Net-zero**  
BY 2030

SCOPE 3  
LEASED ASSETS  
(DOWNSTREAM)

**Net-zero**  
BY 2040

SCOPE 3  
CAPITAL GOODS  
(UPSTREAM)

**Net-zero**  
BY 2050

# Climate Action Plan



M.A.D.E.

FOR

FUTURE

## WDP DECARB+

- 1.5° degrees pathway aligned
- Net-zero across entire value chain
- Decarbonize own corporate offices
- Reduce GHG emissions of leased assets
- Reduce embodied carbon emissions from developments
- Aim for a net positive impact on the biodiversity of projects

## KPI Targets

2025/30 (1)	2040	2050
<b>Scope 1 &amp; 2</b> Net zero	<b>Scope 3</b> Downstream Net-zero	<b>Scope 3</b> Upstream Net-zero

Gradual reduction of scope 1 and 2 emissions by 2030



TOTAL CO<sub>2</sub> EMISSIONS FROM ENERGY CONSUMPTION IN WAREHOUSES BY TENANTS IN 2020



MATERIAL FOOTPRINT DEVELOPMENT



MATERIAL FOOTPRINT RENOVATIONS



MATERIAL FOOTPRINT SOLAR INSTALLATIONS

Lead by example

Ambitious, transparent, genuine

(1) scope 1 and 2 net-zero 2025 for corporate offices and net-zero by 2030 for car park



## BUILDING A GREEN LOGISTICS PORTFOLIO

Having bolstered our ambitions by setting net-zero targets on scope 1, 2 and 3, we aim to **mobilise green capital**, which will be a leading norm in WDP's strategy.

### WDP GREEN. ON TRACK

## GROWTH THROUGH GREEN FINANCING



GREEN FINANCING

**€800mio**

36% of total outstanding debt



ELIGIBLE GREEN ASSETS

**€1.5bn**

27% based on the fair value of the portfolio

# Climate Action Plan



**M.A.D.E.**  
**FOR**  
**FUTURE**



## WDP GREEN

- Diversified green financing pool
- Expand green certified assets
- Developments at least BREEAM Very Good<sup>(1)</sup>
- Increase efforts to certify portfolio
- Maintain existing, and engage in new ESG benchmarks and ratings
- Disclosure on climate related risks and opportunities (EU Taxonomy)

## KPI targets

2025	2025	2024/25
<b>75%</b> Green debt	<b>75%</b> Green certified assets <sup>(1)</sup>	<b>TCFD &amp; CDP<sup>(2)</sup></b>



Reporting standards, ratings and indices

Sustainable through green financing

(1) BREEAM Very Good or equivalent as defined by the use of proceeds in the Green Financing Framework

(2) TCFD compliant reporting by 2024 (annual report 2023) and CDP A-list by 2025. Other existing benchmarks and rating scores will be strived for to keep stable, at a minimum.

Ecologisch onderzoek

Prinsenhil 1 - 3 te Breda

WDP Nederland

Quickscan beschermde soorten Wnb

Prinsenhil 1 - 3 te Breda

WDP Nederland N.V.


Adviesrapport maatregelen beschermde  
soorten (LE4)

Prinsenhil 1-3, Breda

WDP Nederland N.V.



### Legenda

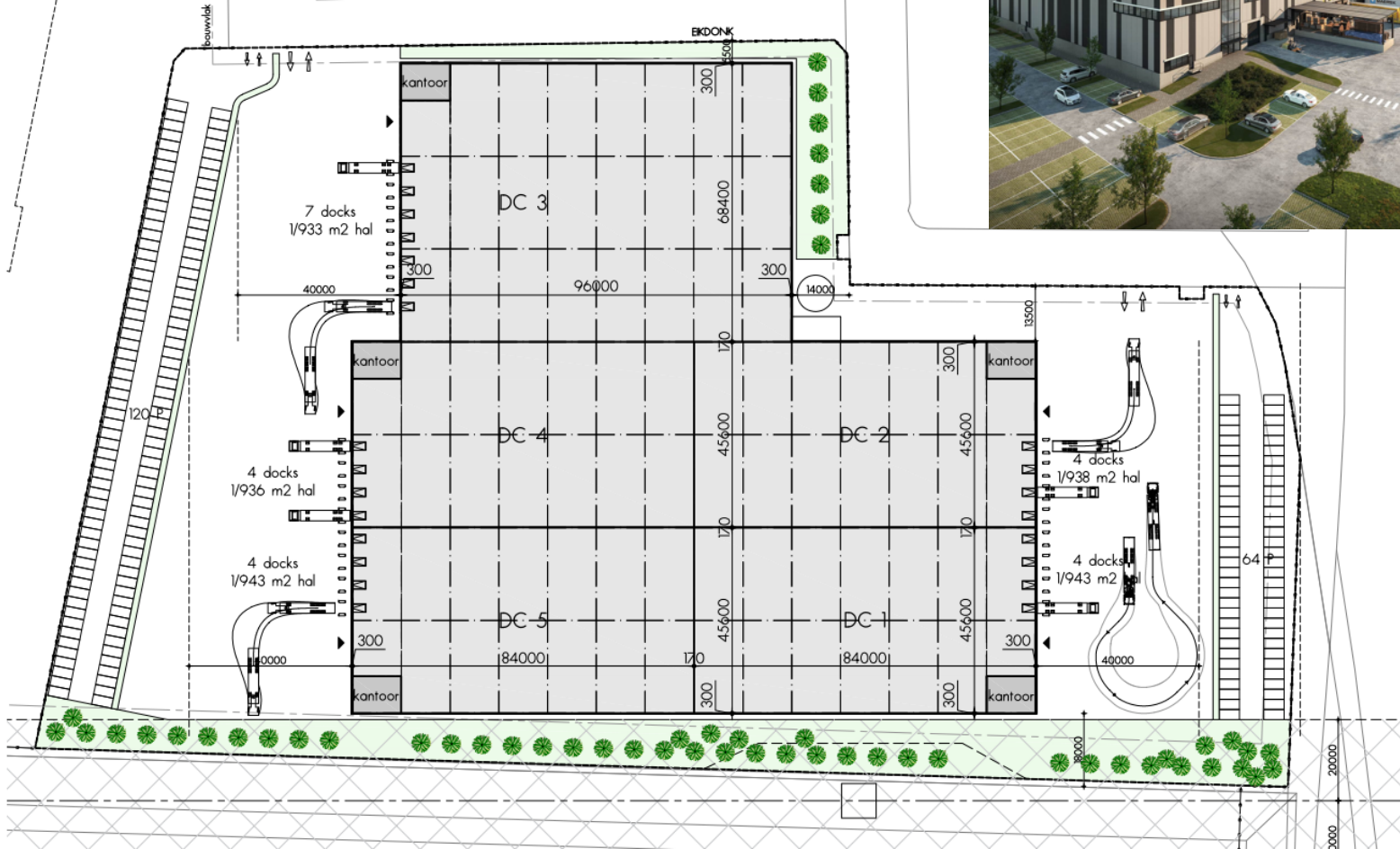
 Onderzoeksgebied

 Projectgebied

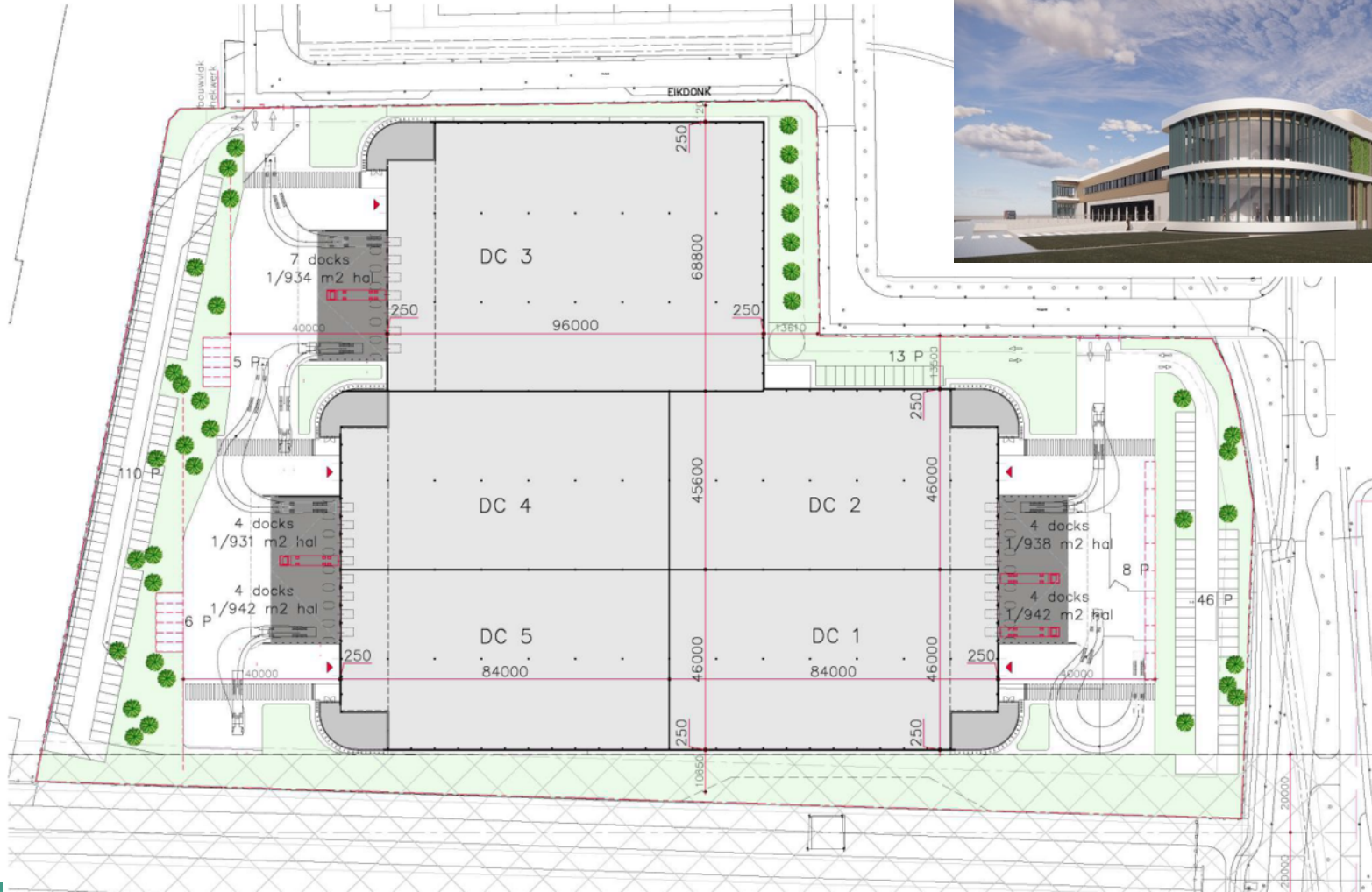


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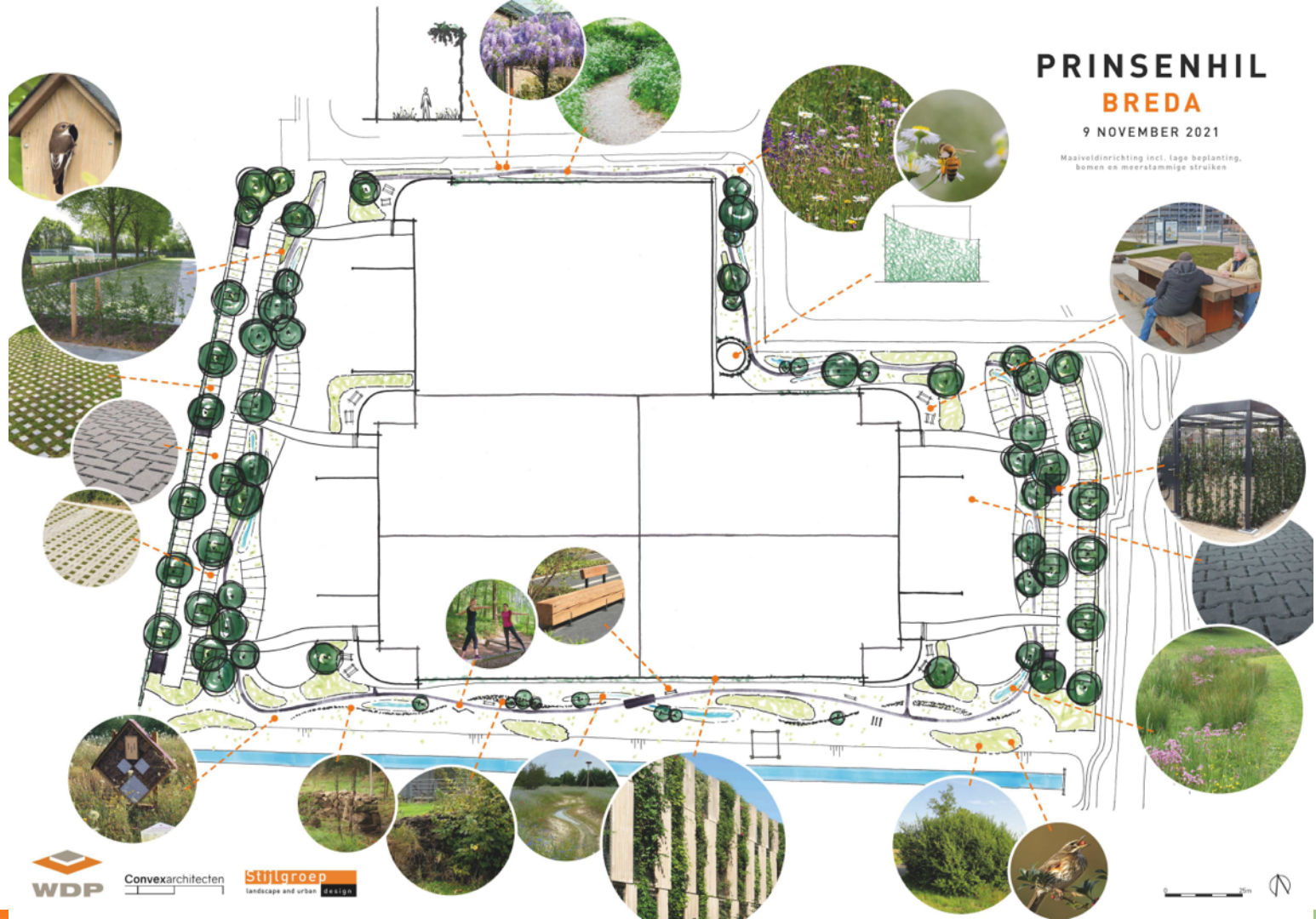




# PRINSENHIL BREDA

9 NOVEMBER 2021

Maasveldinrichting incl. lage beplanting,  
bomen en meerstammige struiken





Your logo





**WDP**

