

WDP acquires iconic Renault site in Vilvoorde for 100 million euros: prime strategic location with unique redevelopment potential

WDP is pleased to announce the acquisition of the companies owning the former Renault site in Vilvoorde, Belgium, with a property investment value of 100 million euros. Located in a prime multimodal industrial location on the outskirts of Brussels, the site comprises a mix of industrial buildings and warehouses for various clients, spanning nearly one and a half kilometres. WDP generates a net initial yield of around 7%. The site covers an area of approximately 19 hectares and offers unique long-term redevelopment potential in a land-constrained market where such large parcels are unavailable. WDP will gradually realise the redevelopment plans in close collaboration with the City of Vilvoorde, emphasizing sustainability and a harmonious integration with the surrounding environment.

“We are proud of this acquisition,” said *Kristof De Witte, Country Manager BELux WDP*. “This site represents an unparalleled opportunity for both the City of Vilvoorde and WDP to transform this industrial heritage into an innovative and future-oriented urban distribution hub. It will go beyond the traditional industrial or logistics purposes and align with a comprehensive urban development plan that harmonizes with the growing urban environment.”

Industrial landmark with unique and sustainable redevelopment potential

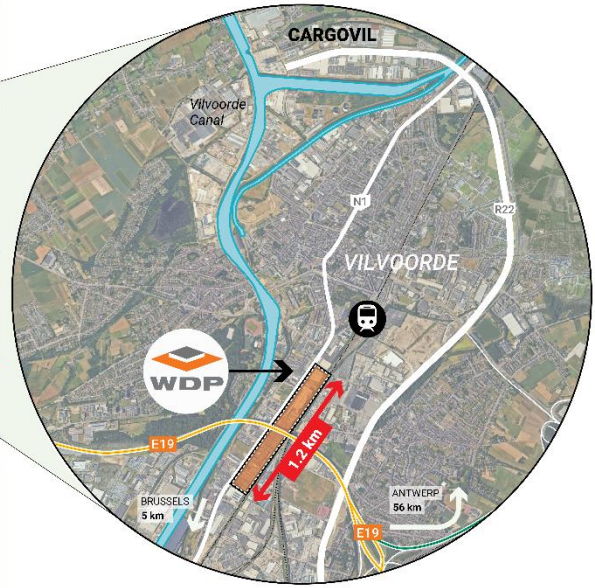
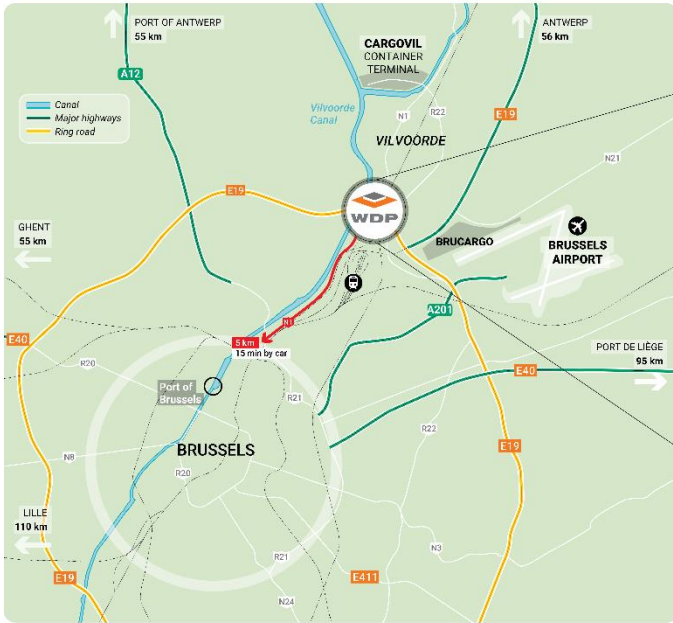
This location, widely-known as the former Renault site in Vilvoorde, stands out in multiple ways: its rich history, excellent and prime location, and ambitious future prospects. This transaction exemplifies WDP's future- and solution-oriented approach to logistics real estate, characterized by a commitment to environmental care and a client-centric approach.

Iconic industrial heritage Following the closure of the Renault factory in 1997, the site was repurposed and leased to multiple clients, historically serving mainly as storage and refurbishment of vehicles in both large and small warehouses, as well as an urban distribution hub for Brussels. Today, WDP has acquired the entire site, spanning around 19 hectares. This transaction entails the acquisition of the companies holding the property and land. The investment value of the property amounts to 100 million euros, generating a net initial yield of approximately 7%. The activities of the existing tenants on the site will continue under the terms of the current lease agreements.

“We would like to sincerely thank the previous owner, Alcopa, for their dedication and professionalism in revitalizing this iconic site following the closure of the Renault factory. We look forward to building on this solid foundation to realize our ambition of fully unlocking the potential of this impressive heritage.”

Joost Uwents – CEO WDP

Multimodal hub for smart and sustainable goods flow The site is located on the outskirts of the Brussels-Capital Region, partly located beneath the E19 viaduct, with a direct access to the E19, the Brussels ring road and its highways. It is a stone's throw from Brussels Airport, well-connected by rail, close to the port of Brussels and near the Brussels city centre. Its location positions the site as a blueprint for multimodal urban logistics, integrated into a comprehensive sustainable mixed-use urban project with a variety of possible applications.



Sustainable and innovative vision for the future WDP envisions transforming this site, in close collaboration with the City of Vilvoorde, into a pioneering area that extends beyond traditional industrial or logistics purposes. In a land-constrained region where available land of this scale (approximately 19 hectares) is virtually non-existent, WDP will leverage its expertise and decades of experience to deliver a sustainable and unique reconversion. The plans will focus on innovative real estate solutions, such as multi-layer construction, green microhubs, integration of multimodal factors, and more. These solutions will cater to a diverse range of clients and combine multiple functions, including SMEs, manufacturing industries, and hybrid urban functions. WDP's energy solutions and decarbonization strategy will be central to the project, ensuring balance with the surrounding environment at all times. This long-term redevelopment project will be studied and executed in phases while retaining existing clients' leases and their activities.



More information



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WDP develops and invests in logistics property (warehouses and offices). WDP's property portfolio amounts to more than 7 million m². This international portfolio of semi-industrial and logistics buildings is spread over about 300 sites at prime logistics hubs for storage and distribution in Belgium, France, the Netherlands, Luxembourg, Germany and Romania.

WDP NV/SA – BE-REIT (public regulated real estate company under Belgian law).

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