

News Release

Increased customer service while improving mobility

WDP develops new home base for Barry Callebaut's Global Distribution Centre in Lokeren

- **Lokeren home base for new Global Distribution Centre to be ready by Q3 2021**
- **New building will be BREAAM Outstanding certified, highest standards for sustainable buildings, in line with Barry Callebaut's Forever Chocolate strategy**
- **WDP to develop this building an projects investment of around EUR 100 million**

Lokeren/Belgium, July 4, 2019 – Barry Callebaut, world's leading manufacturer of cocoa and chocolate products, opts for a new Global Distribution Centre (GDC) in Lokeren, developed by WDP. This unique new sustainable logistics hub, comprising a low bay and a fully automated high bay (together more than 60,000 m²), will be fully energy-neutral and is located in the new industrial park E17/4 in Lokeren. The new GDC will further anchor Barry Callebaut's activities in Belgium, since it will serve as a logistics hub for the global distribution of all chocolate that is being produced by Barry Callebaut. WDP projects an investment of around EUR 100 million.

WDP will realize a unique logistics warehouse site for Barry Callebaut, located at the new industrial park E17/4 in Lokeren. The new site will house Barry Callebaut's new Global Distribution Centre (GDC) and will be constructed according to Barry Callebaut's sustainable Forever Chocolate strategy. The logistics hub will be fully energy-neutral, based on a BREAAM¹ Outstanding certification. This sustainable building approach includes, amongst others, solar panels, use of materials with low life cycle cost, geothermal energy, charging stations for electric vehicles, and extensive facilities for cyclists. The warehouse site will be equipped with a new logistics low bay, together with a fully automated high bay warehouse. Delivery of this new site is slated for the third quarter of 2021. WDP projects an investment of EUR 100 million for this development (including the investments in automatization) with a competitive yield in line with market returns for this type of top project. Barry Callebaut will rent this new GDC based on a long term rental contract.

In Lokeren, Barry Callebaut will centralize and anchor its global logistics activities in Belgium and hereby optimizes and increases the efficiency of its product flow by centralizing and distributing all the chocolate to all corners of the world. The location for this GDC, the new industrial park E17/4 at Lokeren, is chosen based on its direct connection to the E17 motorway for easily accessing the Port of Antwerp.

¹ BREEAM (Building Research Establishment Environmental Assessment Method) BREEAM is a sustainability certificate related to the performance of a building throughout its life cycle. BREEAM is the main and most used sustainability label for buildings in Europe. Unlike other standards, BREEAM applies a multi-criteria approach. The certification process examines not only the energy consumption of a property, but also land use, ecology, the construction process, water use, waste, pollution, transport, materials, health and comfort. A building can receive an overall rating of Acceptable, Pass, Good, Very Good, Excellent or Outstanding.

The new GDC will consolidate the activities of Barry Callebaut that are currently located in several locations in the Aalst region and the projected company growth. By organizing the in- and outbound flow of the production site in Wieze – the logistics of finished products will now be combined with raw materials –, transport flows are being optimized. The 85 people currently employed, will keep their jobs. When the new GDC opens, Barry Callebaut plans to recruit even more people based on the projected growth for the GDC activities.

Massimo Garavaglia, President EMEA of the Barry Callebaut Group: “The global expansion of our products has increased rapidly in recent years, and we anticipate that this trend will continue in the future. This is why in preparation for the future, we had to come up with an adequate solution that can respond to our growth, increase our efficiency for our customers as well as employees and guarantee improved mobility at the same time. The development of the new GDC is a textbook example of the implementation of our Smart Growth strategy.”

Kristof De Witte, General Manager of WDP BELUX & FR: “We are delighted with this cooperation, which enables us to realize a unique logistics project in Belgium for this global player who actively seeks to further anchor its activities in Belgium. Not only the scale, but also the high-tech investments are unique for our region today.”

Filip Anthuenis, Mayor of Lokeren: “We are very happy to welcome a global player such as Barry Callebaut in our city. Without a doubt, Barry Callebaut will be a great ambassador for our city and for the new industrial zone, close to the E17 highway. Barry Callebaut’s decision to opt for Lokeren will imply a great boost to the economic dynamism, the prosperity and the employment in our city. Lokeren is a small but entrepreneurial city, where people enjoy life and come together in a warm and self-assured ‘Lokeren Feeling’. Barry Callebaut could not have chosen a better home base.”

Stefan Walgraeve, Alderman for Industrial Development of Lokeren: “It’s not a coincidence that Barry Callebaut selected Lokeren as new home base for their GDC. Lokeren is uniquely located in the economic heart of Flanders, surrounded by growth hubs like Antwerp, Ghent and Brussels. Our city is located at a railway crossroad and our industry zones provide direct access to the E17, one of Europe’s most important highways. Chocolate is omnipresent in Lokeren with many other chocolate companies who are supporting our local economy. Barry Callebaut’s arrival is therefore a true highlight in the chocolate culture in our city.”

About Barry Callebaut Group (www.barry-callebaut.com): With annual sales of about CHF 6.9 billion (EUR 6.0 billion / USD 7.1 billion) in fiscal year 2017/18, the Zurich-based Barry Callebaut Group is the world's leading manufacturer of high-quality chocolate and cocoa products – from sourcing and processing cocoa beans to producing the finest chocolates, including chocolate fillings, decorations and compounds. The Group runs about 60 production facilities worldwide and employs a diverse and dedicated global workforce of more than 11,500 people. The Barry Callebaut Group serves the entire food industry, from industrial food manufacturers to artisanal and professional users of chocolate, such as chocolatiers, pastry chefs, bakers, hotels, restaurants or caterers. The two global brands catering to the specific needs of these Gourmet customers are Callebaut® and Cacao Barry®. The Barry Callebaut Group is committed to make sustainable chocolate the norm by 2025 to help ensure future supplies of cocoa and improve farmer livelihoods. It supports the Cocoa Horizons Foundation in its goal to shape a sustainable cocoa and chocolate future.

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About WDP (www.wdp.eu): WDP develops and invests in logistics property (warehouses and offices). WDP's property portfolio amounts to around 5 million m². This international portfolio of semi-industrial and logistics buildings is spread over more than 200 sites at prime logistics locations for storage and distribution in Belgium, France, the Netherlands, Luxembourg and Romania. WDP Comm. VA – BE-REIT (Public Regulated Real Estate Company under Belgian law). Company number 0417.199.869 (Brussels Trade Register)

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