



Embassy of the Kingdom of Belgium

Bucharest, Romania

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Business Newsletter

Year VII – 5/17 26 May 2017



WDP - 115,000m² new distribution centers being built in Romania



WDP's property portfolio in Romania, via its joint venture WDP Development RO, is in full growth. For now, there's no less than 115,000 m² of warehouse space under construction. These pre-leased buildings will be completed before year end and extend the Romanian property portfolio to a total surface area of about 280,000 m² of warehouse and production space, with a total value of approximately 145 million euros.

The existing site Ariceștii Rahtivani (in the Ploiești region), is being expanded with a newly built warehouse with offices of about 4,500 m² for Kamtec, a specialist in car parts, which is signing on to a long-term ten-year lease agreement. Delivery of this site is scheduled for Q1 2018.

At another existing location, namely in Oarja, a distribution center will be erected for logistics service provider CEVA Logistics, where they want to set up logistics activities for Pirelli. This newly built warehouse, customized for a total of more than 11,000 m² will be leased on the basis of a fixed three-year lease agreement after delivery (scheduled during Q4 2017).

The ongoing collaboration with retailer Profi (see below) will immediately be continued at a new site in the WDP property portfolio. At Roman, located in the north-east of Romania, a phased new construction project of more than 32,000 m² was started. Profi is signing on for a fixed long-term ten-year lease agreement after delivery of the site, scheduled during Q4 2017.

Full expansion of development pipeline in Romania

Earlier this year, WDP already announced new construction projects of some 40,000 m² in Romania:

The logistics park at Cluj-Napoca will immediately be expanded further. At this site, supermarket chain Profi is centralizing its retail service for fruit and vegetables for the Transylvanian region. WDP has started the phased construction of a refrigerated distribution center with offices, totaling more than 15,000 m², with delivery scheduled for Q1 2018. Profi is signing on to a long-term ten-year lease agreement. A new construction project for Arcese is also underway. After delivery, scheduled for Q3 2017, this logistics service provider will lease a surface area of more than 4,700 m² under a five-year lease agreement. After delivery by an external property developer, the buildings will be added to the WDP property portfolio.

Development of a second project has started at the new site in Bucharest, in the vicinity of the newly built Decathlon warehouse. After delivery (scheduled for Q4 2017), retailer

Carrefour will move into a distribution center of around 11,000 m² with an expansion to 16,000 m² under a ten-year lease agreement.

At the WDP site in Oarja, the existing tenant wishes to double the current surface area of its warehouse space. So by Q4 2017, WDP will deliver more than 7,700 m² of distribution space for automotive specialist Röchling under a long-term ten-year lease agreement.

In the future, Kuehne + Nagel will not only be a WDP property tenant in the Netherlands but in Romania as well. The international logistics service provider will move into a newly developed distribution center of about 5,000 m² and will sign on to a five-year lease agreement. The new site is being set up in Timișoara, a new region in western Romania where WDP wishes to offer storage space. The region is of major logistical value, given its location along the important Pan-European Corridor IV. These corridors are crucial for efficient logistics between West and Central Europe. Delivery of this project is scheduled for Q3 2017.

For the totality of its projects under construction, WDP is assuming an initial gross rental yield of around 9% based on a total investment budget of about 73 million euros². After finishing these new construction projects, WDP's property portfolio in Romania reaches a total surface area of around 280,000 m² of warehouse and production space, good for a value of approximately 145 million euros.

Joost Uwents, CEO of WDP: *"Our expansion presence in the Romanian market is in full swing. We're expanding the number of square meters not only by expanding our existing customer relationships, but through expanding our existing locations as well."* *"Besides, these investments are proof of the anticipated growth forecasts for Romania of more than 4%. These investments are not only lodged in the sector of production companies, but we're now also developing new distribution centers for the purpose of growing local consumption,* says Jeroen Biermans, WDP's General Manager for Romania.

For more info: www.wdp.eu

Daikin, for the 4th time in the Top Global 100 Innovators



The Belgian company Daikin has been confirmed for the 4th time one of the Top Global 100 Innovators. With more than 90 years of experience and a focus on innovative ideas and leading technologies, the company provides premium quality indoor climate management solutions to meet the changing needs of residential, commercial and industrial customers.

As the only manufacturer that develops and manufactures both air conditioners and refrigerants, Daikin launched last year the world's first generation of residential air conditioning systems using exclusively R-32 refrigerant. Combining the refrigerant of the future with the smart features, the new BLUEVOLUTION series ensures lower environmental impact and affordable comfort at the highest performance.

Daikin on the Romanian market since 1994, providing air conditioning solutions for the residential segment and also for the commercial and industrial projects. It is appreciated by both customers and specialists for continually updating innovations and overcoming technology boundaries by developing products and solutions that set new standards of efficiency and comfort in HVAC. The Daikin products and services are available in all the country through the Dealer Network. Daikin currently has 30 employees in Romania.

Globally, Daikin is renowned as a market leader in heat pump technology, with 86 factories in over 145 countries. Daikin Europe was founded in 1972 in Ostend, Belgium and currently is the sales, development and manufacturing headquarters for Europe, the Middle East and Africa.

www.daikin.ro

Belchim organizes 2nd edition of BelCamp – Field Crops Academy



In Timișoara on May 26th the Belgian company Belchim Crop Protection will organize the second edition of the event BelCamp – Field Crops Academy. Belchim strongly believes that agriculture is a sector of significant importance for society and its aim is to develop this field through science and innovation.

The event is dedicated to corn, soya and sunflower advanced technologies and will take place on May 26th starting 9:00 am, at the University of Agricultural Sciences and Veterinary Medicine of Banat "King Mihai 1 of Romania" in Timișoara.

Source: www.belchim.com

Prevention draft law adopted by Government to be lodged to Parliament



On May 18th the Prevention draft law was adopted by the Government in its sitting and it is to be lodged to the Parliament for debate and endorsement. According to the Executive, the two pillars of this draft are the furthering of a legislation necessary to educate and inform the economic operators, and the identification of the reasonable area within the control act.

"The endorsement of the Prevention Law is a first step in emancipation of the control act, whilst the second step will be the voluntary, participative conformation of the business environment, that will improve the collection degree of the state budget. The draft law will get into urgent parliamentary procedure and hopefully will soon reach the Presidential Administration for promulgation," according to the Minister for the Business Environment, Commerce and Entrepreneurship, Alexandru Petrescu.

The government specifies that by this piece of legislation the economic operators will be able to remedy a misbehaviour found during the first control within maximum three months' time. "The facility introduced for the entrepreneurs is that, apart from the laws currently in force, after the control act only a warning is given, without enforcing the sanction provided by the law for the recorded sanction, following that after the deadline expires and another control is completed, either the correction of the violation is found or a sanction is applied for noncompliance. At the same time, the operator who was identified as non-complying benefits from prevention only once for each of the violations, in three-years' time from the date the warning was issued".

The 267 violations that are to be subdued to the prevention mechanism do not represent acts of high social danger. These breaches come from the fields of tax, labour legislation, agriculture, tourism, waters and forests, environment protection, communication, education, consumer's protection, local administration and domestic affairs.

The prevention law is a only a first stage in the strategy for improving the state's relationship with the business environment, according to the government.

Source: *AGERPRES, May 18th*

Belgium – the third most globalized country in the world



Belgium is in third place in the new 'KOF Index of Globalization'. This index measures a country's level of globalization based on 24 variables, with an economic, social or political dimension. The KOF, the Economic Institute of the ETH, the technical university of Zurich, based its index on data from 2014.

In the general ranking, only the Netherlands and Ireland were above Belgium. The KOF publishes a separate index for each dimension. Belgium is in 6th place in the ranking for both economic and social globalization. In the ranking for political globalization, our country is in 3rd place.

For the economic dimension, KOF looks at international trade flows and foreign investment, among other things. The institute measures the social dimension in three categories: individual contacts with foreign countries and people (outgoing international telephone calls, tourism to and from foreign countries and the size of the resident foreign population), access to the internet, television and foreign press products, and 'cultural proximity' (including book imports and exports and the number of McDonald's and Ikea branches per thousand inhabitants).

Finally, for the political dimension of globalization, the number of foreign embassies in the country, the number of international organizations of which the country is a member, and the number of UN peace missions in which the country has been engaged, are all important.

Source: www.focusonbelgium.be

June Activities of the Wallonie-Bruxelles Delegation in Bucharest



June 2-11: Three films of Wallonia-Brussels will be presented at TIFF (Transilvania International Film Festival):

- "Even Lovers Get the Blues" (director Laurent Micheli) - in the program No limit

- "Paris Pieds Nus" (directors Fiona Gordon, Dominique Abel) - competing in the program Alt.Rom.Com (competition Fipresci)

- "Noces / A wedding" (director Stephan Streker) - in the Supernova program.

Program and info: ww.tiff.ro

June 11: The show "Vania!" (Director Christophe Semet - Rideau de Bruxelles / Compagnie du Vendredi) will be presented at the Octavian Goga College in Sibiu within the International Theater Festival in Sibiu.

Info: www.sibfest.ro

.....Flash & Agenda.....

May 2017: MFA Belgium recently launched its own Instagram page! Follow us @BelgiumMFA or at the link: <https://www.instagram.com/belgiummfa>*

28/05/2017: Romanian festival, Begijnhof 41A, 9300 Aalst. Organization: vzw Corfoo.
More info: corfoo.vzw@gmail.com*

06/06/2017: Boardmeeting ADR-Vlaanderen vzw, Sint-Niklaas, 19:30. More info:
info@advlaanderen.be*

10/06-17/06/2017: Bicycle sponsor trip for the 'TON homecare project '. Starting 10/06 in Lipova (press meeting), visiting Vânători (county of Arad, partner of Turnhout) and Tăut (Batăr, county of Bihor, partner of Bertem). More info: jef.vanhoof@advlaanderen.be and Cristina Vladu, cristina.vladu@theopennetwork.ro*

10/06/2017: Music for vzw NONA by Pianotrio Impression, Church of Sint Nicolaas van Tolentijn, De Pinte, 20:00 – 22:00. Contact and info: Jan Milh, +32-9-282.85.78, or nonamechild@telenet.be*

11/06/2017: Oostduinkerke, restaurant day by Cross to Romania for the benefit of the projects in Romania, 12:00-1700. For bookings: andreas.cavyn@telenet.be*

11/06/2017: Music and entertainment by the brothers Mich and Raf Walschaerts between 18:00-20:00, for the benefit of poor children and youngsters in Romania (Effata) & vzw Zorghuis Gent. Book by bank transfer to account number: BE54 8904 3406 2297 of 'Mariakerke helpt Roemenië', with the notice: 'Effata – Zorghuis'

12/06/2017: Bicycle sponsor trip 'homecare' arrives in Slatina-Timiş (province of Caras Severin, partner of Geel), after visiting Armenis, one of the 6 communities involved in the homecare project. More info: cristina.vladu@theopennetwork.ro*

17/06/2017: End of the 'Bicycle sponsor trip homecare' in Alba Iulia. More info: info@advlaanderen.be*

20/06/2017: ADR-Working group 'Fundraising', Kessel-Lo, between 19:00–21:30 hrs. More info: Jozef.Goebels@kuleuven.be*

22/06/2017: Meeting Limpro vzw, 19:30–22:00, Wit-Gele Kruis Genk. More info: [limburgse.roemeniewerking@live.be](mailto: limburgse.roemeniewerking@live.be)*

26/06/2017: ADR-Working group 'staff and finances', Geel, 20:00-22:00. More info: info@advlaanderen.be*