

INTRODUCTION TO CORPORATE REAL ESTATE DHL

BUILDING FOR THE FUTURE

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DHL HUB 117 BRUcargo, 4th of June, 2024

DHL Corporate Real Estate



Agenda

Intro

Benny Vandenheuvel

DHL Group

Facts & Figures | Priorities

Group Business Services & Corporate Real Estate (CRE)

Corporate Real Estate (CRE)

Footprint | Services | Projects across the Group | Key focus example





Introduction

DHL Group

Key facts



~600k
Employees



220
Countries & territories



20,7k
E-vehicles used in pick-ups and deliveries



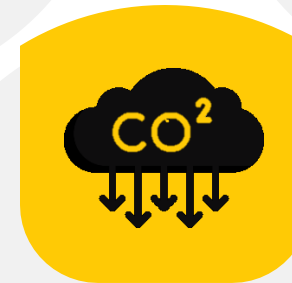
~21,7k
Locations worldwide



81.8 bn
Group Revenue
(2023)



€6.3bn
Group EBIT
(2023)

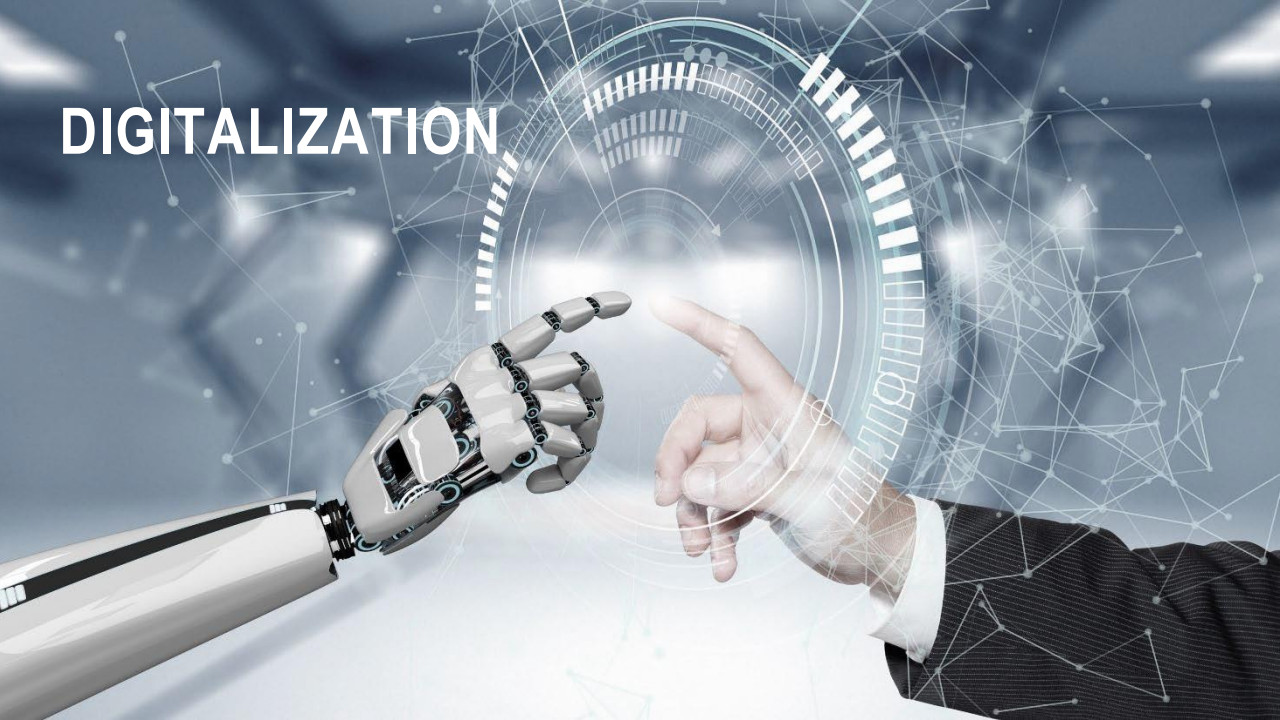


€442M
Decarbonization measures
investment
(2023)

GLOBALIZATION



DIGITALIZATION



E-COMMERCE



SUSTAINABILITY



DHL Structure

Our divisions



Post & Parcel



Express



Global Forwarding,
Freight



Supply Chain



eCommerce

GLOBAL BUSINESS SERVICES

CORPORATE REAL ESTATE (CRE)

Corporate Real Estate
Where we operate & our footprint

37.4M sq. m
TOTAL AREA

€2,46b
ANNUAL LEASE
COST

21,700
LOCATIONS
WORLDWIDE

+1,600
REAL ESTATE
EXPERTS
GLOBALLY



EXPRESS

Strategic locations

- Supporting core business
- Essential part of the network
- Long-term horizon
- Stable country profile
- Attractive/scarce location
- Low residual value risk



DGFF

Our contribution to our divisions...



POST & PARCEL

...Ensuring the right business facilities based on the needs of our customers.



SUPPLY CHAIN

DHL Group

Differentiators

- Location
- Value for money
- Quality & sustainability
- Confidence
- Shared values and interests
- Flexibility



eCOMMERCE



- Service Centers / Points (LMD)
- X-dock Road Hubs
- Air Hubs
- Offices
- Near Economic Clusters & Airports

EXPRESS



- Logistic Warehouses
- Forwarding Warehouses
- X-dock Road Hubs
- Offices
- Near Economic Clusters, (Air)Ports

DGFF



- Storage Warehouses
- Large DC's
- Client Specific Facilities
- Offices
- Everywhere

SUPPLY CHAIN



- Last Mile Delivery /City Hubs
- X-dock Road Hubs
- Offices
- Near Economic Clusters

eCOMMERCE



Portfolio Snapshot

DHL EXPRESS

Belgium

The third largest hub in the Express European network. Build in 2015-2016, over 30k sq. m warehouse, 105k sq. m land, highly sophisticated sorting system (worth 130% of the building value).



200K/DAY

24h
24/7
OPERATING HOURS

+1600 motivated people



DHL EXPRESS HUB Brussels

Importance for the Airport

- Largest single cargo client of the airport, processing 285,000 tons of freight in 2023
- This represents approx. 40% of the cargo volumes at Brussels Airport (701,000 tons in 2023)
- Synergy with belly capacity of passenger flights, improving profitability

Main Location Drivers

- Central Location
- Excellent International Connectivity
- Available Workforce in Brussels and surroundings
- Stability Night Curfew
- Very good Accessibility,
- Excellent access to various public transport services



Portfolio Snapshot

DHL EXPRESS

Belgium

Express Service centre @ BlueGate, Antwerp. The 12,000 m² urban distribution centre, will collect & deliver an average of 50,000 packages per week to the city of Antwerp and its suburbs; the city centre will only be serviced by ecological, electric vehicles.



Corporate Real Estate *Sustainability example*

Committed to Carbon Neutral Buildings. Since 2021, we are committed to deliver carbon neutral design for all new (owned) buildings

Net zero emissions through the use of renewable energy

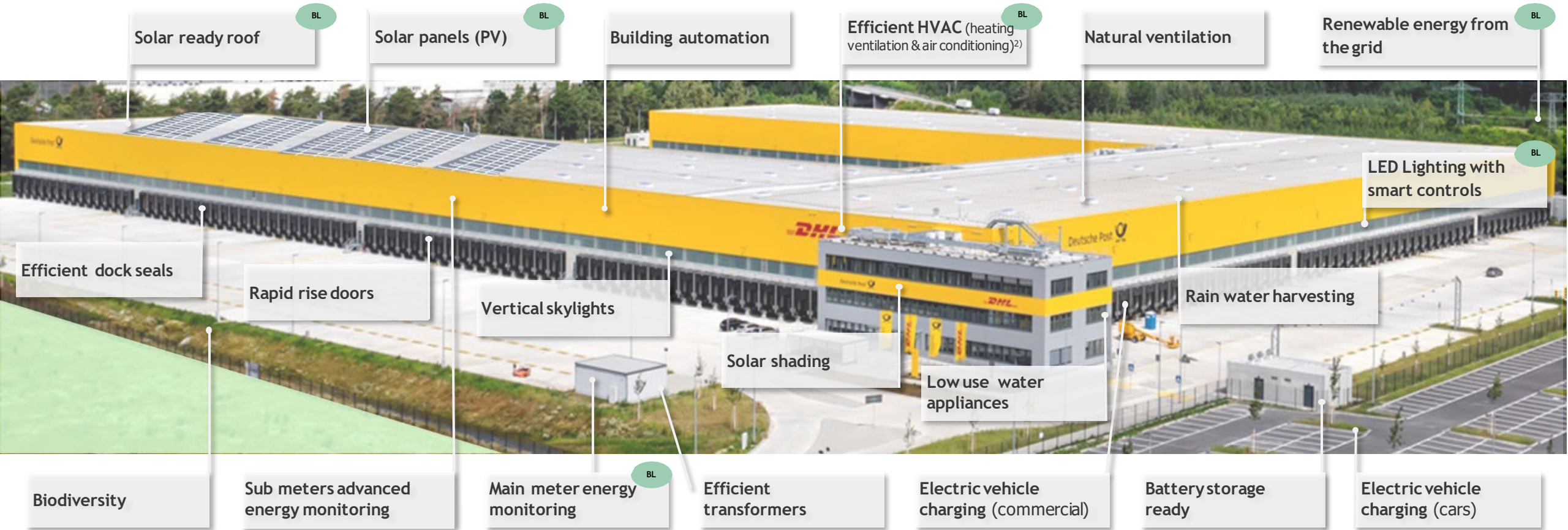
Reduce carbon emissions through the use of efficient technology & systems

Designing a Carbon Neutral Building

20 Standard Levers



CNB White List: 20 standard levers to be installed¹⁾



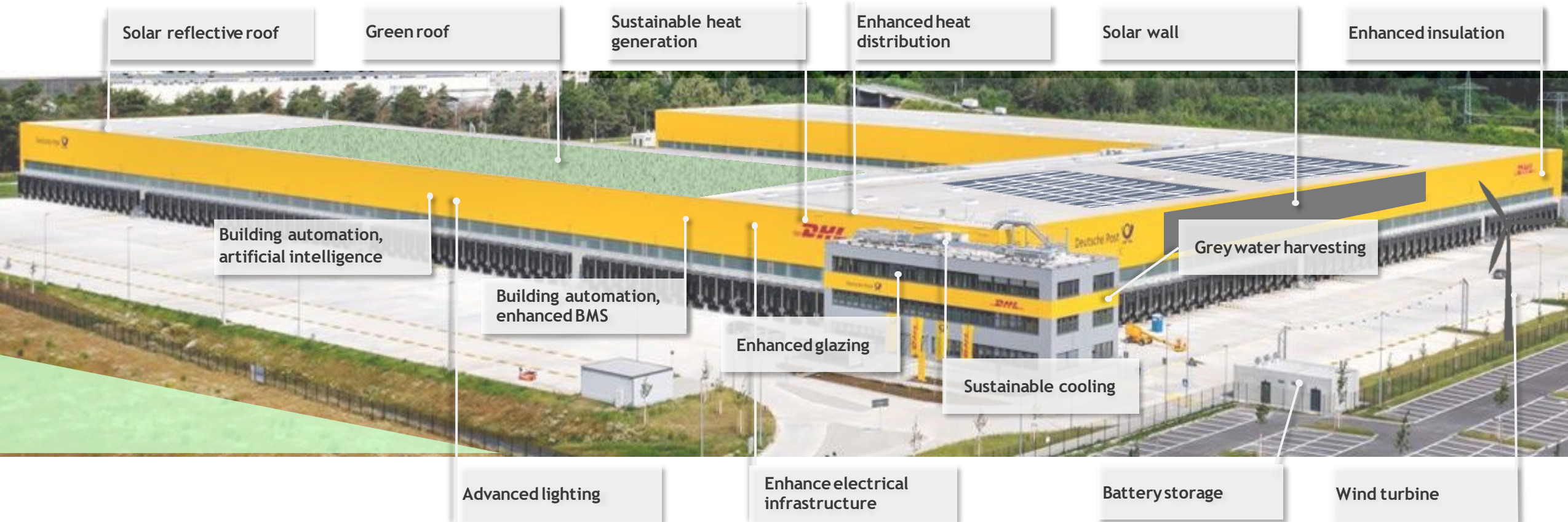
1) Variations due to size, geographical location, operational & statutory requirements 2) Estimating the optimum size of the PV & HVAC system, typically heating, is key focus for CNB Assessment

Designing a Carbon Neutral Building

15 advanced levers



CNB White List: 15 advanced levers that can be installed¹⁾



1) Variations due to size, geographical location, operational & statutory requirements

THANK YOU



GLOBAL BUSINESS SERVICES

CORPORATE REAL ESTATE

Excellence. Simply delivered.