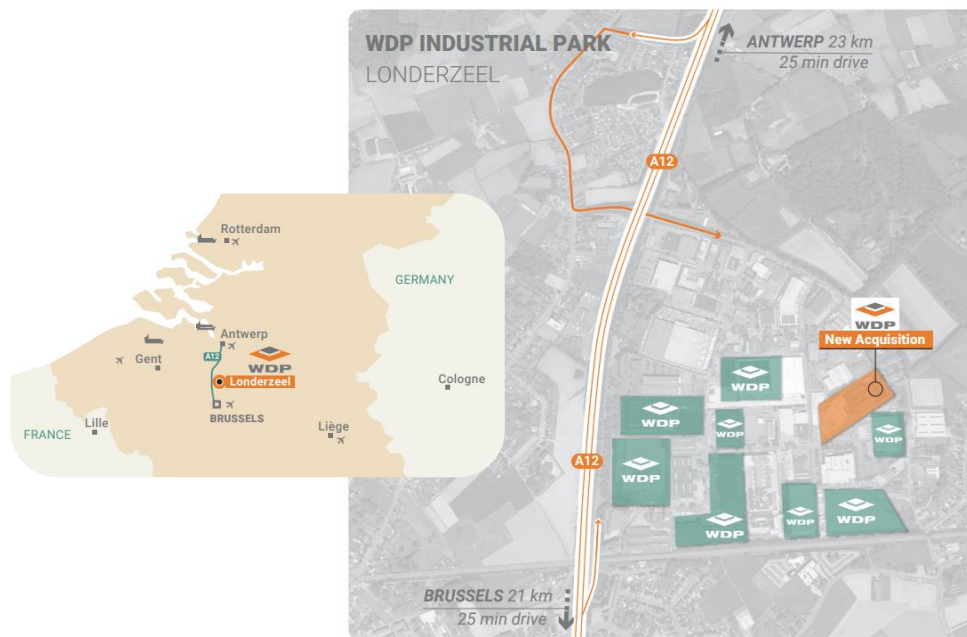


WDP expands cluster at logistics hotspot along the A12 in Londerzeel

WDP once again acquires a logistics site at the Londerzeel business park (Belgium). This add-on acquisition has a lettable area of more than 9,000 m² on a plot of 21,000 m² and includes space for outdoor storage. This site, fully let to multiple clients active in the region, is adjacent to the building purchased by WDP at the end of 2023. The transaction with a total property value of approximately 7 million euros, was realised via a contribution in kind of the shares of the company holding the asset. The NOI Yield¹ for this transaction is around 7%. In addition, the site offers future redevelopment potential.

This acquisition further expands WDP's cluster in the Londerzeel industrial zone to nine buildings, which are let to a diverse portfolio of prime clients. The cluster now comprises approximately 135,000 m² of lettable area, with a total value of around 150 million euros.

It also marks another step in the anchoring of WDP's presence at this logistics hub with direct access to the A12 motorway between Antwerp and Brussels. By holding multiple buildings within one industrial zone and creating unique clusters at key logistics locations, WDP enhances its ability to adapt to client needs, while efficiently managing and unlocking the future redevelopment potential of its property portfolio.



¹ The Noi Yield is defined as the annualised net operating result (gross rental income minus the non-recoverable operating costs for property) compared to the total investment.



Acquisition through contribution in kind

This acquisition, with an overall investment value of around 7 million euros, has been realised today via a contribution in kind of shares of Pielon BV in WDP for a contribution value of around 6.5 million euros, against payment of 311,295 new WDP shares. The new shares were issued pursuant to a capital increase, following a decision of WDP's Board of Directors utilising the authorised capital.

The issue price was set at 20.77 euros (rounded) and is based on the volume-weighted average share price (VWAP) of the WDP share, as made available on the Euronext Brussels website (including the dividend for the 2024 financial year) for two days before 19 February 2025, minus two per cent. Consequently, the transaction has led to an increase in shareholders' equity of (approximately) 6.5 million euros, of which an amount of (approximately) 0.4 million euros has been allocated to the *Capital* item and an amount of (approximately) 6.1 million euros to the *Issue Premium* item.

The new WDP shares are of the same type and grant the same rights (including dividend rights) as the existing WDP shares, and account for 0.14% (rounded) of the total number of outstanding shares. As of 20 February 2025, WDP expects to be granted admission to trade the new shares on the regulated markets of Euronext Brussels and Euronext Amsterdam.

Disclosure under Article 15 of the Act of 2 May 2007 (the Transparency Act)

Upon completion of this capital increase and the issue of new shares, the total capital of WDP as of 19 February 2025 will be 258,754,032.10 euros. From that same date, WDP's capital will be represented by 225,845,971 fully paid-up ordinary shares. There are no preferential shares. Each share grants one voting right at the General Meeting, meaning these shares represent the denominator in terms of notifications for the transparency regulations (i.e. notifications should the statutory or legal thresholds be reached, exceeded or not met, etc.). Aside from the legal thresholds, the Articles of Association of WDP, in application of Article 18 §1 of the Transparency Legislation, provide for additional statutory thresholds of 3% and 7.5%. No outstanding options or subscription rights that entitle holders to shares have been issued.



More information

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WDP develops and invests in logistics real estate (warehouses and offices). WDP's property portfolio amounts to more than 8 million m². This international portfolio of semi-industrial and logistics buildings is spread over approximately 350 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)
Company number 0417.199.869 (Register of legal entities of Brussels, Dutch section)



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