



PRESS RELEASE

Regulated information

Wednesday 19 October 2022



www.wdp.eu

Interim statement on 30 September 2022

- **EPRA Earnings per share:** 0.95 euros over 9M 2022, an increase of 14% year-on-year.
- **Sound positioning in volatile macro environment:** robust balance sheet, strong liquidity position, and diversified property portfolio for supply chain with an inflation-proof cash flow profile (rental income indexed to inflation and high hedge ratio for long-term debt).
- **Growth plan 2022-25:** identified investment volume of 430 million euros, in keeping with the predetermined growth rate. WDP remains focused on its long-term profit target of EPRA Earnings per share of 1.50 euros by 2025.
- **Fundamentally healthy market dynamics:** in the current turbulent macroeconomic and geopolitical environment, the logistics sector remains crucial to several industries and fundamentally sound with sustained demand across the board.
- **Accelerated roll-out of Energy-as-a-business strategy:** a scaling up of profitable sustainability projects as a response to the increased demand for investments in the energy transition.
- **Outlook 2022:** WDP confirms the expectation for EPRA Earnings per share for 2022 of 1.25 euros, up +14% compared to 2021.

1. Summary

- **EPRA Earnings:** 175.9 million euros over 9M 2022, i.e. an increase of 17% compared to 2021 (150.6 million euros). EPRA Earnings per share over 9M 2022 amounts to 0.95 euros, an increase of 14% compared to 0.83 euros in 2021. This was mainly driven by pre-let new construction projects and organic growth via the indexation of leases as well as newly realised acquisitions and some non-recurring income.
- **Occupancy rate and direct property market:** the portfolio is almost fully let with 99.0% as of 30 September 2022 (98.5 % as of 31 December 2021). This is based on continued healthy market dynamics with demand continuing across sectors (at both the inbound and outbound end of the supply chain). This leads to further upward pressure on market rents.
- **Portfolio:** revaluation of +279.2 million euros (Q3 2022: +12.1 million euros) or +4.2% over the first nine months of 2022, mainly due to an increase in estimated market rent values (+6% year-to-date) as well as unrealised capital gains on the projects.
- **Balance sheet:** the loan-to-value at 30 September 2022 amounts to 39.2% and net debt / EBITDA (adjusted) is 8.5x, both stable quarter-on-quarter. WDP has a robust liquidity profile of 24 months with approximately 1 billion euros in unused and committed credit lines (to finance the project pipeline and loan maturities). Moreover, 86% of debt is hedged against rising interest rates and in the long term (7 years on average).
- **Growth plan 2022-25** over the first nine months of 2022 an investment volume of approximately 430 million euros was identified (Q3 2022: 170 million euros), consisting of new projects and land as well as acquisitions of existing buildings, and investments in energy transition in addition to the strategic 10% stake in Catena.

WDP remains focused on the long-term profit target in its growth plan of EPRA Earnings per share of 1.50 euros in 2025, with a strong emphasis on profitability (e.g. the Energy as a Business strategy, a robust balance sheet and a solid liquidity position. This is within the context of the continued (and accelerated) evolution of external factors, such as increased market volatility, a weakening macroeconomic outlook and an increased cost of capital.

- **WDP Energy:** the current energy crisis and focus on profitability are scaling up sustainability investments: the installation of a Green Mobility Hub and expansion of the solar power capacity by approximately 55 MWp were launched in the third quarter of 2022 – an investment of approximately 40 million euros.
- **ESG strategy recognition:** a score of 75/100 in the 2022 S&P Global Corporate Sustainability Assessment (+12 points from the previous year). (Date of score: 23 September 2022).

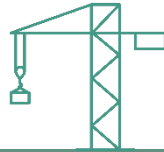
Outlook 2022: for 2022, WDP confirms its expectation of an EPRA Earnings of 1.25 euros per share (an increase of +14% compared to 1.10 euros per share in 2021). Based on these forecasts, a dividend of 1.00 euros gross per share is projected for 2022 (payable in 2023), based on a similar increase.



These forecasts are based on current knowledge and situation and barring unforeseen circumstances within the context of a volatile macroeconomic and rising interest rate climate.




2. Operating activities for Q3 2022



PROJECTS

OCCUPANCY RATE

99.0%



RENTED

14% LEASE CONTRACTS ENDING IN 2022

- 90% renewed
- Confirmation of trust

	COMPLETED	ONGOING	POTENTIAL
SURFACE AREA	309,000 m ²	771,000 m ²	~1,500,000 m ²
INVESTMENTS	243 million euros	535 million euros	
INITIAL GROSS RENTAL YIELD	6.8%	6.0%	
	6.1% in Western-Europe 8.2% in Romania	5.8% in Western-Europe 7.3% in Romania	
AVERAGE LEASE TERM	10 year	13 year	

ACQUISITIONS

153 million euros



2.1. Acquisitions and disinvestments

2.1.1 Acquisitions

During 2022, certain acquisitions were identified with a total investment volume of approximately 153 million euros¹. All these acquisitions were made at fair value prices as per valuation reports prepared by the independent property experts. WDP generates an overall initial gross rental yield of approximately 4.8%.²

2.1.2 Acquisitions identified during the third quarter of 2022 were identified³

Belgium

The acquisition of seven logistics sites from SEDIMMO NV (part of SEDILOG NV) in the Tournai West Zoning industrial zone, representing a total lettable area of approximately 100,000 m² and an overall investment of approximately 120 million euros. SEDIS Logistics, also part of SEDILOG NV, will continue to lease the buildings for twelve years.⁴

Romania

In Romania, WDP is adding to its strategic land reserve amounting to a total of approximately 75,000 m² on four sites. Three of these acquisitions – notably at Cluj (Apahida) and at two locations in Timisoara – involve an expansion of sites under ownership. These acquisitions represent a total investment amount of approximately 15 million euros.

2.1.3 Overview of all purchases during 2022

Location	Tenant	Lettable area (in m ²)	Investment budget (in million euros)	
BE	Blandain	Sedis Logistics	100,000	120
BE			100,000	120
NL	Den Bosch	Fat Boy	5,623	6
NL			5,623	6
RO	Arad	Various	42,125	11
RO	Târgu Lapus	Taparo	13,158	5
RO	Baia Mare	Techtex	18,883	11
RO			74,166	27
Total			179,789	153

¹ The payment of 53 million euros is scheduled to take place during the fourth quarter of 2022, namely the second phase of the sale and lease back of SEDIMMO NV/SA via contribution in kind.

² Excluding land reserves.

³ Based on 100% of the investment for the fully consolidated entities (including WDP Romania) and the proportionate share for the joint ventures (i.e. 29% for WDPort of Ghent Big Box and 55% for Luxembourg).

⁴ See 5. *Management of financial resources* for more information on this transaction.



2.1.4 Disposals

In Romania, a smaller non-strategic site was sold above book value.

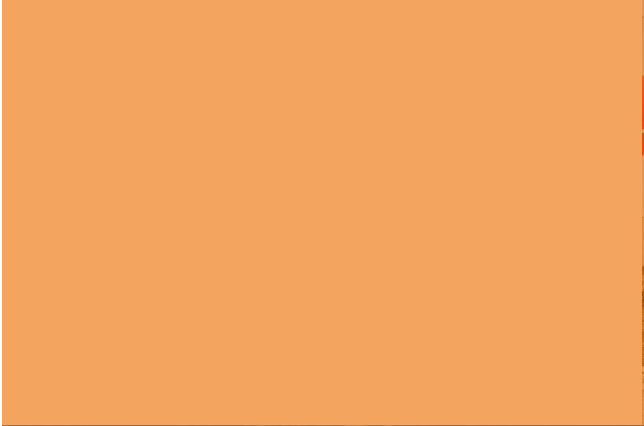
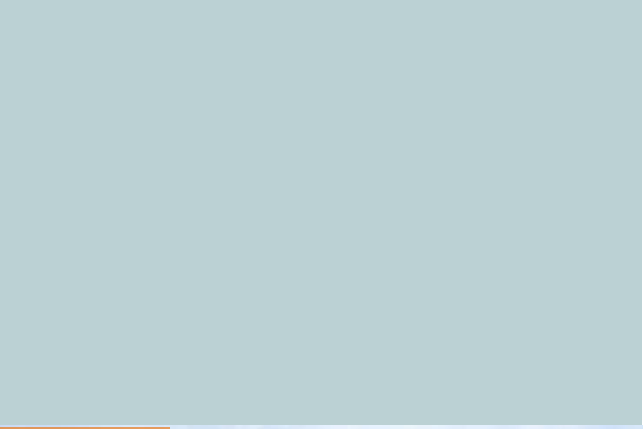


2.2. Projects completed during 2022

WDP successfully delivered the following pre-let projects with a total lettable surface area of 309,000 m² during the course of 2022. The initial gross rental yield on the total of these completed projects amounts to 6.8%⁵, with an investment amount of approximately 243 million euros. The average lease term is 10.3 years.

Location	Tenant	Delivery date	Lettable area (in m ²)	Investment budget (in million euros)	
2019-23					
BE	Geel, Hagelberg 12	Distrilog	1Q22	8,000	4
BE	Heppignies	Trafic	1Q22	2,000	5
BE				10,000	9
2019-23					
DE	Gelsenkirchen	Dokas / Imperial	2Q22	46,000	13
DE				46,000	13
2019-23					
NL	Bleiswijk	Fully let	3Q22	17,200	13
NL	Breda	Helmer	1Q22	13,000	10
NL	Breda	Nassau Sneltransport Breda	2Q22	1,500	3
NL	Breda, The Bay	Fully let	3Q22	47,860	48
NL	Veghel	Alloga / Alliance Healthcare	3Q22	71,000	68
NL				150,560	141
2019-23					
RO	Buzau	Metro	2Q22	3,750	6
RO	Deva - Calan	Auchan	2Q22	25,000	19
RO	Roman	Profi	2Q22	12,000	14
RO	Timisoara	Profi	3Q22	57,000	38
2022-25					
RO	Bucharest - Stefanestii de Jos (2)	Alcar	3Q22	4,780	4
RO				102,530	81
Total				309,090	243

⁵ This represents an initial gross rental yield of approximately 6.1% in West Europe and 8.2% in Romania.





2.3. Ongoing projects

WDP expects to generate an initial gross rental yield of approximately 6.0% from all of the ongoing projects amounting to around 535 million euros, with a lettable surface area of approximately 771,000 m².⁶ This pipeline is 90% pre-let and the average duration of the leases is 12.6 years.



⁶ This represents an initial gross rental yield of approximately 5.8% in West Europe and 7.3% in Romania.

2.3.1 Overview of all ongoing projects⁷

Location	Tenant	Planned delivery date	Lettable area (in m ²)	Investment budget in million euros)	
2019-23					
BE	Antwerp Region	Fully let	2Q24	4,152	11
BE	Bornem	Fully let	3Q24	19,200	27
BE	Courcelles, rue de Liège 25	DHL	2Q23	2,885	6
BE	Gent	Sligro	2Q23	21,127	15
BE	WDPort of Ghent	X2O Badkamers / Exterioo	1Q23	150,000	23
2022-25					
BE	Genk, Bosdel	Fully let	1Q25	30,000	29
BE	Gent	Uselect	2Q23	11,590	9
BE	Liège - Triligiport	Logistics service provider	2Q23	34,457	21
BE				273,411	141
2019-23					
LU	Bettembourg (Eurohub Sud 4)	Multi-tenant	4Q22	25,000	13
LU	Contern	DB Schenker + in	2Q23	15,000	10
LU				40,000	23
2019-23					
NL	Amsterdam, Hornweg	Dynalogic	4Q22	13,700	11
NL	Barendrecht, Spoorwegemplacement 3-5	Fully let	2Q23	26,700	24
NL	Breda, Heilaarstraat 263	Lidl	2Q23	31,000	22
NL	De Lier, Jogchem van der Houtweg	De Jong Verpakking	1Q23	83,000	54
NL	Kerkrade, Van Swietenstraat /	In commercialisation	3Q23	29,500	29
NL	Oss, Keltenweg	Movianto	4Q22	13,500	12
NL	Zoetermeer	Leen Menken Foodservice	4Q22	6,000	9
NL	Zuid-Limburg	Fully let	3Q23	31,000	24
NL	Zwolle	wehkamp	3Q23	33,000	26
NL	Zwolle	E-commerce project	4Q23	21,000	25
2022-25					
NL	Breda	In commercialisation	2Q24	25,768	20
NL	Hasselt	Scania	4Q22	7,000	6
NL	Veghel	Alliance Health Care	3Q23	16,000	19
NL	Zwolle	Fully let	3Q24	18,000	25
NL				355,168	305
2019-23					
RO	Slatina	Pirelli	1Q23	25,000	15
2022-25					
RO	Bucharest - Stefanestii de Jos (2)	Fully let	1Q23	12,864	9
RO	Bucharest - Stefanestii de Jos (2)	E-Pantofi (Ext Phase 1 + 2)	1Q23	34,402	21
RO	Roman	In commercialisation	4Q22	5,725	6
RO	Târgu Lapus	Taparo	3Q23	14,656	8
RO	Timisoara	Bulung	3Q23	9,773	7
RO				102,420	66
Total				770,999	535

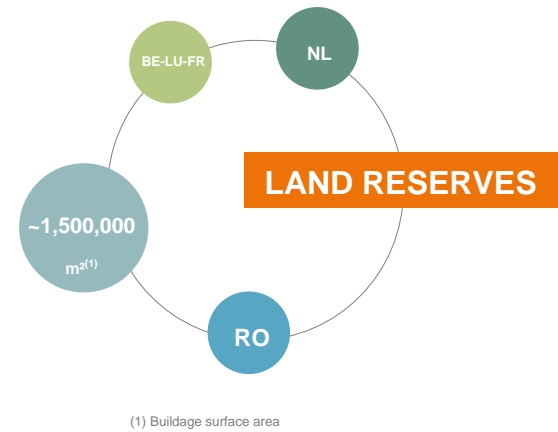
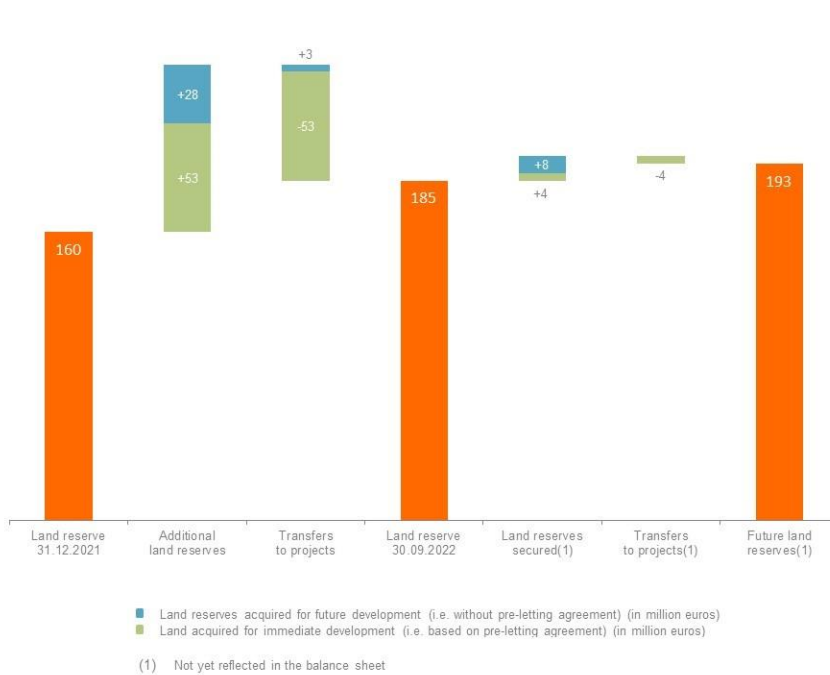
of which as of 30 September 2022 another 335 million euros must still be invested.

⁷ Based on 100% of the investment for the fully consolidated entities (including WDP Romania) and the proportionate share for the joint ventures (i.e. 55% for Luxembourg and 29% for the WDPort of Ghent Big Box – X²O Badkamers/Exterioo). The lettable area for joint ventures is always shown on a 100% basis.



2.4. Further potential

Continuous replenishment of land reserves



2.5. Complete consolidation of WDP Deutschland

As previously announced, WVI GmbH (WDP's former 50/50 joint venture with VIB Vermögen AG for the joint expansion of both companies in North Rhine-Westphalia, Bremen and Hamburg) is a wholly owned subsidiary of WDP⁸, which is fully consolidated (WDP Deutschland GmbH) as of 1 July 2022. The acquisition of the shares of VIB Vermögen AG by WDP⁸ took place under normal market conditions and in accordance with the terms and conditions laid down in the joint venture agreement.

This acquisition of shares reflects WDP's ambition for future investments and operational activities in Germany, as confirmed by the objectives in the 2022-25 growth plan.

⁸ Through its fully-owned subsidiary WDP NV/SA.



3. Value creation and ESG

3.1. Climate Action Plan

 [Download the complete plan](#)

The WDP Climate Action Plan outlines the ambitious path that WDP will take to achieve net zero throughout its entire value chain (scope 1, 2 and 3) by 2050, taking into account a 1.5 °C scenario and the ambitious objectives of the EU Green Deal. This plan provides a clear framework that addresses both climate risks and business opportunities.



We strive to achieve the maximum impact in collaboration with all of our stakeholders. Our objectives are not therefore limited solely to our operating activities. We want our property portfolio – WDP’s core product – to become carbon-free throughout its entire cycle and thus throughout our value chain (from development, through the operational phase of the building to its end-of-life), in close collaboration with our suppliers and customers).

M.A.D.E.

FOR

FUTURE

M.A.D.E. for future: the objective of this climate action plan is clearly linked to the WDP core business namely **Material use**, **Adaptation**, **Decarbonisation** and **Electrification**. The plan is the basis for the roll-out of three tracks, each with clear, ambitious and transparent objectives: **WDP Energy** in terms of energy efficiency and the production of renewable energy, **WDP Decarb+** in terms of CO₂ reduction and **WDP Green** with a view to green financing and green-certified warehouses.

The net-zero targets within the WDP Climate Action Plan were set up in line with these Science-Based Targets and as such are validated and approved by the SBTi.⁹



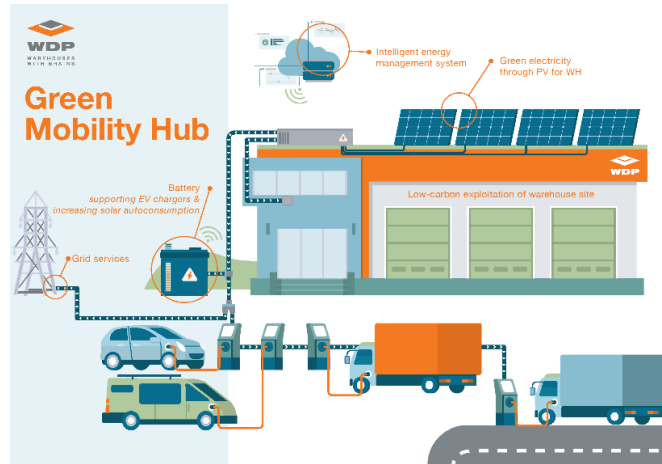
3.2. WDP Energy out of the starting blocks

The EU Green Deal expects transportation to decarbonise and switch to e-mobility to attain a fully sustainable supply chain. Moreover, the energy transition has gained momentum as a result of current geopolitical tensions and the ensuing energy crisis. WDP’s Energy as a Business strategy – in particular, the WDP Energy track within the WDP Climate Action Plan – aims to respond to the accelerated and evolving customer energy needs to ensure its sites are more self-sufficient and decarbonised by increasing the use of green energy production and technology. Together, the installation of a Green Mobility Hub at one of its existing sites and the further expansion of its solar panel array provide an investment of over 40 million euros.

⁹ The SBTi validation procedure sees WDP as a ‘small or medium-sized enterprise’, such that only the scope 1 and 2 objectives were taken into account. The WDP Climate Action Plan assumes a net zero objective for scope 1, 2 and 3.

3.2.1 Existing site in Zellik becomes Green Mobility Hub¹⁰

The site leased by VPD in Zellik is being converted into a Green Mobility Hub. Note that logistics provider VPD handles last-mile operations from this site for numerous non-food retailers who expect CO₂-neutral services within their supply chain. Thus, this Green Mobility Hub will provide the energy production and infrastructure needed for the decarbonisation of transport and operations on-site by the customer. This will also support the wider community.



3.2.2 Team Energy & Sustainability shapes new business line

The Energy as a Business strategy is driven by an enthusiastic WDP Energy & Sustainability team led by Elke Van Den Broucke – WDP’s Head of Energy & Sustainability since early 2022. In 2022, this team brings together expertise, innovation, and resources to expand further with creative business developers, experienced project managers, and sustainability engineers. Together they will provide the crucial execution power and innovative approach that WDP’s ambitious climate plan demands.

3.2.3 55 MWp of additional solar capacity

WDP intends to use solar panels to achieve a power capacity of 250 MWp by 2025. Preparation and installation of some 55 MWp have already started in 2022. This will provide green energy production with a total capacity of approximately 150 MWp in 2023, a 60% increase from the beginning of the year. Almost half of the currently planned solar power capacity will be generated at one site, on the roof of the multimodal logistics park WDPort of Ghent at North Sea Port in the port of Ghent, which is under construction. This site will be equipped with a rooftop solar panel array covering no less than 150,000 m².



3.3. WDP raises score in S&P Global Corporate Sustainability Assessment

WDP scored 75/100 in the 2022 S&P Global Corporate Sustainability Assessment, which is +12 points compared to the previous year. (Date of score: 23 September 2022)

WDP has been part of the DJSI Europe index since December 2021. Admission to this index is based on the score in the S&P Global Corporate Sustainability Assessment. The annual revision of the DJSI indices is scheduled for 9 December 2022.

¹⁰ See the [press release](#) of 29 September 2022.





4. Financial results

175.9 ^{+17%} million euros
EPRA earnings

6.9 billion euros
Fair value of the property portfolio

91.5%
Operational margin

0.95 ^{+14%} euros
EPRA earnings per share

99.0%
Occupancy rate

3.5%
Like-for-like rental growth

5.4 year(s)
Average term of the leases

22.0 euros
EPRA NTA per share

4.1. Consolidated key figures and EPRA performance indicators

Consolidated key figures

	30.09.2022	31.12.2021
Operational		
Fair value of property portfolio (including solar panels) (in million euros)	6,887.2	6,054.3
Gross initial yield (including vacancies) ¹ (in %)	5.2	5.2
Net initial yield (EPRA) (in %)	4.7	4.7
Average lease term (until first break) ² (in years)	5.4	5.8
Occupancy rate ³ (in %)	99.0	98.5
Like-for-like rental growth (in %)♦	3.5	1.4
Operating margin ⁴ (in %)♦	91.5	91.3
Financial		
Loan-to-value (in %)♦	39.2	36.7
Gearing ratio (proportionate) (in line with the GVV/SIR Royal Decree) (in %)	40.8	38.1
Net debt / EBITDA (adjusted) (in x)♦	8.5	7.9
Interest Coverage Ratio ⁵ (in x)	5.9	5.6
Average cost of debt (in %)♦	1.9	2.0
Average remaining duration of outstanding debt (in years)	5.4	4.5
Weighted average maturity of all drawn and undrawn credit lines	5.1	4.6
Hedge ratio (in %)♦	85.6	82.9
Average remaining term of hedges ⁶ (in years)	6.9	6.3
Result (in million euros)		
Property result	236.2	207.6
Operating result (before the result on the portfolio)	216.2	189.6
Financial result (excluding change in the fair value of financial instruments)♦	-32.5	-30.0
EPRA Earnings♦	175.9	150.6
Result on the portfolio (including share joint ventures) - Group share♦	218.9	525.7
Change in the fair value of financial instruments - Group share	198.7	39.5
Depreciation and write-down on solar panels (including share joint ventures) - Group share	-4.9	-0.8
Net result (IFRS) - Groupe share	588.7	715.1
Details per share (in euros)		
EPRA Earnings♦	0.95	0.83
Result on the portfolio (including share joint ventures) - Group share♦	1.18	2.89
Change in fair value of the financial instruments - Group share	1.07	0.22
Depreciation and write-down on solar panels - Group share	-0.03	0.00
Net result (IFRS) - Group share	3.16	3.93
IFRS NAV ⁷	22.2	17.4
EPRA NTA♦	22.0	18.3
EPRA NRV♦	23.8	19.8
EPRA NDV♦	23.1	17.4

The Alternative Performance Measures (APM), for example the EPRA key performance measures, used by WDP, are accompanied by a symbol (♦). Their definition and reconciliation can be consulted in the Annexes of this document.

1 Calculated by dividing annualised contractual gross (cash) rents by fair value. The fair value is the value of the property investments after deduction of transaction costs (mainly transfer tax).

2 Including the solar panels which are included in the remaining weighted average term of the green energy certificates.

3 Calculated based on the rental values for the leased properties and the non-leased surfaces. Ongoing projects and/or renovations are not considered.

4. Based on the comparison between 9M 2022 and 9M 2021.

5 Defined as operating result (before the result on the portfolio) divided by interest charges less interest and dividends collected less the fee for financial leasing and other.

6 The remaining duration of debt at fixed rate and interest rate hedges entered into to hedge the debt against interest rate fluctuations.

7 IFRS NAV: Net asset value before profit distribution of the current year in accordance with the IFRS balance sheet. The IFRS NAV is calculated as the shareholders' equity as per IFRS divided by the number of shares entitled to dividend on the balance sheet date.

EPRA key performance indicators

	30.09.2022	31.12.2021
EPRA NTA (in euros per share)	22.0	20.1
EPRA NRV (in euros per share)	23.8	21.7
EPRA NDV (in euros per share)	23.1	19.0
EPRA Net Initial Yield (in %)	4.7	4.7
EPRA Topped-up Net Initial Yield (in %)	4.7	4.7
EPRA vacancy rate (in %)	1.0	1.5
EPRA Cost Ratio (incl. direct vacancy costs) (in %)	10.2	10.5
EPRA Cost Ratio (excl. direct vacancy costs) (in %)	9.9	10.2

The definition and reconciliation of the Alternative Performance Measures (APM), for example the EPRA key performance measures, used by WDP, are to be consulted in the Annexes of this document.

4.2. Notes to the profit and loss account as of 30 September 2022 (analytical schedule)

Property result

The property result amounts to 236.2 million euros over the first nine months of 2022, an increase of 13.8% compared to last year (207.6 million euros). This increase is driven by continued portfolio growth in 2021-22, primarily through new pre-let projects. Without changes to the portfolio, rental income levels increased by 3.5% driven by the indexation of leases. WDP sees this like-for-like rental growth (broken down as 2.0% in Q1, 4.0% in Q2, and 4.5% in Q3) accelerating throughout the year as leases continue to be indexed.

The property result also includes 18.3 million euros of income from solar panels – compared to 15.1 million euros last year – from higher income due to a higher installed capacity and higher income from organically higher electricity prices.

Other operating income and expenses include some non-recurring income of approximately 5 million euros.

Gross rental income by country

(in euros x 1,000)	Belgium	The Netherlands	France	Romania	Germany ¹	Total IFRS	Luxembourg ¹	Germany ¹
I. Rental income	67,132	98,114	5,297	45,420	849	216,813	2,455	462
III. Costs related to leases ²	134	244	-227	-549	0	-398	-5	0
Rental income, net of rental-related expenses	67,266	98,358	5,070	44,872	849	216,415	2,450	462

¹ Taking into account the proportional share in WDP's rental income for Luxembourg (55%). WDP Deutschland is completely consolidated as of 1 July 2022, for the first half year equity method was applied.

² The heading Costs related to leases consists of Provisions for trade receivables and Rent to be paid for leased premises.

Operating result (before the result on the portfolio)

The operating result (before the result on the portfolio) amounts to 216.2 million euros over the first nine months of 2022, an increase of 14.0% compared to the same period last year (189.6 million euros). The property and other general expenses amount to 20.0 million euros over the first nine months of 2022, up year-on-year, in line with portfolio growth. The operating margin remains high at 91.5%.

Financial result (excluding changes in the fair value of the financial instruments)

The financial result (excluding changes in the fair value of financial instruments) amounts to -32.5 million euros over the first nine months of 2022, an increase of 8.2% compared to last year (-30.0 million euros) due to higher average outstanding financial liabilities as well as the significant strengthening of the liquidity position (especially through additional free credit lines). This increase was partly compensated by the effect of a further decrease in the average cost of debt. This financial result includes the recurring expense related to -2.2 million euros for land under concession, which in accordance with IFRS 16 will be accounted for through the *Financial result*.

Total financial debts (in accordance with IFRS) are 2,750.4 million euros as of 30 September 2022, compared to 2,193.7 euros in the same period last year. The average interest rate is 1.9% over the first nine months of 2022, a decrease of 20 basis points compared to the same period in 2021 (2.1%).

Share in the EPRA Earnings of associated companies and joint ventures

The result of 6.5 million euros over the first nine months of 2022 primarily relates to the contribution in connection with the participation in Catena as of Q2 2022 that is recognised in the IFRS accounts via the equity accounting method.

EPRA Earnings

WDP's EPRA Earnings over the first nine months of 2022 amounts to 175.9 million euros. This result marks an increase of 16.8% compared to the result of 150.6 million euros in 2021. The EPRA Earnings per share are up 14.2% year-on-year to 0.95 euros, including an increase of 2.2% in the weighted average number of outstanding shares. This increase in EPRA earnings was mainly driven by pre-let

new construction projects and organic growth via the indexation of leases as well as newly realised acquisitions and some non-recurring income.

Result on the portfolio (including joint ventures share) – Group share

The result on the portfolio (including the share of joint ventures and after tax) – Group share over the first nine months of 2022 amounts to +218.9 million euros or +1.18 euros per share. For the same period last year, this result amounted to +525.7 million euros or +2.89 euro per share. This breaks down by country as follows: Belgium (+90.4 million euros), the Netherlands (+73.7 million euros), France (+9.2 million euros), Romania (+29.9 million euros), Germany (+7.6 million euros), Luxembourg (+4.7 million euros), and Sweden (+3.4 million euros).

The revaluation of the portfolio (excluding deferred taxes on the portfolio result and the result on the disposal of investment properties) amounts to 279.2 million euros, an increase of +4.2% year-to-date. This revaluation was mainly driven by the increase in estimated market rent values of +6% as well as the impact of unrealised capital gains on the projects.

Changes in the fair value of financial instruments – Group share

Changes in the fair value of financial assets and liabilities – Group share¹¹ amount to 198.7 million euros or 1.07 euros per share over the first nine months of 2022 (compared to 39.5 million euros or 0.22 euros per share in 2021). This positive impact is due to the variation of the fair value of the interest rate hedges (Interest Rate Swaps) entered into on 30 September 2022 due to the strong increase in long-term interest rates during 2022.

The fair value variation has no impact on cash and is an unrealised item, so it is excluded from the financial result in the analytical presentation of results and presented separately in the profit and loss account.

Depreciation and write-down of solar panels (including the share of joint ventures) – Group share

The solar panels are valued on the balance sheet at fair value based on the revaluation model in accordance with IAS 16 *Tangible fixed assets*. In compliance with IAS 16, WDP must include a depreciation component in its IFRS accounts according to the residual service life of the PV installations. The depreciation is calculated based on the fair value from the previous balance sheet date. This newly calculated net book value is subsequently revalued at the fair value. This revaluation is booked directly in the equity capital insofar that it still exceeds the historical cost price, plus accumulated depreciations. If it does not, then it is entered in the profit and loss account. The depreciation component and write-down amounts to -4.9 million euros. Since this impact of the depreciation and amortisation of solar panels involves a non-cash and unrealised item, it is excluded from the operating result in the analytical presentation of the results and is shown separately in the profit and loss account.

Net result (IFRS) – Group share⁹

The EPRA Earnings along with the result on the portfolio, changes in the fair value of financial instruments and the depreciation and write-down on solar panels produce a net result (IFRS) – Group

¹¹ Changes in the fair value of financial assets and liabilities – Group share (non-cash item) are calculated based on the mark-to-market (M-t-M) value of interest rate hedges concluded.

share over the first nine months of 2022 of 588.7 million euros (compared to the same period last year, when this figure was 715.1 million euros).

The difference between the net result (IFRS) – Group share of 588.7 million euros and the EPRA Earnings of 175.9 million euros can mainly be attributed to the increase in value of the portfolio and the positive fair value variations in the interest rate hedging instruments.

When preparing the profit and loss account, a situation was taken into account as of 1 January 2021 in which WDP could not continue to qualify as FBI in the Netherlands, due to the current significant uncertainty in view of the tax ruling that was revoked as of 1 January 2021, as explained earlier.¹²

The impact on EPRA earnings is approximately 1 million euros per quarter and an impact on portfolio result over 9M 2022 of -44.3 million euros via deferred tax on the property. WDP processes these commissions in its accounts out of a principle of prudence. Given that a tax ruling is not an absolute requirement to be able to apply the FBI regime, and that WDP believes that it meets all the conditions and the circumstances and facts are unchanged, the company will continue to file its tax returns as an FBI.

In the announcement of the Dutch 2023 budget on 20 September 2022, WDP took note of the declaration of intent to exclude real estate from the Dutch FBI regime through a legislative amendment as of 1 January 2024. WDP is disappointed with this chosen path given the rather favourable report that was published earlier by the independent Dutch research institute SEO commissioned by the Dutch Ministry of Finance and given the social and economic contribution that can be made by listed REITs.

However, this announcement has no direct impact on WDP because the company took the precaution of assuming a non-FBI scenario in preparing its accounts and thus also the 2022-25 growth plan. However, for the period before 1 January 2024 (specifically 2021-22-23), the competent authorities in the Netherlands have not yet taken a position. Yet WDP remains convinced that the company continues to meet all conditions within the current legislative framework and that the facts and circumstances remain unchanged before 1 January 2024 (if the Dutch government wishes to abolish the property FBI).

4.3. Notes to the balance sheet per 30 September 2022

Property portfolio¹³

According to independent property experts Stadim, JLL, Cushman & Wakefield, CBRE and BNP Paribas Real Estate, the fair value¹⁴ of the WDP property portfolio as of 30 September 2022 according to IAS 40 amounted to 6,704.1 million euros, compared to 5,894.5 million euros at the start of the financial year (including *Assets held for sale*). Together with the valuation at fair value of the investments in solar panels¹⁵, the total portfolio value amounts to 6,887.2 million euros, compared to 6,054.3 million euros at the end of 2021.

This value of 6,887.2 million euros includes 6,250.5 million euros in completed properties (standing portfolio).¹⁶ Ongoing projects represent a value of 268.8 million euros. In addition, there are the land

¹² See the [press release](#) dated 29 January 2021.

¹³ Under IFRS 11 *Joint arrangements*, the joint ventures are incorporated using the equity accounting method. With regard to portfolio reporting statistics, the proportionate share of WDP is shown for the portfolio in WDPort Of Ghent Big Box (29%) and Luxembourg (55%).

¹⁴ For the exact valuation method, we refer to the [BE-REIT](#) press release of 10 November 2016.

¹⁵ Investments in solar panels are valued in accordance with IAS 16 by applying the revaluation model.

¹⁶ Including a right of use of 65 million euros, related to the land held through a concession in accordance with IFRS 16.

reserves at Genk, Breda and Schiphol, and land potential in Romania, representing a fair value of 184.8 million euros.

The investments made in solar panels are valued at a fair value of 183.0 million euros per 30 September 2022.

Overall, the portfolio is valued at a gross rental yield of 5.2%¹⁷. The gross rental yield after deduction of the estimated market rent value for the non-let portions is 5.1%.

Portfolio statistics by country

	Belgium	The Netherlands	France	Luxembourg	Romania	Germany	Total
Number of lettable sites	92	112	7	4	64	2	281
Gross lettable area (in m ²)	2,212,754	2,562,395	192,675	99,991	1,446,564	60,068	6,574,447
Land (in m ²)	4,385,964	4,899,220	467,237	169,958	6,493,396	105,775	16,521,550
Fair value (in million euros)	2,150	3,128	185	83	1,073	85	6,704
% of total fair value	32%	47%	3%	1%	16%	1%	100%
% change in fair value (YTD)	4.3%	3.8%	5.0%	8.4%	4.1%	11.0%	4.2%
Vacancy rate (EPRA) ¹²	1.9%	0.4%	1.7%	0.1%	1.3%	0.0%	1.0%
Average lease length till first break (in y) ²	4.5	5.3	3.0	7.5	6.0	6.5	5.2
WDP gross initial yield ³	4.8%	4.9%	4.3%	5.1%	7.3%	4.0%	5.2%
Effect of vacancies	-0.1%	0.0%	-0.1%	0.0%	-0.1%	0.0%	-0.1%
Adjustment gross to net rental income (EPRA)	-0.2%	-0.3%	-0.1%	-0.4%	-0.1%	-0.1%	-0.2%
Adjustments for transfer taxes	-0.1%	-0.3%	-0.2%	-0.3%	-0.1%	-0.3%	-0.2%
EPRA net initial yield ¹	4.4%	4.3%	3.9%	4.4%	7.0%	3.6%	4.7%

1 Financial performance indicator calculated according to EPRA's (European Public Real Estate Association) Best Practices Recommendations. Please see www.epra.com.

2 Excluding solar panels.

3 Calculated by dividing the annualised contractual gross (cash) rents and the rental value of the unlet properties by fair value. The fair value is the value of the property investments after deduction of transaction costs (mainly transfer tax).

NAV per share

The EPRA NTA per share amounted to 22.0 euros as of 30 September 2022. This represents an increase of 1.9 euros (+7.5%) against an EPRA NTA per share of 20.1 euros on 31 December 2021 due to EPRA profit generation (+0.95 euro), the strengthening of equity capital as a result of some contribution in kind (+0.18 euro), the portfolio revaluation (including solar panels) (+1.57 euro), and other (+0.08 euro) and after the dividend distribution (-0,88 euro). IFRS NAV per share¹⁸ amounts to 22.2 euros as of 30 September 2022 compared to 19.0 euros per 31 December 2021.

¹⁷ Calculated by dividing the annualised contractual gross (cash) rents and the rental value of the unlet parts by the fair value. The fair value is the value of the investment properties after deduction of transaction costs (mainly transfer tax).

¹⁸ The IFRS NAV is calculated as the equity capital as per IFRS divided by the total number of shares entitled to dividend on the balance sheet date. This is the net value according to Belgian GVV/SIR legislation.

5. Management of financial resources

LOAN-TO-VALUE

39.2%



100% FINANCIG NEEDS COVERED

- ☑ 100% refinancing to at least end-2024 covered
- ☑ 100% committed CAPEX 2022-24 covered
- ☑ 100% commercial paper covered

GEARING RATIO

8.5x
Net debt / EBITDA (adjusted)

5.9x
Interest Coverage Ratio

LIQUIDITY

~ 1 billion euros
Undrawn credit facilities

1.9%
Cost of debt

MATURITY OF OUTSTANDING DEBT

5.4 years
Debt maturity

86%
Hedge ratio

6.9 years
Maturity of hedges

GREEN FINANCING

1.4 billion euros
51% outstanding funding



5.1. Financial position

Total financial liabilities (as per IFRS) increased to 2,750.4 million euros as of 30 September 2022 compared to 2,193.7 million euros at the end of December 2021. The current financial liabilities of 362.0 million euros include the commercial paper programme (199.0 million euros), short-term straight loans (20.7 million euros) and long-term financing maturing within the year (142.3 million euros).

The balance sheet total increased from 6,106.2 million euros as of 31 December 2021 to 7,395.4 million euro as of 30 September 2022. The gearing ratio (proportional) rose slightly to 40.8% as of 30 September 2022, compared to 38.1% as of 31 December 2021, based on portfolio growth. The loan-to-value, which compares the net financial debt with the portfolio value¹⁹, is 39.2% as of 30 September 2022, compared to 36.7% as of 31 December 2021.

The weighted average term of WDP's outstanding financial debt as of 30 September 2022 amounts to 5.4 year²⁰ and the weighted average term of all drawn and undrawn lines amounts to 5.1 years. At the end of 2021, this was respectively 4.5 and 4.6 years.

Total undrawn and confirmed long-term credit lines amount to approximately 1 billion euros²¹. This means WDP can meet its obligations until at least the end of 2024, in particular the ongoing projects (of which 335 million euros still needed to be invested as of 30 September 2022), the newly announced energy projects for 40 million euros and maturity dates of long-term debt (approximately 400 million euros), excluding the expected cash flow through retained earnings and optional dividend and the refinancing of credit lines.

The average cost of debt is 1.9% over the first nine months of 2022. The Interest Coverage Ratio²² is equal to 5.9x for the same period, compared with 5.6x for the full financial year 2021. The hedge ratio, which measures the percentage of financial debt with fixed interest rates or floating interest rates and then hedged through Interest Rate Swaps (IRSs), is 86% with a weighted average term of 6.9 years for the hedges and remains at approximately 80% through 2026.

5.2. Financing strategy during the third quarter of 2022

- Capital increase through contribution in kind for 120 million euros²³

WDP acquired seven logistics sites from SEDIMMO NV in Tournai accounting for an overall investment of approximately 120 million euros. This acquisition will be achieved through a phased contribution in kind of the sites to WDP. On 14 September 2022, the first part of this transaction was completed via a contribution in kind against payment of 2,398,747 new WDP shares. This first phase resulted in a 67.5 million euros bolstering of equity capital. The realisation of the second – and closing – part of this transaction is expected before the end of 2022, subject to the usual conditions precedent.

- New funding

Additionally, during the third quarter of 2022, WDP secured more than 200 million euros in additional financing.

¹⁹ Based on IFRS statements including solar panels and receivables from and participations in joint ventures.

²⁰ Including the short-term debt: this mainly includes the commercial paper programme that is fully covered by back-up facilities.

²¹ Excluding credit facilities to hedge the commercial paper programme already deducted in this amount.

²² Defined as operating result (before result on the portfolio), divided by interest rates, minus interest and dividend collection, minus compensation for financial leasing and others.

²³ See the [press release](#) of 14 September 2022 and 2.1 *operating activities for Q3 2022 – Acquisitions and disposals* in this press release.

6. Outlook

6.1. Outlook 2022

WDP confirms the expectation for EPRA Earnings per share for 2022 of 1.25 euros, up +14% year-on-year, compared to 1.10 euros per share in 2021. This was mainly driven by pre-let new construction projects, organic growth via indexation of leases, as well as newly realised acquisitions and some non-recurring income. Based on these forecasts, a dividend per share is envisaged for 2022 (payable in 2023) of 1.00 euros gross per share, based on a similar increase and a low pay-out rate of 80%.

Underlying assumptions

- A strong impact on portfolio growth in 2021-22 primarily due to pre-let new construction projects.
- A minimum average occupancy rate of 98% and stable payment behaviour of customers, with rent collection following a regular and consistent pattern.
- A fiscal provision, if WDP could not continue to qualify as an FBI in the Netherlands, is motivated by caution given the current significant uncertainty created by the withdrawal of the fiscal ruling as of 1 January 2021 by the Dutch tax authorities.²⁴
- A loan-to-value that – based on the current portfolio valuation – decreases by almost 2% to 37-38% in Q4 2022 (based on profit generation, the planned contribution in kind and the expected sale of a pre-hedging instrument). The average cost of debt remains around 2%.

6.2. Growth plan 2022-25

In early 2022, WDP announced a strategic growth plan 2022-25 where the targeted growth will be supported by structural demand for logistics space, internal growth and value creation within the existing portfolio and scaling up its Energy as a business strategy.²⁵

This four-year plan aspires to achieve an annual increase in EPRA earnings per share of +8% to 1.50 euros in 2025. The dividend per share is expected to evolve synchronously towards 1.20 euros in 2025.

WDP is aware of the evolution of certain external factors, including market volatility, a weakening macroeconomic outlook, a sharply rising cost of capital and changed credit cycle and heightened geopolitical tensions. Within this context, it is important to place a strong emphasis on profitability (e.g. the Energy as a Business strategy), a robust balance sheet and a solid liquidity position. WDP remains focused on the long-term profit target in its growth plan but remains alert and vigilant to achieving it.

To this end, WDP relies on an inflation-proof cash flow profile thanks to indexation clauses in its leases combined with rising market rents. Of the average expected inflation rate of 8% in 2022, WDP expects to pass on 6.5% (of which about 4% is already visible in the 2022 income statement). In addition, cost of debt is hedged for 86% (with limited maturity over the next five years and an average duration of 7 years) against rising interest rates.

Moreover, the logistics property sector remains dynamic and fundamentally sound given the crucial role of logistics within the economy for various industries (both on the inbound and outbound sides of

GROWTH

FOR

FUTURE

²⁴ For more information, see *Net result (IFRS) – Group share*.

²⁵ For a full description of the 2022-25 growth plan and its drivers, see the [press release](#) dated 28 January 2022.

the supply chain). Upward pressure on market rents is supported by limited availability (market vacancy rate <5% in all regions in which WDP operates) and scarcity of land.

Currently, WDP sees a high level of stabilisation in both the increased construction prices and longer delivery times for new projects. For the new projects, WDP will pass these on through higher rents.

These forecasts are based on current knowledge and situation and barring unforeseen circumstances within the context of a volatile macroeconomic and rising interest rate climate.

7. Financial calendar

27 January 2023	Announcement of 2022 annual results
19 April 2023	Announcement of Q1 2023 results
26 April 2023	Annual General Meeting on the 2022 financial year
27 April 2023	2022 ex-dividend date
28 April 2023	Record date dividend 2022
17 May 2023	Payment date 2022 dividend
28 July 2023	Announcement of 2023 half-year results
18 October 2023	Announcement of Q3 2023 results

For any changes, reference is made to the financial agenda on the WDP [website](#).

8. Financial statement – Key figures 30 September 2022 – analytical (results and balance sheet)

Profit and loss account

(in euros x 1,000)	9M 2022	9M 2021	Δ y/y (abs.)	Δ y/y (%)
Rental income, net of rental-related expenses	216,415	188,595	27,820	14.8%
Indemnification related to early lease terminations	0	435	-435	n.r.
Income from solar energy	18,323	15,150	3,173	20.9%
Other operating income/costs	1,449	3,416	-1,967	n.r.
Property result	236,188	207,597	28,591	13.8%
Property charges	-8,628	-6,672	-1,955	29.3%
General Company expenses	-11,393	-11,292	-101	0.9%
Operating result (before the result on the portfolio)	216,167	189,632	26,535	14.0%
Financial result (excluding change in the fair value of the financial instruments)	-32,486	-30,034	-2,453	8.2%
Taxes on EPRA Earnings	-8,874	-5,897	-2,977	n.r.
Deferred taxes on EPRA Earnings	0	84	-84	n.r.
Share in the result of associated companies and joint ventures	6,470	1,509	4,960	n.r.
Minority interests	-5,361	-4,690	-670	14.3%
EPRA Earnings	175,915	150,605	25,311	16.8%
Variations in the fair value of investment properties (+/-)	250,877	584,267	-333,389	n.r.
Result on disposal of investment property (+/-)	386	6,410	-6,024	n.r.
Deferred taxes on the result on the portfolio (+/-)	-52,459	-66,371	13,912	n.r.
Share in the result of associated companies and joint ventures	25,349	3,684	21,665	n.r.
Result on the portfolio	224,153	527,989	-303,836	n.r.
Minority interests	-5,271	-2,268	-3,004	n.r.
Result on the portfolio - Group share	218,882	525,721	-306,839	n.r.
Change in the fair value of financial instruments	195,319	39,520	155,799	n.r.
Share in the result of associated companies and joint ventures	3,392	0	3,392	n.r.
Change in the fair value of financial instruments	198,711	39,520	155,799	n.r.
Minority interests	0	0	0	n.r.
Change in the fair value of financial instruments - Group share	198,711	39,520	159,192	n.r.
Depreciation and write-down on solar panels	-4,922	-402	-4,520	n.r.
Share in the result of associated companies and joint ventures	8	0	8	n.r.
Depreciation and write-down on solar panels	-4,913	-402	-4,511	n.r.
Minority interests	58	-368	426	n.r.
Depreciation and write-down on solar panels - Group share	-4,856	-770	-4,085	n.r.
Net result (IFRS)	599,227	722,402	-123,175	n.r.
Minority interests	-10,574	-7,326	-3,248	n.r.
Net result (IFRS) - Group share	588,653	715,075	-126,422	n.r.

Key ratios

(in euros per share)	9M 2022	9M 2021	Δ y/y (abs.)	Δ y/y (%)
EPRA Earnings ¹	0.95	0.83	0.12	14.2%
Result on the portfolio - Group share ¹	1.18	2.89	-1.71	n.r.
Change in the fair value of financial instruments - Group share ¹	1.07	0.22	0.85	n.r.
Depreciation and write-down on solar panels - Group share ¹	-0.03	0.00	-0.02	n.r.
Net result (IFRS) - Group share ¹	3.16	3.93	-0.77	n.r.
EPRA Earnings ²	0.93	0.82	0.11	13.7%
Weighted average number of shares	186,008,397	181,919,959	4,088,439	2.2%
Number of shares entitled to dividend	188,956,540	184,003,007	4,953,533	2.7%

1 Calculation based on the weighted average number of shares.

2 Calculation based on the number of shares entitled to dividend.

Consolidated balance sheet

(in euros x 1,000)	30.09.2022	31.12.2021	Δ (abs.)	Δ (%)
Intangible fixed assets	760	1,101	-341	n.r.
Investment property	6,593,586	5,795,243	798,343	13.8%
Other tangible fixed assets (including solar panels)	187,611	164,586	23,024	14.0%
Financial fixed assets	158,663	7,126	151,537	2126.5%
Trade receivables and other fixed assets	5,352	5,931	-579	-9.8%
Participations in associated companies and joint ventures	282,920	51,581	231,338	448.5%
Fixed assets	7,228,891	6,025,568	1,203,322	20.0%
Assets held for sale	10	286	-276	n.r.
Trade receivables	13,597	14,840	-1,243	n.r.
Tax receivables and other current assets	135,464	50,292	85,172	n.r.
Cash and cash equivalents	7,736	9,230	-1,494	n.r.
Accruals and deferrals	9,700	6,008	3,692	n.r.
Current assets	166,508	80,657	85,851	n.r.
Total assets	7,395,399	6,106,225	1,289,174	21.1%

(in euros x 1,000)	30.09.2022	31.12.2021	Δ (abs.)	Δ (%)
Capital	201,050	196,378	4,671	2.4%
Issue premiums	1,324,592	1,206,266	118,326	9.8%
Reserves	2,085,191	1,125,420	959,771	85.3%
Net result for the financial year	588,653	982,266	-393,613	-40.1%
Shareholders' equity attributable to Group shareholders	4,199,486	3,510,330	689,156	19.6%
Minority interests	74,182	63,662	10,520	16.5%
Shareholders' equity	4,273,669	3,573,992	699,677	19.6%
Non-current financial debt	2,388,448	1,886,788	501,660	26.6%
Other non-current liabilities	252,039	257,154	-5,115	-2.0%
Non-current liabilities	2,640,487	2,143,942	496,546	23.2%
Current financial debt	361,997	306,891	55,106	18.0%
Other current liabilities	119,246	81,401	37,845	46.5%
Current liabilities	481,243	388,292	92,951	23.9%
Liabilities	3,121,730	2,532,233	589,497	23.3%
Total liabilities	7,395,399	6,106,225	1,289,174	21.1%

Key ratios

(in euros per share)	30.09.2022	31.12.2021	Δ (abs.)	Δ (%)
IFRS NAV	22.2	19.0	3.2	17.0%
EPRA NTA♦	22.0	20.1	1.9	9.5%
Share price	25.1	42.2	-17.1	-40.4%
Premium/Discount with respect to EPRA NTA	14.1%	109.8%	-95.7%	n.r.

(in euros x million)	30.09.2022	31.12.2021	Δ (abs.)	Δ (%)
Fair value of the portfolio (including solar panels) ¹	6,887.2	6,054.3	832.9	13.8%
Loan-to-value♦	39.2%	36.7%	2.5%	n.r.
Gearing ratio (proportional) ² ♦	40.8%	38.1%	2.7%	n.r.
Net debt / EBITDA (adjusted)♦	8.5x	7.9x	0.6x	n.r.

The Alternative Performance Measures (APM), for example the EPRA key performance measures, used by WDP, are accompanied by a symbol (♦). Their definition and reconciliation can be consulted in the Annexes of this document.

¹ Based on 100% of the fair value for the fully consolidated entities (including WDP Romania) and the proportionate share for the joint ventures (i.e. 55% for Luxembourg and 29% for WDP of Ghent Big Box).

² For the method used to calculate the gearing ratio, please refer to the Belgian Royal Decree on GVV/SIRs.

9. Financial statement – Income statement and balance sheet 30 September 2022 – IFRS

PROFIT AND LOSS ACCOUNT

in euros (x 1,000)	9M 2022	FY 2021	9M 2021
Rental income	216,813	255,098	188,341
Costs related to leases	-398	862	690
Net rental result	216,415	255,960	189,031
Recovery of property costs	0	0	0
Recovery of rental charges and taxes normally paid by the tenant on let properties	31,172	23,557	19,778
Costs payable by tenants and paid out by the owner for rental damage and refurbishment at end of lease	0	0	0
Rental charges and taxes normally paid by the tenant on let properties	-36,201	-27,900	-23,491
Other income and charges related to leases	24,802	26,828	22,279
Property result	236,188	278,445	207,597
Technical costs	-4,825	-5,807	-4,274
Commercial costs	-1,100	-896	-642
Property management costs	-2,703	-2,379	-1,756
Property charges	-8,628	-9,082	-6,672
Property operating results	227,560	269,363	200,924
General Company expenses	-11,393	-16,751	-11,292
Other operating income and expenses (depreciation and write-down on solar panels)	-4,922	-1,423	-402
Operating result (before the result on the portfolio)	211,245	251,189	189,230
Result on disposals of investment properties	386	6,410	6,410
Variations in the fair value of investment properties	250,877	825,957	584,267
Operating result	462,509	1,083,557	779,907
Financial income	302	467	378
Net interest charges	-31,457	-38,513	-29,104
Other financial charges	-1,332	-1,827	-1,308
Change in the fair value of financial instruments	195,319	52,388	39,520
Financial result	162,833	12,516	9,486
Share in the result of associated companies and joint ventures	35,219	18,623	5,193
Result before taxes	660,561	1,114,695	794,586
Taxes	-61,334	-120,639	-72,184
Net result	599,227	994,056	722,402
Attributable to:			
Minority interests	10,574	11,791	7,326
Shareholders of the Group	588,653	982,266	715,075
Weighted average number of shares	186,008,397	182,624,126	181,919,959
Net result per share (in euros)	3.16	5.38	3.93
Diluted net result per share (in euros)	3.16	5.38	3.93

Balance sheet

(in euros x 1,000)	30.09.2022	31.12.2021	30.09.2021
Fixed assets	7,228,891	6,025,568	5,579,914
Intangible fixed assets	760	1,101	1,237
Investment property	6,593,586	5,795,243	5,390,517
Other tangible fixed assets (including solar panels)	187,611	164,586	143,649
Financial fixed assets	158,663	7,126	5,714
Trade receivables and other fixed assets	5,352	5,931	6,055
Participations in associated companies and joint ventures	282,920	51,581	32,742
Current assets	166,508	80,657	77,157
Assets held for sale	10	286	20,102
Trade receivables	13,597	14,840	14,939
Tax receivables and other current assets	135,464	50,292	28,138
Cash and cash equivalents	7,736	9,230	6,547
Accruals and deferrals	9,700	6,008	7,431
Total assets	7,395,399	6,106,225	5,657,071

(in euros x 1,000)	30.09.2022	31.12.2021	30.09.2021
Shareholders' equity	4,273,669	3,573,992	3,257,505
I. Shareholders' equity attributable to the parent company shareholders	4,199,486	3,510,330	3,199,029
Capital	201,050	196,378	195,510
Issue premiums	1,324,592	1,206,266	1,181,472
Reserves	2,085,191	1,125,420	1,106,972
Net result for the financial year	588,653	982,266	715,075
II. Minority interests	74,182	63,662	58,476
Liabilities	3,121,730	2,532,233	2,399,566
I. Non-current liabilities	2,640,487	2,143,942	1,926,147
Provisions	160	160	160
Non-current financial debt	2,388,448	1,886,788	1,702,873
Other non-current financial liabilities	50,112	118,103	132,875
Trade payables and other non-current liabilities	5,221	4,785	4,755
Deferred taxes - liabilities	196,545	134,105	85,485
II. Current liabilities	481,243	388,292	473,419
Current financial debt	361,997	306,891	401,898
Other current financial liabilities	183	183	183
Trade payables and other current debts	79,818	46,945	42,583
Other current liabilities	7,546	6,927	8,824
Accrued charges and deferred income	31,699	27,346	19,931
Total liabilities	7,395,399	6,106,225	5,657,071

Cash flow statement

in euros (x 1,000)

9M 2022

9M 2021

Cash and cash equivalents, opening balance sheet	9,230	11,240
Net cash flows concerning operating activities	282,378	176,597
Net result	599,227	722,402
Taxes ¹	61,334	72,184
Net interest charges	31,457	29,104
Financial income	-302	-378
Gain(-)/loss (+) on disposals	-386	-6,410
Cash flows from operating activities before adjustment of non-monetary items, working capital and interest paid	691,328	816,901
Variations in the fair value of financial derivatives	-195,319	-39,520
Variations in the fair value of investment properties	-250,877	-584,267
Depreciations and write-downs (addition/reversal) on fixed assets	6,142	1,688
Share in the result of associated companies and joint ventures	-35,219	-5,193
Other adjustments for non-monetary items	-15,414	1,432
Adjustments for non-monetary items	-490,687	-625,859
Increase (+)/decrease (-) in working capital requirements	81,737	-14,446
Net cash flows concerning investment activities	-590,864	-233,573
Investments	-361,939	-251,041
Payments regarding acquisitions of real estate investments	-326,488	-244,982
Payments for acquisitions of shares in real estate companies	-25,433	0
Purchase of other tangible and intangible fixed assets	-10,019	-6,059
Disposals	7,405	22,668
Receipts from the disposal of investment properties	7,405	22,668
Investments in and financing provided to companies not fully controlled	-236,330	-5,200
Investments in and financing provided to entities not fully controlled	-237,550	-5,200
Repayment of financing provided to entities not fully controlled	1,219	0
Net cash flows concerning financing activities	306,992	52,283
Loan acquisition	1,215,121	419,342
Loan repayment	-716,223	-441,818
Dividends paid²	-163,620	-86,817
Capital increase	0	196,906
Interest paid	-29,734	-35,330
Dividends received	1,447	0
Net increase (+)/decrease (-) in cash and cash equivalents	-1,494	-4,693
Cash and cash equivalents, closing balance	7,736	6,547

¹ Including the deferred taxes on the investment portfolio as well as the deferred income tax.

² This is only the cash-out: after all, in 2021 an optional dividend was offered, with 58% of the shareholders opting for payout of the dividend in shares instead of cash.

10. Appendices

10.1. EPRA Performance measures

EPRA earnings

Recurring earnings from the core operational activities. This figure is to be considered a key measure of a company's underlying operating results from its property rental business and an indicator of the extent to which current dividend payments are supported by earnings.

in euros (x 1,000)	9M 2022	9M 2021
Earnings per IFRS income statement	588,653	715,075
Adjustments to calculate the EPRA Earnings, exclude:		
I. Changes in value of investment properties, development properties held for investment and other interests	-245,956	-583,864
- Changes in the value of the real estate portfolio	-250,877	-584,267
- Depreciation and write-down on solar panels	4,922	402
II. Profit or losses on disposal of investment properties, development properties held for investment and other interests	-386	-6,410
VI. Changes in fair value of financial instruments and associated close-out costs	-198,711	-39,520
VIII. Deferred tax in respect of EPRA adjustments	52,459	66,371
IX. Adjustments (I.) to (VIII.) to the above in respect of joint ventures	-25,357	-3,684
X. Minority interests in respect of the above	5,213	2,636
EPRA Earnings	175,915	150,605
Weighted average number of shares	186,008,397	181,919,959
EPRA Earnings per share (EPS) (in euros)	0.95	0.83

EPRA NAV indicators

The EPRA NAV metrics make adjustments to the IFRS NAV in order to provide stakeholders with the most relevant information on the fair value of the assets and liabilities. The three different EPRA NAV metrics are calculated based on the following rationales:

- EPRA NRV: the aim of the metric is to also reflect what would be needed to recreate the company through the investment markets based on its current capital and financing structure, including real estate transfer taxes.
- EPRA NTA: this is the NAV adjusted to include properties and other investments at their fair value and exclude certain line items that are not expected to take shape in a business model with investment properties over the long term.
- EPRA NDV: the EPRA Net Disposal Value provides the reader with a scenario of the disposal of the company's assets resulting in the settlement of deferred taxes and the liquidation of debt and financial instruments.

in euros (x 1,000)	30.09.2022			31.12.2021		
	EPRA NRV	EPRA NTA	EPRA NDV	EPRA NRV	EPRA NTA	EPRA NDV
IFRS NAV	4,199,486	4,199,486	4,199,486	3,510,330	3,510,330	3,510,330
IFRS NAV/share (in euros)	22.2	22.2	22.2	19.0	19.0	19.0
Diluted NAV at fair value (after the exercise of options, convertibles and other equity interests)	4,199,486	4,199,486	4,199,486	3,510,330	3,510,330	3,510,330
Exclude:						
(V) Deferred tax in relation to fair value gains of investments properties	201,742	201,742		138,091	138,091	
(VI) Fair value of financial instruments	-241,143	-241,143		66,636	66,636	
(VIII.b) Intangibles as per the IFRS balance sheet		-760			-1,101	
Subtotal	4,160,086	4,159,325	4,199,486	3,715,057	3,713,956	3,510,330
Include:						
(IX) Fair value of fixed interest rate debt			173,205			-518
(XI) Real estate transfer tax	337,752			301,417		
NAV	4,497,838	4,159,325	4,372,692	4,016,474	3,713,956	3,509,812
Number of shares	188,956,540	188,956,540	188,956,540	184,772,193	184,772,193	184,772,193
NAV/share (in euros)	23.8	22.0	23.1	21.7	20.1	19.0

EPRA cost ratio

Administrative/operating costs including or minus the direct vacancy costs, divided by gross rental income. This figure is to be considered a key indicator to enable meaningful measurement of the changes in operating costs of a real estate company.

in euros (x 1,000)		9M 2022	FY 2021
Include:			
I.	Administrative/operating expenses (IFRS)	-24,670	-29,862
	I-1. Impairments of trade receivables	-828	314
	I-2. Recovery of property charges	0	0
	I-3. Recovery of rental charges and taxes normally paid by the tenant on let properties	-3,822	-4,343
	I-4. Costs payable by tenants and paid out by the owner for rental damage and refurbishment at end of lease	1,207	0
	I-5. Property charges	-8,628	-9,082
	I-6. General company expenses	-11,393	-16,751
III.	Management fees less actual/estimated profit element	903	1,088
V.	Administrative/operating expenses of joint ventures expense	-389	-450
Exclude (if part of the above):			
VI.	Investment property depreciation	208	303
	Administrative/operating expenses related to solar panels	1,663	2,115
	EPRA costs (including direct vacancy costs)	A -22,285	-26,806
IX.	Direct vacancy costs	759	733
	EPRA costs (excluding direct vacancy costs)	B -21,526	-26,073
X.	Gross rental income (IFRS)	216,813	254,663
	Less net ground rent costs	-1,446	-1,697
XII.	Gross rental income of joint ventures	2,455	3,157
	Less net ground rent costs	-144	-163
	Gross rental income	C 217,679	255,960
	EPRA Cost Ratio (including direct vacancy costs)	A/C 10.2%	10.5%
	EPRA Cost Ratio (excluding direct vacancy costs)	B/C 9.9%	10.2%

EPRA NIY and EPRA Topped-up NIY

The EPRA NIY relates to an annualised rental income based on the cash rents passing at the balance sheet date, less non-recoverable property operating expenses, divided by the market value of the property, increased with (estimated) purchasers' costs. It is a comparable measure around Europe for portfolio valuations. In the past, there has been debate about portfolio valuations across Europe. This measure should make it easier for investors to judge themselves, how the valuation of portfolio X compares with portfolio Y.

The EPRA TOPPED-UP NIY is a measure that incorporates an adjustment to the EPRA NIY in respect of the expiration of rentfree periods (or other unexpired lease incentives such as discounted rent periods and step rents) and provides detail on the calculation of the measure and reconciliation between the EPRA NIY and EPRA TOPPED-UP NIY.

in euros (x 1,000)		30.09.2022	31.12.2021
Investment property - wholly owned		6,593,586	5,795,243
Investment property - share of joint ventures		110,278	98,524
Less developments, land reserves and the right of use of concessions		-575,303	-560,523
Completed property portfolio		6,128,561	5,333,244
Allowance for estimated purchasers' costs		316,478	276,197
Gross up completed property portfolio valuations	A	6,445,039	5,609,441
Annualised cash passing rental income		315,377	275,059
Property outgoing		-14,285	-13,642
Annualised net rent	B	301,091	261,416
Notional rent expiration of rent free period or other lease incentives		0	0
Topped-up net annualised rent	C	301,091	261,416
EPRA NIY	B/A	4.7%	4.7%
EPRA TOPPED-UP NIY	C/A	4.7%	4.7%

10.2. Alternative Performance Measures²⁶

Result on the portfolio (including the share of joint ventures) – Group share

This relates to the realised and unrealised capital gains/losses with respect to the latest valuation by the property expert, taking into account the effective or deferred capital gains tax due, including WDP's proportionate share in the portfolio of associated companies and joint ventures and excluding the minority interests.

in euros (x 1,000)	9M 2022	9M 2021
Movement in the fair value of investment property	250,877	584,267
Result on disposal of investment property	386	6,410
Deferred taxation on result on the portfolio	-52,459	-66,371
Participation in the result of associated companies and joint ventures	25,349	3,684
Result on the portfolio	224,153	527,989
Minority interests	-5,271	-2,268
Result on the portfolio - Group share	218,882	525,721

Changes in gross rental income with an unchanged portfolio

This is the organic growth of the gross rental income year-on-year on the basis of an unchanged portfolio, excluding development projects, acquisitions and disposals during both periods of this comparison.

in euros (x 1,000)	9M 2022	9M 2021	Δ y/y (%)
Properties owned throughout the two years	183,553	177,417	3.5%
Development projects	26,961	10,139	n.r.
Acquisitions	8,910	2,120	n.r.
Disposals	306	582	n.r.
Total	219,730	190,259	n.r.
To be excluded:			
Rental income of joint ventures	-2,917	-2,353	n.r.
Indemnification related to early lease terminations	0	435	n.r.
Rental income (IFRS)	216,813	188,341	n.r.

²⁶ Excluding the EPRA metrics, some of which are considered to be alternative performance measures (APM), and are reconciled under Chapter 10.1 EPRA Performance measures.

Average cost of debt

This refers to the weighted average yearly interest rate for the reporting period, taking into account the average outstanding debt and the hedging instruments during that same period.

in euros (x 1,000)	9M 2022	FY 2021
Financial result (IFRS)	166,196	12,516
To be excluded:		
Changes in fair value of financial assets and liabilities	-198,711	-52,388
Interest capitalised during construction	-3,962	-5,169
Interest cost related to leasing debts booked in accordance with IFRS 16	2,079	2,475
Other financial costs and revenues	-299	148
To be included:		
Interest expenses of joint ventures	-181	-340
Effective financial expenses (proportional)	A -34,877	-42,758
Average outstanding financial debt (IFRS)	2,441,823	2,079,952
Average outstanding financial debt of joint ventures	39,728	25,733
Average outstanding financial debt (proportional)	B 2,481,550	2,105,685
Annualised average cost of debt	A/B 1.9%	2.0%

Financial result (excluding changes in the fair value of financial instruments)

This is the financial result according to IFRS exclusive of the change in fair value of financial assets and liabilities, and reflects the actual financial expenses of the company.

in euros (x 1,000)	9M 2022	9M 2021
Financial result	166,225	9,486
To be excluded:		
Changes in fair value of financial instruments	-198,711	-39,520
Financial result (excluding the changes in fair value of financial instruments)	-32,486	-30,034

Operating margin

The operating margin, obtained by dividing the operating result (before the result on the portfolio) by the property result. Operating margin is a measure of profitability that can indicate how well the company is managing its operating property operations.

in euros (x 1,000)	9M 2022	9M 2021
Property result (IFRS)	236,188	207,597
Operating result (before the portfolio result) (excluding depreciation and write-downs on solar panels)	216,167	189,632
Operating margin	91.5%	91.3%

Hedge ratio

Percentage of fixed-rate and floating-rate debts hedged against interest rate fluctuations by means of derivatives. This economic parameter is not an obligatory parameter under the Belgian regulated real-estate investment companies Law (Wet betreffende de gereguleerde vastgoedvennootschappen or 'GVV-Wet').

in euros (x 1,000)		30.09.2022	31.12.2021
Notional amount of Interest Rate Swaps		1,317,425	1,317,425
Fixed rate financial debt		1,071,448	526,424
Fixed-interest financial debt at balance sheet date and hedging instruments	A	2,388,872	1,843,849
Current and non-current financial debt (IFRS)		2,750,445	2,193,679
Proportional share in joint ventures in current and non-current financial debt		39,033	31,371
Financial debt at balance sheet date	B	2,789,478	2,225,050
Hedge ratio	A/B	85.6%	82.9%

Gearing ratio

Statutory ratio calculated based on the GVV/SIR legislation by dividing the financial and other liabilities by the total assets. For the method used in the calculation of the gearing ratio, refer to the RD on Regulated real Estate Companies.

in euros (x 1,000)

		30.09.2022	30.09.2022	31.12.2021	31.12.2021
		IFRS	Proportionate	IFRS	Proportionate
Non-current and current liabilities		3,121,730	3,183,179	2,532,233	2,581,715
To be excluded:					
- I. Non-current liabilities A. Provisions		160	160	160	160
- I. Non-current liabilities C. Other non-current financial liabilities - Permitted hedging instruments		0	0	67,821	67,821
- I. Non-current liabilities F. Deferred taxes - Liabilities		196,545	208,961	134,105	143,989
- II. Current liabilities A. Provisions		0	0	0	0
- II. Current liabilities E. Other current liabilities Other: Hedging instruments		0	0	0	0
- II. Current liabilities - F. Accruals and deferred income		31,699	32,259	27,346	27,823
Total debt	A	2,893,325	2,941,798	2,302,801	2,341,923
Total assets		7,395,399	7,456,847	6,106,225	6,155,707
To be excluded:					
- E. Financial fixed assets - Financial instruments at fair value through profit and loss - Permitted hedging instruments		241,143	241,143	1,184	1,184
Total assets taken into account for the calculation of the gearing ratio	B	7,154,256	7,215,704	6,105,041	6,154,523
Gearing ratio	A/B	40.4%	40.8%	37.7%	38.1%

Loan-to-value

The loan-to-value is obtained from the IFRS statements by dividing the net financial liabilities by the sum of the fair value of the property portfolio, the fair value of the solar panels and financing to and holdings in associated companies and joint ventures.

in euros (x 1,000)		30.09.2022	31.12.2021
		IFRS	IFRS
Non-current and current financial debt		2,750,445	2,193,679
Cash and cash equivalents		-7,736	-9,230
Net financial debt	A	2,742,709	2,184,449
Fair value of the real estate portfolio (excluding right of use concessions)		6,532,056	5,739,753
Fair value of the solar panels		182,088	159,775
Financing of and participations in associated companies and joint ventures		290,032	57,523
Total portfolio	B	7,004,175	5,957,051
Loan-to-value	A/B	39.2%	36.7%

Net debt / EBITDA (adjusted)

The net debt / EBITDA (adjusted) is calculated starting from the proportional accounts (WDP's joint ventures are included for their proportionate share): in the denominator taking into account the trailing-twelve-months normalized EBITDA and adjusted to reflect the annualized impact of external growth; in the numerator taking into consideration the net financial indebtedness adjusted for the projects under development multiplied by the loan-to-value of the group (as these projects are not yet income contributing but already (partially) financed on the balance sheet). For associated companies only the dividends are taken into account.

in euros (x 1,000)		30.09.2022	31.12.2021
Non-current and current financial debt (IFRS)		2,750,445	2,193,679
- Cash and cash equivalents (IFRS)		-7,736	-9,230
Net debt (IFRS)	A	2,742,709	2,184,449
Operating result (before the result on the portfolio) (IFRS) (TTM)¹	B	274,992	251,189
+ Depreciation and write-down on solar panels		5,857	1,423
+ Share in the EPRA Earnings of joint ventures		1,761	2,013
+ Dividends received from associated companies		1,702	0
EBITDA (IFRS)	C	284,313	254,625
Net debt / EBITDA	A/C	9.6x	8.6x

in euros (x 1,000)		30.09.2022	31.12.2021
Non-current and current financial debt (proportionate)		2,789,478	2,225,050
- Cash and cash equivalents (proportionate)		-8,582	-10,417
Net debt (proportional)	A	2,780,896	2,214,633
- Projects under development x Loan-to-value		-105,929	-106,549
- Financing to joint ventures x Loan-to-value		-1,655	-1,238
Net debt (proportional) (adjusted)	B	2,673,312	2,106,846
Operating result (before the result on the portfolio) (IFRS) (TTM)¹	C	274,992	251,189
+ Depreciation and write-down on solar panels		5,857	1,423
+ Operating result (before the result on the portfolio) of joint ventures (TTM) ¹		2,888	2,692
+ Dividends received from associated companies (TTM) ¹		1,702	0
Operating result (before the result on the portfolio) (proportionate) (TTM)¹	D	285,440	255,305
Adjustment for normalized EBITDA ²		28,026	11,506
EBITDA (proportionate) (adjusted)	E	313,466	266,811
Net debt / EBITDA (adjusted)	B/E	8.5x	7.9x

1 For the calculation of this APM, it is assumed that the operating result (before the result on the portfolio) is a proxy for EBITDA. TTM stands for trailing 12 months and means that the calculation is based on financial figures for the past 12 months.

2 On a normalized basis and including the annualized impact of external growth in function of the realized disposals, acquisitions and projects.

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WDP develops and invests in logistics property (warehouses and offices). WDP's property portfolio amounts to more than 6.5 million m². This international portfolio of semi-industrial and logistics buildings is spread over around 280 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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Warehouses De Pauw NV/SA, abbreviated WDP, having its registered office at Blakebergen 15, 1861 Wolvertem (Belgium), is a public Regulated Real Estate Company, incorporated under Belgian law and listed on Euronext.

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